

TRC AGENDA



**CITY OF DELAND
THURSDAY FEBRUARY 17, 2022 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 January 20, 2021 TRC Meeting Minutes**
2. **Applicant Name:** Katie Crowder – Bowman
Project Name: SP21-211 – Class II Site Plan for Caliber Collision Auto Repair
Project Location: 1.89 acres located at 1294 E. International Spdwy Blvd
Project Description: Change of zoning from C-2/R-1 to PD
3. **Applicant Name:** Ely Jean-Philipp – Florida Mechanical Solutions
Project Name: SP21-245 – Class II Site Plan for Commercial Building
Project Location: .55 acres located at 333 N Adelle Ave
Project Description: 9000 sf commercial building

D. NEW BUSINESS

1. **Applicant Name:** J Valente Holdings LLC
Project Name: SP22-006 – Class II Site Plan for Boston Coffeehouse
Project Location: .66 acres located at 855 S Woodland Blvd
Project Description: Demolish existing building and construct 1,400 new building
2. **Applicant Name:** Jordan Reimer – Maronda Homes
Project Name: MS22-014 – Minor Subdivision for Maronda Homes
Project Location: 1.39 acres located at on the eastside of Boundary south of Pennsylvania Ave
Project Description: Create 3 lots

E. OTHER BUSINESS

1. **None**

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JANUARY 20, 2022 -1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Mike Holmes, Chairperson

Belinda Williams-Collins

Caroline Turgeon

Debi Glick

Danevsky Joseph

Mariellen Calabro

Ray Bahrami

Jim Ailes

Chad Gamble

Scott Zender

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from December 16, 2021.

Mariellen Calabro moved to approve the minutes,

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Racetrac, Inc – Angel Rauber
Project Name: SE21-219 – Special Exception for Vehicle Sales
Project Location 6.88 acres located at 2308 S Woodland Blvd
Project Description: Allow vehicle sales in C-2 and expand existing site

Applicants Present:

Corey Sitler – Kimley Horn

Angela Rauber – Hillward

Applicant will address all comments and submit a plan showing the total area to be included in the special exception required and resubmit plans by January 31, 2022 in order to be placed on the February Planning Board agenda.

*Caroline Turgeon moved to forward the application to the February 16, 2022 Planning Board meeting conditioned upon receiving the revised plan by January 31, 2022,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Racetrac, Inc – Angel Rauber
Project Name: MS21-220 – Minor Subdivision for Racetrac
Project Location: 7.15 acres located at 2080 and 2086 S Woodland Blvd
Project Description: Reconfigure 3 lots

Applicants Present:
Corey Sitler – Kimley Horn
Angela Rauber – Hillward

Applicant will address all comments and submit a plan showing the proposed configuration of the minor subdivision request.

*Jim Ailes moved to conditionally approve the application at the January 20, 2022 TRC meeting,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Mark Young
Project Name: MS21-217 – Minor Subdivision
Project Location: .62 acres located at 738 Tuxedo Ave
Project Description: Create 1 additional parcel

Applicants Present:
Mark Young - Owner
Jora Young - Owner

Applicant will address all comments and resubmit for review.

*Jim Ailes moved to conditionally approve the application at the January 20, 2022 TRC meeting conditioned upon moving the shed at time of permitting,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

2. **Applicant Name:** Katie Crowder – Bowman Kendall
Project Name: SP21-211 – Class II Site Plan for Caliber Collision Auto Repair
Project Location 1.89 acres located at 1294 E. International Spdwy Blvd
Project Description: Change of zoning from C-2/R-1 to PD

Applicants Present:

Kyle Shasteen - Bowman

Applicant will address all comments and resubmit for review by January 31, 2022 in order to be placed on the February 17, 2022 TRC agenda.

Mariellen Calabro moved to continue the application to the February 17, 2022 TRC meeting conditioned upon receiving the revised plan by January 31, 2022 at the January 20, 2022 TRC meeting, Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes LLC
Project Name: SP21-223 – Class II Site Plan for Lakewood Park Model Homes
Project Location .40 acres located at 7009 Lanier Falls Dr
Project Description: Model Home Center

Applicants Present:

No applicants present

Applicant will address all comments and resubmit for review.

Ray Bahrami moved to conditionally approve the application at the January 20, 2022 TRC meeting, Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

4. **Applicant Name:** Brian Hefner – Colliers Engineering & Design, Inc.
Project Name: FSB21-228 – Final Plat for Victoria Oaks Phase D
Project Location 29.85 acres located at 119 E Taylor Rd

Project Description: Final Plat for 91 Single Family Lots

Applicants Present:

Brian Hefner– Colliers Engineering

Tom Bradley - Forestar

The applicant will address all staff comments as discussed and resubmit plans for review.

***Ray Bahrami moved to forward the application to the City Commission upon addressing all comments from staff, surveyor and city attorney, at the January 20, 2022 TRC meeting, Mariellen Calabro seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

5. **Applicant Name:** Dustin McGlinchey – Mattamy
Project Name: SP21-239 – Class II Site Plan for Addison Landing
Project Location .36 acres located at 1825 N Spring Garden Ave
Project Description: Model Home Center

Applicants Present:
Dustin McGlinchey – Mattamy Homes

Applicant will address all comments and resubmit a revised plans addressing staff comments.

***Jim Ailes moved to conditionally approve the application at the January 20, 2022 TRC meeting, Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

6. **Applicant Name:** Ely Jean-Philipp – Florida Mechanical Solutions
Project Name: SP21-245 – Class II Site Plan for Commercial Building
Project Location .55 acres located at 333 N Adelle Ave
Project Description: 9000 sf commercial building

Applicants Present:
Michael Kerns – Engineer
Jean Phillip Ely – Owner

Applicant will address all comments and submit a plan addressing staff comments by January 31, 2022 in order to be placed on the January TRC agenda.

***Mariellen Calabro moved to continue the application to the February 17, 2022 TRC meeting conditioned upon receiving the revised plan by January 31, 2022 at the January 20, 2022 TRC meeting, Caroline Turgeon seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

7. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: PDC21-247 – PD Concept for Stonekirk
Project Location 28.5 acres located at the SE corner of MLK and Cassadaga Rd
Project Description: Rezone property to PD for single unit multi-family development

Applicants Present:

Mark Watts – Cobb Cole
Applicants did not sign in

Applicant will address all comments in the rezoning submittal.

No action required, concept review only

OTHER BUSINESS:

None.

