



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY NOVEMBER 21, 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 October 17, 2024 TRC Meeting Minutes
2. **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
3. **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

D. NEW BUSINESS

1. **Applicant Name:** Kiana Nieves – Kimley-Horn
Project Name: SP24-220 – Class II Site Plan for Coastline Power Solutions
Project Location: 13.81 acres located at 1995 Bennett Dr
Description: 72,000 square foot industrial building
Project Manager: Emily Kunkel
2. **Applicant Name:** Denise Soto – Trinity Family Builders
Project Name: SP24-218 – Class II Site Plan for Trinity Gardens
Project Location: 0.456 acres located at 2022 Beevalley
Description: Model Center
Project Manager: Sam Nelson

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, OCTOBER 17, 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

Steven Danskine

Mariellen Calabro

Scott Zender

OLD BUSINESS:

1. Review of September 19, 2024 TRC Meeting Minutes

Samuel Nelson moved to approve the minutes as presented,

Steven Danskine seconded the motion.

The TRC Committee voted unanimously in favor of motion.

NEW BUSINESS:

1. **Applicant Name:** Christopher Casey – Zahn Engineering
Project Name: SP24-194 – Class II Site Plan for CFB Outdoors Office
Project Location: 4.56 acres located at 1605 N Kepler Rd
Description: 1,000 square foot office and outdoor storage
Project Manager: Sam Nelson

Applicants Present:

Christopher Casey – Zahn Engineering

The applicant will address the comments and resubmit. As part of their resubmittal, applicant will include the following: a new tree survey, labeling of the different storage areas on the site plan, specifying short and long term storage areas, and provide the business's hours of operations. Revised plans must be received by November 18th, 2024 in order to be placed on the December TRC agenda.

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

2. **Applicant Name:** Michael Woods – Cobb Cole
Project Name: Z24-192 – PD Rezoning for Trinity Gardens
Project Location: 183.92 acres located at S Kepler and Beresford Extension
Description: Planned Development amendment for Trinity Gardens
Project Manager: Kendall Story

Applicants Present:

Michael Watts – Cobb Cole
Andres Arvelo – Hanover Land

The applicant will address the comments.

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

3. **Applicant Name:** Shanda Turner – 2816 DeLand LLC
Project Name: SP24-198 – Class III Site Plan for DeLand Dupont Warehouse
Project Location: 16.11 acres located at 2500 Eidson Dr
Description: 41,800 square foot warehouse
Project Manager: Emily Kunkel

Applicants Present:

Kris Rowley – Zev and Cohen
Madison Hazen – Zev and Cohen
David Gil – Prokit
Priscilla Segura – Prokit
Rafael Rodriguez – Prokit

The applicant will address the comments and resubmit. Revised plans must be received by November 18th, 2024 in order to be placed on the December TRC agenda.

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

OTHER BUSINESS:

None.

ADJOURNMENT:

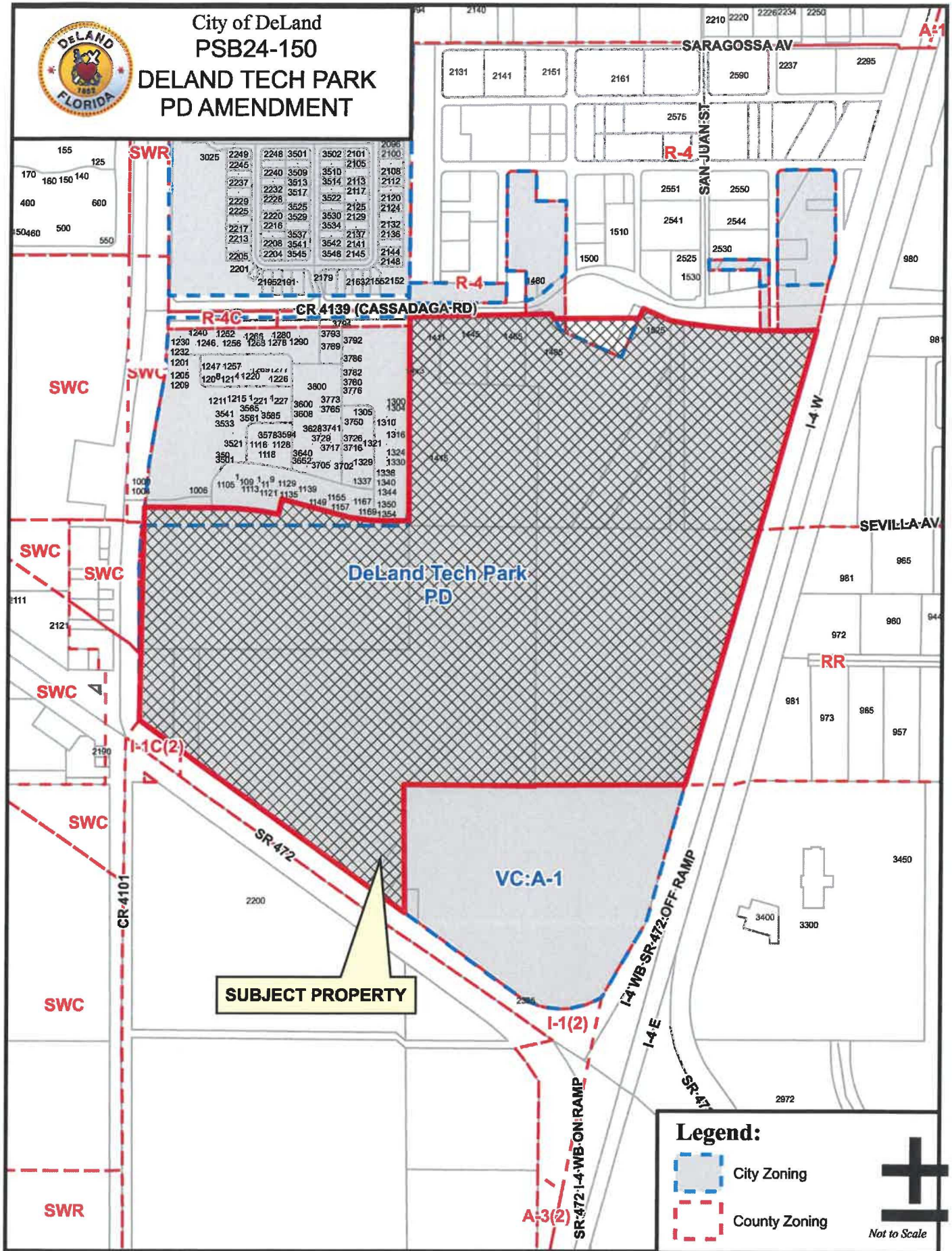
2:17 pm

OLD BUSINESS

2



City of DeLand
PSB24-150
DELAND TECH PARK
PD AMENDMENT





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	Missing Structure Tables All of the drainage structures represented on this sheet, and previous sheets are listed in the structure table on their respective sheet, except for D-07, D-08, and D-09. Is this intentional?	C7.4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	MES's Per previous comment. Mitered End Sections larger than 30" require grating to protect against intrusion. The response to comments indicated that larger MES's had been revised to reflect FDOT Index 430-022, however the structure table still indicates FDOT Index 430-021 for these larger MES's. Please revise.	C5.8A	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	ICPR Inputs vs Structure Table Data Multiple pipes, inverts and structures in the ICPR inputs do not match the sizes or elevations indicated in the structure tables	Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pond E 1. The left side of Cross Section F-F indicates a 25:1 slope, but the plan view indicates 4:1. 2. The right side of Cross Section F-F indicates a rising slope to match into existing grade while the plan view contours indicate a more undulating profile.	C5.10	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Cross Sections 1. Are the Type "F" Curbs indicated in the Cross Sections for Ponds C and D for future construction? 2. There appears to be a typo in Cross Sections C-C and D-D for the top of bank which indicates EL: 40.50.	C5.11	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Maximum Slope As previously stated, the maximum slope allowed is 4:1, not the 3:1 indicated in cross section C-C for Pond C.	C5.11	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Peak Stages The peak stages for the Ponds shown do not match with the results in the ICPR Report.	C5.11	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Peak Stage The peak stages for the Ponds shown do not match with the results in the ICPR Report.	C5.10	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pond C 1. Pond C does not have contour lines labeled. 2. The Post Development ICPR model indicates that Ponds C and D will be connected by a 36" pipe, but this is not shown on the plans.	C5.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Profile Views Please provide representation of all utilities in the profile views.	C7.1	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	ICPR Model vs Structure Table Many of the pipe inverts listed in the ICPR Model do not match the Structure Table. Review for inconsistencies and correct as appropriate. Last comment from reviewer: Per previous comment, multiple pipes, inverts and structures in the ICPR inputs do not match the sizes or elevations indicated in the structure tables Last response: See Comment Response Letter.	C5.8A	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	Key Map It would be helpful to show the location of the roadway section detailed on the sheet on the Key Map. Last comment from reviewer: The roadway sections shown on Sheets 7.0 through 7.3 do not appear in the Key Maps. Please provide for clarity. Last response: See Comment Response Letter.	C7.2	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	Areas to be Preserved Provide the boundaries of the Areas to be Preserved on the Grading Sheets so that potential encroachments can be evaluated. Last comment from reviewer: I recognize that there are lines that appear to be surrounding the preservation areas, but there are no callouts and no representation in the Legend. Last response: See Comment Response Letter.	C5.0	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Tree 80021 Informational There is a 38" Camphor tree (#80021) shown to be protected by a historic tree barricade. This tree is not historic and would require that barricade.	L0.55	Kit Dennis	Kit Dennis	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	Tree Protection Area Identify the Tree Protection Area(s) on the Plat.	PLAT2	Kit Dennis	Kit Dennis	Yes
		Last comment from reviewer: Tree Protection Areas will need to be shown on the Plat.				
		Last response: See Comment Response Letter.				
Forestry	Not Accepted	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
		Last comment from reviewer: The following corrections will need to be made to the tree specs in order to meet Grade 1 standards for the specified calipers. 1) AF - 100 gallon, 8' spread 2) BC - 100 gallon, 4.5' spread, 14' height 3) DE - 100 gallon, 4.5' spread, 14' height 4) MG - 100 gallon, 8' spread 5) EA - 25 gallon, 1.5' spread, 6' height 6) LM - 100 gallon, 7' spread, 12' height				
		Last response: See Comment Response Letter.				
Forestry	Not Accepted	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
		Last comment from reviewer: Waiting for updated worksheets following the 10/30 meeting.				
		Last response: See Comment Response Letter.				
Forestry	Not Accepted	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
		Last comment from reviewer: Waiting for updated worksheets following the 10/30 meeting.				
		Last response: See Comment Response Letter.				
Forestry	Not Accepted	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
		Last comment from reviewer: Waiting for updated worksheets following the 10/30 meeting.				
		Last response: See Comment Response Letter.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: See Comment Response Letter.						
Tree Protection Area Provided						
Your plan only provides 6.34 acres or 276,170sqft of tree protection area. 21.57 acres or 939,589sqft is required. Your plan needs to include an additional 15.23 acres or 663,418sqft of Tree protection area.						
