Technical Review Committee
Agenda

CITY OF DELAND
THURSDAY JULY 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 June 20, 2024 TRC Meeting Minutes

2. **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

D. NEW BUSINESS

1. **Applicant Name:** Strickland Smith – Heidt Design
   Project Name: FSB24-127 – Final Plat for Cresswind DeLand
   Project Location 318.4 acres located at 2751 E New York Ave
   Description: Phase 2 and 3 (155 single family lots)
   Project Manager: Belinda Williams Collins

2. **Applicant Name:** Sean Fortier – KCG Corp
   Project Name: SP24-132 – Class II Site Plan for Trinity Gardens
   Project Location 0.535 acres located on S Kepler Rd
   Description: Model Home Center
   Project Manager: Kendall Story

3. **Applicant Name:** Tipton Zimmerman – Dewberry
   Project Name: SP24-135 – Class II Site Plan for Oak Hammock
   Project Location 0.14 acres located at 1367 Blue Ash Ln
   Description: Model Home Center
   Project Manager: Sam Nelson

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1

CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JUNE 20, 2024 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:
1:30 pm

Members Present:
Carol Kuhn, Chairperson
Debi Glick
Kendall Story
Belinda Collins
Sam Nelson
Kristian Logan
Ray Bahrami
Steven Danskine
Kit Dennis
Scott Zender
Jamie Lunsford

Staff Present:
Jerry Hindman – Chief Building Inspector

OLD BUSINESS:

1. Review of May 16, 2024 TRC Meeting Minutes

Sam Nelson moved to approve the minutes as presented,
Steven Danskine seconded the motion.
The TRC Committee voted unanimously in favor of motion.

2. **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

Applicants Present:
Nika Hosseini – Cobb Cole

The applicant will address the comments and resubmit. The application will be placed on the July 17, 2024 Planning Board agenda pending a resubmittal of plans by July 5, 2024.

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

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

Applicants Present:
Trevor Hickman – Ellianos
Chris Gmuer – Gmuer Engineering LLC

The applicant will address the comments and resubmit. A date for TRC will be determined by the date of resubmittal by the applicant.

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

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

Applicants Present:
Emily Vaughn – Kolter
Strickland Smith – Heidt Design LLC
Brad Walker – Kolter

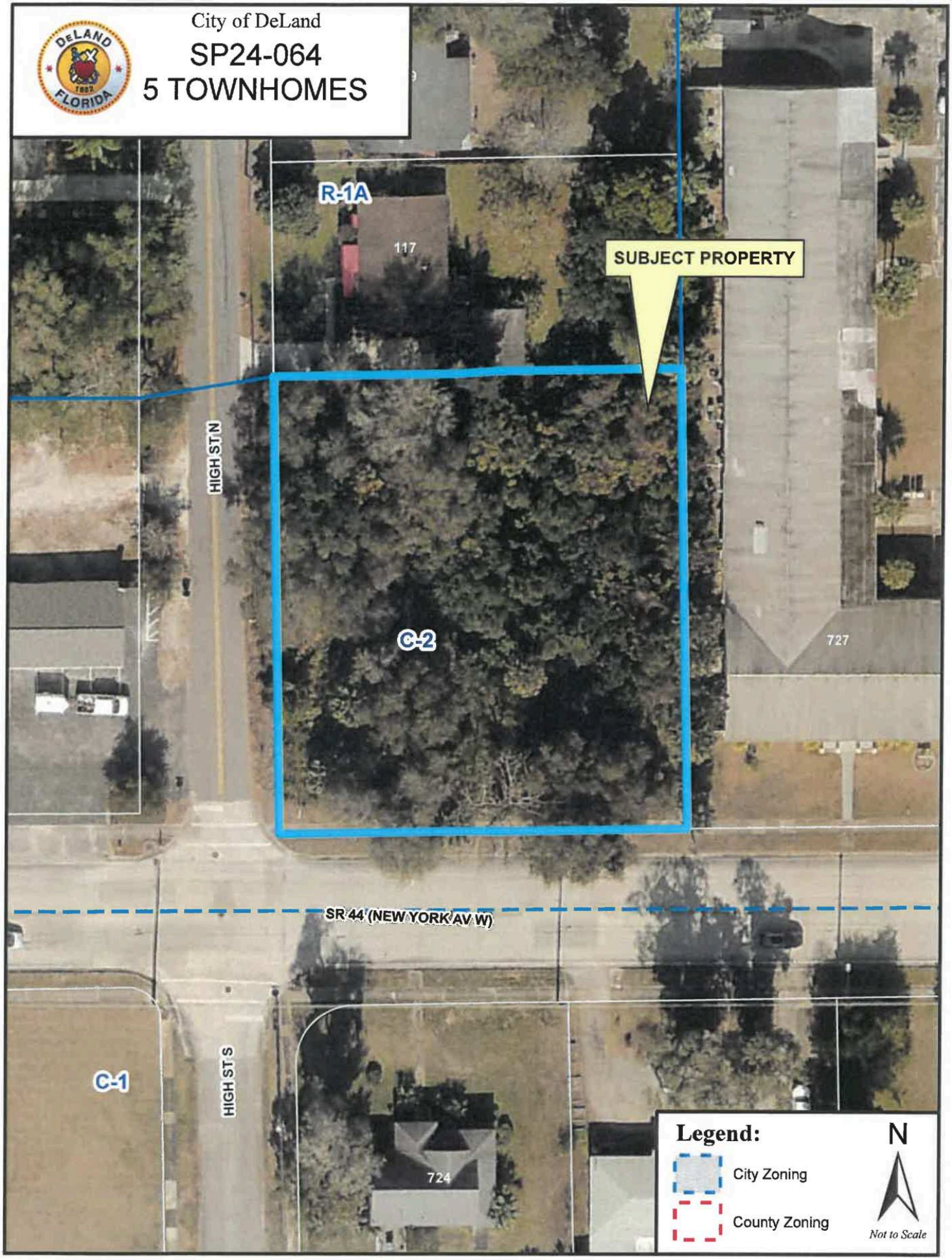
The applicant will address the comments and resubmit.