ADJOURNMENT:

4:30 pm

OLD BUSINESS

2

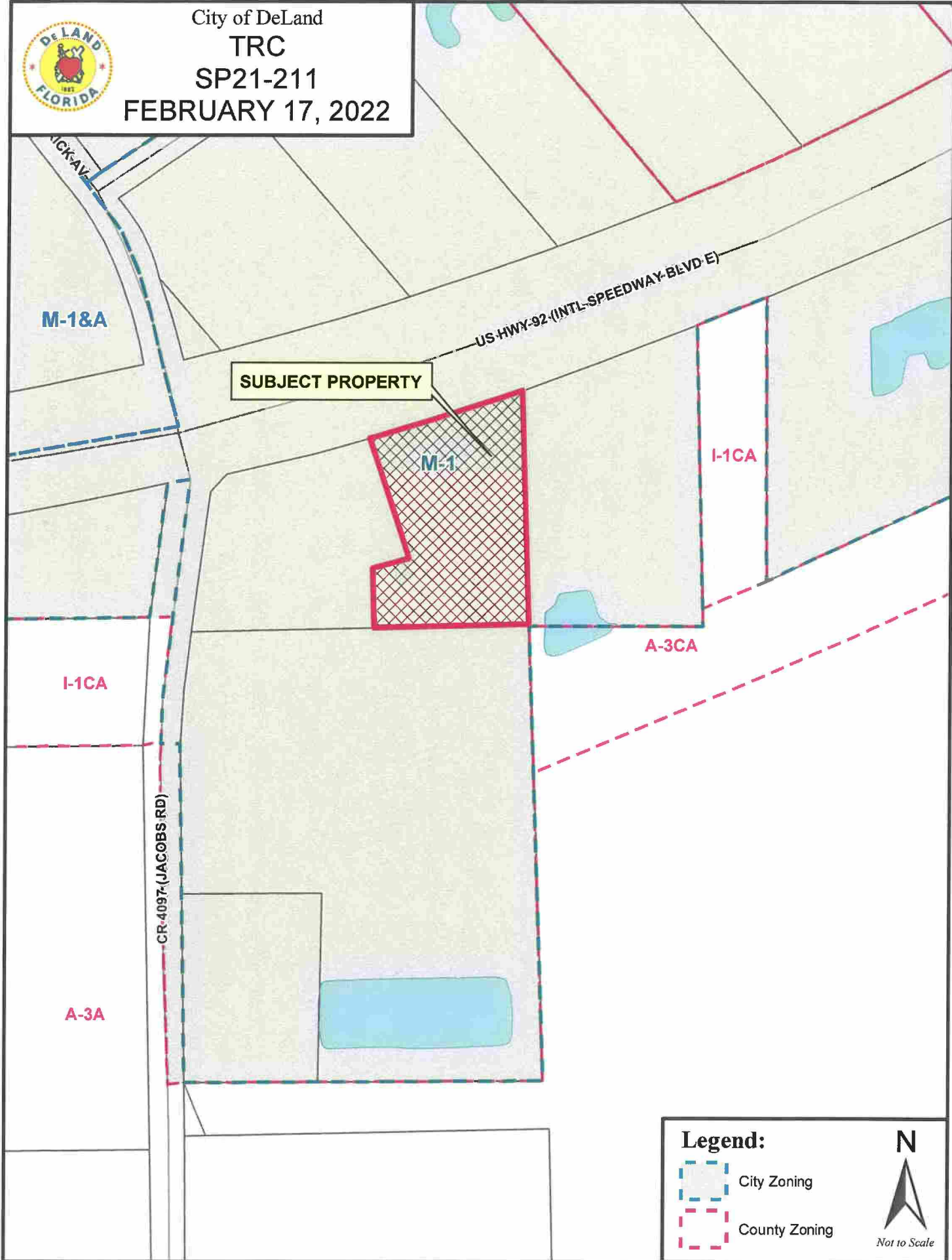


City of DeLand
TRC
SP21-211
FEBRUARY 17, 2022





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TRC
SP21-211
FEBRUARY 17, 2022



Legend:

-  City Zoning
-  County Zoning

N



Not to Scale

Issues for record SP21-211**Job Address: 1294 E International Speedway BLVD, Deland FL 32724****Job Description: Proposing the development of an Auto Repair Shop, the parcel size is 1.89 acres.**

