



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY SEPTEMBER 19, 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 August 15, 2024 TRC Meeting Minutes
2. **Applicant Name:** Siraj Aghayev - Flex Builders Group
Project Name: SP23-207 – Class II Site Plan for Flex Warehouse
Project Location: 4.4 acres located at 1455 N McDonald Ave
Description: 16,700 square foot warehouse
Project Manager: Sam Nelson
3. **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

D. NEW BUSINESS

1. **Applicant Name:** Harry MacNaught – Longleaf Four, LLC
Project Name: PSB24-150 – Preliminary Plat for DeLand Tech Park
Project Location: 144.88 acres located at 1445 Cassadaga Rd
Description: Approval to install required infrastructure for a commercial/industrial project
Project Manager: Kendall Story
2. **Applicant Name:** Cody Bogart – Newkirk Engineering
Project Name: SP24-170 – Class II Site Plan for Trinity Unity Methodist Church
Project Location: 9.51 acres located at 1338 W Plymouth Ave
Description: 7,155 square foot church
Project Manager: Emily Kunkel

3. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes
Project Name: SP24-174 – Class II Site Plan for Beresford Woods Tract V
Project Location: 0.73 acres located at 1128 Happy Forest Loop
Description: Construction of Amenity Center
Project Manager: Emily Kunkel
4. **Applicant Name:** Bill Merckel – Merckel Development LLC
Project Name: CSB24-175 – Combined Preliminary and Final Plat for McDonald and Ohio
Project Location: 1.56 acres located at McDonald, Ohio and Michigan Ave
Description: Replat 3 lots to create 5
Project Manager: Belinda Williams Collins
5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-179 – PD Rezoning for Delaney Reserve Phase 2
Project Location: 10.14 acres located at 1290 W Plymouth Ave
Description: Planned Development for 78 Townhomes
Project Manager: Kendall Story
6. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-185 – PD Rezoning for Beautiful Trees PD 2024
Project Location: 17.79 acres located at 240 Hazen Rd
Description: Planned Development for 160 Apartment units and 28 Townhome Units
Project Manager: Kendall Story

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, AUGUST 15, 2024 - 1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:31 pm

Members Present:

Carol Kuhn, Chairperson

Debi Glick

Kendall Story

Samuel Nelson

Emily Kunkel

Belinda Collins

Kristian Logan

Ray Bahrami

Steven Danskine

Chris Jackson

Scott Zender

Jamie Lunsford

Jim Ailes

Staff Present: Darren Elkind – City Attorney

OLD BUSINESS:

1. Review of July 18, 2024 TRC Meeting Minutes

Jim Ailes moved to approve the minutes as presented,

Samuel Nelson seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

David Stokes – MMS
Ash Lexus – Blue Sky
Mark Watts – Cobb Cole
Jeff Powell – Powell Studio
Ashely Perez – Powell Studio

The applicant will address the comments and resubmit. Revised plans must be received by August 23, 2024 in order to be placed on the September TRC agenda.

*Kendall Story moved to continue the application,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Mark Watts – Cobb Cole

The applicant will address the comments and resubmit.

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

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

Applicants Present:

N/A

The applicant will address all comments.

*Samuel Nelson moved to conditionally approve the application,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Terri Imperato – Hartizen
Mike Connor – Hartizen

The applicant will address all comments.

*Samuel Nelson moved to conditionally approve the application,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Justin Desy – City of DeLand
Michael Vazquez – City of DeLand

The applicant will address all comments.

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

OTHER BUSINESS:

None.

ADJOURNMENT:

2:18 pm

OLD BUSINESS

2



City of DeLand
SP23-207
FLEX WAREHOUSE

M-1&A

SUBJECT PROPERTY

US HWY 92 (INTL SPEEDWAY BLVD E)

C-2

C-4

M-1

1455

901

903

905

LAKE LINDLEY DR N

PD

R-1B

MCDONALD AVN

1408

1496

1404

1408

Legend:

 City Zoning

 County Zoning

N





City of DeLand
SP23-207
FLEX WAREHOUSE

M-1&A

SUBJECT PROPERTY

US HWY 92 (INTL SPEEDWAY BLVD E)

C-2

C-4

M-1

780

1465

981

983

985

987

1451

1443

1433

1423

1413

R-1B

MCDONALD AV N

Waterford Lakes
PD

1408

1406

1404

1402

1403

1401

1408

1406

1402

ISLAND COVE DR

LAKE LINDLEY DR N

1409

1408

1409

1407

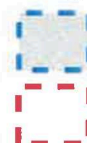
1406

1407

1405

DN ISLAND DR

Legend:



City Zoning

County Zoning

N



Issues for record SP23-207

Job Address: 1455 N MCDONALD AV, DELAND FL 32724

Job Description: Flex Warehouse

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Missing Node/Link/Basin Diagram Please provide a Node/Link/Basin Map/Diagram for both the Pre and Post condition modeling for clarity.	Stormwater Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Infiltration Rate 1. Infiltration Rates require a Factor of Safety (FS) of at least 2, but the Vertical Permeability Rate from the Geotech Report is 0.9 ft/day and the Ponds Input indicates 4.0 ft/day and the Kh of 6.00. 2. Although it was stated that the pond would be over-excavated by 10' and replaced with suitable fill, infiltration into native soils will only occur at the rate of the native soil surrounding it. In this case, the Kv of the underlying soil is stated to be 2.5 ft/day. A FS must still be applied to this value.	Stormwater Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	SHGWT The Geotech Report indicates that the SHGWT is approximately 1' above the elevations encountered in the borings. Boring P-2 is the closest to the new proposed pond and groundwater was encountered at 1.3' below ground surface. This would indicate that the SHGWT is predicted to be 0.3' below ground surface. Although there are not any spot elevations at that approximate location of this boring, it could reasonably be interpolated that the ground surface is approximately elevation 74'. Dry Retention Ponds are required to set the pond bottom at least 1-foot above the SHGWT. The proposed pond bottom elevation of 73.5' does not meet this requirement. Also, the Water Table Elevation of 71.5' shown in the Ponds input does not reflect the information provided in the survey and/or Geotech Report.	Stormwater Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pre vs Post Analysis Provide Pre vs Post discharge results for the 10yr/24hr and 100yr/24hr storm events.	Stormwater Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Concrete Walk Details The top section of Detail 1 Concrete Walk Details indicates both 4" thickness and 6" thickness. Please provide clarity.	C602	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Backflow Preventer Detail There is a City Standard Backflow Preventer Detail on Sheet C605. The one shown on Sheet C602 is not the standard and should be removed.	C602	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Water Service Lines The length of water service lines do not measure the length indicated in the callouts.	C501	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Gravity Sewer						
Engineering	Draft	1. Provide gravity sewer cleanouts at bends and points of connection, including top and invert elevations. 2. Generally, 90-degree bends in gravity sewer lines are not recommended due to clogging issues.	C501	Steven Danskine	Steven Danskine	Yes
Structure Table						
Engineering	Draft	It appears that the Drainage Inlet Data Index is not necessary on this sheet.	C501	Steven Danskine	Steven Danskine	Yes
ADA Mats						
Engineering	Draft	Show the location of all proposed ADA Detectable Warning mats where sidewalks enter vehicle areas.	C301	Steven Danskine	Steven Danskine	Yes
Grading						
Engineering	Draft	1. Cross Section Z-Z shows a 10% negative slope followed immediately followed by an 8.33% positive slope at the driveway entrance. Such dramatic grade changes will cause cars to scrape bumpers. A culvert may be necessary to maintain runoff conveyance.	C401	Steven Danskine	Steven Danskine	Yes
		2. The plan shows Cross Section X-X, but it appears that Cross Section A-A is what is being referenced.				
		3. Cross Section A-A indicates the parking space to be 18', but the Plan view indicates a 20' parking space.				
		4. Cross Section A-A indicates that the parking space slope is to be 3.56% max. The maximum allowed slope for handicapped parking stalls is 2.0%.				
Drainage						
Engineering	Draft	1. The Drainage Inlet Data Index indicates 1, 2, or 3 pipe connections for various inlets, however the number does not match what is shown in the plan view. 2. The Drainage Inlet Data Index indicates pipe connections at oblique angles, i.e. NW, SE, SW, etc. however the plan shows the pipe layout to be in the 4 cardinal directions, i.e. N, S, E, & W. Please revise for clarity. 3. The flow arrow west of Inlet D-3 appears to be reversed. Additional flow arrows may be helpful. 4. There is a line on the plan that runs through Inlets D-1, D-3 and D-5 that appears to possibly be a cross section callout, but no cross section is provided. This cross section could be helpful. 5. The pipe connecting Inlets D-1 and D-3 is identified as having a 0.24% slope in the plan view, however the Drainage Inlet Data Index shows the same invert elevation (71.50) for the two structures. 6. Structures D-6 and D-7 are shown to be bubble up structures. As any sediment and debris that enters the drainage system will collect inside of these structures, regular maintenance will be required. As such, a Type-C DBI is difficult to clean by hand. Suggest designating a larger bubble up structure that can be more easily maintained. 7. Suggest utilizing steel grating rather than cast iron grates for the bubble up structures to make them easier to maintain. 8. The FDOT designation for Type-C structures is Ditch Bottom Inlet (DBI), not DBL as shown in the Drainage Inlet Data Index. 9. Rip Rap or other energy dissipation may be necessary around the bubble up structures to avoid erosion and/or undermining of the pond bottom.	C401	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
10. I am unable to read the pipe callout underneath the Northing & Easting callout at the driveway entrance. 11. Section 1.2 of the Stormwater Report indicates that approximately 10-feet of soil in the pond area is to be removed and replaced with suitable material. I am unable to locate anywhere in the plans where this is called out and the area/work described.						
Roof Drains						
Engineering	Draft	1. Typically, roofs of this size require multiple downspouts and drains yet only one roof drain is shown per building. Please review. 2. Detail 9 on sheet indicates downspouts in grass areas to be connected to an exfiltration system yet none of this is identified on this sheet.	C401	Steven Danskine	Steven Danskine	Yes
Pavement Details						
Engineering	Draft	1. Details 4 & 5 call for 1-1/2" asphalt pavement, but paving details on Sheet 602 indicate 2". The Geotech Report indicates these two thicknesses based on traffic loading, i.e. heavy duty and light duty, but no distinction is made in the details and the plans don't indicate which is to be used and where. Please clarify. 2. The location of ADA Detectable Warning Mats should be shown in the Wheelchair Ramp Detail.	C601	Steven Danskine	Steven Danskine	Yes
Spillway						
Engineering	Draft	There is no FDOT Standard Plan Index 525-070 in the current iteration.	C602	Steven Danskine	Steven Danskine	Yes
Parking Dimensions						
Engineering	Draft	1. The curbing for the landscape islands should extend the full length of the parking stalls. 2. While handicapped parking stalls are required to be at least 20' in depth, standard parking stalls must be at least 19'. Variances to the 20' handicapped stall depth may be provided and discussed at the TRC meeting.	C301	Steven Danskine	Steven Danskine	Yes
Right of Way Ownership						
The McDonald Ave Right of Way has recently been turned over to the City of DeLand.						
Engineering	Not Accepted	Last comment from reviewer: The Plan and the Stormwater Report both still indicate Volusia County ownership of the Right of Way.	SU-1	Steven Danskine	Steven Danskine	Yes
Last response: Noted						
Minimum Tree Coverage Worksheet						
Forestry	Draft	Replace this sheet with the latest version you have uploaded. The information provided in your most recent submittal is correct.	I63	Kit Dennis	Kit Dennis	Yes
Specimen Tree Worksheet						
Forestry	Draft	The most recent version submitted needs to have the following information corrected before you resubmit it. 1) Your plan shows 10 or 11 specimen trees on site. (Depending on the species of the 22" Pine removal). 2) The number of specimen trees per acre will be 4 or 5 depending on the species of the	I61	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
22" Pine. 3) Number 4 should show 3 trees times 2.28 acres for a total of 6.84. 4) Number 5 should be 4 minus 6.84 = 2.84. Once the worksheet is corrected, please replace it in the plan set.						
Forestry	Draft	Tree Protection Area Worksheet Replace this worksheet with your latest uploaded version. The information in the latest one you submitted is correct.	I62	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Replacement Worksheet 1) Your plan shows 67" of historic removals. The worksheet shows 0. Please correct. 2) Your plan either removes 78" or 100" of specimen trees. (Depending on the species of the 22" pine removal) Please correct. 3) The number of all other protected tree removals should be 372" or 394", with 124 or 131 required replacement inches. Again, it depends on the species of the 22" pine removal. Please correct. 4) The sums of steps 1 through 4 should be 237" or 241", depending on the species of the 22" pine removal. Please correct. *Once the information has been corrected, please replace this sheet with the corrected one.	I64	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	24" Live Oak Please coordinate with the City Forester to confirm the DBH of the 24" DBH Live Oak. If it is larger, it would be considered historic, and it might result in project delays if the issue is discovered during tree barricade inspection.	L102	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement You show several historic trees to be removed on your site plan, but 0 on the worksheet. Please correct whichever is incorrect. Also, you show no replacement for protected trees. Please update this form to include replacement for specimen, historic, and other protected trees.	I64	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Specimen Trees Preserved You are required to save 6.84 trees, which rounds to 7, but you have only proposed saving 6 trees. Please indicate why you cannot save the additional tree required.	I61	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Irrigation around historic trees No trenching within the dripline of historic trees to be preserved will be permitted. Please show the drip lines of the historic trees on the irrigation plan and demonstrate how these areas will be protected.	017	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Tree Table Show the number of trees per type in this table. Instead of 110, 130, and 136 on the left side of the table, add the number of trees planted. Replacement is provided in DBH. So, 110" caliper would equate to 88" DBH if you will be providing 22 trees at 4" DBH (5" cal.). Also fix spelling of Grape Myrtle.	L102	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Assuming that your plan provides 25 Magnolias, 19 Washingtonian Palms, and 45 Grape Myrtles, the inches provided would be 266" DBH. Trees shown on the Landscape plan on the previous page do not match the number in this table. Please correct whichever is incorrect.						
Forestry	Draft	Spacing Issue Add a space between WITHIN and 12" in Note 17.	L101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Orange County Change Orange County to City of Deland in Notes under LEGEND.	L101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Structure in Wetland Buffer It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.	L101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Structure within Wetland Buffer It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.	C501	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Structure within Wetland Buffer It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.	C401	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Removal Process Per our code, historic tree removal requests will need to go before the Tree Advisory Committee. The committee will make a recommendation. That recommendation will then go to the City Commission. The City Commission will then approve or deny the request.	L102	Kit Dennis	Kit Dennis	No
Forestry	Draft	Historic Replacement There are no trees in your plan that would meet the replacement specifications for historic removals. The minimum size replacement trees for historic removals are 6" caliper, 17' height. You will need to make sure that enough trees that meet these specs are provided to mitigate the 67" of historic removals if they are approved for removal.	L102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Mitigation Calculations Depending on the species of the 22" DBH Pine removal, your plan removes either 372" or 394" of protected trees, 78" or 100" of specimen trees, and 67" of historic trees. With the current plan, the required mitigation would be either 237" or 241" DBH. Your current plan provides approximately 282" DBH (depending on how many 4" & 5" Magnolias are used). Note: None of the replacement trees provided meet the requirements for historic tree replacement.	L102	Kit Dennis	Mariellen Calabro	Yes
Forestry	Draft	22" DBH Pine Removal You list a 22" DBH Pine removal. Please identify the species. If it is Longleaf Pine, it would be a specimen tree. Please factor that in when you redo the tree worksheets and mitigation calculations.	L101	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Protection Barricades						
Forestry	Draft	Please differentiate between the Historic Tree Barricades and Typical Tree Barricades on the plan. The minimum distance for the barricade locations from the trees should be 1.5 times the dripline for historic trees, and at the dripline or 10' (whichever's greater) for all other trees that are being preserved.	L101	Kit Dennis	Kit Dennis	Yes
Crape Myrtle						
Forestry	Draft	1) Add the spread to the specifications: 3.5' spread 2) There are several locations that you show multiple Crape Myrtles being planted on top of each other. Please adjust the locations to provide appropriate spacing between trees. 3) Please add number of trees provided.	L101	Kit Dennis	Mariellen Calabro	Yes
Southern Magnolia						
Forestry	Draft	1) Please specify how many 4" caliper and how many 5" caliper Magnolias you will be providing. 2) The legend states that you will provide a total of 26 Magnolias. I can only locate 25 on the plan. Please make sure the total shown matches what is in the landscape plan. 3) Add the spread and container size to the specs. 4" caliper would need to show 10' height, 6' spread, 100 gallon container. 5" caliper would be 14' height, 8' spread, 100 gallon container.	L101	Kit Dennis	Kit Dennis	Yes
Palm, Washington						
Forestry	Draft	You have specified 5" caliper and 10' height for the palms. Please remove the caliper specification from the palms. Palms are calculated at 1/3 their actual DBH for replacement purposes. A 10' palm will be approximately 12" DBH and will receive 4" DBH replacement credit.	L101	Kit Dennis	Kit Dennis	Yes
Historic Tree vs Lot Entry						
Forestry	Draft	There is a historic Live Oak on the south side of the entrance. The paved entrance and a portion of the parking lot are most likely within the area required for preservation of this tree. 1.5 times the dripline needs to be protected, or you will need to explain what measures will be taken to help ensure the trees survival.	L102	Kit Dennis	Kit Dennis	Yes
Historic Tree Removals						
Forestry	Draft	You are proposing to remove two historic trees for the construction of the third building. Can adjustments be made to the site that would allow these trees to be preserved? Perhaps removing the third building or reducing its size? Could the pond be reconfigured so that the building could be moved to the east? Would using some sort of exfiltration system under the parking lot be an option? That could eliminate the need for the pond and providing more area to be able to adjust the location of the building?	L102	Kit Dennis	Kit Dennis	Yes
Grading vs Historic Trees						
Forestry	Draft	It looks like you are proposing to raise grades, and/or cut swales, within the area required for the preservation of protected and historic trees that are shown to be preserved. No grade changes are permitted within these areas.	C401	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Dumpster Pad Elevation						
Forestry	Draft	It appears that you will be raising the grade 3'-4' for the dumpster pad. This appears to be happening right up to the silt fence that is protecting the wetland buffer. How are you planning to hold the elevated soil in place once the silt fence is removed?	C401	Kit Dennis	Kit Dennis	Yes
Irrigation Plan						
		An irrigation plan is needed.				
Forestry	Not Accepted	Last comment from reviewer: Your plan indicates that irrigation lines will be installed within a few feet of large existing trees that are to be preserved. One of the trees is historic. While note 2 states trenching will not be allowed within 10' of existing trees, 1.5 times the dripline of historic trees is to be protected. Trenching would not be allowed in the protected area.		Kit Dennis	Kit Dennis	Yes
Last response: Irrigation Plan, Sheet L103 added.						
Historic Tree Protection Area						
		The protection area for the historic trees needs to be shown on the plan. The area to be protected for historic trees is 1 1/2 times the dripline.				
Forestry	Not Accepted	Last comment from reviewer: I cannot determine if the protection area requirement is being met for the historic tree. Please identify the approximate dripline of the historic trees and show the historic tree barricade at 1.5 times that distance.	L102	Kit Dennis	Kit Dennis	Yes
Last response: Tree protection in depicted upon the Landscape Plan, Sheet L101. Details depicted on Sheet L102, Tree Survey.						
Silt Fence/Tree Barricade Locations						
		Locations of the silt fence and tree barricades need to be shown and identified on the plan.				
Forestry	Not Accepted	Last comment from reviewer: You are showing the silt fence cutting through N McDonald Ave. It should not be shown crossing the roadway. It also needs to follow the inner most edges of the tree barricades on the west end of the site to prevent material from entering the barricaded areas.	L102	Kit Dennis	Kit Dennis	Yes
Last response: Tree protection in depicted upon the Landscape Plan, Sheet L101. Details depicted on Sheet L102, Tree Survey.						
Tree Protection Area						
		Please identify the Tree Protection Area on the plan.				
Forestry	Not Accepted	Last comment from reviewer: The entire site is shown as Tree Protection Area. Buildings, parking lots, retention areas, and sidewalks cannot be used as tree protection areas. Only hatch out the areas that are to be Tree Protection Areas.	L102	Kit Dennis	Kit Dennis	Yes
Last response: Tree Protection Area shaded — see Tree Sheet, L102, and Legend.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Pedestrian Crossing Markings Please provide pedestrian crossing markings to the center parking area.	C301	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	Right-of-Way Dedecation Portions of the subject property will need to be dedicated to the City for the widening of N McDonald Ave. The portion dedicated will cause the width of the section of North McDonald Ave bordering the subject property to match the width of the North McDonald Ave to the south. The entire western portion of the property that is separated from the main parcel by McDonald Ave will need to be dedicated.		Samuel Nelson	Samuel Nelson	Yes
		Last comment from reviewer: Please revise the plans to show the property line as it will be after the dedication is completed. Also, please provide the legal description for the portions of the property to be dedicated.				
		Last response: Noted				
Planning	Not Accepted	McDonald Ave Information The property boundary shown appears to include McDonald Ave. Additionally, the lot area table includes the area of McDonald Ave. Please remove McDonald Ave from the site data calculations.	C301	Samuel Nelson	Samuel Nelson	Yes
		Last comment from reviewer: The property line, which is indicated by the solid line, still encompasses the right-of-way. Please update the plan to reflect the correct property line and update the setback and buffer dimensions accordingly.				
		Last response: The site Data tabulation has been revised to not include McDonald Ave				
Planning	Not Accepted	Exterior Wall Mounted Lighting Please show any exterior wall mounted lighting on the photometric plan and update the photometric plan to include this wall mounted lighting. Please provide details for any proposed lighting and confirm any proposed lighting conforms to the standards of Sec. 33-94.03 (g)	E1	Samuel Nelson	Samuel Nelson	Yes
		Last comment from reviewer: Lighting detail must be provided prior to final site plan approval.				
		Last response: Noted. We request to defer the photometric plan after the building design is completed				
Planning	Not Accepted	Western Landscape Buffer The western buffer abutting N McDonald Ave is required to meet the Buffer Standard "D" Requirements. Please include a data table for this buffer showing how the requirement is being met.	L101	Samuel Nelson	Samuel Nelson	Yes
		Last comment from reviewer: The western landscape buffer appears to be 309.91' in length. Class D buffer plantings would require:				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Canopy: 6.8 per 100 linear feet = 6.8 x 3.0991 = 22 trees Understory: 4.5 per 100 linear feet = 4.5 x 3.0991 = 14 trees Shrubs: 33 per 100 linear feet = 30 x 3.0991 = 103 shrubs. Please revise the plan to provide the minimum required plantings. Last response: The Western Buffer abutting McDonald Ave met the Buffer Standard D requirements – however after donating McDonald Ave, the site proposed the same plantings as Buffer D, but proposes 20' buffer allowance due to shortfall of donating McDonald Ave.				
		Building Dimensions Please show the building length, width, and height dimensions on the building elevations. Last comment from reviewer: Please indicate the building dimensions on the elevation sheet. Last response: Buildings #1 & 2 are 120 LF by 50 ft wide. Building #3 is 130 LF by 50LF	A300A	Samuel Nelson	Samuel Nelson	Yes
		Roof Mechanical Equipment. Is rooftop mechanical equipment proposed? If so, all rooftop mechanical equipment shall be screened. Show all rooftop mechanical equipment as dashed lines behind a screened wall. Last comment from reviewer: The requested information will be required prior to final site plan approval. Last response: Building and component not completed at this time.	A300A	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	Northern Landscape Buffer The northern buffer abutting International Speedway Blvd is required to meet the Emerging Gateway District—Buffer Standard "D" Requirements. The buffer proposed does not appear to meet the 40 feet width requirement. Additionally, no plant material is shown in the buffer. Please revise to include the required plant material on the plan and show the totals in a data table. Last comment from reviewer: The northern buffer appears to be 345.27' in length. A Class D buffer would require: Canopy: 7.2 per 100 linear feet = 7.2 x 3.4527 = 25 trees Understory: 4.0 per 100 linear feet = 4.0 x 3.4527 = 14 trees Shrubs: 30 per 100 linear feet = 30 x 3.4527 = 104 shrubs.	L101	Samuel Nelson	Samuel Nelson	Yes