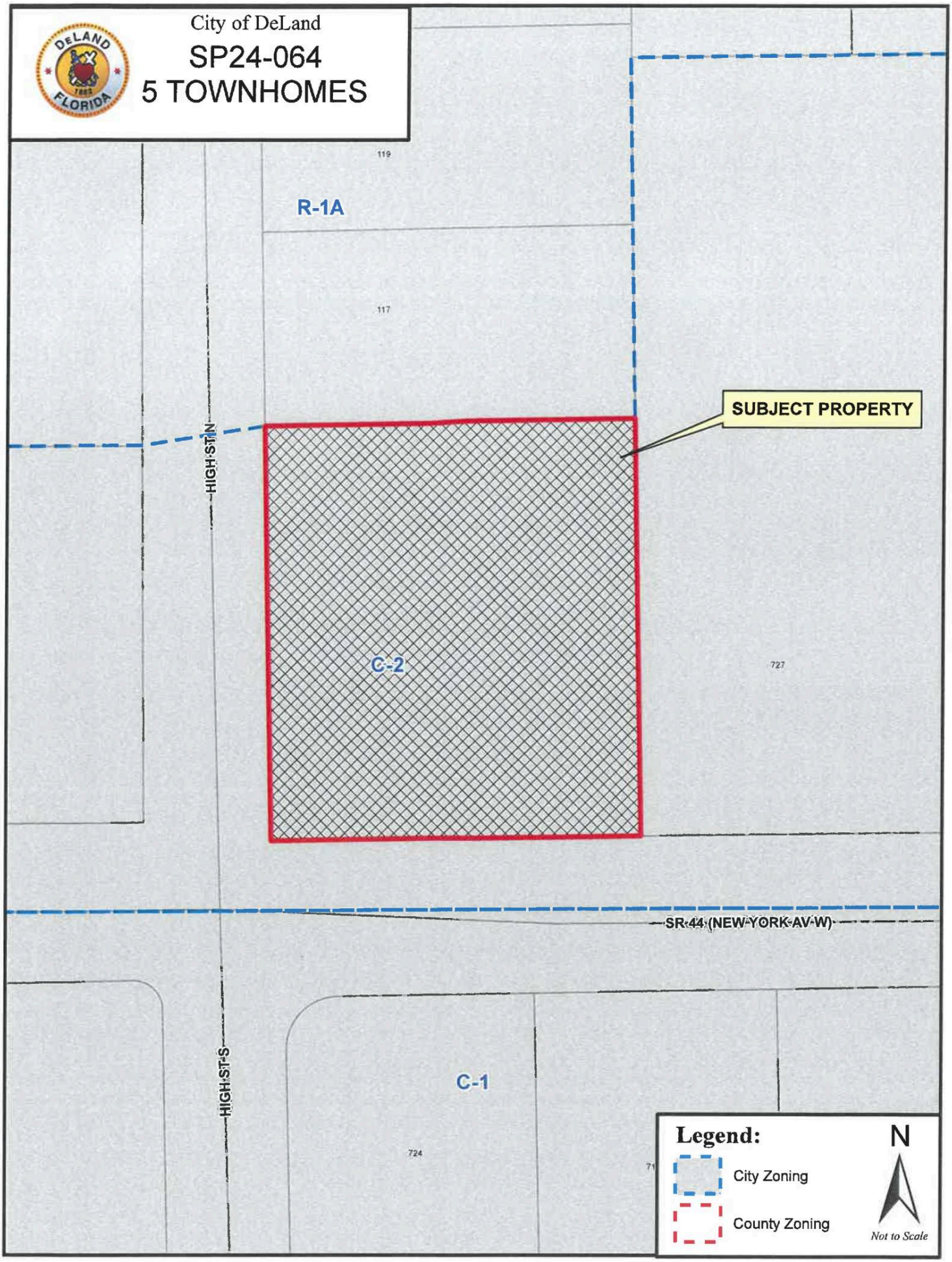
Sam Nelson moved conditionally approve the application,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:
None.
ADJOURNMENT:
3:09 pm

OLD BUSINESS

2


City of DeLand
SP24-064
5 TOWNHOMES
R-1A
117
SUBJECT PROPERTY
HIGH ST N
C-2
727
SR 44 (NEW YORK AV W)
C-1
HIGH ST S
724
Legend:
City Zoning
County Zoning
N
Not to Scale


