



Technical Review Committee Agenda

CITY OF DELAND
THURSDAY AUGUST 15, 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 July 18, 2024 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Nicole Martin – Maddon Moorhead & Stokes LLC
Project Name: SP24-134 – Class IV Site Plan for New York Ave Apartments
Project Location: 1.63 acres located at 225 E New York Ave
Description: 84 Multi-Family Units
Project Manager: Carol Kuhn
2. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-153 – PD rezoning for North Hill Villas
Project Location: 1.46 acres located on the SW corner of Church St and Hill Ave
Description: Rezone from R-1B to Planned Development
Project Manager: Kendall Story
3. **Applicant Name:** Scott Adams – Zev Cohen & Associates Inc.
Project Name: MS24-139 – Minor Subdivision for DeLand Airport Parcel 17 and 18
Project Location: 30.85 acres on Eidson Drive east of SR 11
Description: 2 lot subdivision
Project Manager: Sam Nelson
4. **Applicant Name:** Terri Imperato – Hartizen Homes
Project Name: SP24-148 – Class II Site Plan for Delaney Reserve
Project Location: 0.0543 acres located in Building 2 of Delaney Reserve
Description: Sales Office
Project Manager: Belinda Williams Collins

5. Applicant Name: Ray Bahrami – City of DeLand
Project Name: SP24-152 – Class II Site Plan for DFD Station 83
Project Location 5.05 acres located at 1655 E Taylor Rd
Description: 725 sf building addition
Project Manager: Emily Kunkel

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JULY 18, 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
Kristian Logan
Ray Bahrami
Steven Danskine
Kit Dennis
Scott Zender
Jamie Lunsford
Mariellen Calabro
Jim Ailes

Staff Present: N/A

OLD BUSINESS:

1. Review of June 20, 2024 TRC Meeting Minutes

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

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

Applicants Present:
Tim Perry – KLP
Representative from R & C (Name on sign-in sheet illegible)

The applicant will address the comments and resubmit. The applicant will resubmit the initial elevations with adjustments to the architecture.

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

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

Applicants Present:

Nika Hosseini – Cobb Cole
Emily Vaughn – Kolter
Brad Walker – Kolter

The applicant will address the comments and resubmit. Pending City Attorney and Surveyor approval.

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

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

Applicants Present:

Sean Fortier – KCU

The applicant will address the comments and resubmit.

*Kendall Story moved to conditionally approve the application,
Jim Ailes seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

N/A

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

OTHER BUSINESS:

None.

ADJOURNMENT:

2:24 pm

NEW BUSINESS

1

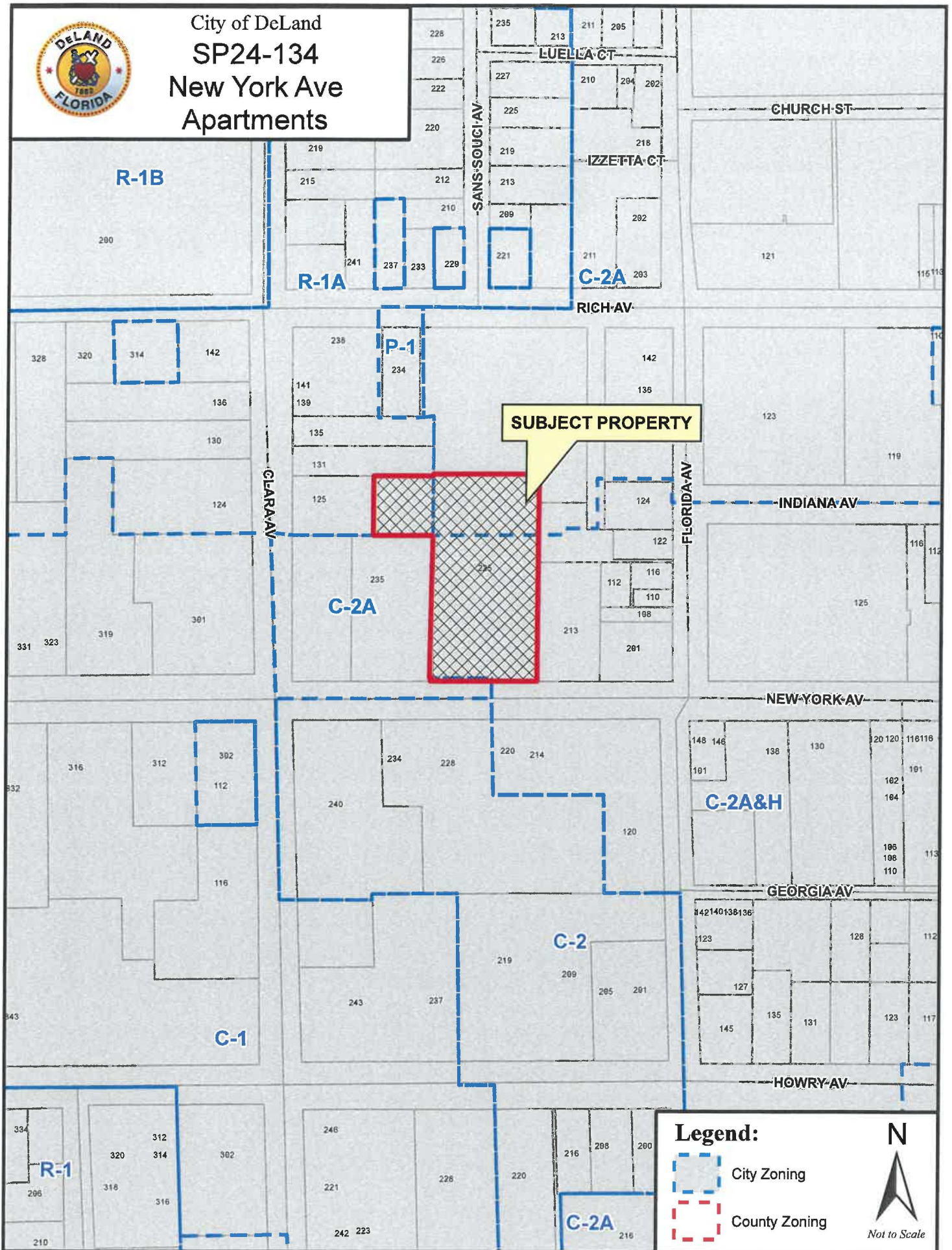


City of DeLand
SP24-134
New York Ave
Apartments





City of DeLand
SP24-134
New York Ave
Apartments



Issues for record SP24-134**Job Address: 225 W NEW YORK AV, DELAND FL 32720****Job Description: 84 multi-family unit apartment development**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Redundant Sheet This sheet appears to be redundant and unnecessary as all of these details are also shown on Sheet C914.	C913	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Site Plan Comments 1. The northern handicapped parking stalls indicate 19' length. City Standard is 20'. 2. Multiple details and cross sections call out Sheet C900, however this sheet does not appear to be included. 3. Indicate the proposed locations for handicapped parking signs.	C100	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Post Development Discharge 1. It is unclear where outflow from the exfiltration system occurs in the post development condition as shown in the ICPR Peak Flow and Volume Analysis tables. This may indicate that something is set up incorrectly in the modeling.	Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Runoff Storage The storage calculations do not appear to account for the storage in the parking lot that will accumulate between the inlet tops and Weir W-1. Given that the peak stage of the 100yr/24hr storm event is above the rim elevation of 3 inlets, this may affect the peak stage for modeling.	Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Recovery 1. The Geotechnical Report indicates that the permeability rates were taken in the top 3-feet of soil however the proposed exfiltration system and dry retention pond are proposed to be constructed in the range of 4 to 9-feet below the existing ground surface and in a layer of soil with different characteristics. Please review with the Geotechnical Engineer as to whether the proposed infiltration rates are appropriate. 2. The extent of exfiltration trench proposed is much larger than what was presented in the Geotechnical Report Supplement. Additional borings may be required to adequately model the recovery. 3. Cross sections and other details of the discharge point should be provided.	C300	Steven Danskine	Steven Danskine	Yes
Fire	Draft	FDC Provide details for the FDC. None shown on plans	W422	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Line Provide the location of the standpipe for fire sprinkler system.	C200	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Sabal Palmetto's DBH's must be provided on the spreadsheet for all Sabal Palms that are being proposed	TR1.0	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
------------	--------	---------	-------------	------------	-----------------	------------------------

for removal. They are protected trees and will need to be calculated into the required replacement. Survey sheet 1 of 1 shows the DBH's of all of the palms except for palm #40.

Replacement Inches Required

The number of required replacement inches is higher than 7. Palms are protected and must be calculated into replacement. Only one of the palm removals doesn't have a DBH shown on the survey sheet 1 of 1. It is palm #40. The required replacement for what is currently identified would be 29" DBH. That number will increase once a DBH for palm #40 is provided.

Tree Barricades

Show the locations of the tree barricades on the plan.

Palm DBH (#40)

Provide the DBH of Palm #40. Mitigation calculations cannot be completed until the DBH is provided. All other palm DBH's are provided on the survey sheet 1 of 1.

Removals on County Property

The City cannot grant permission to remove trees on property owned by Volusia County. Please provide proof of permission to remove the trees from Volusia County and how the mitigation will be provided.

Substitutions

Add a note stating that any substitutions must also be approved by the City Forester.

Tree Barricade Detail

Add the City's Tree Barricade Detail to the plan. It can be found on the City's website.

Live Oaks vs Infrastructure

The placement of the proposed Live Oaks on the south side of the property appear to be conflicting with existing infrastructure (fire hydrant, stormwater inlet, water main).

Landscaping

Please provide quantities for each of the elective trees shown on the landscape plan.

Site Lighting

Please all wall-mounted lighting on the building elevations.

Building Elevations

Please provide dimensioned building elevations. The submittal included color renderings, however, detailed, dimensioned building elevations are required. Please label all manufacturers' colors and materials on the architectural elevations.