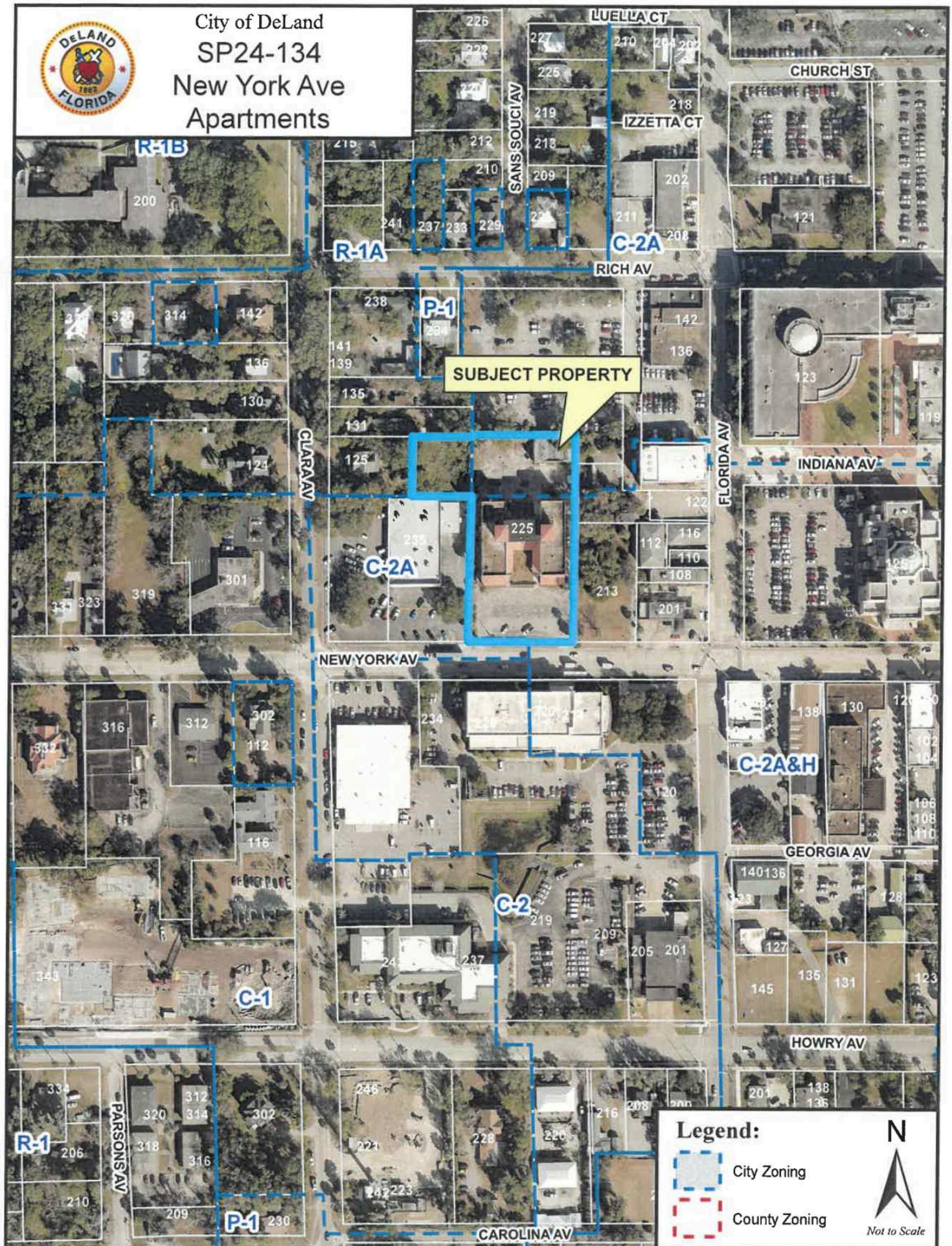
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Please revise the plan to provide the minimum required plantings.						
Last response: Northern Buffer has been altered to reflect the 40 type D Landscape Buffer as required.						
Tree Protection Area Please show the intended tree protection area on the plan and add a table showing the percentage of the site to be dedicated to tree protection area.						
Planning	Not Accepted	33-57.07 (b)	L102	Samuel Nelson	Mariellen Calabro	Yes
Last comment from reviewer: The T.P.A. is shown as covering the portion of the site which is being developed. Please correct the plan to indicate the true T.P.A. location.						
Last response: Tree Protection area has been indicated on the Tree Plan.						
Lighting Requirements Please update the photometric plan to include the entire property and show foot-candle data up to the right-of-way and adjacent property lines.						
Planning	Not Accepted		E1	Samuel Nelson	Samuel Nelson	Yes
Last comment from reviewer: Lighting information will be required prior to final site plan approval.						
Last response: I would like to defer photometric after the building plan is completed.						