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
N
Not to Scale

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
Engineering	Draft	**Paving Details** The Paving Details do not represent the plan provided. 1. The elevations provided indicate an inverted crown section while the details show a crowned section. 2. No wheel stops are shown on the plan in the parking areas, and neither is 6" x 6" Concrete Curb. 3. Per previous comment, driveway within the Right of Way shall be a minimum 6-inch thick, 3,000 psi strength. 4. No Fire Lane is indicated on the plans. Where are the Fire Lane Markings intended to be placed? 5. No Handicap Parking is shown on the plans.	C7	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	**Vehicle Access** 1. The driveway apron must have a minimum thickness of 6-inches and strength of 3,000 psi. 2. Provide details and dimensions to facilitate evaluation of vehicle access and maneuvering. **Last comment from reviewer:** These items are not addressed either on the Paving Plan, nor the Paving Details. **Last response:** See revised paving plan as per comments	C1	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	**Agency Permits** Provide FDOT Drainage Connection and St Johns River Water Management District Environmental Resource Permit prior to scheduling a Pre-Construction Meeting. **Last comment from reviewer:** Nothing on the Paving Plan refers to these required permits. **Last response:** See revised paving plan as per comments	C1	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	**Stormwater Design** 1. Provide a positive outfall for stormwater discharge that will not adversely impact downstream properties. 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.	C1	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Please provide responses that address the above comments pertaining to outfall requirements and maximum slopes. **Last response:** See revised paving, drainage, utility plan as per comments				
Engineering	Not Accepted	**Stormwater Calculations** 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). **Last comment from reviewer:** Please provide stormwater modeling which meets City of DeLand requirements. **Last response:** See revised paving, drainage, utility plan as per comments	C1	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	**List vs Plan** Your plan shows 10 Crape Myrtles, 7 Live Oaks, and 3 Magnolias being planted "on site". Your list on this page does not show the same quantity of Live Oaks and Crape Myrtles. It doesn't list Magnolias at all. Please update the list for quantity, species, and the specifications. The specifications should match what is shown on the "Replacement Tree Chart" on sheet C2 once that has been updated.	C3	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Tree Worksheets** Please complete the tree worksheets once the tree survey issues have been resolved. The worksheets can be found on the City's website.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Provided Replacement** Once the specs are updated, your current plan provides 33.5" DBH (on site) replacement. I cannot determine if that is sufficient until the tree survey issues have been resolved.	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Replacement Trees** You will need to add the height, spread, and container size to the tree specs. For grade 1 trees at the specified DBH's you will need to add the following: Live Oak: 3.5" DBH add 12' height, 7" spread, 100 gallon container. Magnolia: Specify the species and make sure the appropriate specifications are added. For Southern Magnolia it would be 3" DBH, 10' height, 6' spread, 100 gallon.	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Replacement Tree Chart (F)** These will need to be planted on site or removed from your plan.	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Right of Way Planting** The trees and shrubs you are proposing on the ROW will need to be removed from the plan.	C3	Kit Dennis	Kit Dennis	Yes

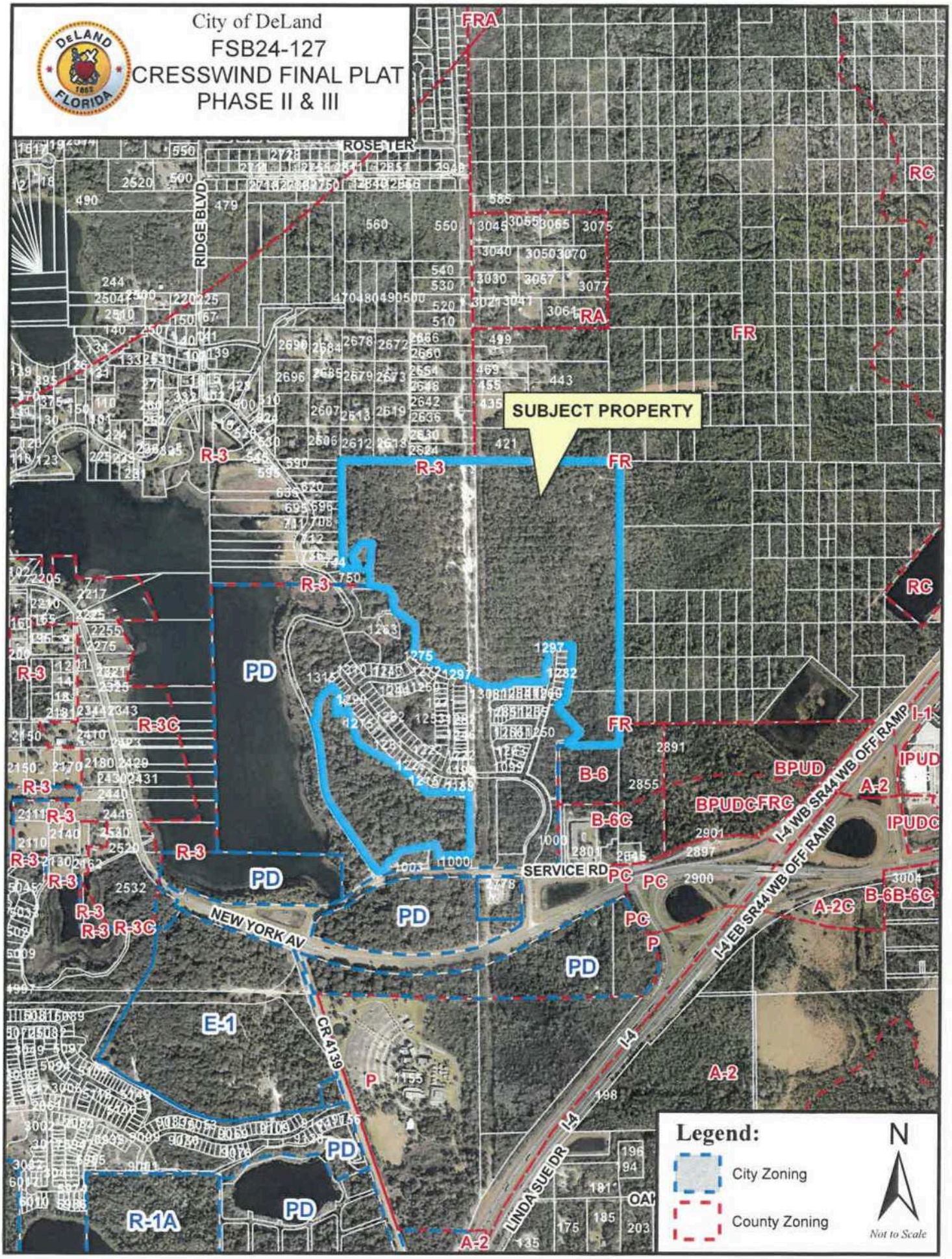
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Existing Tree Chart** The trees have been misidentified on the site. You will need to correctly identify the tree species. Specimen tree, minimum coverage, or mitigation calculations cannot be determined until accurate information is provided. If you would like, you can schedule a site visit with our forestry division to confirm species. (386)626-7185	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Tree Protection Areas** Label the Tree Protection Areas and provide the dimensions.	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	**Landscape Notes** #9 - This should be edited to show the correct code section from the City of DeLand's code. #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. **Last comment from reviewer:** 1) #10 still shows a code section from another jurisdiction. Please update it with the correct section from the City of DeLand Muni Code. 2) A watering schedule is still required. **Last response:** See revised forestry plan as per comments	C3	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	**Mitigation Calculations** 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. **Last comment from reviewer:** The trees have been misidentified on your tree survey/plan. You will need to correctly identify tree species in order to calculate specimen tree and mitigation requirements. If you'd like to set up a site visit to confirm species, you can schedule it with our forestry division. (386)626-7185 **Last response:** See revised forestry plan as per comments	C2	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	**Specimen Tree Requirements** 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. **Last comment from reviewer:** The trees in your survey have been misidentified. You will need to properly identify tree species in order to calculate specimen tree and	C2	Kit Dennis	Kit Dennis	Yes