Discipline	Status	Details	Attached To	Created By	Last Updated By
Parcel ID					
Planning	Not Accepted	Parcel ID should be 700313000030 Last comment from reviewer: Please revise the Cover sheet Last response: Refer to comment response letter.	C0	Kendall Story	Kendall Story
Tree Protection Area					
Forestry	Not Accepted	At least 15% of your site needs to be designated as Tree Protection Area. Are areas labeled TPA-3 and TPA-9 Tree Protection Areas? If so, please label them and shade the limits so they are clearly visible. Gas lines, water lines, etc. cross these areas. They will need to be removed from Tree Protection Area. Last comment from reviewer: Please add TPA to your leged. Last response: Refer to comment response letter.	C4.0	Mariellen Calabro	Mariellen Calabro
24" DBH Live Oaks					
Forestry	Not Accepted	Several 24" DBH Live Oak trees are proposed to be removed. To avoid potential project delays, we recommend that you schedule a site visit with Chris Jackson (jacksonc@deland.org) to confirm the DBH on these species. If they are 25" DBH, they would be considered historic and would require a review by the Tree Advisory Committee and approval by City Commission to be removed. Last comment from reviewer: Your letter says that the survey will be adjusted. I can mark this as accepted once changes have been made. Last response: Refer to comment response letter.	L1.0	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Not Accepted	Foundation LS	C1.0	Kendall Story	Kendall Story
		Foundation landscaping required per VIII Section 33-94.05(c)			
		Last comment from reviewer: REPREAT COMMENT - not shown			
		Last response: Refer to comment response letter.			
Planning	Not Accepted	Drive Aisle	C1.0	Kendall Story	Kendall Story
		Min. width is 24'			
		Last comment from reviewer: REPEAT COMMENT			
		Last response: Refer to comment response letter.			
Planning	Not Accepted	Irrigation Plan Missing	C0	Kendall Story	Kendall Story
		Irrigation Plan Missing			
		Last comment from reviewer: not submitted			
		Last response: Refer to comment response letter.			
Planning	Not Accepted	Foundation Landscaping	L2.0	Kendall Story	Kendall Story
		Per the notes, foundation landscaping will be provided. Please show this area on the landscape plan.			
		Last comment from reviewer: I do not see where landscaping was added around building perimeter			
		Last response: Refer to comment response letter.			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Not Accepted	Sewer	C4.0	Jim Ailes	Jim Ailes
		1. Tap needs to be 12" x 4" for the city to own the force main. 2. Need to have a 4" GV installed at tap. 3. Need to have a 4" x 2" reducer at the property line with a 2" check valve.			
		Last comment from reviewer: Plans were revised. How will the check valve be maintained. What type of box will it be installed inside of and type of lid? Also a 2" gate valve needs installed on south side of valve. This just looks like a bad design idea with everything under the main exit. Last response: Refer to comment response letter.			
Utilities	Not Accepted	Water	C4.0	Jim Ailes	Jim Ailes
		1. Need to have 6" GV at wet tap. 2. Meter, backflow, and DDCV needs move back to the property line. City will only own up to the backflow and DDCV for maintenance. 3. Water meter service should be separate from fire line with it own tap and valve.			
		Last comment from reviewer: Previous item #3 not addressed. Again this design is problematic for maintenance and repair. How can electric be spliced under ground without a pole mount box for connection or disconnect. Utilities need to not be in exit lane. Last response: Refer to comment response letter.			
Utilities	Not Accepted	Utility Notes	D1.0	Jim Ailes	Jim Ailes
		Please remove not #11 from the list.			
		Last comment from reviewer: Utility note #11 is still in plans. This is on D1.0 Last response: Refer to comment response letter.			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Not Accepted	Building Roof Drains and Storm Structures elevations 1. New Storm Structures D-1 to D-4 top elevations shown on this sheet do not match Sheet C3.0, Grading Plan. For example, D-1 Top Elevation is shown as 68.30 but Sheet C3.0 is shown as 66.50. 2. How are building roof drains connected to new storm sewer system? Last comment from reviewer: Comment # 1 is addressed. Comment # 2 was not addressed. How are building roof drains connected to new storm sewer system? Last response: Refer to comment response letter.	C2.0	Ray Bahrami	Ray Bahrami
Forestry	Not Accepted	Replacement Calculations Your replacement calculations will need to be corrected when you revise the DBH of the historic tree. You have not included replacement for the non-specimen tree. Your current data indicates that you will need to provide 192" DBH of replacement trees. This number will need to be revised in the next draft. Last comment from reviewer: You will need to recalculate once you have corrected rounding errors. Last response: Refer to comment response letter.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	Root Barrier Specifications Replace the highlighted text with "Root Barrier Specifications." Please indicate where this will be used. How far away will it be placed from each tree? It looks like some of the information is missing from this. Last response: Refer to comment response letter.	L3.0	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	General Landscape Notes #1 Any changes to the approved landscape plan must be approved by the City Forester. Last response: Refer to comment response letter.	L3.0	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Right Tree Right Place					
Forestry	Not Accepted	In Note 7, Line 3, there are extra character artifacts between the words Right Tree Right Place. Last response: Refer to comment response letter.	L3.0	Mariellen Calabro	Mariellen Calabro
Root Pruning					
Forestry	Not Accepted	General Existing Tree Note 3 suggests that all trees in the construction area will be root pruned. Please expand this note to indicate the circumstances where root pruning will be required. Last response: Refer to comment response letter.	L3.0	Mariellen Calabro	Mariellen Calabro
Tree Barricade					
Forestry	Not Accepted	Show limits of tree barricade if you would rather run one line of orange fence instead of wrapping each individual tree. Last response: Refer to comment response letter.	ES1.0	Mariellen Calabro	Mariellen Calabro
Monument Sign-Address					
Fire	Not Accepted	Address must be on sign-located on top part so as not to be blocked by shrubs Last comment from reviewer: Answers to the comments must be made in the plan room for tracking and accuracy. Last response: Refer to comment response letter.	C1.0	Fred Link	Fred Link
FDC-Hydrant					
Fire	Not Accepted	FDC not clearly shown. Fire line over 100 ft from hydrant. Distance is driving. Last comment from reviewer: Answers to the comments must be made in the plan room for tracking and accuracy. Last response: Refer to comment response letter.	C4.0	Fred Link	Fred Link

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Not Accepted	Land Clearing	1	Fred Link	Fred Link
		No burning allowed.			
		Last comment from reviewer: Answers to the comments must be made in the plan room for tracking and accuracy.			
		Last response: Refer to comment response letter.			
Planning	Draft	drive aisle width Min. width is 24' and should match the site plan (once site plan meets min. standards)	L2.0	Kendall Story	Kendall Story
Planning	Draft	INFORMATIONAL (revisions) INFORMATIONAL: For any future revisions, be sure to add clouding around the changes; A Response to Comments letter is supplemental to your digital responses in the online plan set. In the future, please provide responses in both both by written response as well as online in the space provided.		Kendall Story	Kendall Story
Engineering	Draft	Existing Storm Sewer 1. Please show existing RCP pipe size downstream of manhole connection (STMH-8) to ensure there is adequate capacity to receive this development runoff. Existing pipe must be 24" or greater diameter to match this development discharge pipe.	C2.0	Ray Bahrami	Ray Bahrami
Engineering	Draft	ADA Sidewalk Slope 1. Please check proposed grading at the northwest corner of the building. There is outside grade of 66.97 and the building door entrance grade of 67.48 only five feet away. Will the sidewalk cross slope be ADA compliance at this location? Please check or revise plan.	C3.0	Ray Bahrami	Ray Bahrami
Engineering	Draft	Sheets D5.0 to D7.0 - Details 1. Informational comment - Please note that FDOT Standard Plans Index FY 2022-23 used throughout the construction plans does not become effective until July 1, 2022. Current FDOT Index is FY 2021-22.		Ray Bahrami	Ray Bahrami
Forestry	Draft	Rounding errors Please round up the 20.7, 21.7, and 22.5" DBH trees and adjust your calculations.	L1.0	Mariellen Calabro	Mariellen Calabro