OLD BUSINESS

3



City of DeLand
SP24-134
New York Ave
Apartments



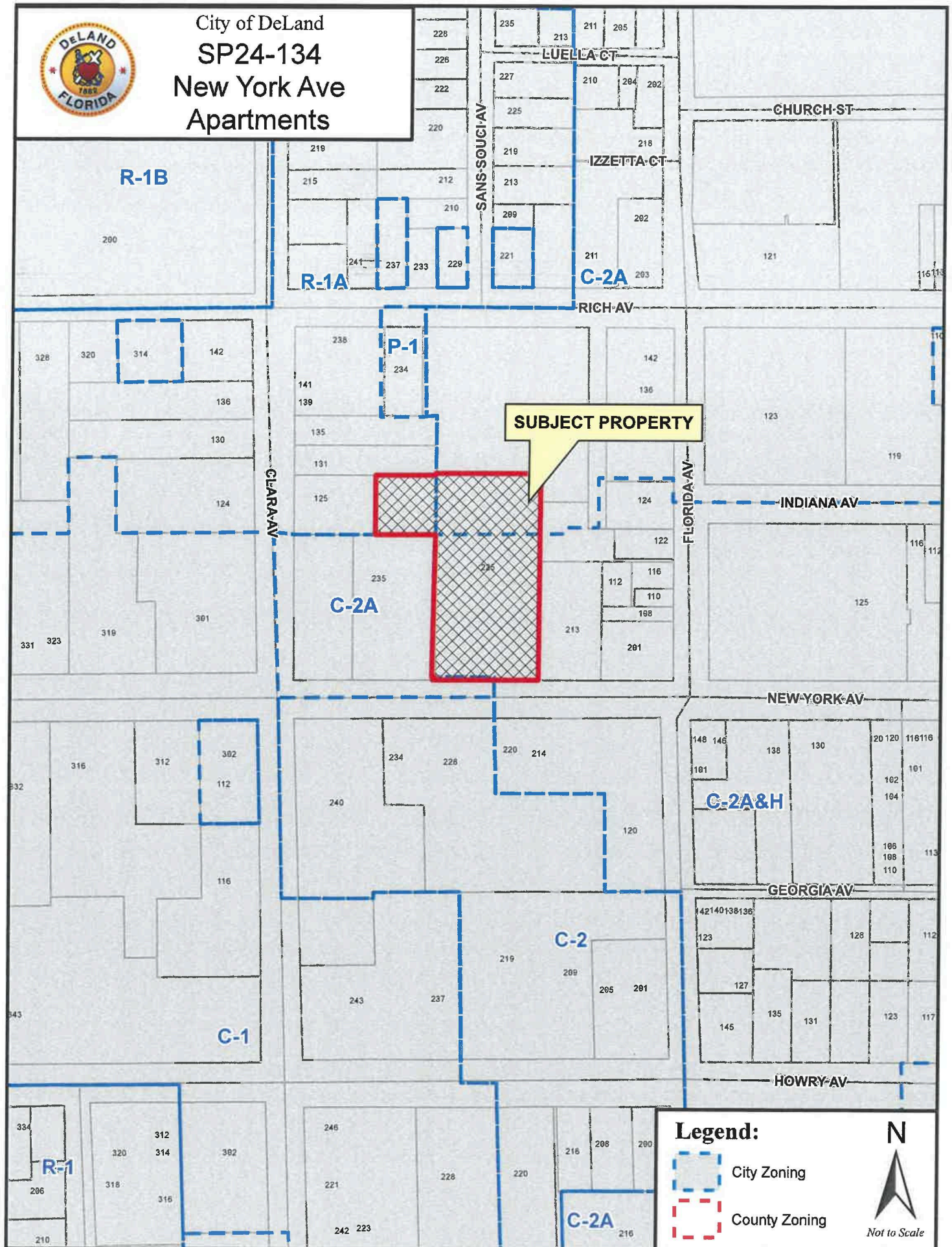
Legend:

- City Zoning
- County Zoning





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	Handicapped Parking Signs The Handicap Ramp & Parking Stall Detail on Sheet C900 indicates that the signs will be located 2' back of the sidewalk, but Sheet C100 appears to indicate that the signs will be located immediately behind the sidewalk and in the bicycle parking making parking bikes difficult. Please clarify the sign locations. The western sign also appears to overhang the sidewalk creating a potential head impact issue.	C100	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Redundant Sheet This sheet appears to be redundant and unnecessary as all of these details are also shown on Sheet C914. Last comment from reviewer: Sheet C913 is still included in this submittal. Last response: This sheet was included erroneously and has been removed.	C913	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Silt Fence Location The silt fence is shown running through trees that are to be preserved and barricaded. Please adjust the location of the silt fence to run along the inside edge of the tree barricades in these locations. See sheet C010 for the locations of the tree barricades. 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. Last comment from reviewer: 1) Please provide the agreement with the County pertaining to the removal and mitigation of the four trees on their property. 2) You are proposing to remove two "on site" palms totaling 27" DBH. The "replacement inches required" should show 10" for protected palms. This number should be 26" if the "off site" palms are to be included. The number of protected tree replacement inches (palms excluded) should be 7" if the 20" off site Laurel Oak is to be included. 3) The total number of required replacement inches for all removals (on and off site) will be 33". Your planting plan provides sufficient replacement. Last response: Plans were revised to depict palm DBH.	C700	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted		TR1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	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	TR1.1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
mitigation will be provided.						
Last comment from reviewer: Much of the plan is based on the County allowing you to remove trees from their property. A copy of the agreement with the County allowing the removals is needed.						
Last response: Noted.						
Planning	Draft	Drainage easement for pond The project includes two parcels. However, the parcels cannot be combined because one is within the CRA and the CRA boundary cannot be expanded. Therefore the retention pond on the smaller parcel must include a drainage easement to accept the flows from the adjacent parcel. Also a deed restriction or other documentation to keep the parcels under one ownership must be provided prior to final site plan approval.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Easement on east side of property Applicant indicated that the easement on the east side of the property was to be vacated. Please provide evidence of vacation/abandonment with next submittal.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Parking for leasing office Where is the leasing office parking area? Please designate and provide parking information for the leasing office on the site plan.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Trash Carts The initial staff review comments discussed the parking space near the proposed dumpster enclosure. The resubmittal showed the dumpster enclosure removed and replaced with a striped trash cart area. However, this is not acceptable - trash receptacles must be in an enclosed area, made of materials to complement the building architecture. Staff questions whether the trash cart concept will be adequate to accommodate 84 units. Trash carts, if used, must also be within an enclosure. Please revise.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Monitoring Wells Please provide approval from DEP to remove monitoring wells, as shown on the site plan.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Foot Candles A maximum of 0.5 foot candles are permitted at the property line. This is being exceeded in the NE corner of the site. Please revise. (see markups)	E1.2	Kendall Story	Kendall Story	Yes
Planning	Not Accepted	Site Lighting Please all wall-mounted lighting on the building elevations. Last comment from reviewer: Provide a detail for the wall-mounted building lighting. Last response: Please refer to the architectural elevations provided with this submittal.		Carol Kuhn	Carol Kuhn	Yes

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

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

Last comment from reviewer: Awaiting City Architect review comments.

Last response: We believe we have met the City's community design standards 33-94 with the intent to deliver an attractive building to encourage future development and foster community spirit. Relating to the general design criteria (33-94.03) to the project, the building meets all of the applicable requirements in its (a) Relationship to the site such as fronting the right of way with parking in the rear, shielding of mechanical equipment at the roof line, providing centralized interior mailboxes, and providing accent towers which emphasize building entry. The building meets all of the applicable requirements in its (b) General architectural design, wherein the design is consistent around the entire building and relates to the surrounding neighborhood in character, material, color, and building accent features; provides massing and materiality transition through building design, scale, and details at both pedestrian and vehicular view as seen at the building's ground floor amenity space storefront, canopies, transitional banding, and third story drop down; with the building façade providing unique and repetitive elements with change in color, material, and banding. The building meets all of the applicable requirements in its (c) Historical style with its use of (d) Material, (e) Color, and (f) Roof type and profile as it looks to pay homage to the Historic Putnam Hotel; the building incorporates elements of the Spanish Colonial Revival style reminiscent around the City of Deland, utilizing light color painted stucco, red-brown brick, and terracotta colored metal barrel tile roofing, with the varying roof line along parapets, towers, mansards, and trellis. The building also meets all of the applicable requirements in its (g) Lighting in that all site lighting is scaled and focused for its use and shields off-site areas from excessive illumination as detailed in the Photometric plans provided.

Planning

Not Accepted

Carol Kuhn

Carol Kuhn

Yes

The items listed above also meet the applicable design criteria for Historic Design and Downtown Support District (33-94.04) in particular with the (1) structure relating to the historic character of the downtown landscape in its use of (2) appropriate materials (stucco, brick, barrel tile, etc); the building (3) fronts the right of way; the project (5) enhances the city's streetscape and relates to the pedestrian scale particularly seen at the ground floor amenity areas accented by brick, storefront, continuous canopy with corbels, and site landscaping; and by the building paying homage to the Historic Putnam Hotel, being designed to one of the (6) preferred historical styles, seen here as the Spanish Colonial Revival Style, as it relates to the city as a whole.

Planning

Not Accepted

Carol Kuhn

Carol Kuhn

Yes

Architecture
Please see comments from City's contracted architect.

Last comment from reviewer: Awaiting City Architect review comments.

Last response: We believe we have met the City's community design standards 33-94 with the intent to deliver an attractive building to encourage future development and foster community spirit. Relating to the general design criteria (33-94.03) to the project, the building meets all of the applicable requirements in its (a) Relationship to the site

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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such as fronting the right of way with parking in the rear, shielding of mechanical equipment at the roof line, providing centralized interior mailboxes, and providing accent towers which emphasize building entry. The building meets all of the applicable requirements in its (b) General architectural design, wherein the design is consistent around the entire building and relates to the surrounding neighborhood in character, material, color, and building accent features; provides massing and materiality transition through building design, scale, and details at both pedestrian and vehicular view as seen at the building's ground floor amenity space storefront, canopies, transitional banding, and third story drop down; with the building façade providing unique and repetitive elements with change in color, material, and banding. The building meets all of the applicable requirements in its (c) Historical style with its use of (d) Material, (e) Color, and (f) Roof type and profile as it looks to pay homage to the Historic Putnam Hotel; the building incorporates elements of the Spanish Colonial Revival style reminiscent around the City of Deland, utilizing light color painted stucco, red-brown brick, and terracotta colored metal barrel tile roofing, with the varying roof line along parapets, towers, mansards, and trellis. The building also meets all of the applicable requirements in its (g) Lighting in that all site lighting is scaled and focused for its use and shields off-site areas from excessive illumination as detailed in the Photometric plans provided.

The items listed above also meet the applicable design criteria for Historic Design and Downtown Support District (33-94.04) in particular with the (1) structure relating to the historic character of the downtown landscape in its use of (2) appropriate materials (stucco, brick, barrel tile, etc); the building (3) fronts the right of way; the project (5) enhances the city's streetscape and relates to the pedestrian scale particularly seen at the ground floor amenity areas accented by brick, storefront, continuous canopy with corbels, and site landscaping; and by the building paying homage to the Historic Putnam Hotel, being designed to one of the (6) preferred historical styles, seen here as the Spanish Colonial Revival Style, as it relates to the city as a whole.

(1) The building, as it relates to the greater context of the downtown environment, fits in with the general character and massing of the Historic Downtown and looks to provide encouragement to the growth of the immediate area and community. The elevations provided with this resubmittal show the context of the building along the streetscape and as it relates to the Deland City Hall to the south. As shown, the height of the two buildings is relatively comparable. We submit that the apartment building is within proportion when seen with the greater context of the street language and other similar buildings within downtown Deland.

(2) While the building is five (5) stories, there is a difference between the height of residential stories and commercial stories. The City Hall building across the street is approximately 50' tall and consists of three (3) stories. In comparison to the apartment building, there is only a height difference of 7' overall between the streetside parapet edges. The towers of the proposed building are admittedly taller at 68' to the highest roof peak, but are set back from the street. Additionally, the third story step down and continuous ground floor canopies provided at the building front are providing ample landscaping to bring increased attention to the pedestrian and vehicular scale, creating transition between street, building, and the adjacent architecture.

(3) The central tower feature, the flanking towers to the east and west, the parapets,

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		mansard roof, and the addition of a trellis feature at the third story street front are incorporated into the overall design scheme to bring variation to the overall massing of the building and its character to the streetscape. (4) & (5) The amenity and non-residential space provided at the ground level street front has been maintained and accentuated to develop a welcoming pedestrian language with the repetitious storefront openings, continuous canopy and fenestrations, and greater use of brick and other decorative materiality. The front portion of the first floor is lowered from the primary finished floor height (approximately 4'-0" +/-) to further accentuate and enhance the pedestrian scale, offering a much more level transition between the public sidewalk and the main entry to the building. (5) & (6) The architectural design of the building utilizes storefront windows, very similar to those found across the street at the City Hall Building. Furthermore, the building includes red brick, another primary material found on the City Hall Building. The primary materials shown in apartment building were deliberately chosen, and compliant with the stated preferred materials. Cementitious brick comprises the design at the pedestrian level and vertical on the façade. These finishes include painted stucco (rendered in large swaths across the building, and in both transitional banding and decorative cornices), red-brown brick along the street frontage and the central tower, and terracotta colored metal barrel tile roofing accented with decorative wood corbels throughout. These materials are also featured in many other buildings within the greater downtown area and help the New York Avenue Apartments mold within the existing urban fabric of downtown DeLand. The adjacent properties to the subject parcel include a single-story government building, lacking architectural character and interest. On the other side of the building is an empty lot. The design of the subject apartment building is intended to enhance and compliment the existing area, while setting the stage for further redevelopment within the downtown fabric.				
Planning	Not Accepted	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. Last comment from reviewer: Planning finds that activating the ground floor, per the Comprehensive Plan and the LDR's is necessary and is not accomplished through the proposed leasing office or the bicycle parking area. Last response: Comment acknowledged, the applicant and team will be meeting with City to discuss this item among others still to be resolved.	Carol Kuhn	Carol Kuhn	Yes	
Planning	Not Accepted	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.	Carol Kuhn	Carol Kuhn	Yes	

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		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. Last comment from reviewer: Thank you for submitting an updated parking study. However, the City of DeLand has parking requirements based on the number of bedrooms and also requires that guest parking be provided. For this project, with 84 units, 188 parking spaces would be required. Sixty-two spaces are being provided along with 56 bike parking spaces, leaving a deficit of 70 spaces. Last response: Please see revised parking study enclosed which has been updated for the report specific comments. Regarding the amount of reduction requested, the applicant and team will be meeting with staff to continue the discussion of using the Volusia County parking areas.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	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
		Last comment from reviewer: While an additional parking space may have been added, the project is still deficient as to parking; 70 parking spaces short. Off-site parking for residential uses is not allowed per the LDR's and must be accommodated on-site. The parking requirements have been discussed with the applicant since the initial project concept. The applicant has not addressed the need for on-site parking to accommodate 84 dwelling units (188 spaces required). Last response: Please see updated plan sheet C100 for the updated bicycle space calculation. Please see revised parking study enclosed which has been updated for the report specific comments. Regarding the amount of reduction requested, the applicant and team will be meeting with staff to continue the discussion of using the Volusia County parking areas.				
Planning	Not Accepted	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. Last response: Comment acknowledged, the applicant and team will continue discussions on this item with staff.		Kendall Story	Kendall Story	Yes
		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.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Last response: Comment acknowledged, however the applicant has chosen to proceed with the unit count as proposed on the plans submitted. 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	Kendall Story	Yes
	Not Accepted	Last comment from reviewer: With the 1 additional parking space, the site is still short by 70 parking spaces. Last response: The language used in the submitted set of plans denote the individual bicycles "spaces" and not the 2 bikes per space as noted in the LDR. The proposed architectural plans are shown to accommodate a total of 48 protected bicycles under roof and secured. The remainder of the bicycle parking to be provided on site as shown in the updated civil site plans for a total of 28 spaces and 56 bicycle's.				
	Not Accepted	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 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. Last comment from reviewer: Please provide said deed restriction or documentation. Last response: Comment acknowledged		Kendall Story	Kendall Story	Yes
Planning	Not Accepted	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		Kendall Story	Carol Kuhn	Yes

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

Last comment from reviewer: Awaiting City Architect review comments.

Last response: (1) The building, as it relates to the greater context of the downtown environment, fits in with the general character and massing of the Historic Downtown and looks to provide encouragement to the growth of the immediate area and community. The elevations provided with this resubmittal show the context of the building along the streetscape and as it relates to the DeLand City Hall to the south. As shown, the height of the two buildings is relatively comparable. We submit that the apartment building is within proportion when seen with the greater context of the street language and other similar buildings within downtown DeLand.