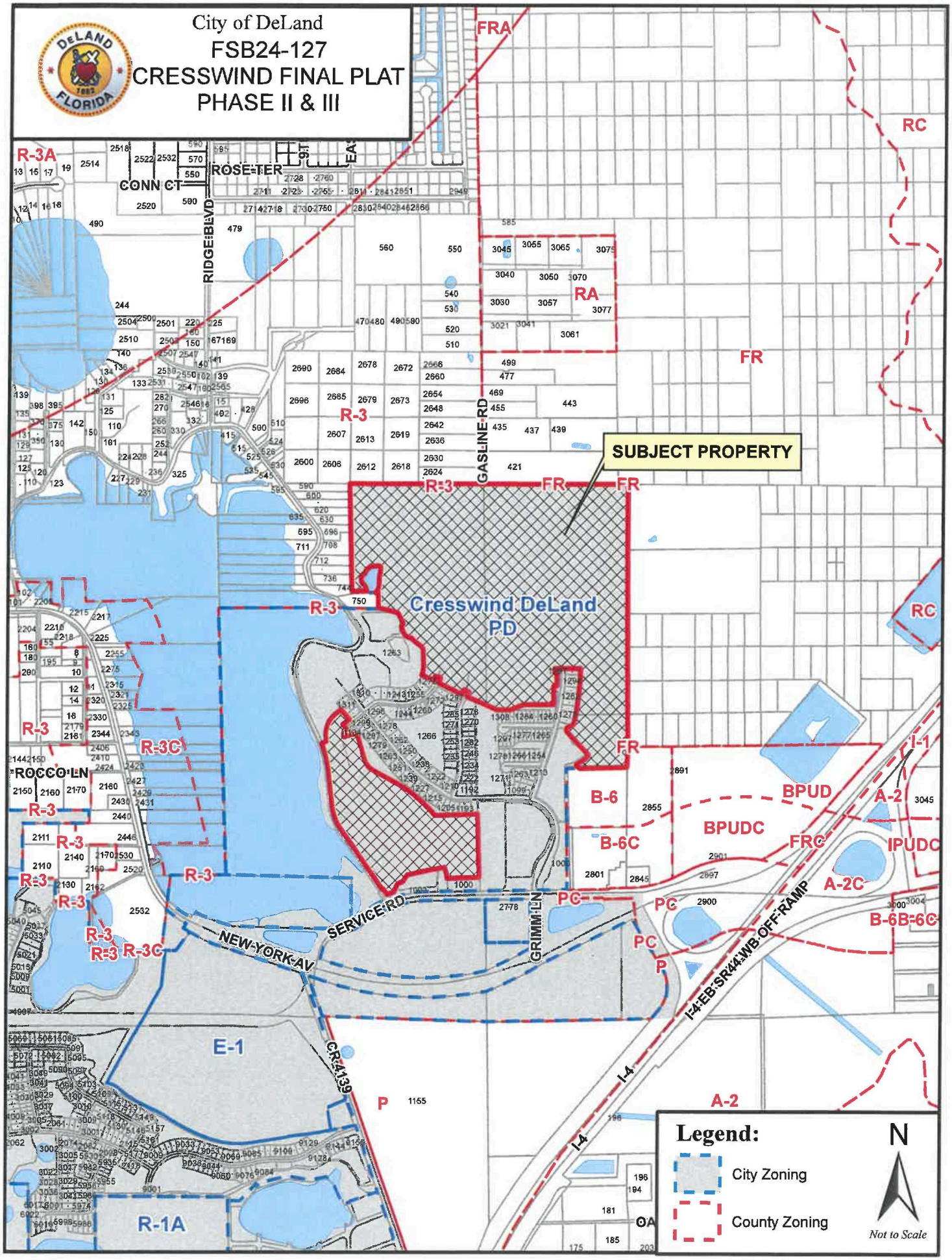
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		mitigation requirements. If you would like you can schedule a site visit with our forestry division to confirm species. (386)626-7185 **Last response:** See revised forestry plan as per comments				
Forestry	Not Accepted	**Silt Fence** Show the location of the silt fence on the plan. **Last comment from reviewer:** Being that the Tree Protection Areas are located along the edges of the site, the silt fence should follow the inside edge of the TPA's in order to prevent soils from entering the areas from the disturbed area. **Last response:** See revised forestry plan as per comments	C1	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	**Tree Barricade Details** 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. **Last comment from reviewer:** Update the Typ City Tree Barricade Detail with the most recent version dated January 11, 2024. It can be found on our website. This will need to be updated on sheets C2 & C3. **Last response:** See revised forestry plan as per comments	C1	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	**Tree Protection Area Width** 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'. **Last comment from reviewer:** The TPA width appears to be just over 20' where existing trees are proposed to be retained. 30' is the minimum width acceptable for areas such as this. 20' is acceptable if there are no existing trees to remain and the area will be replanted. Please show the measurements of the TPA on the plan. **Last response:** See revised forestry plan as per comments	C1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	**Site Data Table** Please provide a Site Data Table that includes the parking calculations for cars and bicycles and guest parking, and the required versus the provided setbacks.	C1	Kendall Story	Kendall Story	Yes
Planning	Draft	**Dimensions** Please provide linear dimensions of all features on the site, including but not limited to setbacks of structure, property lines, parking spaces, etc.	C1	Kendall Story	Kendall Story	Yes
Planning	Not Accepted	**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	C3	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		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. **Last comment from reviewer:** Landscaping should be located on property owned by the applicant instead of within the right-of-way. **Last response:** See revised landscape plan as per comments				
Utilities	Draft	**Irrigation** What source water will supply irrigation hose bibs?	C3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	**Utility Details** Volusia county and not City of DeLand dated 11/5/2023	C5	Jim Ailes	Jim Ailes	Yes
Utilities	Not Accepted	**Sewer Connection** How will manhole tap be done or is it existing and not called out on plans. **Last response:** See revised utility plan as per comments	C4	Jim Ailes	Jim Ailes	Yes
Utilities	Not Accepted	**Utility Details** Need to add the latest utility details dated 11/7/23 **Last comment from reviewer:** Volusia county details not accepted. **Last response:** See revised utility plan as per comments	C4	Jim Ailes	Jim Ailes	Yes
Utilities	Not Accepted	**Clean Out** Need to have a clean out at right away. **Last comment from reviewer:** Still need clean out at ROW for ownership break point. **Last response:** See revised utility plan as per comments	C4	Scott Zender	Jim Ailes	Yes