Forestry	Not Accepted	Last comment from reviewer: Waiting for updated worksheets following the 10/30 meeting.	Tree Protection Area Worksheet.pdf	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated plan after discussion on 10/30.	L2.05	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated plan after discussion on 10/30.	L2.04	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated plan after discussion on 10/30.	L2.03	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated plan after discussion on 10/30.	L2.02	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated plan after discussion on 10/30.	L2.01	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Waiting on updated plan after discussion on 10/30.						
Last response: See Comment Response Letter.						
Irrigation in ROW						
Forestry	Not Accepted	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
		Last comment from reviewer: Waiting on updated plan after discussion on 10/30.				
		Last response: See Comment Response Letter.				
		Replacement Provided				
Forestry	Not Accepted	1) Once the specifications are updated, your planting plan will provide 3,343" caliper of replacement (2,521" DBH).	L1.09	Kit Dennis	Kit Dennis	Yes
		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.				
		Last comment from reviewer: Per the PD the required mitigation is 2,800" caliper. By my calculations the current plant schedule provides 2653" caliper replacement. There is a remaining deficit of 147" caliper.				
Based on the current information provided, there will be a mitigation requirement of 2687" DBH for historic removals. The current plant schedule only provides 785" DBH replacement for the historic trees. An additional 1902" DBH is required to satisfy the historic tree mitigation requirement.						
Last response: See Comment Response Letter.						
Tree Specs						
Forestry	Not Accepted	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.	L1.09	Kit Dennis	Kit Dennis	Yes
		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.				
		QVH - 17' height, 10' spread, 200 gallon are the specs required to meet grade one standards for the specified caliper.				
		Last comment from reviewer: The following corrections will need to be made to the tree specs in order to meet Grade 1 standards for the newly specified calipers.				
1) AF - 100 gallon, 8' spread						
2) BC - 100 gallon, 4.5' spread, 14' height						
3) DE - 100 gallon, 4.5' spread, 14' height						
4) MG - 100 gallon, 8' spread						
5) EA - 25 gallon, 1.5' spread, 6' height						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
6) LM - 100 gallon, 7' spread, 12' height						
Last response: See Comment Response Letter.						
Tree Survey Required						
A complete tree survey of all protected trees 6" DBH and larger is required.						
Forestry	Not Accepted	Last comment from reviewer: Discussed at 10/30 meeting. Waiting on survey information.	L0.50	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Discussed at 10/30 meeting. Waiting on survey information.	L1.00	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
Tree Protection Areas						
Label the Tree Protection Areas.						
Forestry	Not Accepted	Last comment from reviewer: Relabel the Tree Preservation Areas to Tree Protection Areas.	L1.00	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted		L0.59	Kit Dennis	Kit Dennis	Yes
Last comment from reviewer: Waiting on updated information.						
Last response: See Comment Response Letter.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Waiting on updated information.	L0.59	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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, 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	Not Accepted	Last comment from reviewer: 1) Based on the current information provided, your plan will require 2687" DBH mitigation for historic removals. The current plant schedule only provides 785". There is a remaining historic tree mitigation deficit of 1902" DBH. 2) The current plant schedule looks to provide 2653 caliper inches towards the PD required 2800 caliper inches. There is a remaining deficit of 147 caliper inches.	L0.59	Kit Dennis	Kit Dennis	Yes
Last response: See Comment Response Letter.						
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)						
Planning	Not Accepted	Last comment from reviewer: As discussed in our meeting on 11/6, please label all lots as such. If it's a tract, call it a tract, but if it is a future lot, please label those as lots.	PLAT2	Kendall Story	Kendall Story	Yes
Last response: See Comment Response Letter.						
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.						
Planning	Not Accepted	Right-of-way should also be included in the site data table.	C4.0	Kendall Story	Kendall Story	Yes
		Provide the widths of the rights-of-way on this sheet.				
		Last comment from reviewer: As discussed in our meeting on 11/6, all future buildable lots should be called out on the plan. Tracts should be labeled as "tracts" and lots as "lots". Please revise.				
Last response: See Comment Response Letter.						
Planning	Not Accepted	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
Last comment from reviewer: Per our discussion at the 11/6 meeting, a new phasing plan will be provided with a narrative and project timeline.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: See Comment Response Letter.						
Tree Protection Area Section						
Please provide the TPA acreage like the other sheets. (see plan markups)						
Planning	Not Accepted	Last comment from reviewer: The TPA does not add up to 15% of the acreage, as required. Please show how this requirement will be met.	L0.56	Kendall Story	Kendall Story	Yes
Last response: See Comment Response Letter.						