(2) While the building is five (5) stories, there is a difference between the height of residential stories and commercial stories. The City Hall building across the street is approximately 50' tall and consists of three (3) stories. In comparison to the apartment building, there is only a height difference of 7' overall between the streetside parapet

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		edges. The towers of the proposed building are admittedly taller at 68' to the highest roof peak, but are set back from the street. Additionally, the third story step down and continuous ground floor canopies provided at the building front are providing ample landscaping to bring increased attention to the pedestrian and vehicular scale, creating transition between street, building, and the adjacent architecture. (3) The central tower feature, the flanking towers to the east and west, the parapets, mansard roof, and the addition of a trellis feature at the third story street front are incorporated into the overall design scheme to bring variation to the overall massing of the building and its character to the streetscape. (4) & (5) The amenity and non-residential space provided at the ground level street front has been maintained and accentuated to develop a welcoming pedestrian language with the repetitious storefront openings, continuous canopy and fenestrations, and greater use of brick and other decorative materiality. The front portion of the first floor is lowered from the primary finished floor height (approximately 4'-0" +/-) to further accentuate and enhance the pedestrian scale, offering a much more level transition between the public sidewalk and the main entry to the building. (5) & (6) The architectural design of the building utilizes storefront windows, very similar to those found across the street at the City Hall Building. Furthermore, the building includes red brick, another primary material found on the City Hall Building. The primary materials shown in apartment building were deliberately chosen, and compliant with the stated preferred materials. Cementitious brick comprises the design at the pedestrian level and vertical on the façade. These finishes include painted stucco (rendered in large swaths across the building, and in both transitional banding and decorative cornices), red-brown brick along the street frontage and the central tower, and terracotta colored metal barrel tile roofing accented with decorative wood corbels throughout. These materials are also featured in many other buildings within the greater downtown area and help the New York Avenue Apartments mold within the existing urban fabric of downtown Deland. The adjacent properties to the subject parcel include a single-story government building, lacking architectural character and interest. On the other side of the building is an empty lot. The design of the subject apartment building is intended to enhance and compliment the existing area, while setting the stage for further redevelopment within the downtown fabric.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Traffic Memo						
Trip generation information was provided in a table on on the site plan. However, a traffic memo is required. Please provide.						
Planning	Not Accepted	Last comment from reviewer: Although the applicant provided an updated parking study and included some limited trip generation information on the site plan sheet, a traffic memo is required. Please provide with next submittal.		Kendall Story	Carol Kuhn	Yes
Last response: Please see enclosed Traffic Memo.						
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.						
Planning	Not Accepted	Last comment from reviewer: The book and page have not yet been provided. The documentation must be submitted with your next submittal.	C100	Kendall Story	Kendall Story	Yes
Last response: Please see added sheet C101. The recorded book and page will be added, once complete.						
Dumpster Detail						
Please provide a dumpster enclosure detail that also includes dimensions.						
Planning	Not Accepted	Last response: There will be no dumpster enclosure provided on site, please refer to the revised civil drawings provided with this submittal. The trash shall be collected and compacted within the building, and on the appropriate collection days, bins shall be turned out for the trucks and returned inside the building at the end of the designated pickup day.	C100	Kendall Story	Kendall Story	Yes
Drive Aisle Widths						
The drive aisles are either not dimensioned or are too small; the drive aisles must be 24' in width.						
Planning	Not Accepted	Last comment from reviewer: The drive aisle must be a minimum of 24' wide, with or without parking.	C100	Kendall Story	Kendall Story	Yes
Last response: All drive aisle widths are called out on the site plan and are 24' wide when parking is provided. The drive connecting to the Volusia County property to the north does not have any parking along it, and is 20 ft wide.						
Retaining walls						
Please provide dimensions and elevations for all retaining walls.						
Planning	Not Accepted	Last comment from reviewer: The detail on sheet C300 says that the wall height	C100	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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varies. Please provide spot elevations at 5-foot increments.

Last response: Please see sheet C300, overall wall dimensions have been added.

NEW BUSINESS

1



City of DeLand
PSB24-150
DELAND TECH PARK
PD AMENDMENT



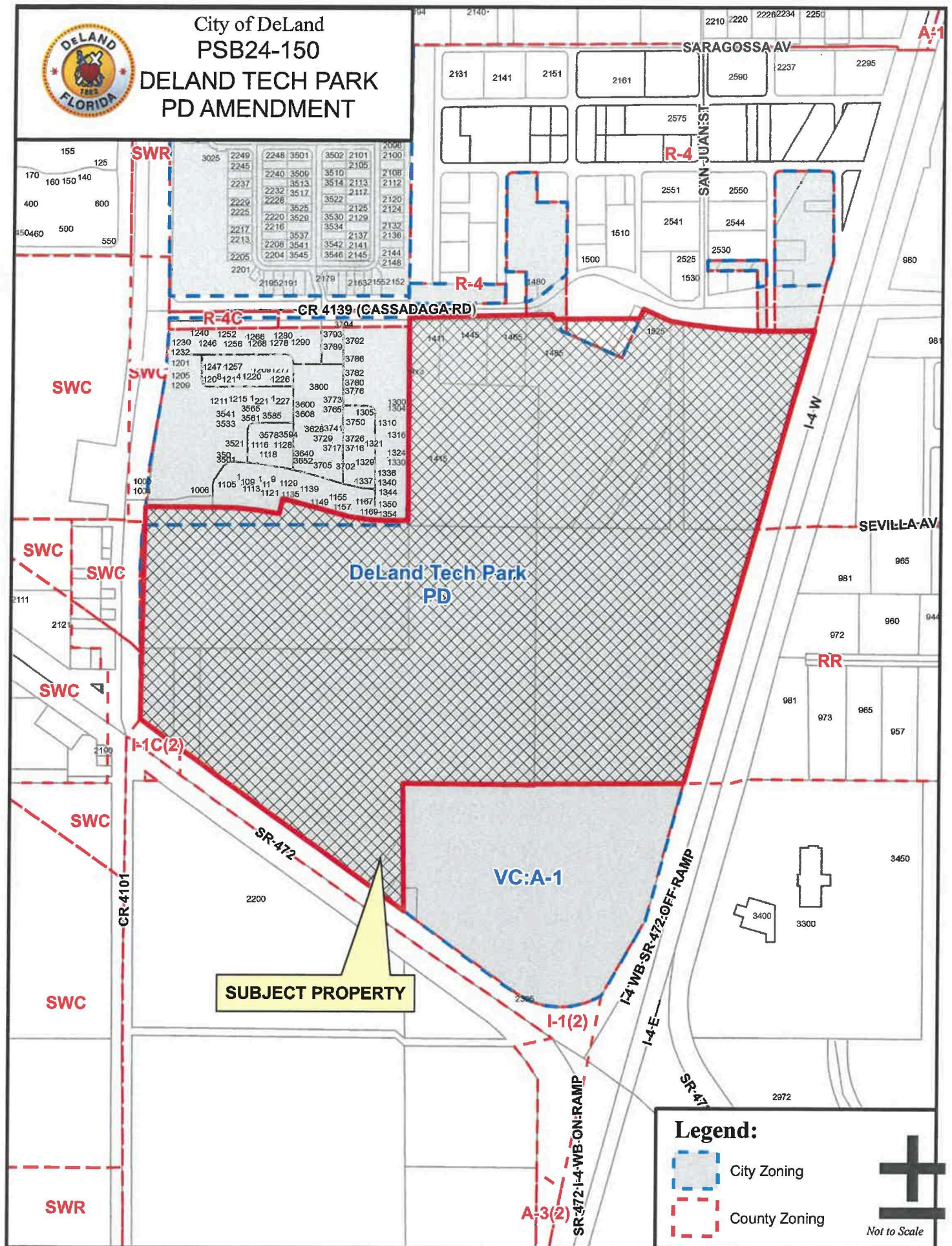
Legend:

- City Zoning
- County Zoning





City of DeLand
PSB24-150
DELAND TECH PARK
PD AMENDMENT



Issues for record PSB24-150**Job Address: 1445 CASSADAGA RD, DELAND FL 32724**

Job Description: Clearing and Mass Grading of the site and construction of four dry retention ponds. Construction of Kirk Drive and Pinehurst Drive as well as water, sanitary and stormwater utilities that will be constructed within the R/W of both of those roads. Landscaping, Irrigation and roadway lighting for Kirk Drive and Pinehurst Drive. Roadway connections at 472, Cassadaga Rd and MLK. Removal and replacement of the pumps at the Lift Station at The Yardly along with a new 6" forcemain that runs west to connect to the existing sanitary manhole on the east side of MLK at the Yardly's entrance.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Agency Permits Provide all other agency (FDOT, Volusia County, FDEP, SJRWMD, etc.) permits prior to the issuance of a City of DeLand Infrastructure Permit.	C0.0	Steven Danskine	Steven Danskine	Yes
ICPR vs Structure Tables						
Engineering	Draft	1. The warning stages of some of the structures is greater than the EOP listed for the same structure in the structure tables. 2. The Max Stage for D-22 is greater than the EOP listed for the same structure in the Structure Table which will allow for inlet bypass. Make modifications necessary to avoid inlet bypass, and review for this condition in other locations.	C7.0	Steven Danskine	Steven Danskine	Yes
ICPR Model vs Structure Table						
Engineering	Draft	Many of the pipe inverts listed in the ICPR Model do not match the Structure Table. Review for inconsistencies and correct as appropriate.	C5.8A	Steven Danskine	Steven Danskine	Yes
ICPR Model						
Engineering	Draft	The Drainage Report indicates that pipe links and nodes were developed directly from the plans, however it appears that numerous structures were relocated after the model was run as numerous pipe lengths and inverts are inconsistent between the two. Please revise for consistency.	C7.3	Steven Danskine	Steven Danskine	Yes
Structure Table						
Engineering	Draft	The structure table on this sheet does not include drainage structures D-07, D-08 and D-09.	C7.3	Steven Danskine	Steven Danskine	Yes
Sanitary Sewer						
Engineering	Draft	1. The invert of the pipe exiting S-7 is 0.18' above the pipe entering the structure from the north. Is this intentional?	C7.4	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Drainage Pipes & Structures						
Engineering	Draft	1. It appears that there may be a typo regarding the storm pipes connecting D-12, D-13, and MES-1. The pipes get smaller as they collect more runoff leading to Pond A.				
		2. The pipe entering Structure D12 is proposed to be 1.72' below the pipe exiting the structure. Is this intentional?				
		3. It appears that there may be a typo regarding the pipe upstream or downstream of D-11A. The pipe changes from 18" to 36" even though there is no additional inflow at this manhole, however D-10 and D-11 do provide additional flows with no increase in pipe diameter.	C7.4	Steven Danskine	Steven Danskine	Yes
		4. If MES-2 is intended to be 36" , grating will need to be installed to prevent animal intrusion.				
		5. The pipes upstream of D-11 collect runoff from approximately 1,300 feet of roadway and presumably lot drainage from adjacent parcels in the future yet the pipes remain 18" along this run. Is this intentional?				
Engineering	Draft	4:1 Max Slope Pond E is shown to have slopes that exceed 4:1 (H:V). The maximum allowed slope is 4:1.	C5.10	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Key Map It would be helpful to show the location of the roadway section detailed on the sheet on the Key Map.	C7.2	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	4:1 Maximum Slopes The maximum slope allowed by the City of DeLand is 4:1 (H:V). If grade transitions greater than 4:1 are necessary, provide other means such as retaining walls or landscape terracing.	C5.2	Steven Danskine	Steven Danskine	Yes
Site Drainage						
Engineering	Draft	1. Apparently individual lot drainage will be addressed at the time of each development. Provide a means to allow future connection to storm piping that will be installed with this phase. 2. Minimal grading shall be performed to allow the construction of the roads and infrastructure. Mass grading is generally not allowed within the City of DeLand. 3. The minimum slope allowed for lot grading is 1% in order to provide positive drainage.	C5.1	Steven Danskine	Steven Danskine	Yes
Contours						
Engineering	Draft	1. It appears that the symbology for the existing and proposed contours is reversed on the Plan vs the Legend. 2. Many of the proposed contours are jagged and frenetic. Constructing and inspecting the grading as shown will be nearly impossible.	C5.1	Steven Danskine	Steven Danskine	Yes
Areas to be Preserved						
Engineering	Draft	Provide the boundaries of the Areas to be Preserved on the Grading Sheets so that potential encroachments can be evaluated.	C5.0	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	Roadways Provide the width of the roadways.		Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Hydrants Provide location of all fire hydrants		Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	C4.0 This document has two Sheets C4.0. Please revise the numbering on this page.	PHASING PLAN	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees Label all Historic trees to be saved or removed as historic and show 1.5 times the dripline on the plan. This needs to be completed on this page and other pages in the plan that include historic trees.	L1.05	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	ROW Trees "Exhibit E" in the PD only shows trees being planted within the ROW along Kirk Dr from Pinehurst to SR 472. Please remove all other trees from the ROW.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Identify the Tree Protection Area(s) on the Plat.	PLAT2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Buffer Tree Specs The proposed buffer trees do not meet the minimum specification requirements for the buffers. The buffer canopy tree requirements are shown as DBH, and your plant schedule specs caliper.	L1.09	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Incomplete Worksheet The tree replacement worksheet needs to be completed. Once you have a complete tree survey, you will have the information needed to complete the worksheet.	Tree Protection Area Worksheet.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Incomplete Worksheet The Specimen Tree Worksheet needs to be completed. Once you have a complete tree survey, you will have the information needed to complete the worksheet.	Tree Protection Area Worksheet.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Incomplete Sheet The minimum Tree Coverage Worksheet will need to be filled out. Once you have a complete tree survey, you will have the information needed in order to complete the worksheet.	Tree Protection Area Worksheet.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Provided Your plan only provides 6.34 acres or 276,170sqft of tree protection area. 21.57 acres or	Tree Protection Area	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
939,589sqft is required. Your plan needs to include an additional 15.23 acres or 663,418sqft of Tree protection area.						
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.05	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.03	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.02	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation in ROW You are proposing planting trees and installing irrigation within the public right of way. The City will not accept trees or irrigation within the ROW.	L2.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Notes 2. Plant Materials note (a) - Add "and approval from the City Forester" to the end of the last sentence of the note.	L1.51	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail Add the City's Historic Tree Barricade Detail. It can be found on the City's website.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Replace (10) Tree Protection Fencing detail with the City's Tree Barricade Detail. The latest version can be found on the City's website.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Replacement Provided 1) Once the specifications are updated, your planting plan will provide 3,343" caliper of replacement (2,521" DBH). 2) Palms count as 136" (34 palms x 4"/palm). 3) QVH is the only tree shown of sufficient size to count towards mitigation required for historic tree removals. Historic removals require 100% DBH replacement and the minimum size replacement tree is 6" caliper and 17' height. Once the specs are updated for QVH, your plan will provide 915" DBH replacement towards the required historic tree mitigation.	L1.09	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Specs						
AF, MG, QV - 45 gallon container and 4' spread needs to be added to the specifications. 8' should be the minimum height to meet grade 1 standards for the calipers specified.						
Forestry	Draft	BC, DE - 45 gallon container and 2' spread needs to be added to the specifications. 8' should be the minimum height specified to meet grade 1 standards.	L1.09	Kit Dennis	Kit Dennis	Yes
QVH - 17' height, 10' spread, 200 gallon are the specs required to meet grade one standards for the specified caliper.						
Match Lines						
Forestry	Draft	The sheets mentioned for match lines on the west and south sides are wrong. The west should be sheet L1.01 and the south should be sheet L1.03.	L1.04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in ROW The City will not accept trees being planted within the public right of ways.	L1.04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in ROW The City will not accept trees being planted within the public right of ways.	L1.03	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in ROW The City will not accept trees being planted within the public right of ways.	L1.02	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in ROW The City will not accept trees being planted within the public right of ways.	L1.01	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey Required A complete tree survey of all protected trees 6" DBH and larger is required.	L0.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	TPA's Minimum Coverage A minimum of one tree per 2500sqft is required win Tree Protection Areas. I cannot determine if the requirement will be met until a complete tree survey of all protected trees 6" DBH and larger has been provided.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees and Irrigation in ROW You are proposing to plant trees and install irrigation within the right of ways that are to be public roadways owned and maintained by the City. The City will not accept trees to be planted or irrigation installed within the ROWs.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas Label the Tree Protection Areas.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Fencing Reword all references to "Tree Protection Fencing" to "Tree Barricade" to be consistent with the language in our code.	L0.60	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Zones Reword all references of "Tree Protection Zones" to "Tree Protection Areas" to be consistent with the language in our code.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	I. Tree Removals Note #5 Burning is not permitted. Please remove this note.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	F. Fertilization Fertilization is only recommended if a soil sample shows a deficiency.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	D. Clearing Note #3 Any method other than hand clearing will need approval from the City Forester. Please add that to the note.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	B. Tree Protection Fencing #11 No filling or cutting of grade is permitted within the Tree Protection Areas. Please remove this note.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	B. Tree Protection Fencing #5 Add "and City Forester" to the end of #5.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Mitigation Specifications - A. General #10 No grading or filling is allowed in the area required for protecting existing trees that are shown to remain. This note should be removed from the plan, or the plan should identify the specific trees that will be impacted by grade changes and will require a tree well.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Details Replace the "Tree Protection Fencing" detail with the City's Tree Barricade Detail. The most recent version can be found on the City's website. You will also need to add the City's Historic Tree Barricade Detail to the plans.	L0.60	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Oak Sand Post Sand Post Oak does not have a historic designation. However, I have noticed several trees on this chart that do not match the species and size reported by the arborist that conducted the survey in November 2022. Correct the information in the chart to be consistent with the findings of the arborist. Mitigation calculations cannot be completed until the correct information is provided.	L0.59	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Table The information provided in your tree table does not match the information in your tree survey from November 2022. Many of the tree species do not match what the arborist had reported.	L0.59	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Calculation Table The PD does not exempt the site from replacement of historic tree removals. After the tree data has been revised, historic tree mitigation will be 100% DBH replacement for all historic removals. The minimum size replacement tree for historic mitigation is 6" caliper.	L0.59	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
17' height. Mitigation calculations cannot be completed until the information show in the plan matches the information provided in your tree survey dated November 2022.						
Forestry	Draft	Tree Protection Areas Label all Tree Protection Areas as "Tree Protection Area" and provide the square footage or acreage of each area. This will need to happen on all sheets that show Tree Protection Areas.	L0.56	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricades Historic tree barricades need to be identified and added to the legend. This will need to happen on all sheets that have historic trees that are being preserved.	L0.55	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Area Required for Protecting Existing Trees to Remain It doesn't appear that you are providing enough protection area for the trees along the southern edged of the protection area. The dripline or 10', whichever's greater, is required to be protected for trees that are being preserved. 1.5 times the dripline is required to be protected for historic trees.	L0.55	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Fencing Relabel the Tree Protection Fencing as "Tree Barricade." This will need to be done on sheets throughout the plan.	L0.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas Label the Tree Protection Areas.	L0.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Grading vs Trees to Remain You appear to be proposing grade changes within 10' of existing trees that are to remain. No grading within the area required to protect the trees is permitted.	C5.6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Grading vs Historic Trees You appear to be proposing grade changes within the 1.5 times the dripline of historic trees that are to remain. No grade changes are permitted within protection area of historic trees.	C5.6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Missing Trees There are several trees missing from this sheet, including at least two historic trees in the NE corner. Please make sure sheets are consistent throughout the plan.	C5.6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Missing Trees There appear to be several trees that are missing from this sheet, including at least one historic tree. Please make sure sheets are consistent throughout the plan.	C5.5	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Grading Near Historic Tree You appear to be proposing grade changes within the protection area required for preserving historic trees. 1.5 times the dripline must be protected for historic trees. There are several other trees on this sheet that are being shown as preserved but show grade changes up to the tree.	C5.5	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Grading Near Existing Trees to be Preserved You appear to be proposing grade changes within the area needed to protect existing trees that are to remain. Grade changes are not permitted within Tree Protection Areas if there are existing trees that are being preserved.	C5.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas Show the Tree Protection Areas.	C4.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Locations Show the locations of the Tree Barricades and add it to the legend on sheets C3.0 - C3.8.	C3.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail Add the City's Historic Tree Barricade Detail. It can be found on the City's website.	C2.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Detail Replace the Tree Protection Detail with the City's Tree Barricade Detail. The most recent version can be found on the City's website.	C2.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees and Vegetation 1) Note 1- Edit the last sentence of note 1 to state that all trees that are to remain shall be protected by tree barricades. The detail will need to be updated to the City's typical tree barricade detail. The detail can be found on the City's website. 2) Notes 3 & 4- Remove or update Notes 3 & 4 as they reference Orlando.	C1.0	Kit Dennis	Mariellen Calabro	Yes
Forestry	Draft	Earthwork/Paving/Demucking Procedures Add a note stating that silt fence and tree barricades will need to be installed prior to any land disturbance.	C1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Mitigation Sheets Add the Overall Tree Mitigation Plan, Tree Mitigation Calculations, and Tree Mitigation Specifications sheets to the Sheet List Table.	C0.0	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Tracts on Final Plat All rights-of-way, ponds, landscape buffers and tree protection areas must be in individual tracts. The total acreage of the tracts should be consistent with the preliminary plat and the surveys. (146.97 acres)	PLAT2	Kendall Story	Kendall Story	Yes
Planning	Draft	Tracts - buffers & ponds All landscape buffers and ponds must be in their own tracts. Please create tracts for these items and provide all dimensions and area. The site data table will need to be updated accordingly. Right-of-way should also be included in the site data table. Provide the widths of the rights-of-way on this sheet.	C4.0	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Request to Plat Yardly Staff is requesting that the Yardly project be included when doing the final plat.		Kendall Story	Kendall Story	Yes
Planning	Draft	Grading in buffers Please provide a revegetation plan for any grading being done in the buffers.	C5.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Acreage The amended PD (not yet approved) totals 146.97 acres. Please recalculate your acreage to be consistent with the most updated concept plan/development agreement.	C4.0	Kendall Story	Kendall Story	Yes
Planning	Draft	Phasing Plan The city does not support mass grading of the site. Tract D should remain undisturbed until construction starts on the industrial sites. Please provide a clear phasing plan.	PHASING PLAN	Kendall Story	Kendall Story	Yes
Planning	Draft	Type D adjacent to SR 472 Type D buffer is required where adjacent to SR 472 (arterial road). The minimum width required is 30'-60', depending on plant material.	L1.02	Kendall Story	Kendall Story	Yes
Planning	Draft	Emerging Gateway Dr. MLK Jr. Blwy is in the Emerging Gateway overlay and requires a 40' wide landscape buffer. 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 "D" along the overlay street frontage. Please revise.	L1.00	Kendall Story	Kendall Story	Yes
Planning	Draft	Caliper to dbh The code calculates the tree size requirements using dbh. Please provide the inches in dbh. (FYI: Type C 25' wide buffer requires that the canopy trees are a minimum of 4" dbh)	L1.09	Kendall Story	Kendall Story	Yes
Planning	Draft	Tree Protection Area Section Please provide the TPA acreage like the other sheets. (see plan markups)	L0.56	Kendall Story	Kendall Story	Yes
Planning	Draft	Primary Landmark Sign Per sheet L1.05 of the PD agreement, there should be a landmark sign at the southern entrance of Kirk Drive from SR 472. I do not see it called out in these plans or the landscape plans. When will this be installed and are you accounting for the placement of the sign when designing the road?	C5.3	Kendall Story	Kendall Story	Yes
Planning	Draft	Tree Types These are the same tree type. Why are there two symbols?	L1.03	Kendall Story	Kendall Story	Yes
Utilities	Draft	Connections Show water and reclaim connections and master meters.	C7.5	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Reclaim 12" line not showing connection to any county line. Size maybe able to reduce	C7.3	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
south from north intersection to a smaller line just for landscaping.						
Utilities	Draft	Water Meter Need to add master meter to this location.	C7.3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Valves and Fittings Need to call out valves and fittings on all utility plan sheets.	C7.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Hydrants Please call out hydrant locations on all plan sheets for utilities.	C7.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Services Need to show water, sewer, and reclaim connection locations on all plan sheets.	C7.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Volusia County Utility Connection Please add a page showing the Volusia County water, sewer, and reclaim connection at all this entrance. Each of those connections will need to be coordinated with Volusia County and a master meter installed.	C7.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility ownership This will be confirmed and placed in the utility service agreement.	C1.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	TV Inspection City require that the TV inspection is provided on a Thumb Drive with paperwork backup.	C1.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Locate Tape City of DeLand require locate balls instead of locate tape.	C1.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sanitary System Note #6 Replace Volusia County with DeLand.	C1.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	DeLand Volusia County will provide main line connection only through master meters. DeLand will own piping after master meters and require individual metered connections to proposed facilities. Please add City of DeLand, 1101 S. Amelia Ave., DeLand FL 32724, Contact Jim Ailes 386-626-7250	C0.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Interior Roads Will they be private or city owned?	C0.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	USA The project will require a utility service agreement.	C0.0	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