Architecture

The building must meet the City's community design standards - 33-94.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Architecture Please see comments from City's contracted architect.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Landscaping Please verify that the landscape quantities provided on the landscape plan are correct.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Ground Floor Commercial The applicant has proposed to place the leasing office and the bike parking in the ground floor space facing W. New York. The ground floor should be comprised of commercial space open to the public to ensure an active street frontage.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Parking Study The applicant provided a parking study for a parking reduction. The requested reduction is significant and staff is not supportive of this parking reduction request. The Parking Study shall include, Per 33-91.01(e)2, an analysis of the extent to which a transportation system management program and/or use of alternative forms of transportation less the need for parking. There is no bus stop near this site. VoRide has up to a 45 minute wait time, and VoRide does not necessarily pick up at the requested location, but may require walking to a different location. Therefore, there are few to no transportation alternatives for this area.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Parking For this project, 188 parking spaces are required. The applicant is providing 61 spaces (one of which appears to be unusable - as it is located near the trash enclosure and has no area to back out of the space). 21 bike spaces are required. The applicant has requested a parking reduction and has also requested to use the 30% bike parking reduction allowed in the code. Our code sets dimensions for bike parking - which accommodates 2 bikes - please clarify the size and calculation for the bike spaces (both required and other bike spaces). The City's regulations require 142 spaces for residents (a mix of 1 and 2+ bedroom units), and 42 guest spaces for a total of 188 required parking spaces. The 61 parking on-site parking spaces do not provide for even one space per unit, much less meet the City's development regulations. The plan needs to be revised to meet the parking requirements; off-site parking for residential uses is not permitted.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	5' Vehicle Separation Please provide dimensions for vehicle use area. A minimum of 5' is required between the parking lot and the property lines.	C100	Kendall Story	Kendall Story	Yes
Planning	Draft	Monument Signs Please note that monument signs are not permitted in the C-2AH zoning district (historic).		Kendall Story	Kendall Story	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Photometric Plan Show all building mounted lighting in the photometric plan. Please provide dimension detail for the ground mounted lighting. Please ensure all light fixtures are full cutoff and fully shielded.		Kendall Story	Carol Kuhn	Yes
Planning	Draft	Off Site Parking The applicant has requested off-site parking for residential uses. However, off site parking can only be approved for non-residential uses, subject to the requirements set forth in section 33-91.06(a)3.		Kendall Story	Carol Kuhn	Yes
Planning	Draft	Easement Dimensions Please show the access easement dimensions. Access drives shall be a minimum 24 feet in width.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Number of Units and Parking The site is 1.63 acres. The limited size of the site presents a number of site constraints and the applicant has requested a parking reduction. It does not appear that an 84-unit residential development is feasible on this 1.63 acre site. In order to provide adequate parking for the residents, the number of units should be reduced.		Kendall Story	Carol Kuhn	Yes
Planning	Draft	Parking Calculations Based on the number of units and the bedroom count, 188 parking spaces are required. 61 spaces are provided (one of which has constraints that make it unusable). A maximum of 30% of bike spaces can be used to reduce the required parking = 56. However, the dimensions provided in the LDR's indicate that the bike space dimensions are adequate to accommodate 2 bikes per space. 56 bike spaces would equal 112 bikes (not spaces). With the bike parking reduction (if 112 bikes are parked), 132 parking spaces would be required. A parking reduction of 71 spaces is requested. Please clarify if the 66 bike spaces are bike spaces or bicycles, as it is unclear from how the bike spaces are being calculated. The City's required bike parking dimensions require that two bikes be accommodated for each bike parking space. dimensioned. Please provide dimensions and details of the bicycle parking spaces. Two bike spaces = 1 car space, based on the dimensional standards in the code (33-91.022(l)(a)).		Kendall Story	Carol Kuhn	Yes
Planning	Draft	Parcels The site consists of two parcels. However, one parcel is within the Downtown CRA. Since the CRA boundary cannot be expanded, the lots cannot be consolidated. However, a		Kendall Story	Kendall Story	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

deed restriction or other mechanism must be put in place to ensure that the proposed parking and retention facility stays connected to the larger parcel.

Planning	Draft	Comprehensive Plan Description: The Downtown designation is a generalized land use plan, which promotes the desirable development patterns outlined in the Downtown DeLand Redevelopment Plan (2005) and the Public Space and Parking Needs Analysis (2008). A map of the Downtown Designation is attached as a part of the Future Land Use Map. The principal land use characteristics include retail and office, the historic sector of Downtown, government complexes, and residential. General Type of Development: -Central Business District (CBD) - principal commercial/retail area, restaurants, office, and free standing multifamily residential and multifamily residential above the first floor of nonresidential land uses up to 20 DU/A, residential units on the first floor of nonresidential land uses as an accessory use, but no single family residential. Includes the historic downtown sector. -Government Complex - institutional and office, for City and County services. -Mixed use of commercial and office, high-density residential, and public spaces (parks). Policy Guidelines: Land uses shall be mixed whenever possible to provide diversity. Major categories should include institutional/governmental office, commercial and retail, cultural, and residential. New developments shall be coordinated, even among separate developers, in order to develop a site/structure unity. In general, retail commercial uses shall be encouraged on the ground floors that front on to streets. Offices and residential should be encouraged to locate above the active ground floor. Uses on the boundary of the downtown district shall be compatible with adjacent uses, and shall be developed in a manner which complements each other. Other plans and principles regarding circulation, public services, and open space/landscape of the Downtown Development Plan shall be utilized as policy guidelines for the downtown. In an effort to increase density in the Downtown, residential density within the DeLand Downtown boundary shall be calculated based on gross acreage for the entire district and not on an individual property basis. Total number of dwelling units within said district shall not exceed a total of 2,777 units, which is the amount permitted under the 2008 City of DeLand Comprehensive Plan land use designations. Non-residential growth within the Downtown shall be regulated in phases, and maximum intensity shall be calculated for the district as a whole, not on an individual property basis. The first phase of growth shall be limited to the amount of non-residential intensity currently permitted under the 2008 City of DeLand Comprehensive Plan land use designations: 6,204,065 square feet. 33-05.02. Responsibility for interpretation. In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria, or any other provision of this chapter, the planning director shall be responsible for interpretation and shall look to the city Comprehensive Plan for guidance. Responsibility for interpretation by the director shall be limited to standards, regulations	Kendall Story	Kendall Story	Yes
----------	-------	---	---------------	---------------	-----