OLD BUSINESS

3



City of DeLand
TRC
SP21-245
FEBRUARY 17, 2022



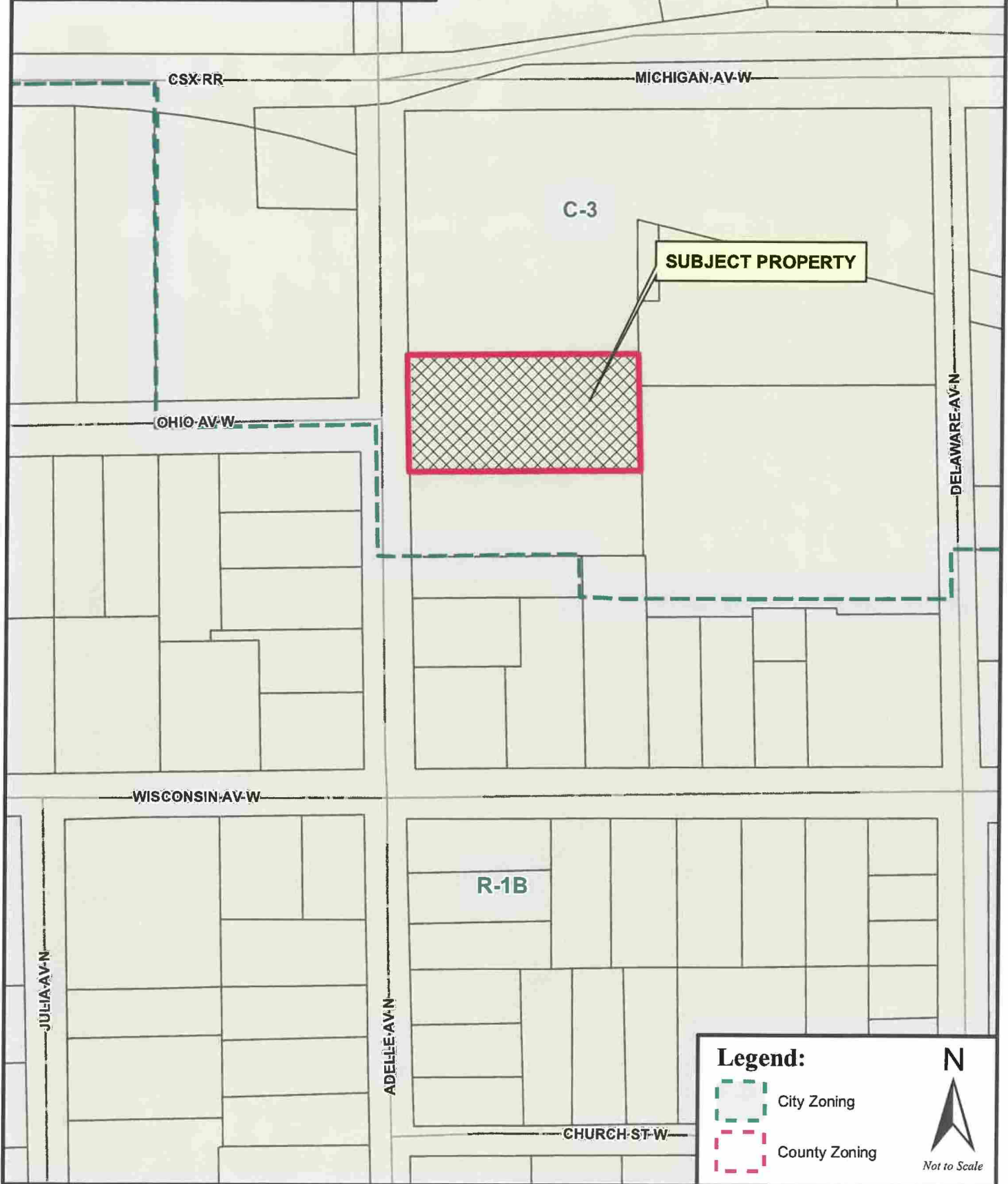
Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
SP21-245
FEBRUARY 17, 2022



CONTINUED

NEW BUSINESS

1

Issues for record SP22-006**Job Address: 855 S WOODLAND BLVD, DELAND FL 32720****Job Description: Demolish the existing building and drive-thru canopy. Redevelopment of existing parking field including sealcoating exiting parking lot and drive aisles. Existing driveway connections to East Beresford Avenue and S. Woodland Boulevard to remain.**

Discipline	Status	Details	Attached To	Created By	Last Updated By
General Comment					
Engineering	Draft	1. This development is adjacent to Woodland Blvd.; therefore, FDOT Permit is required. 2. Beresford Avenue is Volusia County maintained road. County Use Permit is required.	1	Tuan Huynh	Tuan Huynh
Parking Lot					
Engineering	Draft	1. Per Chapter 33 Land Development Regulations, Section 33-91.06. Figure 33-91.06(b), proposed 60-degree parking spaces require minimum stall depth of 21 feet. Stall depth on site plan is only 19 feet. Please revise plan. 2. There are safety concerns regarding the proposed handicap parking space on east side of building. Location is too close to the driveway entrance. For example, vehicles entering the site from Beresford Avenue must stop for vehicle backing out of the handicap space. This may result in queuing on Beresford Avenue westbound traffic and potential safety hazard. Please consider other options. One option is using 90-degree parking space to allow greater setback distance from the driveway entrance. 3. Please provide bumper guard (wheel stop) at the 30-degree parking spaces to protect pedestrians using adjacent sidewalk. This will also prevent vehicle encroachment onto the sidewalk area. 4. Please use different line type or hatch-pattern for "Sawcut & Match Exist. Pavement (Typ.)" on plan to separate from proposed parking striping. For example, there are double lines north of the cross-walk and west of the patio area with a directional arrow thru it without a callout.	3	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Signage and sidewalk connection					
Engineering	Draft	1. Provide a one-way sign (R6-1) at the end of the 22' driveway. This will notify vehicles entering the development from Beresford Avenue to not turn right against one-way traffic. 2. Please consider a flat landing area at the bottom of the 1:12 ramp (ADA) at the proposed 8' sidewalk connection to existing on Beresford Avenue. For safety, the landing area will allow a wheel chair (person) time to recover, especially with the roadway travel lane being only 6 feet away from the 1:12 ramp	3	Tuan Huynh	Tuan Huynh
Grading and spot shots					
Engineering	Draft	1. Please check parking lot spot grades for potential ponding areas. For example, NW corner of ten rear parking spaces, the spot grade is 21.80 but flow arrow shows draining to spot grade 22.80, which is 1-foot higher. Also, west of the patio area the spot grade is 22.2 but flow arrow shows draining to spot grade 22.9 (near inlet S-2), which is 0.7 feet higher. At SW corner of the 30-degree parking spaces, spot grade is 23.30 but flow arrow shows draining to spot grade 23.6, which is 0.3 feet higher. 2. Please check and revise parking lot grades to ensure minimum 1% slopes pavement slopes. 3. At 22' driveway entrance on Beresford Avenue, runoff may be trapped at spot grade 21.58 and not discharge to Beresford Avenue drainage system due to higher grade downstream at 21.7. 4. How was the proposed building finish floor elevation (FFE) determined? Was it based on the existing building FFE or existing pond 100yr-24hr storm DHW? Please clarify.	4	Tuan Huynh	Tuan Huynh
Roof Drain and ADS drainage system					
Engineering	Draft	1. Please show pipe slopes (%) on the plan. Check that min. 2.5 feet/sec cleaning velocity is provided. 2. Please provide roof drain cleanout inverts instead of "to be determined" on the plans. Please ensure minimum 1% pipe slope to the 8" ADS main line. 3. Please provide a detail in the plan showing the roof drain connection to ADS drainage system at the building. Please check to ensure proposed roof drain top of pipe will clear the building footings with minimum 12" clearance.	4	Tuan Huynh	Tuan Huynh
ATM					
Fire	Draft	Reduces the required 20ft access road around the structure.	3	Fred Link	Fred Link
Access					
Fire	Draft	Show the apparatus can make access around the building. Apparatus dimensions have been uploaded into documents and attachments.	3	Fred Link	Fred Link