OLD BUSINESS

3



City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD





City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD



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	Section K Stormwater Drainage The revised language reads "shall be designed to accommodate a 100-year, 24-hour storm event." The requirement is that the 100-year event must be "retained" onsite.	PD Agreement with exhibits (10-21-2024).pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	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. Last comment from reviewer: The revised language reads "shall be designed to accommodate a 100-year, 24-hour storm event." The requirement is that the 100-year event must be "retained" onsite. Last response: Please see the attached revised PD Agreement with the 100yr/24hr storm retention language.	PD Agreement with exhibits (8-19-2024).pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Site Plan Legend Change "Tree Conservation Area" to "Tree Protection Area" in the Site Plan Legend.	PD-3	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Internal roadways/Multi-modal State the proposed roadway widths; A 5' sidewalk is not considered multi-modal. Please remove that statement from the PD agreement or provide a wider sidewalk (8'+). The sidewalk must be on both sides of the road.	PD Agreement with exhibits (10-21-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Date on the PD Agreement Please date all versions/revisions of the agreement. I see you use the document name to date the agreement, however, I am asking for it to be on the actual agreement.	PD Agreement with exhibits (10-21-2024).pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	List of Deviations The narrative of deviations provided is not specific enough. Please provide a list of code deviations, for example: -width between rear facing buildings from 50' to 20' (sec. 33-17, multi-family) -w/w width from 50' to 30' (section 33-90.02) (Townhomes are considered multi-family in our code. Please use the R-8 or R-12 zoning districts to base the deviations of development standards you are proposing, if applicable.)		Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Façade/Roof Please add roofs to the garages and additional design elements to the façade.	ELEVATION B	Kendall Story	Kendall Story	Yes
Planning	Draft	Typical Roadway Sections Please include streetscape in your typical roadway sections, similar to those provided in the Tech Park PD. Also, the roadways are all 35' or 30' and the provided typical sections do not appear to match either width. Please clearly demonstrate the roadway widths and adjacent streetscape (sidewalks, lighting, trees, etc.)	PD-3	Kendall Story	Kendall Story	Yes
Planning	Draft	Roadway Per section 33.90.02, a minimum of 50' is required for the right of way. Will this private and gated or public? If proposing less, please include it in your list of deviations.	PD-3	Kendall Story	Kendall Story	Yes
Planning	Draft	Response to Comments Please respond to all comments in the comment box provided. "refer to concept plan/PD agreement/response to comments letter" is not a sufficient response.		Kendall Story	Kendall Story	Yes
Planning	Not Accepted	Elevations Elevations - please provide at least 3 different building designs, each with varied roof lines. Last comment from reviewer: There are 2 roofline types proposed, however, the site plan is showing that only one of the 4-unit buildings will be constructed; the rest are 6-unit buildings with the same roofline. Please provide a mixture of building types/designs on the site. Last response: See the attached Elevation Plans A, B & C		Kendall Story	Kendall Story	Yes
Planning	Not Accepted	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*		Kendall Story	Kendall Story	Yes

Last comment from reviewer: No streetscape is shown. Please provide a 3-

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		dimensional rendering of a typical roadway that includes proposed landscaping, streetlights, sidewalks on both sides of the road, etc.				
		The amenities are not above average and the TPA area provided is the minimal required 15%. Is there room for a play area and sunshade? Additionally, the dog park is too close to homes to the south. This development may not be large enough for a dog park. It would be helpful to have 3-D renderings of the amenity area, similar to those provided in the Taylor Ridge PD (I can provide these examples if needed). Last response: Please see the updated Concept Plan, attached. Common and recreational areas were expanded and located adjacent to TPA areas. Improved pedestrian circulation was added. Updated building elevations were provided to ensure varied rooflines and multiple building types. Rear of residential buildings include covered porch areas.				
		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.				
Planning	Not Accepted	Last comment from reviewer: Providing the sidewalks on one side of the road is not above-average design, as sidewalks are a required element. Please add sidewalks to both sides of the roads and connect them accordingly. The amenities are not above average. Is there room for a play area and sunshade? Additionally, the dog park is too close to homes to the south. It would be helpful to have 3-D renderings of the amenity area, similar to those provided in the Taylor Ridge PD (I can provide these examples if needed). Last response: Open space and recreational amenities were expanded and more detail provided regarding specific recreational improvements. Pedestrian circulation was improved and provides internal connectivity for all unites to access recreational facilities.		Kendall Story	Kendall Story	Yes
		Conceptual Drainage Plan A conceptual drainage plan is required as part of the PD submittal				
Planning	Not Accepted	Last comment from reviewer: I do not see conceptual drainage labeled. Please provide something that shows the directional flow of the drainage (little arrows would be acceptable) or a clear topographic map. Last response: See updated Concept Plan, attached.		Kendall Story	Kendall Story	Yes
Planning	Not Accepted	Pedestrian Plan A plan for pedestrian and bike circulation 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
Last comment from reviewer: Providing the sidewalks on one side of the road is not above-average design, as sidewalks are a required element. Please add sidewalks to both sides of the roads and connect them accordingly. Last response: Please see the sidewalk plan on the attached revised Concept Plan.						
PD Zoning PDs are a negotiated zoning district. How are the deviations from the code being compensated?						
Planning	Not Accepted	Last comment from reviewer: Above-average design was not accomplished in this resubmittal. Please propose a plan that has a higher level of design. Last response: The Concept Plan was updated to increase amenities and open space. Neighborhood amenity was relocated and expanded to take advantage of adjacent TPA areas. Internal pedestrian circulation was improved.		Kendall Story	Kendall Story	Yes
Rear-to-rear Note the rear-to-rear dimension between the center units Last comment from reviewer: Townhomes are considered multi-family in our code. Per sec. 33-17: The following minimum spacing shall be maintained between buildings: 25 feet between sides of buildings; 25 feet between sides and rear of adjacent buildings and 50 feet between any combination of fronts or rears of adjacent buildings. If you are requesting a reduction, this should be listed in your list of deviations to the code. Last response: Rear-to-rear dimensions have been added. Please see the attached revised Concept Plan.						
Planning	Not Accepted		DELANY RESERVE PH 2_PD PLAN_24081 6.pdf	Kendall Story	Kendall Story	Yes
General LS Plan Please provide a general landscape plan for buffering and streetscape. Last comment from reviewer: Specifically add a section in the PD agreement that provides perimeter and internal landscaping standards. As an exhibit, please provide a 3-D view or something similar to the elevations provided in the North Hill PD. What will the development look like internally, driving down the street? What will be seen from Plymouth Ave.? Last response: See updated Concept Plan identifying landscape buffer locations, widths and types.						
Planning	Not Accepted		PD Agreement with exhibits (8-19-2024).pdf	Kendall Story	Kendall Story	Yes
Amenities Provide a description of the specific amenities. Size? What is a "bicycle facility"?						
Planning	Not Accepted		PD Agreement with exhibits	Kendall Story	Kendall Story	Yes