NEW BUSINESS

1


City of DeLand
FSB24-127
CRESSWIND FINAL PLAT
PHASE II & III
SUBJECT PROPERTY
ROSETER
RIDGE BLVD
FRA
RC
RA
FR
R-3
R-3C
PD
E-1
R-1A
A-2
B-6
B-6C
BPUD
BPUDC-FRC
IPUD
IPUDC
A-2C
B-6B-6C
I-1
PC
P
SERVICE RD
NEW YORK AV
CR 4139
I-4
I-4 WB SR44 WB OFF RAMP
I-4 EB SR44 WB OFF RAMP
LINDA SUE DR
Legend:
City Zoning
County Zoning
N
Not to Scale

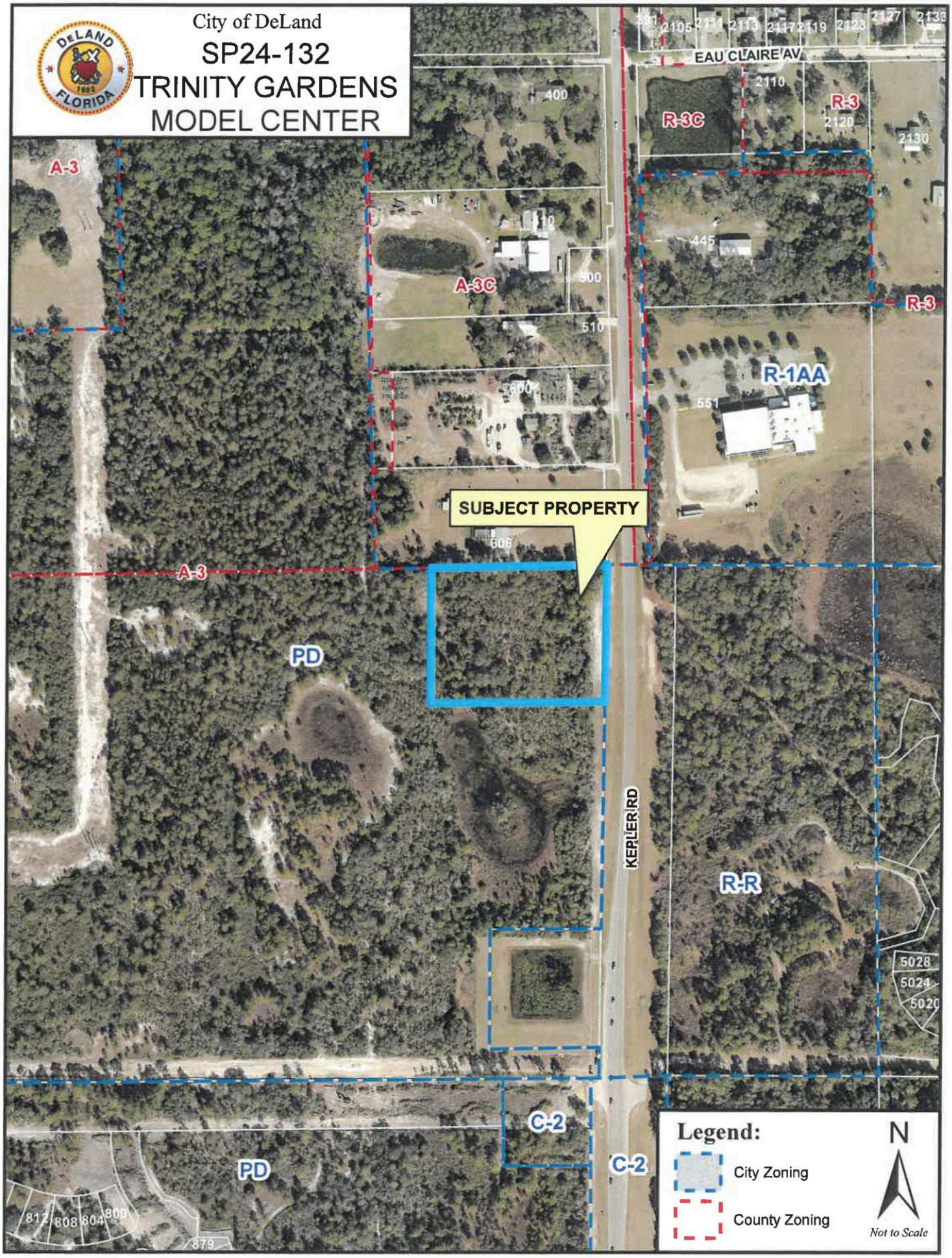

City of DeLand
FSB24-127
CRESSWIND FINAL PLAT
PHASE II & III
SUBJECT PROPERTY
Cresswind DeLand
PD
R-3A
R-3
R-3C
R-1A
E-1
RA
FR
FRA
RC
B-6
B-6C
BPUD
BPUDC
FRC
IPUDC
A-2
A-2C
I-1
PC
P
B-6B-6C
ROSE TER
CONN CT
RIDGE BLVD
GASLINE RD
ROCCO LN
SERVICE RD
NEW YORK AV
GRIMM LN
CR 4139
I-4
I-4 EB SR 44 WB OFF RAMP
Legend:
City Zoning
County Zoning
N
Not to Scale

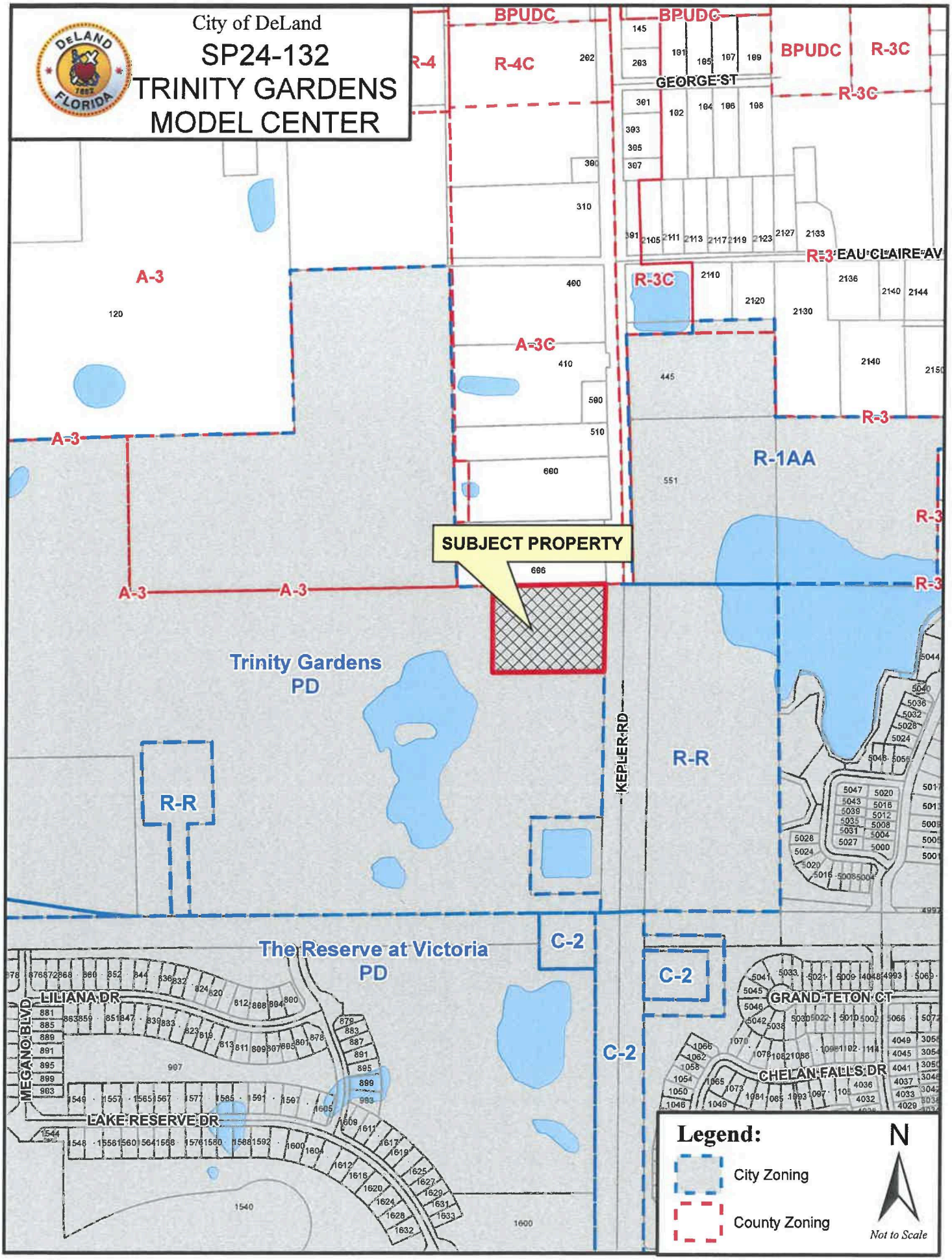
Issues for record FSB24-127
Job Address: 2751 2751 E New York Ave AV, Deland Volusia 32720
Job Description: Cresswind DeLand Phase 2 & 3 Final Plat. The development of the property is intended as a private gated community for the housing persons 55 years of age and older in accordance with the Planned Development Plan.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Notes in "Prepared By" box** Adjust Notes 4 and 5 so they are outside of the "Prepared by" and "Notice" blocks.	SHEET 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Houston Texas** Please update reference to gas and oil company if this is not correct.	