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Draft	Road width Required width is normally 20FT.	3	Fred Link	Fred Link
Fire	Draft	Fire hydrant(s) Show closest fire hydrant(s) within 500 FT of the project.	5	Fred Link	Fred Link
Fire	Draft	Water analysis Verify that required fire flow is met for the project.	5	Fred Link	Fred Link
Fire	Draft	Land Clearing No burning is allowed.	1	Fred Link	Fred Link
Forestry	Draft	Tree Protection Area Please show limits of your 15% Tree Protection Area.	LS-01	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Worksheets Please provide Tree Worksheets.	LS-01	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Minimum Coverage Your Minimum Coverage Requirements are based on inches DBH and not number of trees. If your site is 28,541 sf, you will need at least 66" DBH on site. Your current plan only appears to add 22" of canopy and understory trees and about 18" DBH of palm. You will need to add more trees or larger trees to meet this requirement.	LS-01	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	= 2 canopy What does "=2 canopy" mean? Two crape myrtles don't equal one canopy tree by our code. So, I'm not sure what this means.	LS-01	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Specifications Add 45 gallon container size to the tree specifications.	LS-01	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Bur lapped and Bur lapping Remove extra spacing in the word "burlapped" and "burlapping." Spell check says it's wrong, but it's not.	LS-03	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Landscaping Part 6 Move (15) after the word 15 instead of in front of it on line 9.	LS-03	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Removal Provide species and DBH of trees to be removed.	2	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Barricade Detail Add City Tree Barricade Detail.	2	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Trees saved and removed Without information on the trees to be saved and removed, I cannot determine whether sufficient replacement has been provided or if minimum coverage will be met.	LS-01	Mariellen Calabro	Mariellen Calabro
Planning	Draft	Remove "provided" Remove the word "provided"; so not to confuse Existing spaces with Provided spaces.	3	Kendall Story	Kendall Story
Planning	Draft	Exceeding allowable foot candles There are areas along the north and east boundaries where you are exceeding .5 foot candles at the property line.	ES1.101	Kendall Story	Kendall Story
Planning	Draft	Intended Use add a statement of intended use on the cover.	1	Kendall Story	Kendall Story
Planning	Draft	owner name add owner name on cover	1	Kendall Story	Kendall Story
Planning	Draft	location map location map should be to-scale	1	Kendall Story	Kendall Story
Planning	Draft	legal description add the legal description on the cover	1	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Sheet missing sheet C501 is missing	1	Kendall Story	Kendall Story
Planning	Draft	impervious impervious surface area in Mixed Commercial may not exceed 60%; however, for redevelopment projects such as this one, TRC may vote to increase the amount. State the amount for TRC to vote on.	3	Kendall Story	Kendall Story
Planning	Draft	Canopy will you be replacing the canopy being demolished? If yes, provide details on site plan.	3	Kendall Story	Kendall Story
Planning	Draft	patio how will patio area be used?	3	Kendall Story	Kendall Story
Planning	Draft	bicycle parking provide bicycle parking in accordance with Sec. 33-132.10(d)(3)d. Show location and add to site data.	3	Kendall Story	Kendall Story
Planning	Draft	dimensions provided structure dimensions	3	Kendall Story	Kendall Story
Planning	Draft	signs indicate whether the two ground signs are existing or new. Add the distance each is set back from the ROW	3	Kendall Story	Kendall Story
Planning	Draft	area directly abutting the east side of the building there is an empty area; what is it?	3	Kendall Story	Kendall Story
Planning	Draft	vehicle use area The min. separation required between vehicle use areas and the property line is 10'; this is not being met. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent. State your request to be voted on in TRC.	3	Kendall Story	Kendall Story