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		and requirements of this chapter, but shall not be construed to include interpretation of any technical codes adopted by reference in this chapter, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of this chapter.				
		Mass & Scale At their meeting on August 1, 2024, the Historic Preservation Board reviewed the Certificate of Appropriateness. The HPB approved the item with the following conditions: -The mass and scale of the proposed building shall be reduced and the design modified to be compatible with the contiguous properties and surrounding structures. -Additional brick be incorporated into the exterior, specifically the south (New York Ave.) façade, on the tower portion, above storefront doors on floors 2-5. 1. The building mass and scale needs to be broken up – “buildings in established areas shall be designed for a compatible relationship to the existing surrounding neighborhood. Structures shall utilize similar architectural style, character, massing, materials, color, or other elements so as to relate to the surrounding neighborhood.” (Section 33-94.03(b)3). This site is located near 1, 2 and 3 story buildings. 2. The building should provide transitions between the adjacent buildings and the building mass shall be varied by height and width so it appears to be divided into distinct massing elements and architectural details can be viewed from a pedestrian viewpoint.” (Section 33-94.03(b)4.b). The massing of a 5-story building is out of character with the area. The historic Putnam Hotel stepped back the height of the building to maintain a pedestrian scale at the street. Please revise. 3. Variations in the roofline shall be used to add interest to and reduce the massing of the buildings. Please revise. 4. Building design shall have characteristics and elements that relate favorably to the pedestrian scale of the district (33-94.04(a)5). The 5-story building adjacent to the street does not relate to the pedestrian scale of the district. Please revise. 5. The architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area (similar or related architectural styling or character; similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design; similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls; similar or related architectural details and decorative treatments such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches; glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas, or similar (33-94.04(a)1). Please revise. 6. Preferred materials are: thick cementitious material brick, stone, split-faced concrete masonry, architectural concrete (stamped patterned and colored). The proposed building materials should be revised.				
Planning	Draft	Additional Brick The Historic Preservation Board requested additional brick be added to the front facade and on floors 2-5.		Kendall Story	Kendall Story	Yes
Planning	Draft			Kendall Story	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Reclaimed Water The submittal indicated the site will be irrigated with well water. Use of City reclaimed water is required.	IR1.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Owner The mailing address listed for the property owner does not match the address listed on the Property Appraiser's website. Please clarify and revise.	COVER-ENGINEERING	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Traffic Memo Trip generation information was provided in a table on on the site plan. However, a traffic memo is required. Please provide.		Kendall Story	Carol Kuhn	Yes
Planning	Draft	Cistern Please note that there is an underground cistern that could impact construction, as the proposed building is shown in the general location of the existing, underground cistern.	C010	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Sidewalks Widths to be Labeled Please label ALL sidewalk widths on sheet C100. The referenced Construction Details state that some walkways are 6' wide and others vary. Please label all sidewalk widths.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Access Easement Documentation Shared access to the west and north is shown on the site plan. Other than these proposed shared access points, the site has no other access. The shared access easements must be recorded prior to taking this Class IV site plan to Planning Board, as these access points are vital to project. The book and page of each recorded easement must be included on the site plan.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	All Mechanical Equipment Shall be Screened Please show all rooftop mechanical equipment as dashed lines behind a screen wall. All rooftop mechanical equipment shall be screened.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	All ground-mounted mechanical equipment shall be screened. Please label and dimension all ground-mounted mechanical equipment as well as all proposed HVAC units. Please provide details regarding the screening material for this equipment. Show any PTAC units if proposed. Please note, any PTAC units will need to be painted to match the building exterior.				
Planning	Draft	Easement on east side It appears that the building is encroaching into the access easement on the east side of the property. The building is set back as little as 7' in some areas along the eastern property line. From the information provided, the survey shows a 15' wide Reciprocal Easement Agreement (Access Easement) on the east property line. However, the notes on sheet C010 state that it is being abandoned. Please provide evidence that the easement has been abandoned, or relocate the building so it is not encroaching into the access easement along the eastern property boundary.	C100	Kendall Story	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Parking stall dimensions Please provide the dimensions of all parking spaces, as some spaces do not meet the City's minimum parking space size of 9 x 19.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	17' Stalls with 2' Overhang = 7' Sidewalks The plans indicate that there is a proposed vehicle overhang. If there is to be vehicle overhang, the width of the sidewalk must be increased to 7' wide.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Parking near dumpster The parking space south of the dumpster appears to be too small and not useable. Please revise the site plan to provide an area for turning and maneuvering or remove the space and adjust the parking calculations.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Dumpster Detail Please provide a dumpster enclosure detail that also includes dimensions.	C100	Kendall Story	Kendall Story	Yes
Planning	Draft	Drive Aisle Widths The drive aisles are either not dimensioned or are too small; the drive aisles must be 24' in width.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Building Dimensions A separate document with the building dimensions was included with the submittal package. However, the site plan needs to include the building dimensions. Please include building dimensions to the site plan.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	Retaining walls Please provide dimensions and elevations for all retaining walls.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	PVC Fencing The hardscape plans note a 6' PVC fence. Please show on the site plan sheet C100 the location of the fencing. Please include the color of the proposed fencing.	C100	Kendall Story	Carol Kuhn	Yes
Planning	Draft	West B Buffer West B buffer shown on the drawing at the top right of this sheet is designated as a Type C buffer, but the table says it is a Type B. The correct buffer type for West B is a Type B as shown in the table. Please update the drawing.	LA1.0	Kendall Story	Kendall Story	Yes
Utilities	Draft	Note #9 Says irrigation will be by well, but plans show connection after the meter.	C200	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Separation We normally like to see the fire line and domestic on separate taps to avoid a possible shutdown on either if water needs turned off.	C200	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Valves						
Utilities	Draft	Last comment from reviewer: No valves called out. Need to be able to isolate for meter or RPZ replacement or testing. Irrigation line needs valve.	C200	Jim Alles	Deborah Glick	Yes