SHEET 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Text on top of text** Please fix text on top of text after Note 21.	SHEET 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**???...** Please fill in the Tract Numbers in Note 15.	SHEET 1	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	**Power Company** Verify that FPL will provide power. (Typically, Duke is the provider in the DeLand area.)		Kendall Story	Kendall Story	Yes
Planning	Draft	**Street Name Approvals** If the names have not been approved with the preliminary plat, verify and provide proof of the street name approvals by the county.		Kendall Story	Kendall Story	Yes
Planning	Draft	**Phases** Indicate the relevant phases of the project that this plat represents. Past documentation shows that each were divided as 2A, 2B, 3A and 3B.		Kendall Story	Kendall Story	Yes
Planning	Draft	**Separate TPA/Open Space Tracts** Because there are specific requirements and prohibitions for tree protection areas, they should be separate and distinct from the open space and common area tracts. Verify that the 15% TPA requirement has been met.		Kendall Story	Kendall Story	Yes
Planning	Draft	**Verify Date** Please verify if the plat preparation date is shown.		Kendall Story	Kendall Story	Yes
Utilities	Draft	**USA Issue** Signed USA says that the reclaim line must be extended from Lakewood to Cresswind prior to construction of phase 2. That has not occurred so platting of lots cannot be allowed.	SHEET 1	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