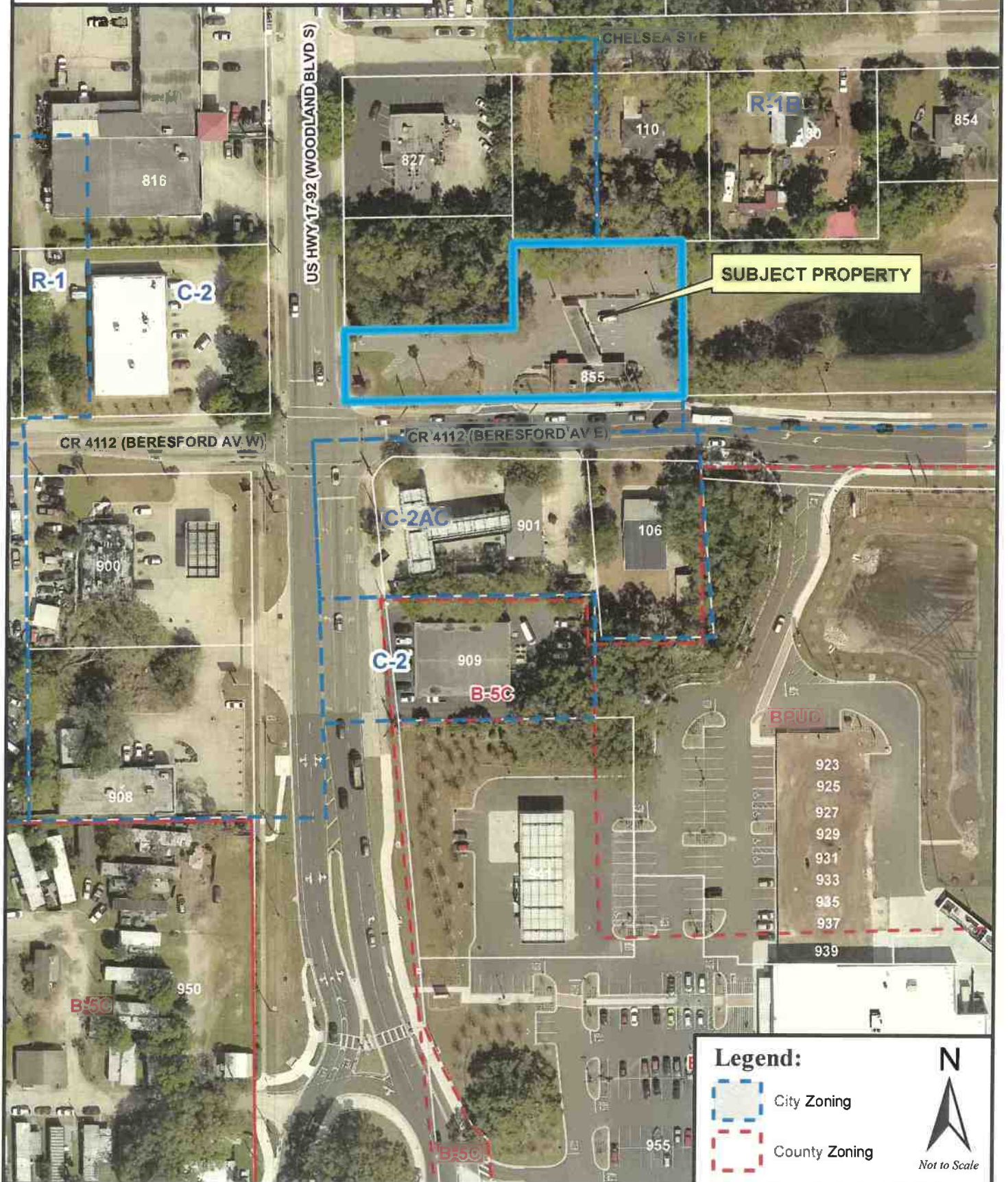
Discipline	Status	Details	Attached To	Created By	Last Updated By
		site data			
Planning	Draft	Add in your Site Data: FLU: MC Mixed Commercial Overlay District: Core Gateway (Downtown Support Dist.) Building height # of seats Occupancy load Projected # of employees	3	Kendall Story	Kendall Story
		Data Summary			
Planning	Draft	In your Data Summary, you provided acres and percentages of the site areas; also provide the square footage for each.	3	Kendall Story	Kendall Story
		Separator			
Planning	Draft	Is the "traffic separator" new or existing?. If new, note that in the PROPOSED DEVELOPMENT section (bullet point #2)	3	Kendall Story	Kendall Story
		INFORMATIONAL			
Planning	Draft	INFORMATIONAL: You may need a Use permit from FDOT and/or Volusia County for work done within the right of way.	3	Kendall Story	Kendall Story
		LS Plan			
Planning	Draft	All redevelopment projects that require a Class II, III or IV site plan shall be required to meet the landscaping requirements of section 33-92 to the fullest extent possible. Due to site limitations, the technical review committee, planning board or the city commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations. (33-92.01(c)). • Please note: this property is within the Core Gateway Overlay District; see Sec. 33-36.05 for additional landscape and buffer requirements. If you are requesting an adjustment from TRC, this must be stated on the plan (from what - to what?)	LS-01	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
		Add table			
Planning	Draft	Provide the following information for each buffer. (table format is preferred) • Buffer Type & location • Buffer width • Length of each buffer & calculations per 100LF • Required Canopy dbh & height • Required # of canopy vs. Provided # of canopy • Required # of understory vs. Provided # understory	LS-01	Kendall Story	Kendall Story
		Internal LS calculations			
Planning	Draft	In the Core Gateway Overlay District, all nonresidential parking lots shall have internal landscaping equaling 10% of the total vehicle use area, including driveways, parking spaces, and vehicle storage and display areas. Where a pedestrian parking access pathway is required, the access pathway may be included in the required landscaping area. (33-36.05(a)2). Please show how this is being met.	LS-01	Kendall Story	Kendall Story
		Parking abutting LS buffers			
Planning	Draft	If parking abuts the landscape buffer, a shrub hedge is required so as to screen a min. of 75% of the parking area. (33-36.05(a)2)	LS-01	Kendall Story	Kendall Story
		Delineate LS buffers			
Planning	Draft	Delineate LS buffers and provide width of each buffer. See Sec. 33-36.05(a)2	LS-01	Kendall Story	Kendall Story
		INFORMATIONAL			
Planning	Draft	INFORMATIONAL: this parcel lies within the Core Area Gateway overlay district; the standards for signage and landscaping must follow the requirements in Sec. 33-36, as applicable.	3	Kendall Story	Kendall Story
		Community Design Standards			
Planning	Draft	Lighting cut sheets (building & site), material and color lists, and original paint color swatches from paint manufacturer must be provided to complete the Community Design review.		Deborah Glick	Deborah Glick
		Irrigation Meter			
Utilities	Draft	Separate Irrigation meter is not allowed. Must come off line past the city meter or install a well.	LS-02	Jim Ailes	Jim Ailes

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	Note #9 & #10 Replace Volusia county with City of DeLand	5	Jim Ailes	Jim Ailes
Utilities	Draft	Note #16 Replace Volusia with DeLand	5	Jim Ailes	Jim Ailes