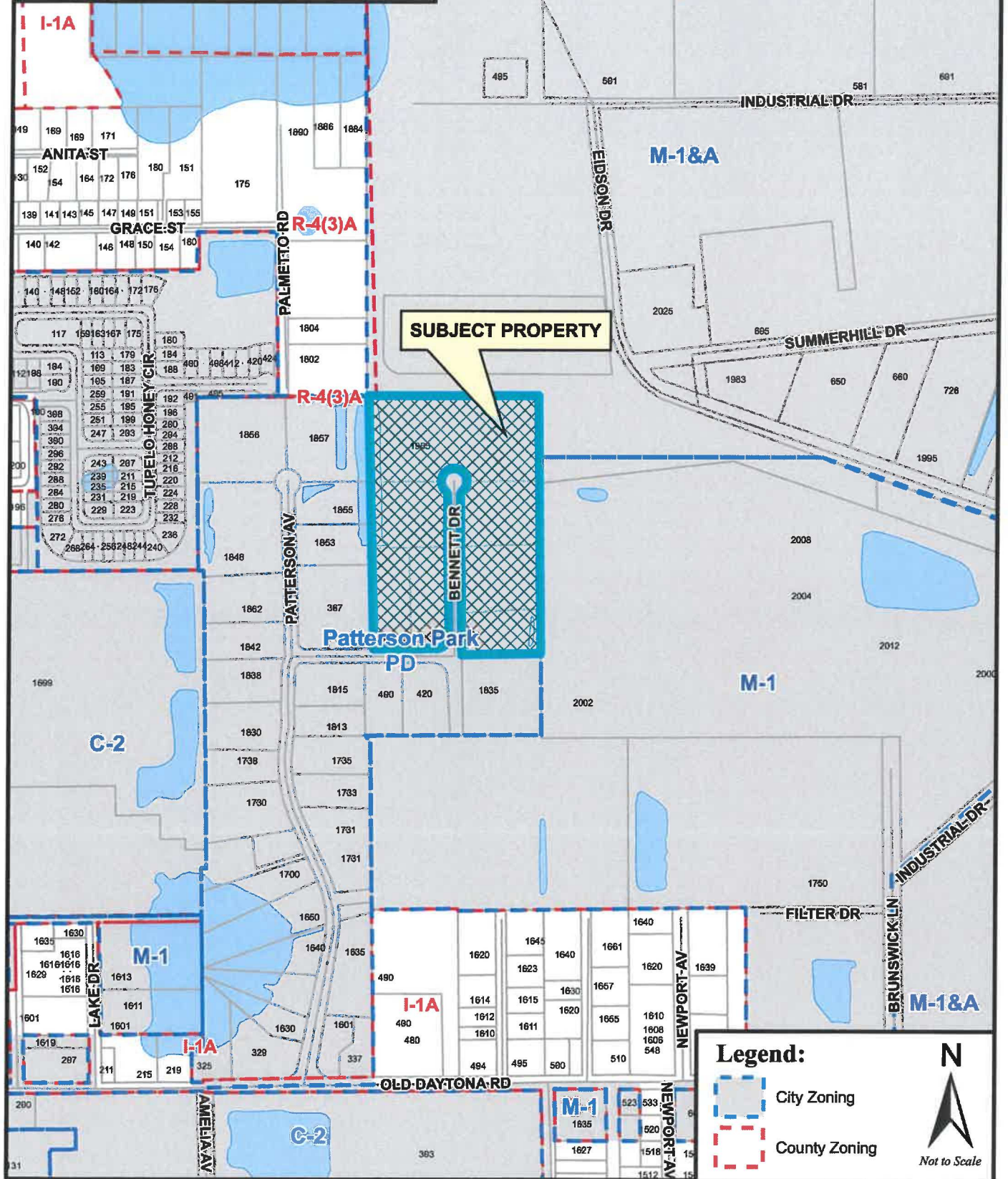
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Repeat comment. (size/description must be stated in PD). Also: dog park is not recommended for this development; and I do not see a playground. Last response: Please see attached Concept Plan and updated PD Agreement.						

NEW BUSINESS

1



City of DeLand
SP24-220
Coastline Power
Solutions



Legend:

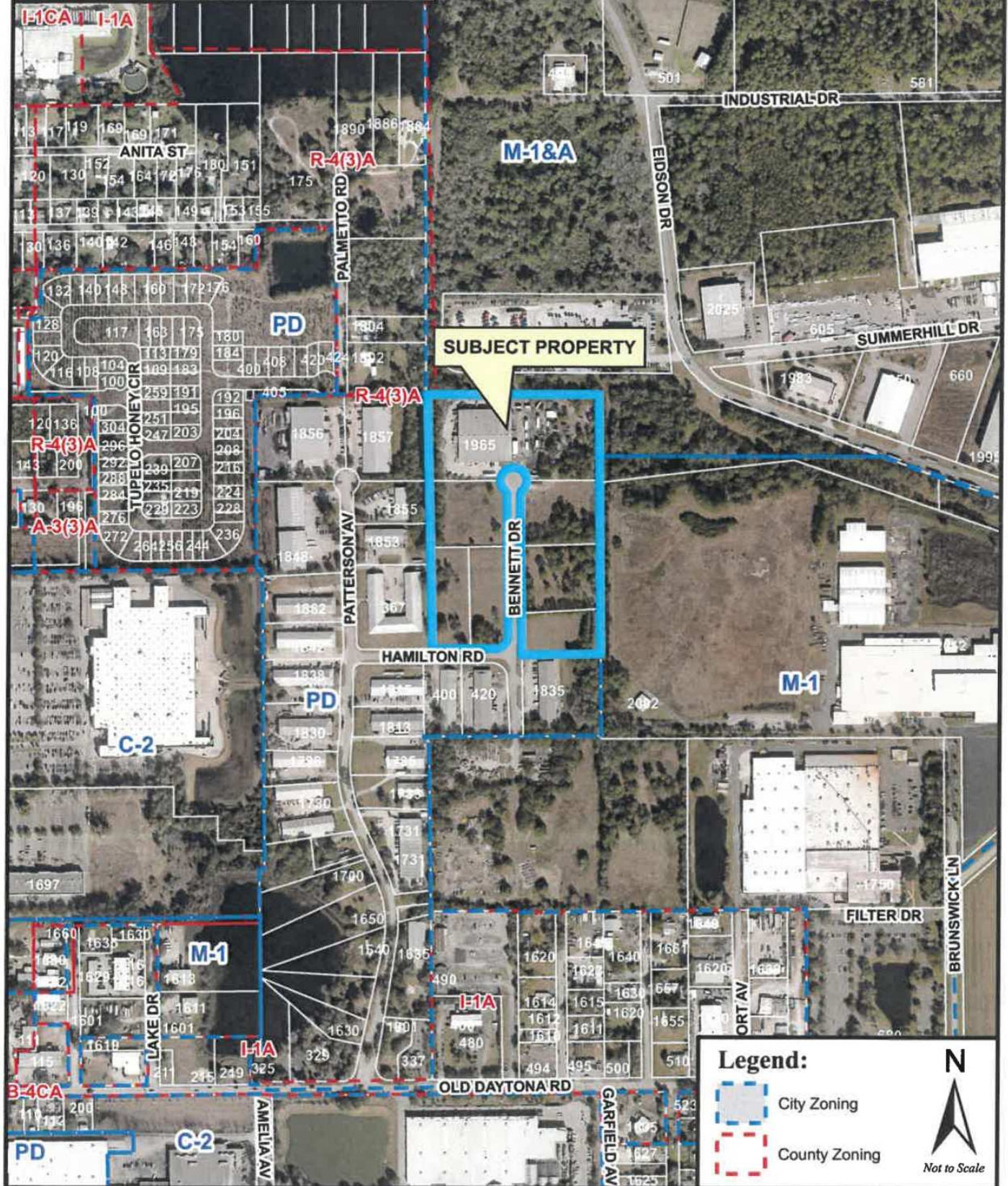
- City Zoning
- County Zoning

N





City of DeLand
SP24-220
Coastline Power
Solutions



Legend:

-  City Zoning
-  County Zoning

N



Issues for record SP24-220**Job Address: 1965 BENNETT DR, DELAND FL 32724**

Job Description: Coastline Power Solutions is a ±13.81 proposed redevelopment of an ±5,000 sf existing office space within the existing ±40,000 sf building on site. This redevelopment also includes an additional ± 72,000sf metal building and proposed parking, lay down area and associated stormwater management and site infrastructure. The existing Coastline Power Solutions facility is located at 1965 Bennett Drive in the City of Deland, FL (Parcel ID 603311000270). In addition to this parcel, six other vacant parcels will be proposed as a part of this redevelopment (Parcel IDs 603311000260, 603311000240, 603311000250, 603311000290, 603311000300, 603311000310). All seven parcels have a Future Land Use designation of Industrial, are zoned Planned Development and are all a part of the Patterson Park PD, recorded on August 12, 1996.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Recovery Analysis If groundwater migration is being considered in the recovery analysis, provide the calculations/modeling which include Kv and Kh inputs from the Geotech Report with the appropriate factor of safety.	Coastline SJRWMD Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Erosion & Sediment Control Provide appropriate erosion and sediment control plans and details.	C3.3	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Inlet Surcharge According to the Max Stage Summary, various inlets will surcharge at relatively small storm events. This is generally ill advised.	C5.2	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Max Stages 1. Based upon the 2019 Volusia County Lidar, there appears to be a not insignificant area north of the Existing Wet Pond 1 that apparently contributes to this basin which is not encompassed by the Pre-Development Basin Map. This area, and the hydraulically connected parking area to the north, will certainly be affected by the more than 2-foot higher Max Stage for the 100yr-24hr storm event. Please expand the area included in the model. 2. The Post Development Max Stage for Existing Wet Pond 1 exceeds the predevelopment condition for all storms modeled. This is likely to adversely affect upstream properties. 3. It is unclear how the tailwater condition was established downstream. Please provide modeling or an explanation.	Coastline SJRWMD Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Details						
Engineering	Draft	1. Provide details re Grass Pave construction and installation.	C8.0	Steven Danskine	Steven Danskine	Yes
		2. The asphalt pavement detail omits the crushed concrete base option outlined in the Geotech Report.				
		3. The site plans indicate large areas of Concrete Pavement yet no details are provided.				
		4. The Geotech Report does not provide any information pertaining to the Grass Pave preparation and installation.				
		5. Provide handicap parking details.				
		6. Provide cross sections as appropriate to ensure proper construction and inspection.				
		7. Provide additional construction details as appropriate.				
Engineering	Draft	Missing Elevations Please provide proposed elevations.	C5.2	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Conflicts Unable to read proposed spot elevations where storm pipes conflict with the callouts.	C5.1	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Hydrant Relocate new fire hydrant to better service both buildings.	C7.1	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Plant Materials (a) Add "and City Forester" to the end of the note.	L1.51	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	G. Fertilizer Fertilization is only recommended if a soil test shows a deficiency.	L1.51	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Please update the Tree Barricade Detail with the City's most recent version. It can be found on the City's website.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Plant Schedule In order to meet Grade 1 standards for the specified caliper sizes, the following specs will need to be added: AR, MG, QV - 10' height, 6' spread, 100 gallon container. TD - 10' height, 3' spread, 100 gallon container. CF, LI, MC - 8' height, 4' spread, 65 gallon container.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees Required in Tree Protection Areas The north and east Tree Protection Areas do not contain any trees. A minimum of one tree per 2500 sqft is required. Your current plan is 109 trees and 436" DBH short of meeting the minimum tree coverage requirements. These Tree Protection Areas would be a good place to provide more trees.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Labels Please label the Tree Protection Areas on the Overall Landscape Plan.	L1.00	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Barricade Detail Update the tree barricade with the most recent version. It can be found on the City's website.	L0.53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation #3 Add "and City Forester" to the end of the note.	L0.53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Clearing #3 Add "and City Forester" to the note.	L0.53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Fencing #11 No filling or grading is permissible within the area required to protect existing trees that are to remain.	L0.53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Fencing #5 Add "and City Forester" to the end of this note.	L0.53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Mitigation Specifications #10 Please identify the trees on the plan that will require tree wells.	L0.53	Kit Dennis	Kit Dennis	Yes
Mitigation Calculations By my calculations, your plan removes 1938" DBH of non-specimen protected trees. The mitigation required for these trees is 646" DBH. You are removing 36" DBH of specimen trees, 18" DBH is the required mitigation for the specimen removals. The total mitigation required for the plan is 664" DBH. Based on the current tree specifications, your planting plan provides 196" DBH replacement. Preserved trees do not count towards the required mitigation. Your plan has a mitigation deficit of 468" DBH. Currently the plan would not meet the minimum coverage requirements for the site. You will need to add or preserve an additional 109 trees and 436" DBH to the plan in order to meet the minimum coverage requirements. Final mitigation calculations cannot be made until the 18"+ DBH pines are identified by species.						
Forestry	Draft	Pine Species There are 16 Pine trees with a DBH of 18" or greater. These will need to be identified by species in order to determine if they are specimen trees. Longleaf Pines 18" or greater are specimen trees. If any of these are Longleaf, the specimen tree worksheet will also need to be updated.	L0.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscaping Sheets Please add the Tree Mitigation, Landscaping, and Irrigation sheets to the Sheet List Table.	C1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Worksheets Minimum Tree Coverage Worksheet - Your plan retains 647" DBH of non-specimen trees. Adding the 647" non specimen and the 167" of specimen trees retained, totals 814" retained on site. There is a 632" deficiency in meeting the minimum DBH coverage		Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
requirement. Please update these numbers to reflect what is shown on sheet L0.50. Specimen Tree Worksheet - All "Pine" trees with a DBH of 18" or greater will need to be identified by species. Longleaf Pines 18" or greater would be considered specimen trees, and this worksheet would need to be updated. Tree Replacement Worksheet - Your plan removes 1938" DBH of non-specimen protected trees. That would equate to a required replacement of 646" DBH. Adding the specimen and non-specimen required replacement inches together totals 664" DBH replacement required. Please update these numbers to reflect what is shown on sheet L0.50.						
Planning	Draft	ADA Spaces ADA parking spaces must be at least 12'x20' (LDR Sec. 33-91.06(b)(6))	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Loading Area Revise site plan to show designated loading/service areas (LDR Sec. 33-91.06(b)(7))	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Buffer Dimensions Show the buffer dimensions on plans. A 15-ft (type B) will be required along Hamilton and Bennett Dr., as they are both local roads (LDR Sec. 33-92.02(b))	L1.02	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Remaining Items Show the existing items that will be remaining (light poles, fire hydrant, fence, etc.) on the overall site plan sheet	C3.1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Cleanup Revise plans to add correct sheet references and 'state of Florida'	C2.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Reference Sheets Cleanup plans - sheet references are missing & page blocks are missing details	C5.2	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Accessways Revise site plan to show all existing and proposed vehicular and pedestrian accessways with dimensions. (LDR Sec. 33-132.10(d)(3)(b))	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Architectural Sheets Provide the renderings of the trash enclosure and proposed screen wall	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Survey Provide a survey of the property/tract - showing the linear dimensions, size of parcel, and a metes and bounds description (LDR Sec. 33-132.10(a)(2)(g))	C1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Site Data Table Revise site data table to include: the area of the property shown in square feet and	C4.0 REVISED	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
acres, total area of site with percentages allocated to buildings, paving, impervious area and open space (LDR Sec. 33-132.10 (c)(3)(g)) & (LDR Sec. 33-132.10(d)(3)(h))						
Planning	Draft	Signage Is signage proposed? If so, provide the location on the site plan (LDR Sec. 33-132.10(a)(2)(f))	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sheet ## Revise plans to reflect correct sheet number references	C4.1 REVISED	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Matchline - sheet c3.2 Add the sheet number for matchline and keymap	C3.2	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Matchline Add the sheet number for matchline and keymap	C3.1	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	USA This project will require a Utility Service Agreement.	C1.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	New Meter Need to have a separate tap off of the main for this new meter. Cannot be off of the fire line.	C7.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Main line Tap Main line needs to be a wet tap and not a tee.	C7.1	Scott Zender	Scott Zender	Yes

NEW BUSINESS

2



City of DeLand
SP24-218
TRINITY GARDENS
MODEL HOMES

A-3C
606

R-3C

R-1AA

A-3

SUBJECT PROPERTY

Trinity Gardens
PD

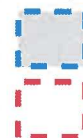
KEPLER RD

R-R

The Reserve at Victoria
PD

C-2

Legend:



City Zoning

County Zoning

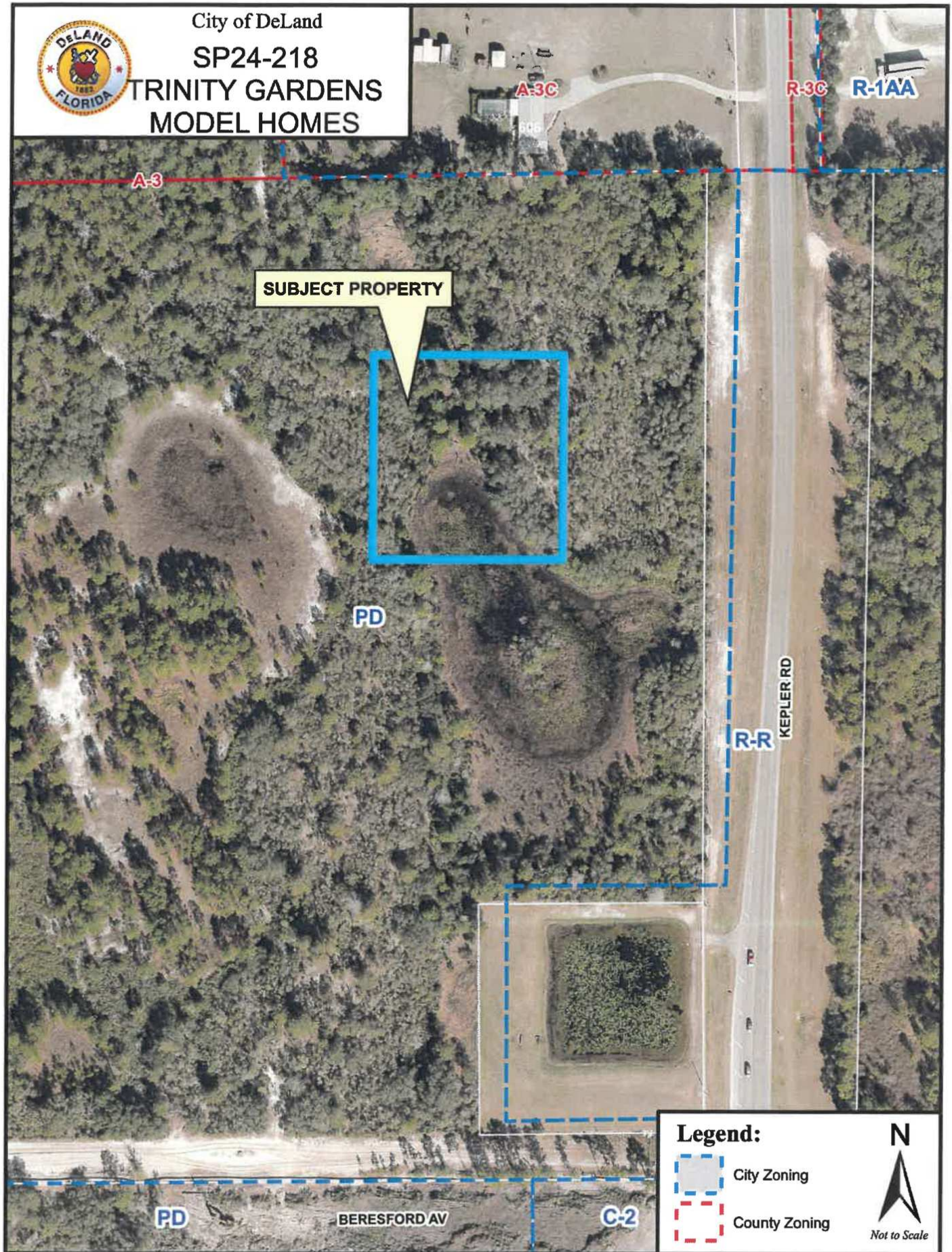
N



Not to Scale



City of DeLand
SP24-218
TRINITY GARDENS
MODEL HOMES



Legend:

-  City Zoning
-  County Zoning



Issues for record SP24-218
Job Address: 2022 Beevalley,
Job Description: Trinity Gardens - SFR

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Handicap Parking Sign A wheel stop or other means of protecting the handicapped parking sign should be provided.	01	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Handicap Parking Dimensions 1. A wheel stop or other means of protecting the handicapped parking sign should be provided.	113.009_TG_Lot 7_PP.pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Lot 5 Informational The Elaeocarpus will meet the front yard tree requirement provided it is between 5' and 15' from the back edge of the sidewalk (ROW) and meets the specifications for Grade 1 (3" DBH) tree.	L1	Kit Dennis	Kit Dennis	No
Forestry	Draft	Lot 6 The middle lot (lot 6) requires 3 trees. You show two trees in the rear of the lot. You will need to add a front yard tree to the plan.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree specifications Add the specifications for the trees. (Height, spread, container size, DBH) 3" DBH is required per PSB22-138	L1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Identification Signage Will there be signage identifying the models as such? If so, please show any proposed signage on the site plan.	01	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Utility Easement Per the Final Plat application (FSB24-074), a 10' utility easement runs along the frontage of each lot. Please identify this, and any other, easement on the plans.	01	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Future Land Use The development is designated as Urban Low Intensity on the Future Land Use map. Please update the data table with the correct designation.	01	Samuel Nelson	Samuel Nelson	Yes

Conditions and notes for record SP24-218
Job Address: 2022 Beevalley,
Job Description: Trinity Gardens - SFR

Discipline	Status	Type	Details	Attached To	Created By
Expiration					
Planning	Draft	Note	Temporary sales offices shall cease operation and mobile office trailers shall be removed from the site no later than 90 days after the completion of the last home in the specific phase of development which the office serves or five years from the date of the approval of the temporary sales office, whichever comes first.	01	Samuel Nelson
Hours of Operation					
Planning	Draft	Note	Temporary sales offices may only operate within the hours of 9:00 a.m. until 9:00 p.m. each day.		Samuel Nelson