2


City of DeLand
SP24-132
TRINITY GARDENS
MODEL CENTER
EAU CLAIRE AV
KEPLER RD
SUBJECT PROPERTY
A-3
A-3C
R-3C
R-3
R-1AA
R-R
PD
C-2
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
SP24-132
TRINITY GARDENS
MODEL CENTER
BPUDC
R-4
R-4C
BPUDC
BPUDC
R-3C
R-3C
GEORGE ST
R-3
EAU CLAIRE AV
A-3
A-3C
R-3C
R-3
R-1AA
SUBJECT PROPERTY
A-3
A-3
R-3
Trinity Gardens
PD
R-R
R-R
KEPLER RD
C-2
C-2
C-2
The Reserve at Victoria
PD
LILIANA DR
MEGANO BLVD
LAKE RESERVE DR
GRAND TETON CT
CHELAN FALLS DR
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP24-132
Job Address: 0 S Kepler RD, DeLand FL 32724
Job Description: Proposed model center fir the Trinity Gardens Subdivision project.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	**Sidewalk Width** The walkway connecting the handicapped space and the model homes should be 5-feet wide to allow wheelchairs and pedestrians to comfortably pass one another.	C-1.0	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	**Minimum Tree Coverage** Three trees are required on each of the three lots. Lots 2 & 3 only have two trees shown and will need an additional tree.	L401	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Front Yard Canopy Trees** Eastern Redbud are understory trees. Lots 2 & 3 will need a front yard canopy tree.	L401	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Street Trees Vs Utility Mains** Your plan shows trees being planted on top of utility mains. Note # 1 in the lower left of the page states that trees cannot be planted on top of utility mains.	L401	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Tree Vs Fire Hydrant** You are showing a tree being planted approximately 5' from a fire hydrant. I believe the fire department requires 12' of separation between a hydrant and a tree.	L401	Kit Dennis	Kit Dennis	Yes
Planning	Draft	**Site Data and/or Cover Sheet** Please provide a cover sheet and/or Site Data table that includes the following information: -a statement of intent -general location of the project (i.e. "located at the intersection of...") -applicable building setbacks required by the PD: Front yard to garage door = 25' Front yard to structure = 15' Side yard = 5' Rear yard = 20' -maximum lot coverage is limited to 65% per lot. Please show how this is being met. -show your parking calculations that meet standards of Sec. 33-20 of the code.	C-1.0	Kendall Story	Kendall Story	Yes
Planning	Draft	**Label All Easements** On the final plat, there is a 10' U.E. that runs along the frontage of each lot. Please clearly identify this on the plans.	C-1.0	Kendall Story	Kendall Story	Yes
Planning	Draft	**Infrastructure Improvements** Per the PD, final plat approval and all infrastructure improvements for said phase must	C-1.0	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		be approved and accepted by the City of DeLand before the construction of any model homes or offices. The plat has already been approved/recorded. Please just confirm the proper improvements for Phase 1 have been approved by the City.				
Planning	Draft	**Street Name** Please replace where it says, "STREET A" with the official street name. Per the plat, it is "Beevalley St."	C-1.0	Kendall Story	Kendall Story	Yes
Planning	Draft	**Number of Spaces** The code requires 4 regular parking spaces and 1 handicapped space for the first model, and 2 additional spaces are required for each additional unit. Only 6 spaces are being provided. Please add 1 additional space to total 7 spaces. Please see Sec. 33-20 of the code for reference.	C-1.0	Kendall Story	Kendall Story	Yes