2

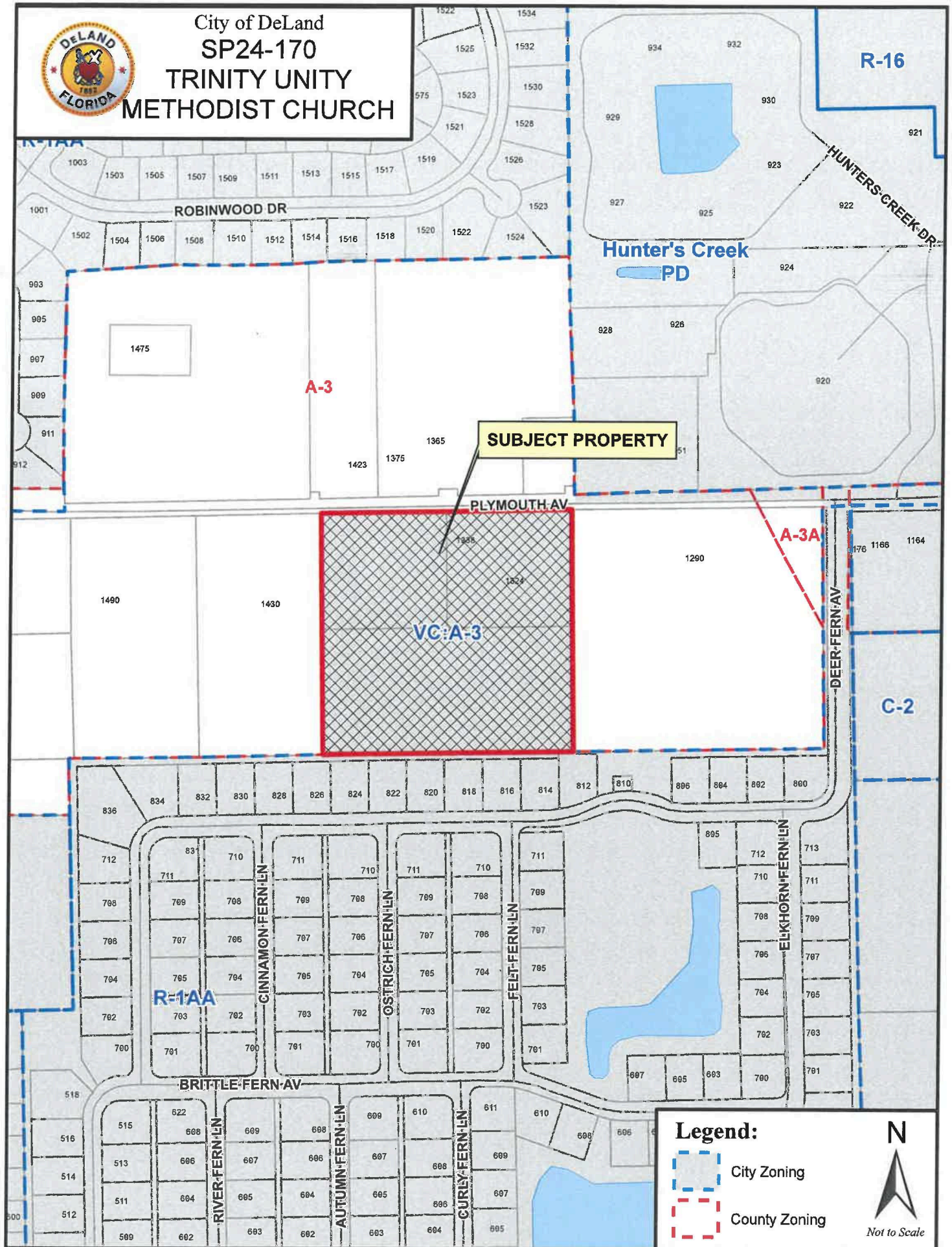


City of DeLand
SP24-170
TRINITY UNIT
METHODIST CHURCH





City of DeLand
SP24-170
TRINITY UNIT
METHODIST CHURCH



Issues for record SP24-170**Job Address: 1338 W PLYMOUTH AV, DELAND FL 32720**

Job Description: PROPOSE THE DEVELOPMENT OF A CHURCH SITE IMPROVEMENTS CONSISTING OF PAVING, SITE GRADING, DRAINAGE, UTILITIES, AND LANDSCAPING. THE TOTAL PROJECT SITE CONSISTS OF 9.51 ACRES AND PROPOSES A SINGLE STORY CHURCH BUILDING (NO SCHOOL), A COVERED PAVILLION OR RECREATION AREA, AND SPACE FOR A FUTURE PARK / PLAYGROUND.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
FDOT Indices						
Engineering	Draft	The General Construction Notes indicate that all construction shall be in conformance with the 2023-24 Standards, but some of the indices shown are the 2022-23 versions.	18	Steven Danskine	Steven Danskine	Yes
Plymouth Ave Right of Way						
Engineering	Draft	West Plymouth Avenue is under Volusia County Maintenance. A Volusia County Right of Way Permit shall be required prior to issuance of a DeLand Infrastructure Permit.	02	Steven Danskine	Steven Danskine	Yes
Tc Calcs						
Engineering	Draft	1. The Tc input into ICPR for Basin Pre-1 is inconsistent with the calculations provided. 2. No Time of Concentration calculations were provided for the Post-Development condition.	Stormwater Report - Trinity UMC - 8.8.24.pdf	Steven Danskine	Steven Danskine	Yes
General Drainage Notes						
Engineering	Draft	Note 3 of the General Drainage Notes indicates that all storm pipe shall be HDPE, however the plans indicate RCP. Please clarify.	07	Steven Danskine	Steven Danskine	Yes
Stormwater System Maintenance Notes						
Engineering	Draft	A number of the items on the maintenance schedule do not apply to the items included in this design. Please tailor the instructions to the project at hand.	07	Steven Danskine	Steven Danskine	Yes
Roof Drains						
Engineering	Draft	Provide roof drains as appropriate to collect and route runoff to the stormwater treatment ponds.	07	Steven Danskine	Steven Danskine	Yes
Stormwater Legend						
Engineering	Draft	Numerous items in the Stormwater Legend are not depicted on the plan and reference sheets that are not included in the plan set.	07	Steven Danskine	Steven Danskine	Yes
MES Inverts						
Engineering	Draft	The Mitered End Sections are proposed to be 1' below the pond bottom and only 0.4' above the SHGWT. This design is problematic in that sediment buildup will require	07	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
frequent and regular maintenance that is uncommonly performed which will likely result in insufficient drainage and stormwater backing up into the parking lot.						
Engineering	Draft	Show Underground Piping One of the primary purposes of cross sections is to more easily evaluate underground piping in relation to each other and the ground surface, etc. Please provide underground piping in the cross sections as appropriate.	09	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Handicapped Signs The proposed location for the handicapped parking signs does not provide any means of protecting them from impact.	06	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Callouts 1. I am unable to locate any callouts for the F1 Curb Transition to Ribbon Curb. 2. Keynote 6 indicates that the 18" Gutter Bypass detail is located on Sheet No. 15. I am unable to locate this detail on Sheet No. 15.	06	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pipe Slope With the invert elevations given, along with the pipe length listed, the 8" PVC connecting S-06 and the Lift Station, the slope does not equal 0.51%. Please review for other inconsistencies.	13	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Curb Details 1. The "F1" Curb Transition to Flat Detail appears to be a series of dimensions, lines, and trapezoids that are disconnected from any meaningful information. 2. The FDOT F Curb Detail (Index 520-001 Sheet 2 of 3) on Sheet 18, which the Type "F1" Spillout Curb Detail appears to try and emulate, stipulates that the lip of the curb shall be no less than 6" thick. Which option does the engineer intend to have constructed?	15	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Hydrants 1. Provide locations of any other fire hydrant within 500 feet of building. 2. An additional fire hydrant will be needed on the site.	13	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Numbers Please number the trees on the plan and number the trees in the spreadsheets to match. It appears you may be calculating trees on neighboring properties.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage Requirements The minimum coverage requirements for this 9.51-acre site are 166 trees and 966" DBH. I cannot determine if minimum coverage will be met until the tree data has been revised and a landscape plan is provided.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in Retention Pond You are proposing to preserve trees that are being graded around for the construction of	08	Kit Dennis	Kit Dennis	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

the retention ponds. No grade changes are permitted within the required protection area of these trees.

Forestry	Draft	Irrigation Plan An irrigation plan needs to be provided.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Plan A landscape plan needs to be provided.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Legend Relabel "Tree Preservation Area" as "Tree Protection Area" to be consistent with the language in our code.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area/Stormwater Retention Stormwater systems cannot be used as TPA because they require maintenance. You will need to remove the northern most TPA and adjust the TPA calculation.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees in Tree Protection Areas There aren't any trees shown in several of the TPA's. One tree per 2500 sqft is required.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Southern Tree Protection Area The Tree protection area shown along the southern edge of the pond does not appear to meet the required width. 30' is the minimum width for TPA's where existing trees are to remain. (20' if the TPA is being planted.)	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Western Buffer/Tree Protection Area The Tree Protection Area shown on the west side of the property does not meet the width requirements. Tree Protection Areas must be a minimum of 30' where existing trees are to remain and 20' if the protection area is being planted.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail If the site contains historic trees that are to be preserved, you will need to add the City's Historic Tree Barricade Detail to the plan. It can be found on the City's website. *Note* The 25" DBH Live Oak (historic) was determined to actually be a 36" DBH Laurel Oak (non historic).	05	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Update the Tree Barricade Detail with the latest version. It can be found on the City's website.	05	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Grade Changes vs Preserved Trees You are proposing grade changes within the area required for preservation of trees that are shown as being preserved. The dipline or 10', whichever's greater, is required to be protected for existing trees that are to remain. 1.5 times the dipline must be preserved for historic tree that are to remain. You will need to adjust your grading plan or consider removing the impacted trees.	07	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Mitigation Calculations Mitigation for removed trees cannot be determined until the information provided has been updated.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specimen Tree Replacement Live Oaks 10" DBH to 24" DBH are specimen trees. Replacement for these trees is 50% DBH. You will need to adjust your replacement calculations.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Camphor Trees Camphor trees are invasive and not protected. Remove Camphor from your calculations.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	25" Live Oak A site visit identified the 25" Live Oak (historic) that is shown as being preserved as a 36" Laurel Oak in poor condition. You will need to properly identify this tree and may want to consider removal.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricades Show the locations of the tree barricades. Be sure to label them as well. All trees that are to remain need to be protected by tree barricades. The area needed for protection is the dripline or 10', whichever's greater, for all protected trees, and 1.5 times the dripline for historic trees.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Palms Add the palms to your Trees Remaining and Trees Removed tables. Palms must be included in your calculations.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Worksheets Please complete the tree worksheets. They can be found on the City's website.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Demolition Note 6 Add "and tree barricades" between the words "devices" and "shall".	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Preservation Note 3 Modify note 3 to state that Live Oak trees 25" DBH or greater are historic trees.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Erosion Control Note 2 Add "and tree barricades" after "erosion control devices" in note 2.	04	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Photometric plan Provide a photometric plan of the site - adhering to LDR Sec. 33-94.03(g)		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Additional windows - North Incorporate additional windows or architectural features/elements on the North façade. - Buildings shall have consistent window expression visible from the street. A punched window expression is encouraged. Large expansions of glass or glass curtain walls above the first floor are prohibited within the historic design or downtown support districts		Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		as being inconsistent with the character of the existing buildings. (LDR Sec. 33-94.03(b)(4)(i))				
		Windows (real or false) shall be placed along at least 30 percent of any facade length that is visible from a public right-of-way. Windows shall be recessed or shall project at least one-half inch and shall include prominent sills, shutters, cementitious material reliefs or other such forms of framing. (LDR Sec. 33-94.03(b)(6)(h))				
Planning	Draft	Landscape - East Ensure the east elevation has landscaping along the building. - Blank wall areas shall incorporate the use of landscaping to break up the monolithic and monotonous appearance of such areas. Blank wall areas shall not exceed 20 feet in vertical direction or 20 feet in horizontal direction of any building facade unless the use of landscaping or other appropriate artwork, as an alternative to the inclusion of wall area architectural design elements, is approved during the plan review and approval process. (LDR Sec. 33-94.03(b)(4)(h))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Landscape entryway Incorporate entryway landscaping on the landscape plan - Entryway design shall incorporate landscaping, landscaping planters or wing walls with landscaped areas. ((LDR Sec. 33-94.03(b)(4)(a)(3))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Hardscape entryway Consider adding hardscape feature for the entryway. - Entryway design, except in industrial zoned districts, shall incorporate hardscape features such as low walls, decorative paving, water features and the like. (LDR Sec. 33-94.03(b)(4)(a)(2))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Mechanical Equipment Revise site plan to show where building mechanical equipment, service, delivery, and work areas, are proposed and they shall be visually screened from pedestrian areas and from public view. These areas shall be located as far as reasonably possible from adjoining residential uses. Vertical lift and overhead garage type doors should not be located on principal facades abutting public rights-of-way. (LDR Sec. 33-94.03(a)(4))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Lighting/photometric plan Provide exterior lighting scheme, lighting photometric design, fences and walls, landscaping, site furnishings, building landscaping design, specified pedestrian access paving and/or marking details and building signage. (LDR Sec. 33-94.02(c)(2))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Structure What structure is this? Please label and provide dimensions and callout the building separation between buildings.	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Construction Plans Provide construction plans for all the proposed buildings/structures (LDR Sec. 33-132.10(a)(1)(e))		Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Sidewalk/pavement lengths Revise site plan to show the dimensions of all sidewalks and pavement (LDR Sec. 33-132.10(a)(1)(d))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Phase lines Revise site plan to show development phase lines (if any, such as the future park and stabilized parking area) (LDR Sec. 33-132.10(d)(17))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Fire lanes Revise site plan to show proposed or required fire lanes to be provided. (LDR Sec. 33-132.10(d)(15))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Stabilized Parking Concept plan showed stabilized parking to the left. Is this still proposed, if so, show on the plan where it is proposed and all access points/parking spaces.	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Landscape Plan Provide a landscape plan with detailed plant list & location of all proposed plantings. (LDR Sec. 33-132.10(d)(32))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Common areas Revise site plan to show the designated common areas. (LDR Sec. 33-132.10(d)(3)(j))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Loading areas Revise site plan to show Designated loading and service areas. (if applicable) (LDR Sec. 33-132.10(d)(3)(e))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Buffers Revise site plan to show any proposed or required screening or buffering mechanism, including walls, hedges and/or fences. (LDR Sec. 33-132.10(d)(3)(k))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Dumpsters, signs, trash compactor, etc. Revise site plan to show location of all proposed structures to be located within the vehicular use area, including signs, dumpsters, trash compactors, etc. (LDR Sec. 33-132.10(d)(3)(g))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Bike racks Revise site plan to show bicycle parking, number and placement of racks. (if applicable) (LDR Sec. 33-132.10(d)(3)(d))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building Dimensions Revise site plan to show dimensions of all existing and proposed structures indicating all access points, gross and net floor area (per section 33-91.01(c)(3.)) per floor per building, building height. (LDR Sec. 33-132.10(d)(3)(a))	06	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Buffers The plan and buffer table do not match. The north buffer is to be 40-ft (D), east & west 15ft (B) and south 20-ft (C).	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Signage Is signage proposed? If so, provide the location on the site plan - Sign plans, including the location of signs on the site; dimensions of all signs, including maximum square footage, height and width; and distance from the ground to the bottom of the sign display area (including borders). (LDR Sec. 33-132.10(a)(2)(f))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Driveway lengths Revise site plan to show length of proposed driveways (LDR Sec. 33-132.10(a)(2)(b))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building/Structure dimensions Revise site plan to show the dimensions of all buildings, structures, sidewalks & pavement (LDR Sec. 33-132.10(a)(1)(d))	06	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Rear buffer As a condition of rezoning and special exception approval - Increase the rear buffer to buffer type "C" of at least 20-ft due to abutting residential uses (LDR Sec. 33-92.02 (b)) *The table shows the correct information, but the plan does not.*	06	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Reclaim Details Need to add reclaim details to plan sheets.	16	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Public Works Change to Utilities	13	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Well Abandon	13	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Easement Show proof of easement on Delaney Reserve and HOA Tract H.	13	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Demolition of Well Demo well to allow for connection to reuse water on Plymouth Ave.	04	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Irrigation Reclaim is available on Plymouth Ave and shall be used instead of a potable well.	03	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Agreements This project will require a Utility Service Agreement and Fair Share Agreement.	01	Jim Ailes	Jim Ailes	Yes

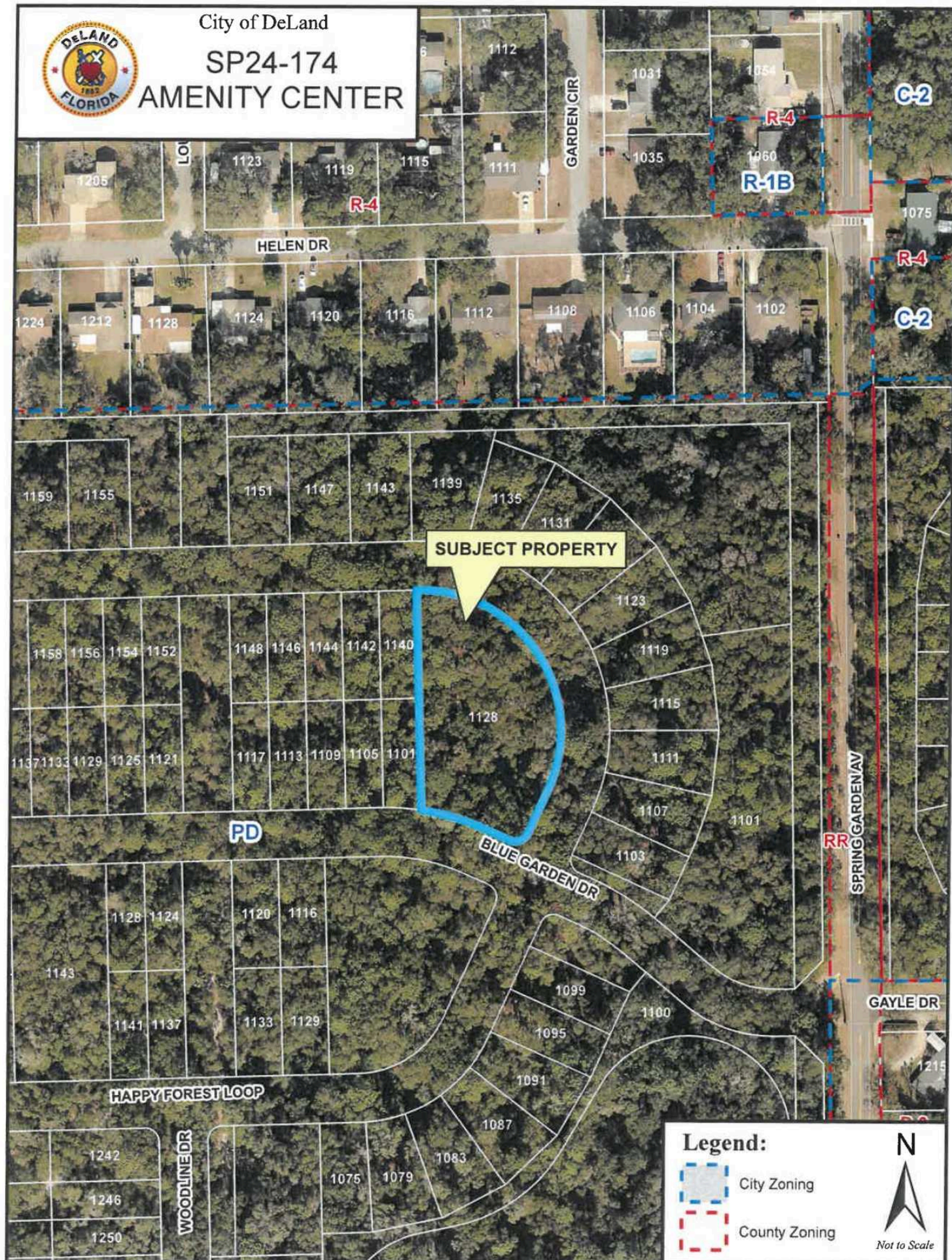
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Utility Details These are not the correct City Details; the current details are dated 11/7/23 and are found on the City of DeLand website	14	Scott Zender	Scott Zender	Yes
Utilities	Draft	Second Tap City will require that the potable be a separate tap and can not come off the fire line.	13	Scott Zender	Scott Zender	Yes