Conditions and notes for record SP24-134
Job Address: 225 W NEW YORK AV, DELAND FL 32720
Job Description: 84 multi-family unit apartment development

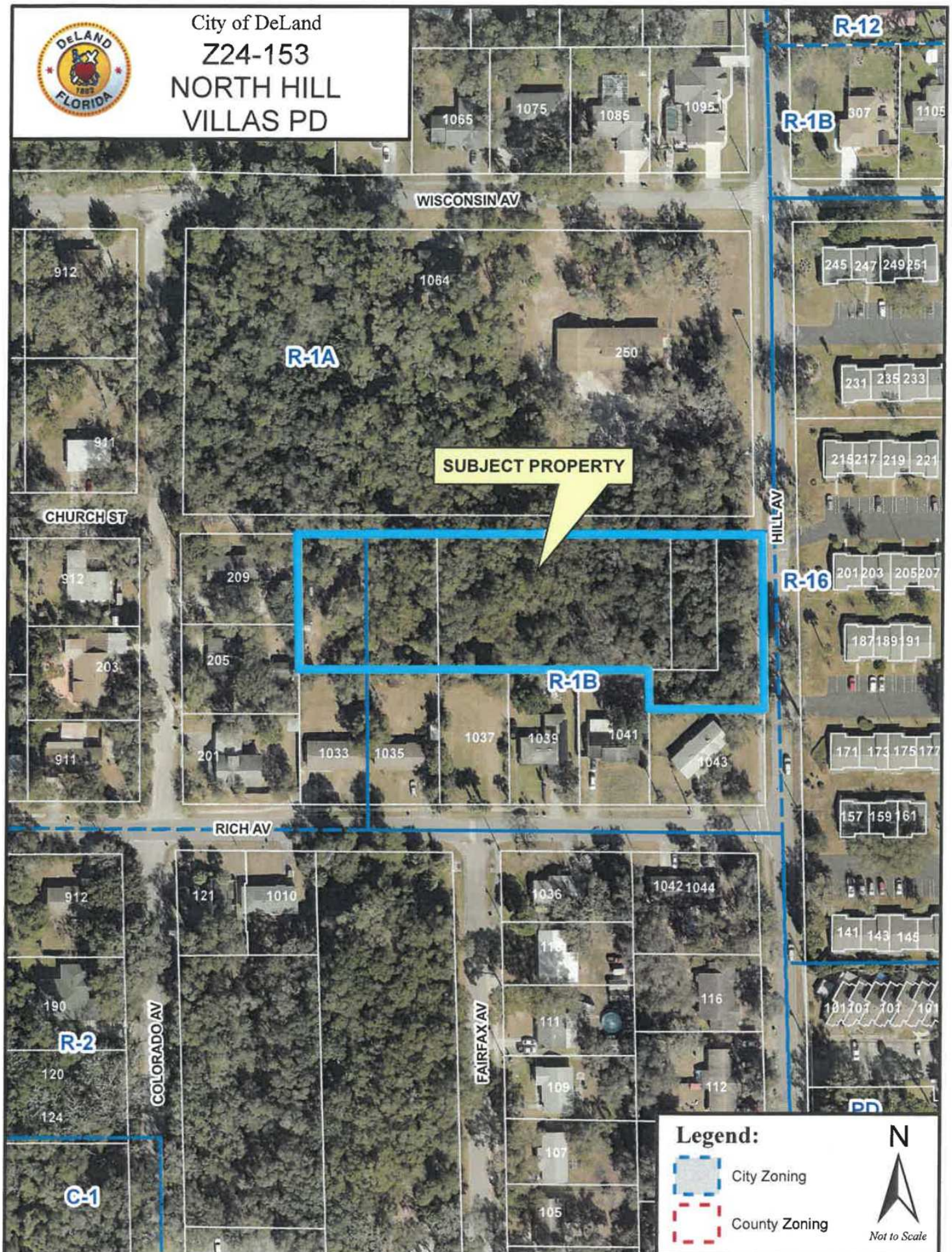
Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Lighting FYI Off-site areas shall be shielded form offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5-foot candles (33- 94.03(g)2). All lighting shall be down cast and be full cutoff (33-94.03(g)9)	C100	Kendall Story

NEW BUSINESS

2



City of DeLand
Z24-153
NORTH HILL
VILLAS PD

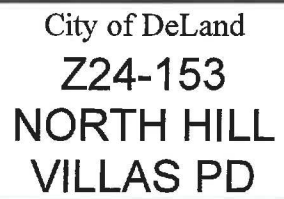


Legend:

- City Zoning
- County Zoning



Not to Scale



WISCONSIN AV.