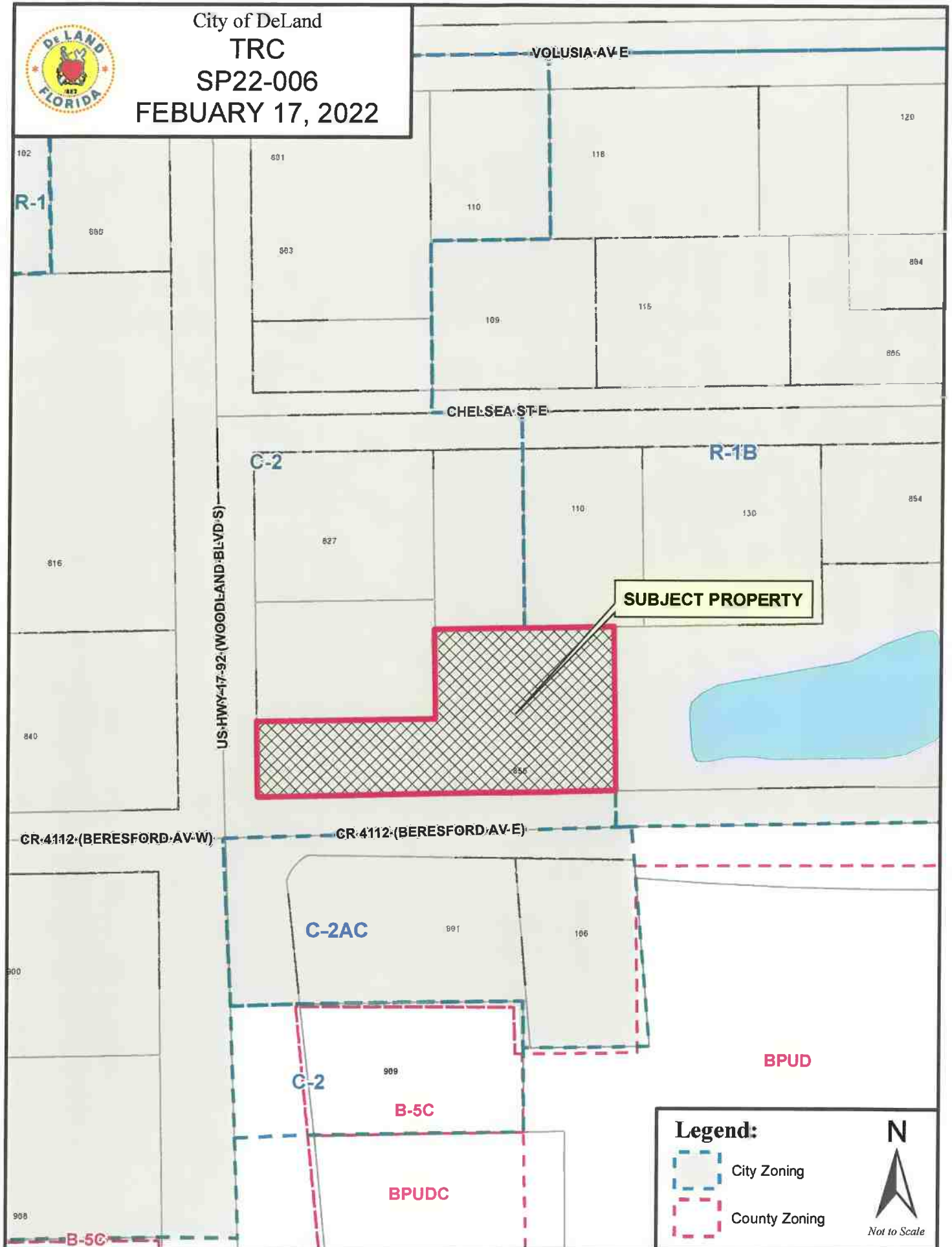


City of DeLand
TRC
SP22-006
FEBRUARY 17, 2022





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TRC
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FEBRUARY 17, 2022