NEW BUSINESS

3

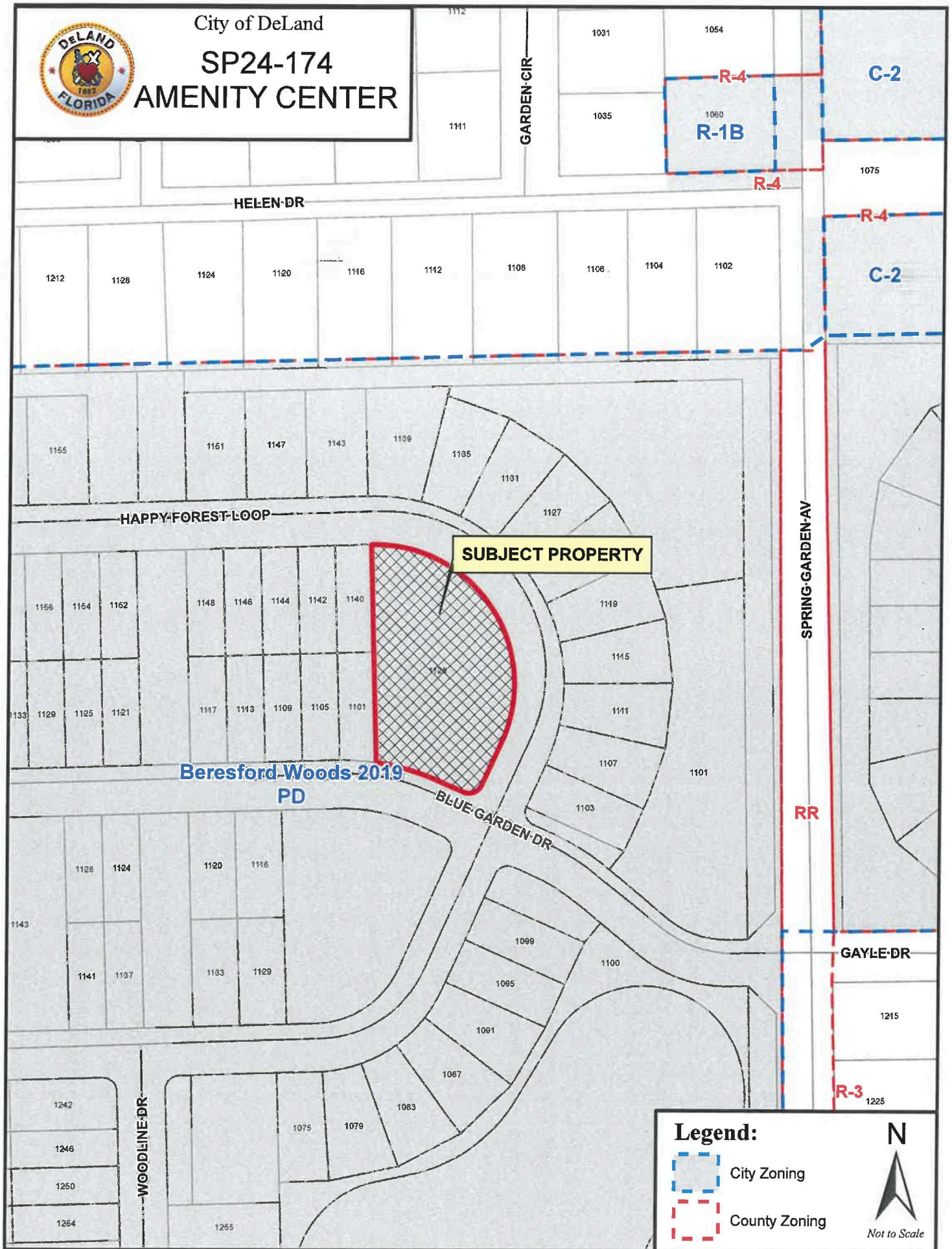


City of DeLand
SP24-174
AMENITY CENTER





City of DeLand
SP24-174
AMENITY CENTER



Issues for record SP24-174**Job Address: 1128 HAPPY FOREST LOOP, DELAND FL 32720****Job Description: Class II Site Plan. Sitework needed to support amenity construction.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Construction plans Plan says refer to construction plans but none were provided. Consider submitting approved plans from Beresford Wood plat that address the requested information in comments.	1 OF 1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	ADA A description of the development's handicapped accessibility. Refer to the current edition of the Florida Accessibility Code. (LDR Sec. 33-132.10(d)(30))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Easements Revise site plan to show existing and proposed easements for public facilities. (LDR Sec. 33-132.10(d)(19))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building construction type Pool cabana is required per Planned Development (PD) - Revise site plan to show the building construction type and type of roof covering (LDR Sec. 33-132.10(d)(9))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Screening/buffer Mechanical/pool equipment requires screening - Revise site plan to show any proposed or required screening or buffering mechanism, including walls, hedges and/or fences. (LDR Sec. 33-132.10(d)(3)(k))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Dimensions Revise site plan to show dimensions of all features on the site must be indicated, including but not limited to setbacks, building separation, driveway and street widths, etc. (LDR Sec. 33-132.10(d)(3)(i))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Total area of site Revise site plan to show total area of site with percentages allocated to buildings, paving, impervious area and open space. (LDR Sec. 33-132.10(d)(3)(h))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Proposed Structures Revise site plan to show location of all proposed structures to be located within the vehicular use area, including signs, dumpsters, etc. (LDR Sec. 33-132.10(d)(3)(g))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Typical Detail Revise site plan to show a typical detail of a parking space with the number of spaces indicated in specific areas. (LDR Sec. 33-132.10(d)(3)(f))		Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Bike parking Revise site plan to show bicycle parking, number and placement of racks. (LDR Sec. 33-132.10(d)(3)(d))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Vehicular and pedestrian accessways Are you proposing on-site or off-site parking? - Revise site plan to show all existing and proposed vehicular and pedestrian accessways with dimensions including accessible routes to comply with the Florida Accessibility Code. (LDR Sec. 33-132.10(d)(3)(b))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pool Cabana Design Ensure the design of the pool cabana and all structures are compatible with the established neighborhood design/architectural elements.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Location and dimensions Revise site plan to show location and dimensions of all existing and proposed structures indicating all access points, gross and net floor area (per section 33-91.01(c)3.) per floor per building, building height. (LDR Sec. 33-132.10(d)(3)(a))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Location Map Provide a location map with a boundary survey, signed and sealed by certified surveyor, showing all existing and proposed easements, emergency accessways, other cross-access easement agreements, and rights-of-way. (LDR Sec. 33-132.10(d)(1))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Front Coversheet Provide a front cover sheet that complies with LDR Sec. 33-132.10(c)(3)		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Survey Provide a survey of the property/tract - showing the linear dimensions and size of parcel (LDR Sec. 33-132.10 (a)(2)(g))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Signage Is signage proposed? If so, provide the location on the site plan (LDR Sec. 33-132.10 (a)(2)(f))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Setbacks/Height Revise site plan to show the setbacks & height for all buildings/structures on all sides of the property (LDR Sec. 33-132.10 (a)(2)(a))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Construction Plans Provide construction plans for all the proposed buildings/structures (LDR Sec. 33-132.10 (a)(1)(e))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Project Narrative Provide a project narrative (LDR Sec. 33-132.10(a)(1)(b))		Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Location/dimensions/details of site The landscape plan provides more detail than the overall site plan - Revise the site plan to include locations, dimensions and details of all buildings, structures, sidewalks, and pavement. (LDR Sec. 33-132.10 (a)(1)(d))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pool Cabana Community center needs to include a pool cabana - show on the site plan (Ord. No. 2019-37 - Beresford Woods 2019 PD - page 8)		Emily Ragusa	Emily Ragusa	Yes

NEW BUSINESS

4



City of DeLand
CSB24-175
5 SFR LOTS

SUBJECT PROPERTY

R-1B

R-12

MCDONALD AV

MICHIGAN AV

GROVE ST

OHIO AV

R-1A

Legend:

-  City Zoning
-  County Zoning

N





City of DeLand
CSB24-175
5 SFR LOTS

SUBJECT PROPERTY

MICHIGAN AV

R-1B

R-12

MCDONALD AV

GROVE ST

OHIO AV

R-1A

Legend:



City Zoning

County Zoning

N



Issues for record CSB24-175**Job Address: 335 N MCDONALD AV, DELAND FL 32724****Job Description: taking 3 residential lots and making 5 conforming single family residential lots**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Clearing FYI - No clearing of the property will be allowed until the final plat is approved.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Utilities Show the location of all available utilities (i.e. electric, natural gas, city water, city sewer, or use lines, cable)		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Vicinity map Provide a vicinity map showing location of the site relative to the entire city limits for better context.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Survey date Include the date of survey and plat preparation.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Information Unless there is a specific purpose for it, remove the lot information for the block north of the site, (lots 1-12 Block "B") and enlarge the site in question to make it more legible.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street name - Ohio On the plat sheet add the street name and r.o.w. width information for Ohio Ave. consistent with the other streets.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Lot acreages Include information somewhere (a table perhaps) about the acreage of each of the lots created by the replat.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Deed restrictions Verify any deed restrictions and/or protective covenants proposed for the development of this property for the record.		Belinda Collins	Belinda Collins	Yes

NEW BUSINESS

5



City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD



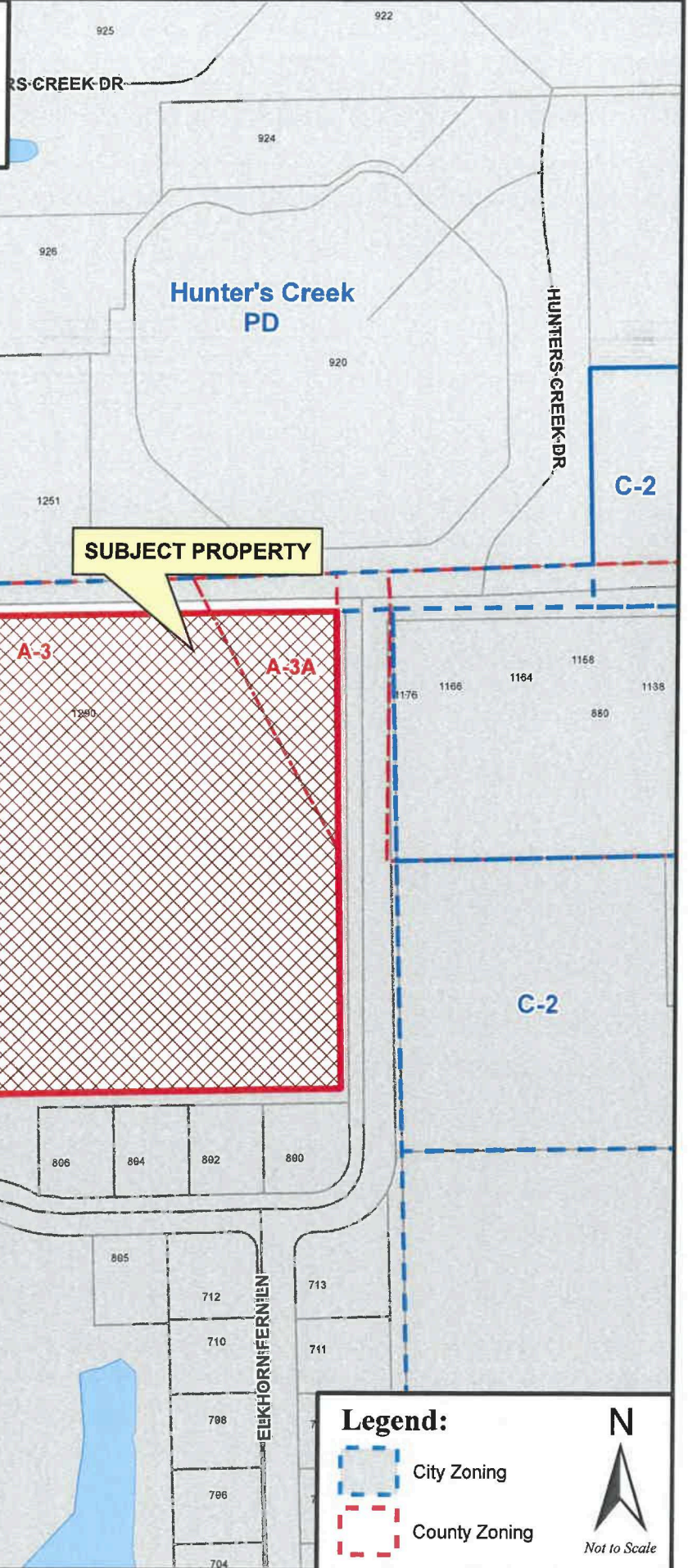
Legend:

-  City Zoning
-  County Zoning





City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD



SUBJECT PROPERTY

Legend:

 City Zoning

 County Zoning

 N

Not to Scale

Issues for record Z24-179
Job Address: 1290 W PLYMOUTH AV, DELAND FL 32720
Job Description: PUD for a residential townhome project.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	100yr/24hr Storm Retention Section L. Per City Commission Resolution, developments such as this are required to retain the 100yr/24hr storm event without discharge.	PD Agreement with exhibits (8-19-2024).pdf	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Dead End A turn around may be needed for dead end road	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Access An additional entrance or emergency access entry will be required.	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	NE Tree Protection Area The tree protection area shown along the NE side of the site does not appear to be 30' in width. If you plan on preserving existing trees in this area, it will need to be a minimum width of 30'.	PD Agreement with exhibits (8-19-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	SW Tree Protection Area The survey shows a 30' x 120' utility easement in the area that is shown to be a tree protection area. The utility easement will need to be removed from the tree protection area. The 3,600 sqft lost to the utility easement will need to be provided elsewhere.	PD Agreement with exhibits (8-19-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Areas Relabel the "Tree Conservation" areas as "Tree Protection" areas.	PD Agreement with exhibits (8-19-2024).pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Elevations Elevations - please provide at least 3 different building designs, each with varied roof lines.		Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Dark Sky Please add "Dark Sky" lighting standards to the PD	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Model homes/temp. office You may want to allow model homes/ temp. office prior to plat approval.	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Platting Site plan approval is not required for platting.	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Section 33-32.02 The following designs are considered when judging internal compatibility. This is not an exhaustive list, but a list that captures areas that appear to be lacking in their design. A full list can be found in section 33-32.02: a. Streetscape b. Open space; plazas; recreational and common areas c. Landscaping d. The treatment of pedestrian ways e. Focal points and vistas f. Topography and use of natural features g. Traffic/ped circulation h. Variety of building setbacks, space between buildings i. Variety of building groupings, buildings sizes and styles – roofline variety j. Variety and design of dwelling type *Please describe how these are being provided/met with this PD*						
Planning	Draft	Flexibility for Exceptional Design 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. Only 15% TPA is shown. Above average open space and amenities should be provided.		Kendall Story	Kendall Story	Yes
Planning	Draft	Conceptual Drainage Plan A conceptual drainage plan is required as part of the PD submittal		Kendall Story	Kendall Story	Yes