R-1A

SUBJECT PROPERTY

R-1B

RICH AV

R-2

R-12

R-1B

R-16

The Lofts

Legend:

City Zoning

County Zoning



Not to Scale

Issues for record Z24-153

Job Address: 0 E CHURCH ST, DELAND FL 32724

Job Description: To rezone the property from R-1B to PD for residential townhomes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	5' Wide Buffers The code would typically require a 20' wide Type C buffer where multi-family (townhomes) are adjacent to single-family residential properties. On the southern and western borders, a 5' wide Type B buffer is insufficient. However, the plans label the north and south buffers as all different widths. Please clarify and adjust accordingly.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Setbacks vs. landscape buffers Please clearly identify and give dimensions to the location of the property lines for the buildings (per PD, depths should be a min. of 70') - in relation to the perimeter landscape buffers. It is unclear where the property lines end and the buffers begin.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Building Dimensions Please provide the building dimensions.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Trash How will trash be handled? If individual trash cans will be used, please show that 2 average sized trash cans can comfortably fit in the garages.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Section 33-32.02 Section 33-32.02: PDs are considered a negotiated zoning district. 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, please provide streetscape such as street trees, sidewalk lighting, lamp posts, etc.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
The open space/common area is quite small, especially considering the fact that the landscape buffer extends nearly 8' into it. Please add some type of shading to the play area. The mailbox area must be covered.						
Planning	Draft	360-Degree Elevations Please provide elevations for the side and rear of the buildings.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Add standards for: 1. dark sky lighting design 2. architectural design - awnings over the garages; add gables or decorative feature to roof line of each unit; sconce or similar fixtures on the buildings (on either side of the garage) 3. screened mechanical equipment (AC units) 4. painted utility boxes 5. Street trees - to be owned and maintained by the HOA.	PD Agreement with exhibits (North Hill Villas) - 7.15.2024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	TPA Please add Tree Protection Area standards (minimum of 15%).	PD Agreement with exhibits (North Hill Villas) - 7.15.2024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Storm Drainage Please add conditions that require the site be designed to accommodate the 100yr/24hr storm event. Additionally, add the requirement for pre/post development stormwater capture.	PD Agreement with exhibits (North Hill Villas) - 7.15.2024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	screen mechanical equipment All mechanical equipment must be screened. This can be done using shrubs.	PD Agreement with exhibits (North Hill Villas) - 7.15.2024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Number of rooms Please provide information on the number of bedrooms per unit.		Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Retention ponds Remove retention pond square footage. That information may change at preliminary plat.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	ADA Parallel Parking Parking space #1 is marked as a handicapped. Please confirm that it meets the ADA standards from the FL building code.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	TPA not shown Please show where you are providing the 15% tree protection area.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Church Street Emergency Access Do you intend to clear and stabilize the emergency access (Church Street)? It is currently an unimproved right of way.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story	Kendall Story	Yes
Utilities	Draft	Availability Site has water, sewer, and reclaim available for extension as needed by developer. A Utility Service Agreement will be required.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Jim Alles	Jim Alles	Yes

Conditions and notes for record Z24-153

Job Address: 0 E CHURCH ST, DELAND FL 32724

Job Description: To rezone the property from R-1B to PD for residential townhomes

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Lighting Lighting: all lighting will be required to meet the Community Design standards for site lighting. 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. Sec.33-94.03(g)	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story
Planning	Draft	Note	Mechanical Equipment At the time of preliminary plat, all rooftop mechanical must be shown as dashed lines behind a screen wall. All ground mechanical equipment such as AC units shall be visually screened from pedestrian areas and from public view.	Site Plans & Elevations North Hill Villas-SD-20240712 (7-15-2024).pdf	Kendall Story