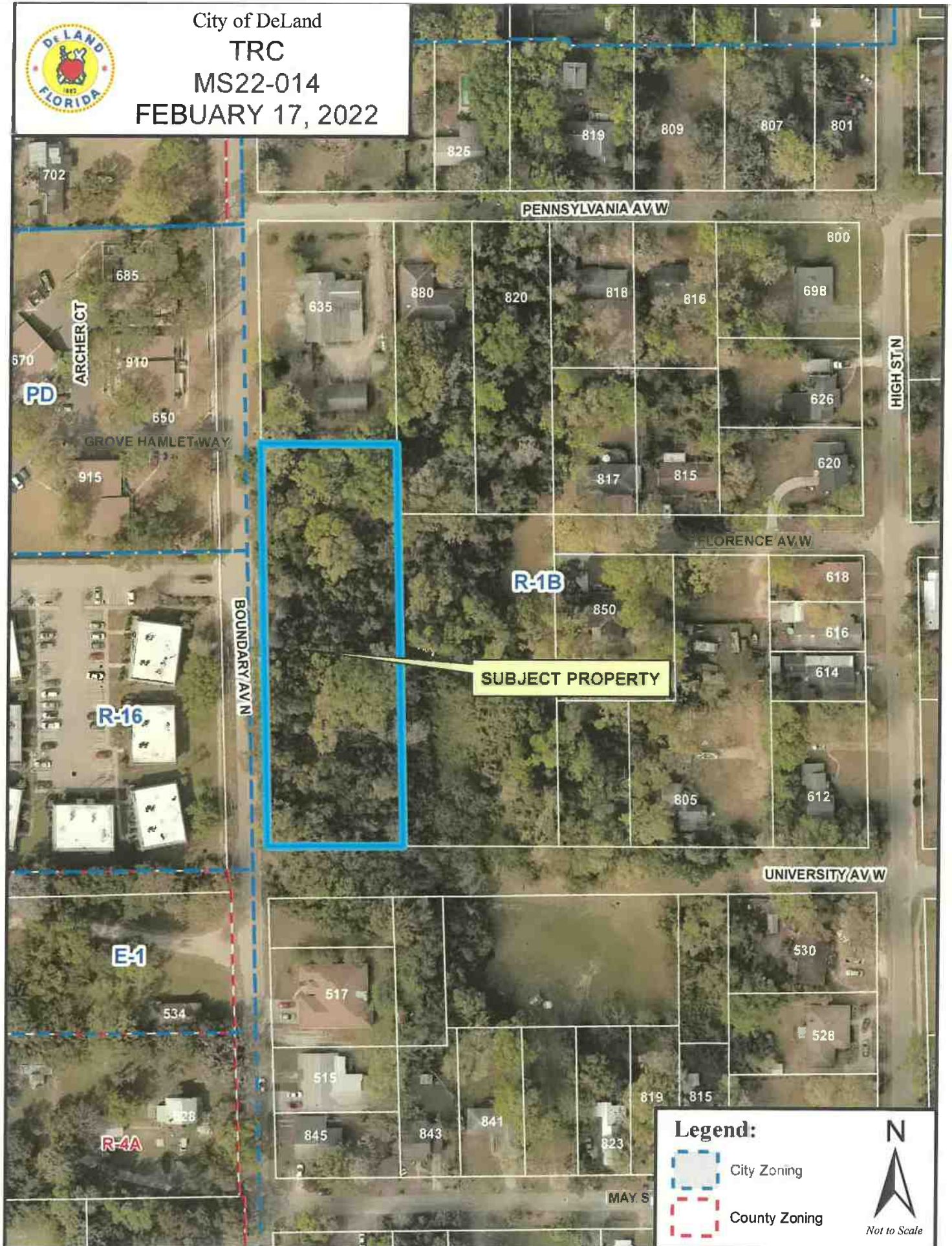


NEW BUSINESS

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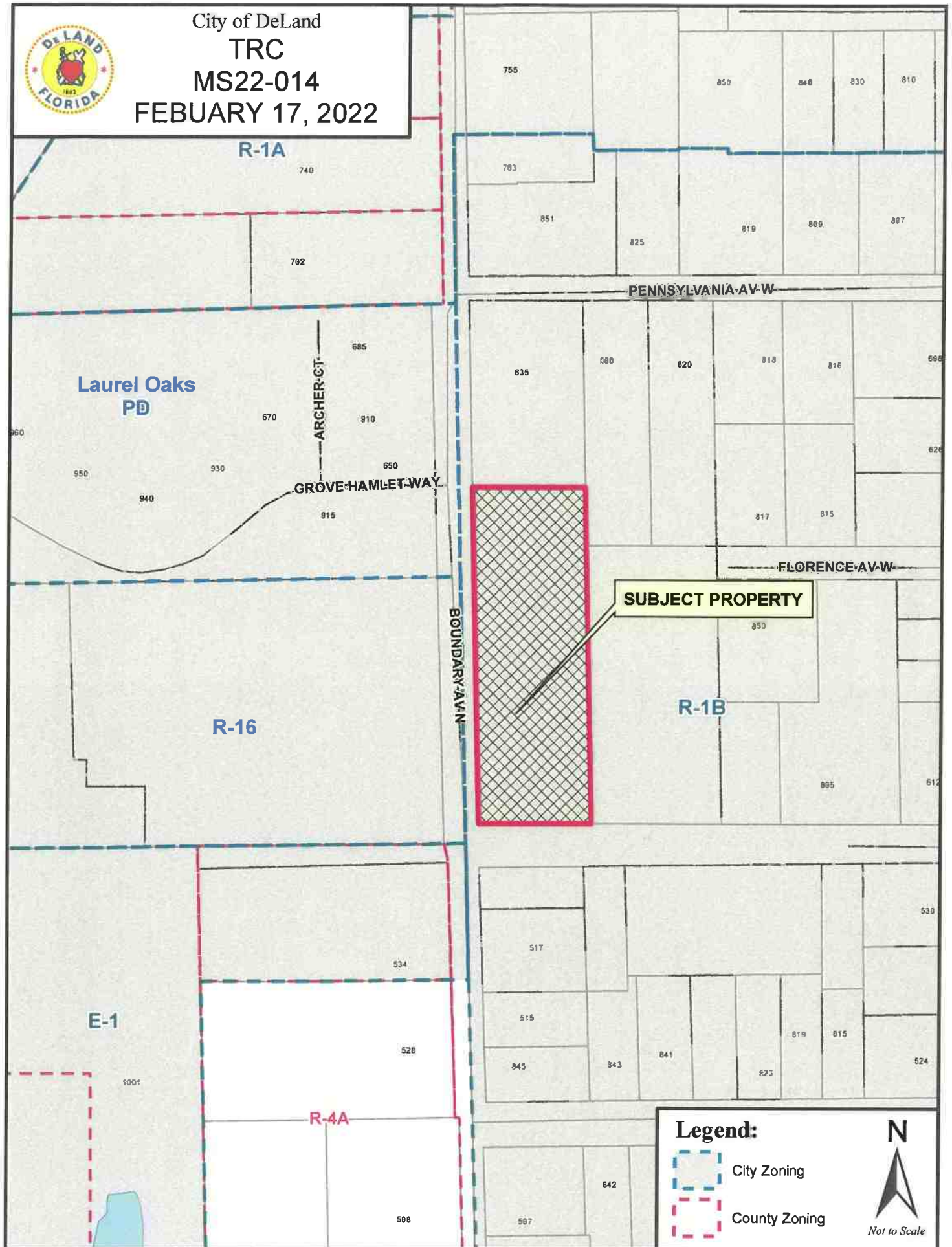


City of DeLand
TRC
MS22-014
FEBUARY 17, 2022





City of DeLand
TRC
MS22-014
FEBUARY 17, 2022



Issues for record MS22-014**Job Address: 0 N Boundary AV, Deland FL 32720****Job Description: Split the existing 1.39 acre parcel into 3 1/2 acre lots. Please see attached survey and legal descriptions**

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Draft	Fire Hydrant(s)	1	Fred Link	Fred Link
		Show the closest fire hydrant(s) within 1000 feet of this project. Show that required flow will be met for the project.			
Fire	Draft	Land Clearing	1	Fred Link	Fred Link
		No burning is allowed.			
Utilities	Draft	Water & Sewer	1	Jim Ailes	Jim Ailes
		Show how water and sewer will be provided to the lots once they are split from the parent lot.			
Planning	Draft	Landscape		Danevsky Joseph	Danevsky Joseph
		Distinctly mark and label landscaped areas intended to demonstrate sufficiency with the interior landscaping requirements			
Planning	Draft	Landscape		Danevsky Joseph	Danevsky Joseph
		Please provide a landscaping plan.			
Planning	Draft	Buffers		Danevsky Joseph	Danevsky Joseph
		Indicate buffers			
Planning	Draft	Tree Protection		Danevsky Joseph	Danevsky Joseph
		Indicate tree protection area			

Conditions and notes for record MS22-014**Job Address: 0 N Boundary AV, Deland FL 32720****Job Description: Split the existing 1.39 acre parcel into 3 1/2 acre lots. Please see attached survey and legal discriptions**

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Tree Survey No tree survey has been provided. Prior to development, you will need to conduct a tree survey on the property. Any historic tree removals will need to be reviewed by the Tree Advisory Committee and approved by the City Commission.	1	Mariellen Calabro