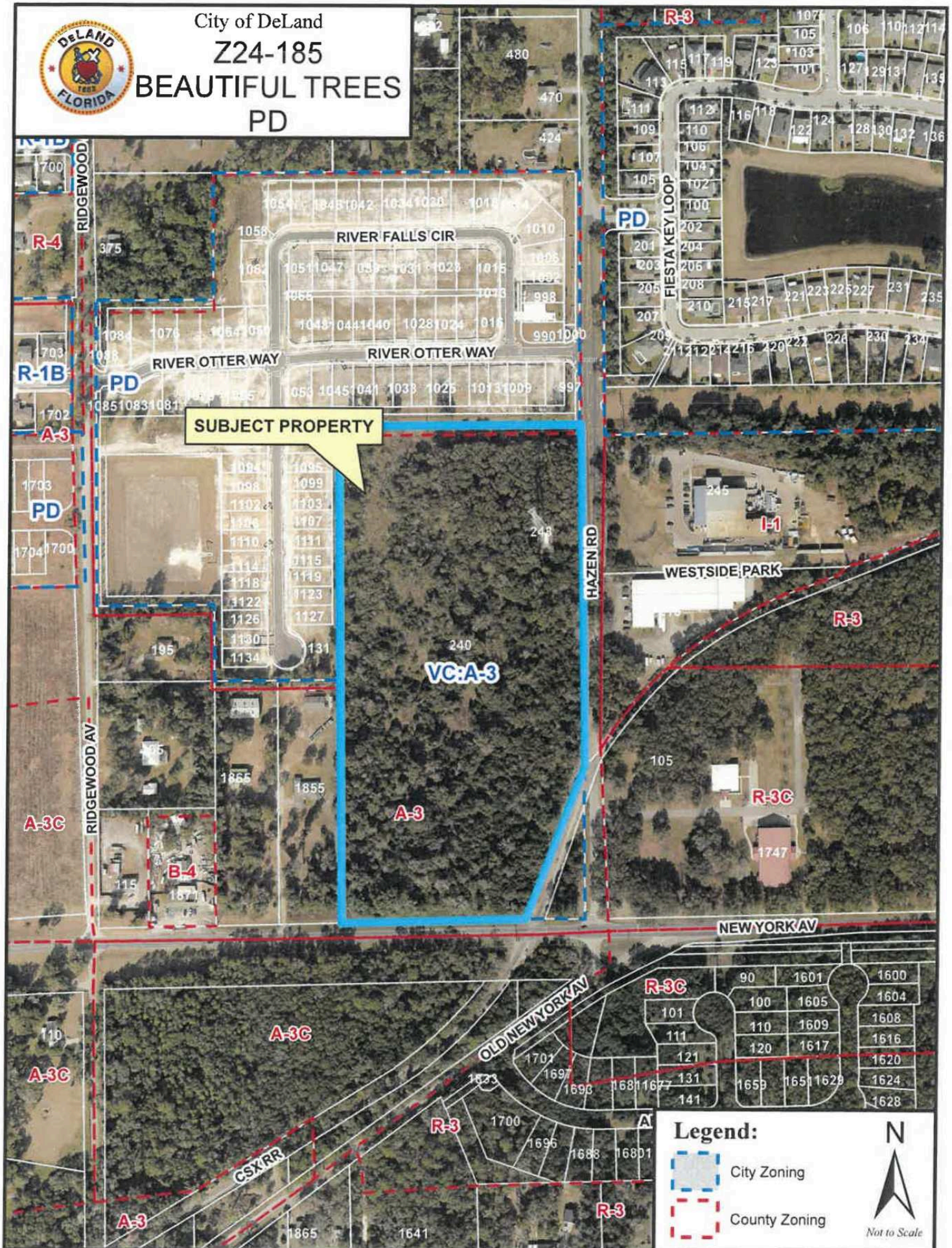
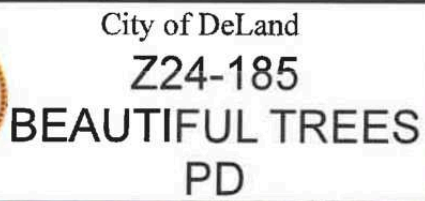
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Pedestrian Plan A plan for pedestrian and bike circulation is required as part of the PD submittal		Kendall Story	Kendall Story	Yes
Planning	Draft	PD Zoning PDs are a negotiated zoning district. How are the deviations from the code being compensated?		Kendall Story	Kendall Story	Yes
Planning	Draft	Covenants Covenants are required as part of the submittal, but have not been provided.		Kendall Story	Kendall Story	Yes
Planning	Draft	School Concurrency School concurrency app has not been provided.		Kendall Story	Kendall Story	Yes
Planning	Draft	Deer Fern Ave. Have you explored using Deer Fern Ave. as an access point?	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Rear-to-rear Note the rear-to-rear dimension between the center units	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Visitor Parking Show where the visitor parking will be located (generally). On street?	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Landscape Note The note under the landscape buffer standards states that Type C indicates a Conditional Use per 33-17 zoning; this is incorrect. Landscape buffer "types" are per section 33-92 and refer to buffer types A-D.	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Clarify Parking Calculations Please clarify the parking calculations. "1 Unit – garage parking" etc.	DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Site Data State the density permitted vs. proposed	DELANY RESERVE PH 2_PD	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			PLAN_240816.pdf			
Planning	Draft	2nd Access If more than 12 units, a 2nd access point is required.	DELANY RESERVE PH 2_PD PLAN_240816.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Density Add the proposed density in the PD	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	General LS Plan Please provide a general landscape plan for buffering and streetscape.	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Amenities Provide a description of the specific amenities. Size? What is a "bicycle facility"?	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Accessory Structures "Lanais & Florida Rooms" pg. 7, permitted uses: a. With or without solid roof? b. Would they adhere to the accessory structure regs or the principal structure regs?	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Impervious The PD agreement allows max. 70% impervious. Is that per lot or total for the development? Pg. 8, line 10	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Acreage is inconsistent The acreage is inconsistent: a. PD = 10.36 acres; b. Survey & application = 10.14 acres; c. National Wetlands EIA = 9.63 acres	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	R-12 more appropriate Why does the PD follow the C-2 district (as R-16 condition) and not the R-12 district? I	PD Agreement with exhibits	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		think R-12 would be more appropriate. MDR land use does not allow R-16, but it does allow R-12.	(8-19-2024).pdf			
Planning	Draft	Phase Why is this being called phase 2? Where is phase 1?	PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes

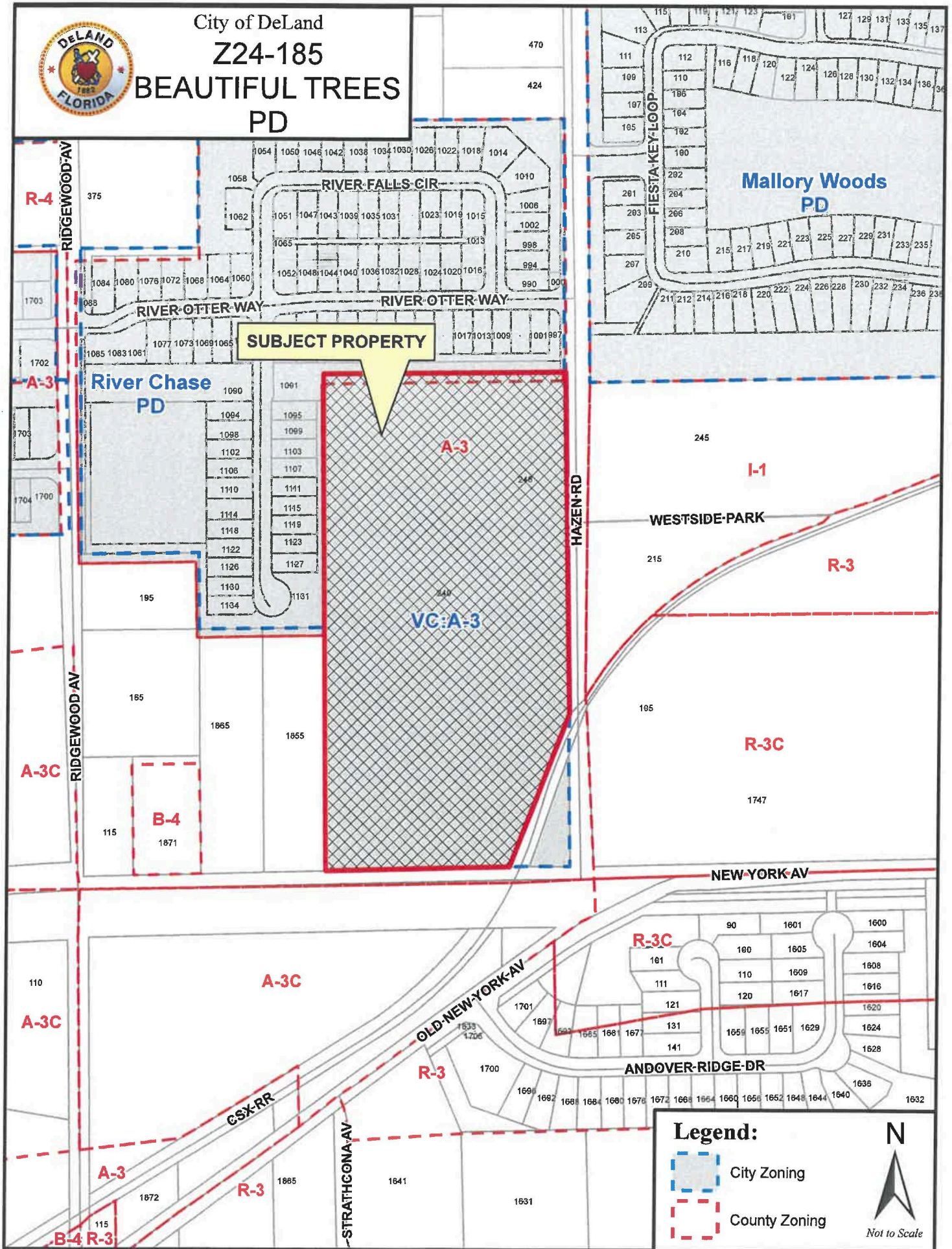
NEW BUSINESS

6





City of DeLand
Z24-185
BEAUTIFUL TREES
PD



Legend:

-  City Zoning
-  County Zoning

N



Issues for record Z24-185
Job Address: 240 HAZEN RD, DELAND FL 32720
Job Description: To amend the zoning from A-3 to PUD for residential units

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Site Access Development Agreement Section M.1. Access. It appears that the North Arrow on the Overall Layout is pointing in the wrong direction. Access is shown at two points on Hazen Rd, along its eastern boundary.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	North Arrow It appears that the North Arrow should be rotated approximately 90-degrees to the right.	OVERALL LAYOUT 05232024.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Retention Development Agreement Section L: Per City Commission Resolution, developments such as this are required to retain the 100yr/24hr storm event without discharge.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Oak All Oak trees 10" or greater DBH must be identified by species.	Boundary & Tree Survey rev 8-8-2024.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Trees You have identified at least 25 historic Live Oaks on the site. The proposed layout does not appear to take these trees into consideration. Per code, the developer must explain in detail why the historic tree(s) is/are a hazard or why it is not economically or practically feasible to develop the parcel without removing the tree(s).	Boundary & Tree Survey rev 8-8-2024.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area 15% of the site will need to be reserved as Tree Protection Area. Label the Tree Protection Areas on the layout.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Show Trail/Pedestrian Connectivity Please show all internal trail system(s) and connectivity to the 12' wide path on SR 44.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	"Townhouse" to "Duplex" Change all references of "townhouse" to "duplex".	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Roadway Width What is the roadway width where the duplexes are?	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Space Between Buildings What is planned for the space between the two buildings (see plan markings). Can this be an amenity area with a gazebo, seating area, etc.?	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Fall Zone Radius Please provide the dimensions of the cell tower lot and the fall zone radius and note it on the plan.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	School Concurrence Not Submitted Please provide a school concurrence application		Kendall Story	Kendall Story	Yes
Planning	Draft	Differences in Acreage Multiple acreages are referenced in different documents: PD: 17.79 acres Traffic memo: 20.48 acres Environmental Assessment.: 18.7 acres Please clarify.		Kendall Story	Kendall Story	Yes
Planning	Draft	Comments on access & Connectivity There have been multiple iterations of the plan over the past couple of years. Notes from VC engineering request that the northern-most access point on Hazen aligns with Westside Pk. (it is unclear on this plan if that is happening. Additional notes state that a stub out at the southwest side (adjacent to SR 44) should be added so that connectivity can be made in the future, if development/redevelopment occurs.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Tower Access Where is the cell tower access point? Please label.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Density Please add the proposed density to the site data.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Building Location Staff is aware that multiple iterations of the building layout has been discussed at multiple pre-application meetings. With that said, pre-application meetings are informal and preliminary. Upon further review and context, staff is concerned about the location of the	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	apartment building closest to the RR tracks. What is the distance of the apartment (see markups) to the RR tracks? Can the building be moved further away from the RR tracks?	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Access Near RR (North arrow is wrong) Was safety reviewed as part of the traffic study? Staff is concerned about the 2nd access point on Hazen Road. It is encumbered by the railroad crossing. Have other access options been explored?	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Tree Protection Area Label the TPA area	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Lots Will the duplex units be sold or rented?	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking Please clarify the parking for the duplexes versus the apartments.	OVERALL LAYOUT 05232024.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	12' Wide Trail on NY Ave. The developer will be required to construct their portion of the 12' wide multi-modal path along NY Ave. Please add this into the PD.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking section Provide a section for parking standards. For each unit type (duplex or apartment), state the calculations and number required.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Landscape Section Please add a section for Landscaping Standards that includes the location, type and width of each buffer. Standards need to be set if adjacent to train tracks. And standards for the cell tower lot. Staff proposes the following buffers: -(South Emerging Gateway): 40' wide Type D buffer along SR 44 (North and West): Type C 20'	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
(East): Type D 30' (north of tracks, across street from industrial uses/zoning) Adjacent to tracks.... please propose something Adjacent to cell tower...please propose something						
Planning	Draft	Noise & Safety Protection from the RR needs to be provided and stated so in the PD - for noise and safety. A wall (noise barrier) will need to be provided and may need to be taller than 6'. Additional window "glazing" would be needed for the noise.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	LID Add Low Impact Development standards	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Development Standards Development Standards: -Add max. # of duplexes, apartment units and cell tower. -Development Standards: provide separate standards for duplexes and for multi-family. Add min. lot size for cell tower. Should a statement be added to the PD regarding the "fall zone" that restricts development in the zone?	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Rented or Owned? Will the duplexes be rented or owned? Subdivision Approval section: if subdividing, public road access is required for each duplex lot. How will this be handled? Pg. 5	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Amenities -Add amenities to the Permitted Uses section - be specific. -Provide the acreage. -Add to the PD that if multiple phases, all amenities are to be completed as part of the first phase. -Add a trail system that connects to the multi-modal pathway (adjacent to SR 44)	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Unified Ownership Part E Unified Ownership: please revise the language by removing "final site plan development order" with "final subdivision plat"	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Site Plan Approval Part D: please add that there will need to be site plan approval for the apartments.	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
Amendments						
Part C Amendments: please replace this section with the following updated language:						
Planning	Draft	"Amendments. All amendments of the Planned Development Plan shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel. The foregoing notwithstanding, minor amendments not altering the intent and purpose of the Planned Development Plan may be approved by the Planning Director after such departmental comment as he or she deems appropriate. The Planning Director may not authorize administrative amendments which change approved land uses or location thereof, the development standards set forth in Section E of this Development Agreement, or any special condition, or any specific requirement of this Development Agreement."	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes
If Multiple Phases						
Planning	Draft	If multiple phases, how will amenities, open space, TPA, etc. be addressed?	PD Agreement with exhibits - Beautiful Trees (8-20-24).pdf	Kendall Story	Kendall Story	Yes