NEW BUSINESS

3

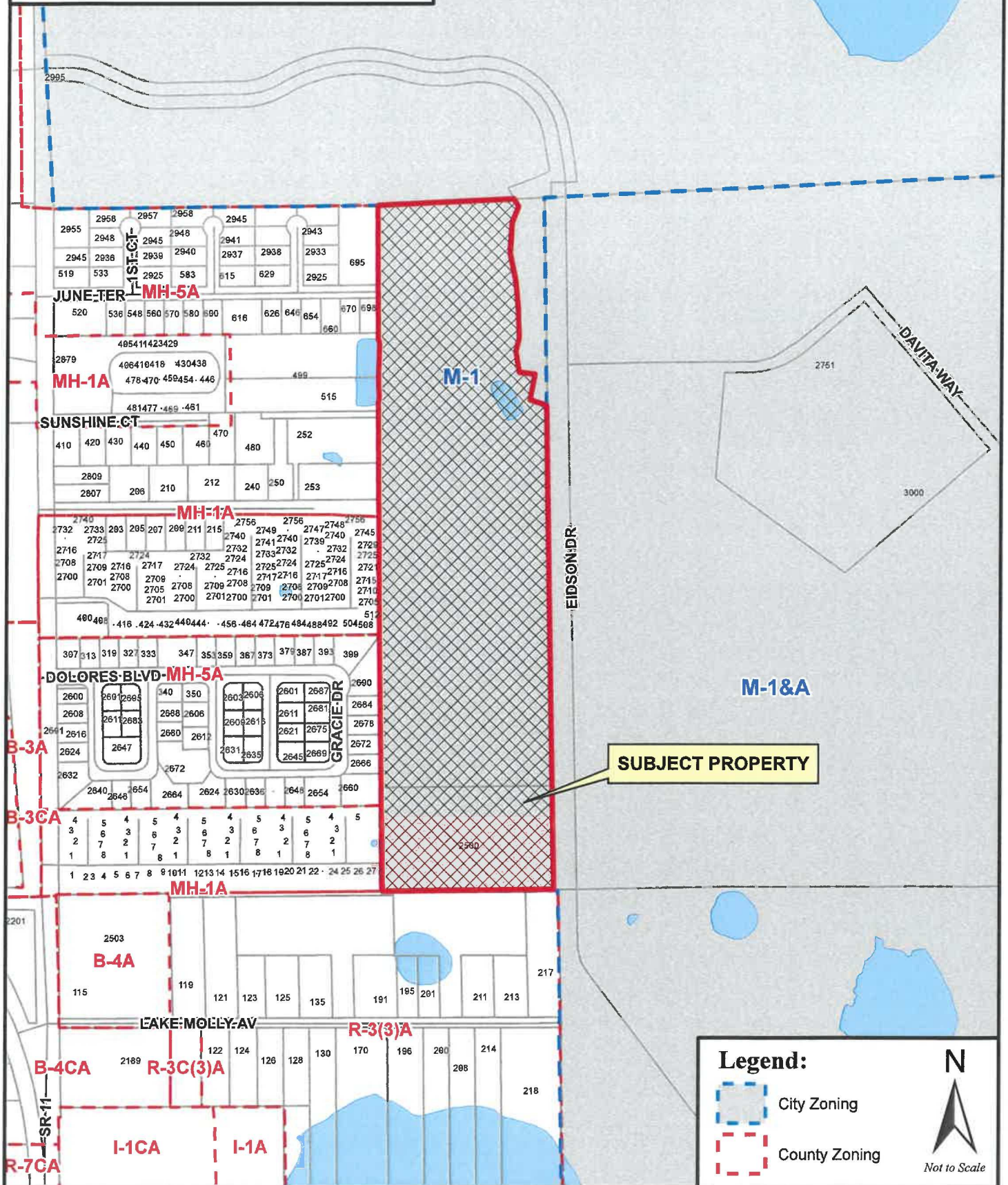


City of DeLand
MS24-139
EIDSON
SUBDIVISION





City of DeLand
MS24-139
EIDSON
SUBDIVISION



Issues for record MS24-139

Job Address: 0 E EDISON DR, Deland FI 32720

Job Description: To split existing parcel to facilitate an approximately 6 acre site to construct an approximately 40,000 sq ft distribution facility. The facility will include a roughly 32,000 sq ft warehouse and roughly 8,000 square foot office block as shown on the included elevations and proposed floor plan along with the supporting site infrastructure. The project architect intends on incorporating the community design standards. The project will need to tap into the City of Deland water and sewer service and will work with Duke Power for electrical service.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Historic Tree Survey Please provide a survey for historic trees or confirm that there are no historic trees on the property.		Kit Dennis	Kit Dennis	Yes
Planning	Draft	Boundary Survey Please provide a boundary survey for the parcel as it exists now, as well as a boundary survey for both resultant parcels, all including legal descriptions. The only boundary survey currently provided is for the proposed southern property.		Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	Location Map Have no idea where parcel 17 & 18 is at the airport. Not sure if water, sewer, or reclaim is available.	CP1	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record MS24-139
Job Address: 0 E EDISON DR, Deland FI 32720

Job Description: To split existing parcel to facilitate an approximately 6 acre site to construct an approximately 40,000 sq ft distribution facility. The facility will include a roughly 32,000 sq ft warehouse and roughly 8,000 square foot office block as shown on the included elevations and proposed floor plan along with the supporting site infrastructure. The project architect intends on incorporating the community design standards. The project will need to tap into the City of DeLand water and sewer service and will work with Duke Power for electrical service.

Discipline		Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Concept			Samuel Nelson
				All development shown is for illustrative purposes only. Approval of this subdivision is not approval of the concept. Separate site plan and building permit applications will be required.	CP1	

NEW BUSINESS

4



City of DeLand
SP24-148
DELANEY RESERVE
SALES OFFICE



SUBJECT PROPERTY

PD

C-2

SPRING GARDEN AV

ROWA

745

789

661

680

C-1

C-2

Legend:



City Zoning



County Zoning

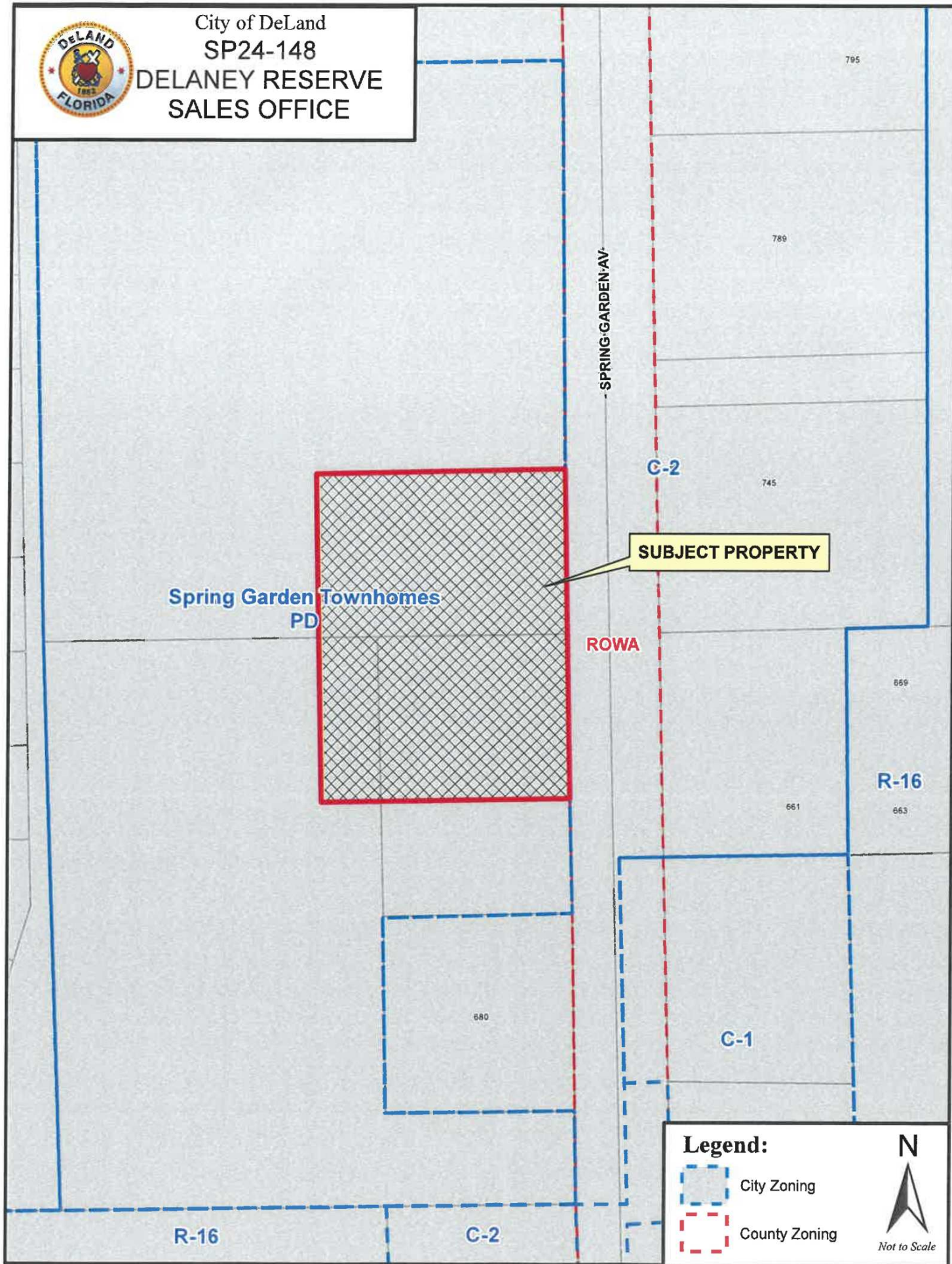
N



Not to Scale



City of DeLand
SP24-148
DELANEY RESERVE
SALES OFFICE



Issues for record SP24-148
Job Address: 0 S Spring Garden DR, Deland fl
Job Description: Townhome Building No. 2 for our Model home.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Commencement						
Planning	Draft	The Delaney Reserve Final plat was approved by the city commission on August 5. Construction of the model home (sales center) may commence and all the infrastructure improvements have been approved and accepted by the city as determined by the City Engineer.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	The Narrative document refers to the Orange County Building Department.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Model unit Label the unit that will serve as the model.	C4.2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Handicap parking space The handicapped space should measure 12' x 20'.		Belinda Collins	Belinda Collins	Yes
Forestry	Draft	Plant Specifications Add the specifications for each plant. The approved plant specs can be found on sheet L1.2 of the approved plan PSB23-057.002.	LA.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Red Maple Location The Red Maple is shown being planted near the SW corner of the building in the approved site plan (PSB23-057.002) dated 5/30/2024. You are showing it on the SE corner here.	LA.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Common Area Landscaping All common area landscaping for the site will need to be installed prior to Forestry signing off on the final inspection for the model home building.		Kit Dennis	Kit Dennis	No
Engineering	Draft	Parking Details 1. Provide paving and signage details. 2. Handicapped parking stalls shall be a minimum 12' X 20'.	C4.2	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Grading 1. Proposed elevations on the sidewalk exceed those on the approved grading plans dated 11/7/2023. 2. The proposed elevation of the sidewalk at the building entrance exceeds the proposed Finished Floor Elevation (FFE) shown on the approved plans (86.0'). 3. Show the proposed FFE on the plan.	C4.2	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
4. The proposed elevations at the curb line do not match the elevations shown on the as-built survey.						

NEW BUSINESS

5



City of DeLand
SP24-152
FIRE STATION 83
ADDITION

SUBJECT PROPERTY

Legend:

- City Zoning
- County Zoning

N





City of DeLand
SP24-152
FIRE STATION 83
ADDITION



Issues for record SP24-152

Job Address: 1655 E TAYLOR RD, DELAND FL 32724

Job Description: City Fire Department is planning to expand existing Fire Station 83 by 727 SF.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Exterior Lighting Is lighting proposed on the exterior of the building? If so, show on the elevations. If the lighting is minimal, add a statement on site plan that it'll be full cut off and will not impact light levels at the property line.	6	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building Dimensions Include the proposed addition building dimensions on each side	6	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Landscaping Trees are being planted on electrical feed from water plant to the lift station. Possibly SCADA line as well.	9	Jim Alles	Jim Alles	Yes
Utilities	Draft	Connection Should have a sweep or wye installed. Suggest moving connection north to the 8" PVC. Realize it means removing additional concrete and restoration. The gravity as shown might work, but is not a common layout with so many fittings.	6	Jim Alles	Jim Alles	Yes
Utilities	Draft	Note #9 Septic tank not allowed. Remove note.	2	Jim Alles	Jim Alles	Yes

Conditions and notes for record SP24-152
Job Address: 1655 E TAYLOR RD, DELAND FL 32724
Job Description: City Fire Department is planning to expand existing Fire Station 83 by 727 SF.

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Sidewalk Consider adding a sidewalk on the north elevation of the addition where the door is proposed, to access the parking area/bay pad.	6	Emily Ragusa