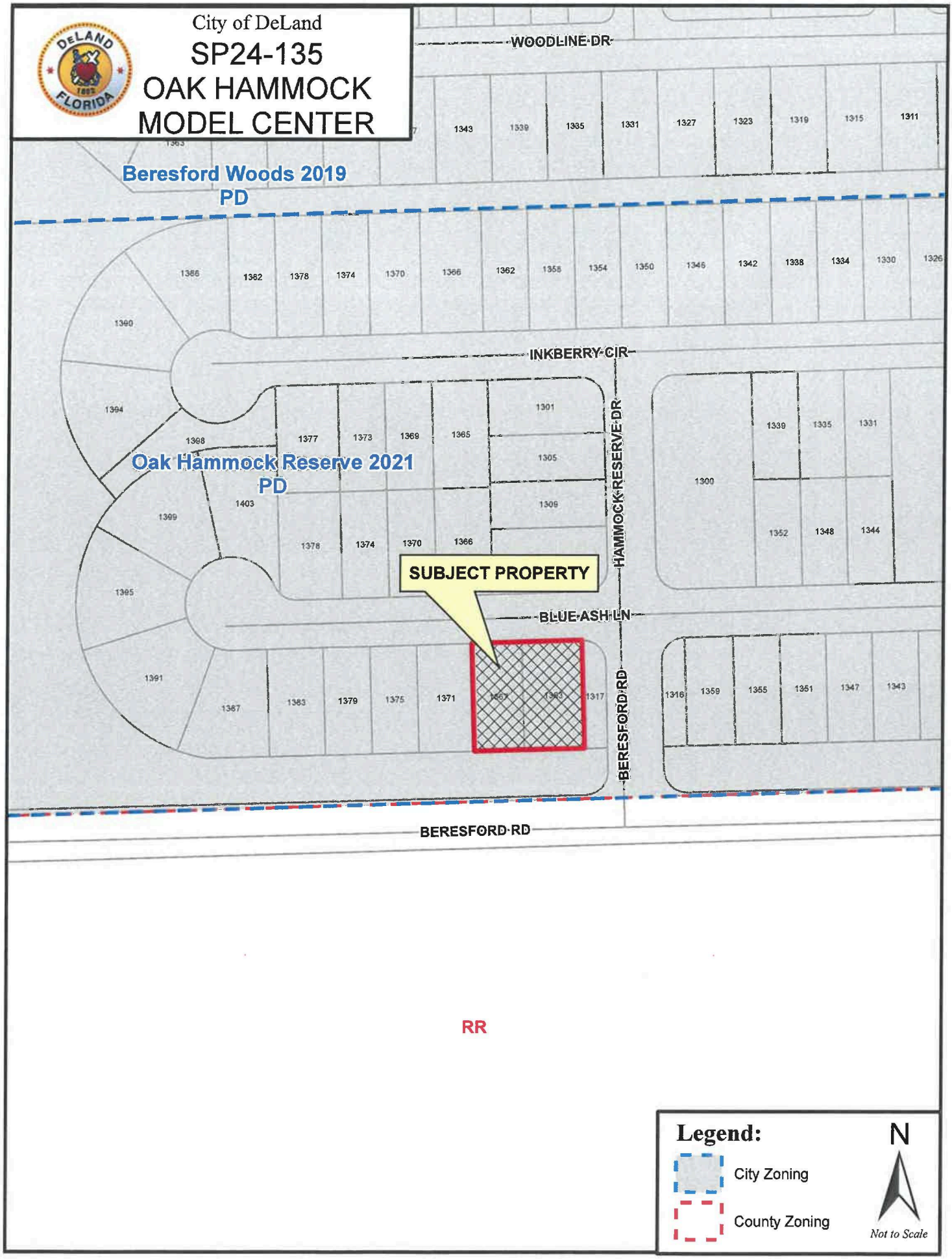
Conditions and notes for record SP24-132
Job Address: 0 S Kepler RD, DeLand FL 32724
Job Description: Proposed model center fir the Trinity Gardens Subdivision project.

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Condition	Model Homes and Temporary Sales Offices Per the PD, final plat approval and all infrastructure improvements for said phase must be approved and accepted by the City of DeLand before the construction of any model homes or offices.		Kendall Story
Planning	Draft	Note	Directional Signs Will there be directional signage? FYI: Directional signs are limited in area to 3 square feet each and shall not be counted as part of allowable sign area.		Kendall Story

NEW BUSINESS

3

City of DeLand
SP24-135
OAK HAMMOCK
MODEL CENTER
PD
1347
1386
1382
1378
1374
1370
1366
1362
1358
1354
1350
1346
1342
1338
1334
1330
1390
INKBERRY CIR
1394
1398
1377
1373
1369
1365
1301
1305
1309
1313
HAMMOCK RESERVE DR
1339
1335
1331
1300
1352
1348
1344
PD
1399
1403
1378
1374
1370
1366
1395
BLUE ASH LN
SUBJECT PROPERTY
1391
1387
1383
1379
1375
1371
1367
1363
1317
1316
1359
1355
1351
1347
1343
BERESFORD RD
BERESFORD RD
RR
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
SP24-135
OAK HAMMOCK
MODEL CENTER
WOODLINE DR
Beresford Woods 2019
PD
INKBERRY CIR
Oak Hammock Reserve 2021
PD
HAMMOCK RESERVE DR
SUBJECT PROPERTY
BLUE ASH LN
BERESFORD RD
BERESFORD RD
RR
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP24-135
Job Address: 1367 BLUE ASH LN, DELAND FL 32720
Job Description: Lot 83 of Oak Hammock proposed concrete parking for adjoining Lennar Homes model Center on Lot 84.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	**Grading** Provide grading information for Lot 83 to provide positive drainage.	1	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	**Additional Tree Required** PSB22-038 requires 3 trees per lot and a "street tree." Currently you show a 3" caliper Live Oak "street tree" and two lot trees in the rear of the home. If this site plan is for both lots, an additional tree is required on lot 84. If it is not for both lots, please keep in mind that an additional tree will be needed when the site plan for lot 84 is submitted.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Plant Schedule Specifications** It is unclear to me if this site plan is for both lots 83 & 84 or just for lot 83 (parking). If it is for both lots, specifications will need to be added to the plant schedule for the trees. Height, spread, and container size for at least grade 1 trees. The height will need to be added to the shrubs. If it is just for lot 83, the plant height should be added to the Podocarpus.	L1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	**Scope** Will the proposed model home on lot 84 also be used as a sales office? Additionally, are other model homes proposed?		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	**Dimensions** Please provide dimensions for spaces, drive aisles, setbacks, etc., for the proposed parking lot.	1	Samuel Nelson	Samuel Nelson	Yes