



Technical Review Committee

**CITY OF DELAND
THURSDAY DECEMBER 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 November 21, 2024 TRC Meeting Minutes
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

D. NEW BUSINESS

1. **Applicant Name:** Harry Newkirk – Newkirk Engineering
Project Name: SP24-228 – Class II Site Plan for Reserve at Victoria Phase 4
Project Location: 20.48 acres located at 1540 Lake Reserve Dr
Description: Stockpile for fill from Phase 3 construction
Project Manager: Belinda Williams-Collins
2. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc.
Project Name: CP24-232– Concept Plan for Ace Hardware
Project Location: 1.466 acres located at S Amelia Ave
Description: 10,000 square foot Hardware Store
Project Manager: Emily Kunkel
3. **Applicant Name:** Mark Karet – Zev Cohen & Associates, Inc
Project Name: Z24-231– DeLand McDonald Property PD
Project Location: 18.3 acres located at 450 N McDonald Ave
Description: Rezoning from R-12 to Planned Development
Project Manager: Kendall Story

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, NOVEMBER 21, 2024 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:
1:30 pm

Members Present:
Debi Glick, Chairperson
Kendall Story
Samuel Nelson
Emily Kunkel
Belinda Collins
Kristian Logan
Ray Bahrami
Jim Ailes
Scott Zender
Kit Dennis

OLD BUSINESS:

1. Review of October 17, 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.*

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

Applicants Present:
Mark Watts – Cobb Cole
Jake Maple – Kimley-Horn
Jeff Swisher – Kimley-Horn

Applicant will address all comments. Application will not be scheduled for Planning Board until all comments have been satisfied and closed.

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

2. **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

Applicants Present:
Megan Willbur – DDCM (Owner’s rep.)

Applicant will address all comments. Application will not be scheduled for Planning Board until all comments have been satisfied and closed.

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

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

Applicants Present:
Luke Hatton – Kimley-Horn
Catherine Fetter – Kimley-Horn

The applicant will address the comments and resubmit. Applicant must resubmit by December 16th to be placed on January’s TRC Agenda.

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

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

Applicants Present:

None.

The applicant will address the comments.

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

OTHER BUSINESS:

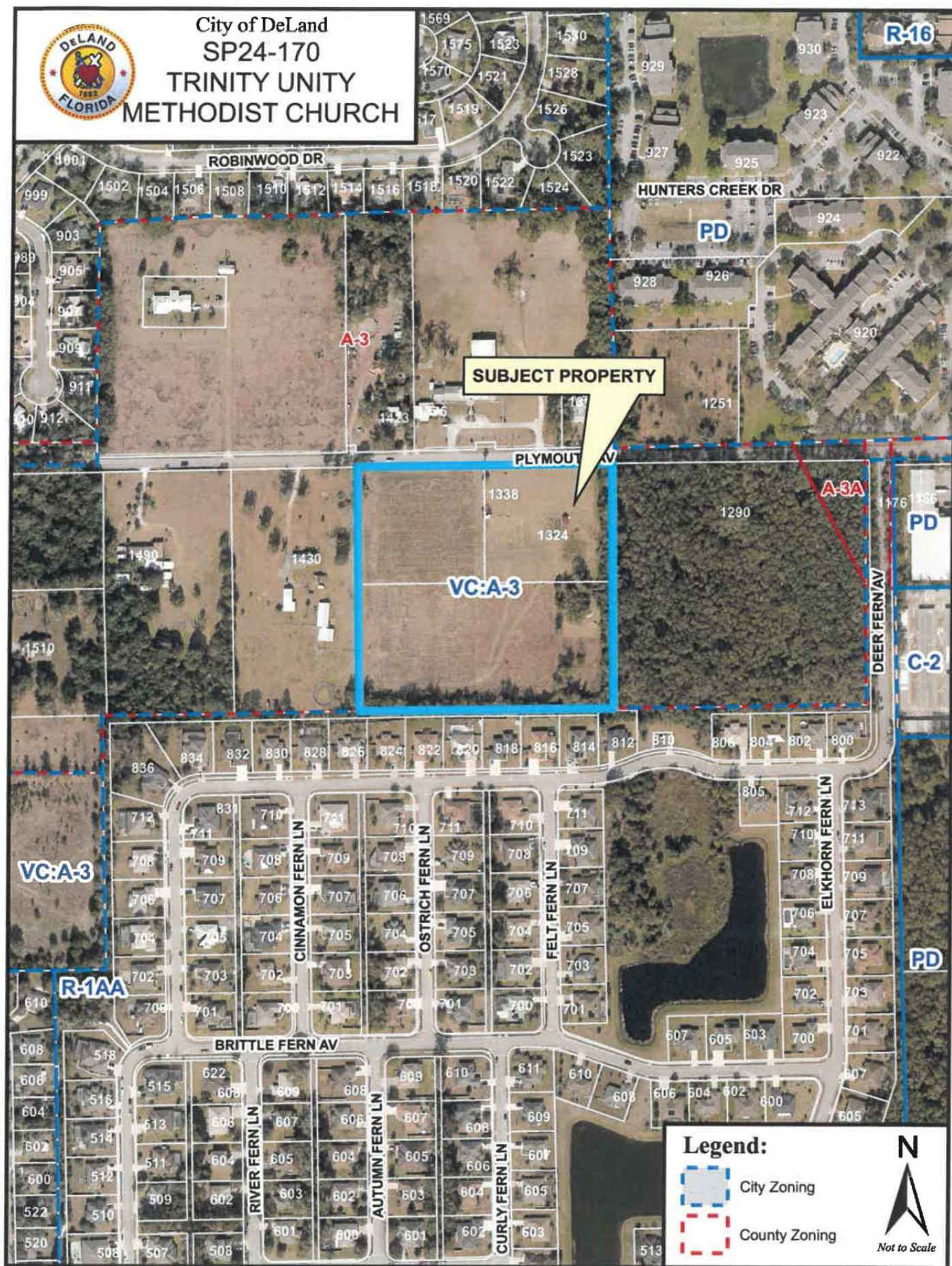
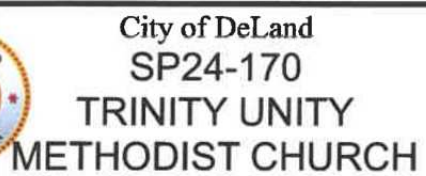
None.

ADJOURNMENT:

2:23 pm

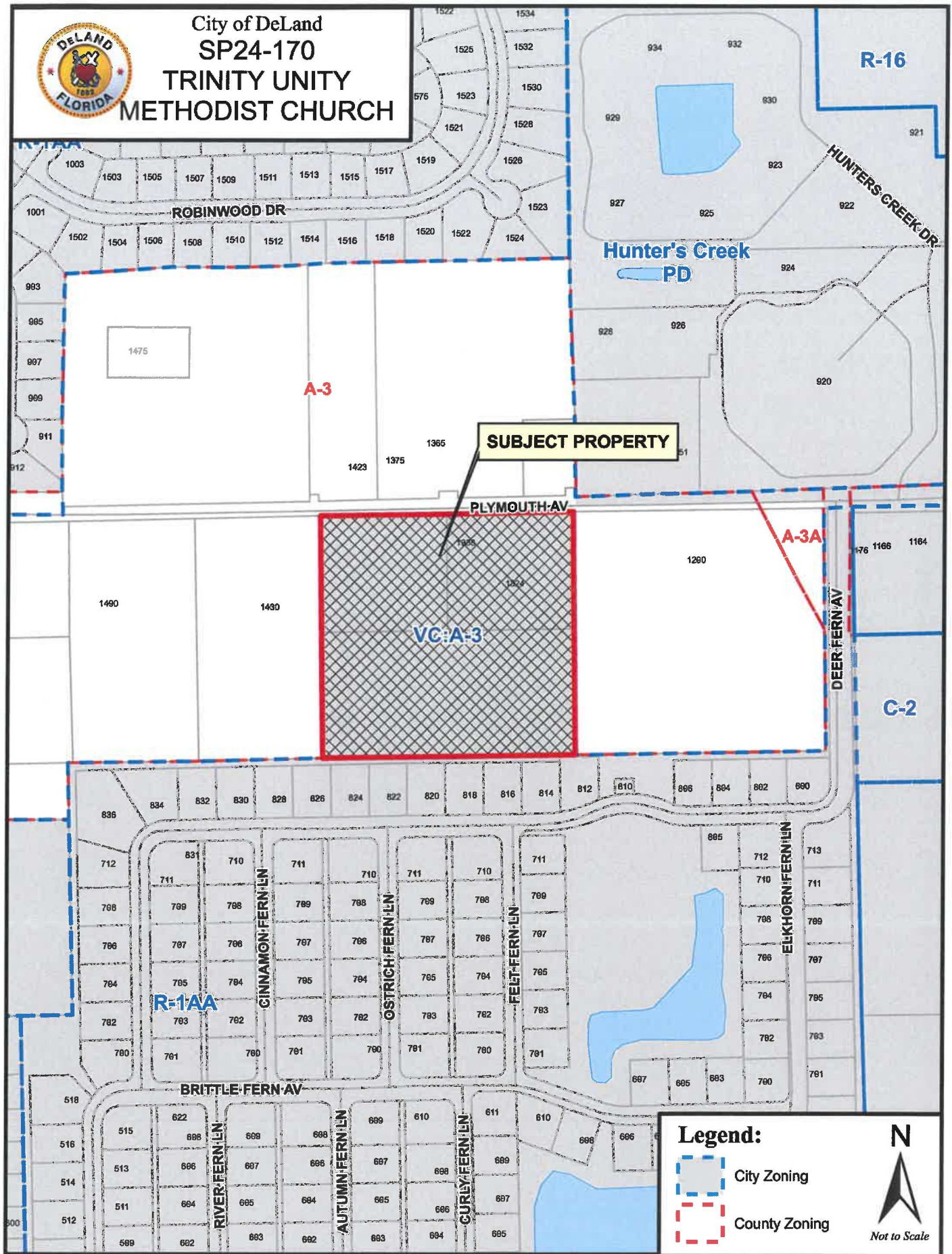
OLD BUSINESS

2





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
Engineering	Draft	Handicap Parking Detail The Accessible (sp) Parking Striping Detail indicates 2 Decorative Bollards, however the Handicap Parking Detail on Sheet	06	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Drive Aisle Width Drive aisles with double 90-degree parking is required to be a minimum of 24'. The dimensions shown vary from 20' to 25'.	06	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Legend : Tree Protection Area You are showing 77,422 SF of TPA in your legend, but when the individual areas are added together, it equates to 77,436 SF. Sheet LA1 shows 85,503 SF. Please correct whichever needs to be corrected. The information provided needs to be consistent throughout the plan.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Overall Tree Counts Table 1) Remove the 5" Laurel from the calculations. 2) 6" Laurels - You show (17) 6" Laurels but there are only 16 shown on sheet LA2. 3) 7" Laurels - You show (8) 7" Laurels but there are 10 shown on sheet LA2. *Please make the corrections in the table and wherever else the calculations need to be updated. The information needs to be consistent throughout the plan.	04	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Reference Notes Schedule You show 85,503 sqft of TPA here. Sheet 06 states 77,422 sqft but shows to provide 77,436 sqft when the individual area totals are added together. Please correct whatever is incorrect. The information provided needs to be consistent throughout the plan.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Plant Schedule The following corrections will need to be made to you tree specifications in order to meet Grade 1 standards. 1) Yaupon Holly and Grape Myrtle will need to be increased to 45gal container size and show 3.5' SPRD. 2) Southern Magnolia and the 3" DBH Live Oaks should be 10' HT and 6' SPRD. 3) The 4" DBH Live Oaks should show a 8' SPRD.	LA1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Replacement Trees Required						
Forestry	Draft	Tree #12 is shown on sheet LA2 as a 20" DBH Live Oak. The mitigation for that specimen tree would be 10". Under "Replacement Trees Required" it should show 20/2=10 DBH inches for the specimen removal, and 167/3=55.6 DBH inches for the non-specimen protected tree removals. The total mitigation required is 67" DBH.	LA1	Kit Dennis	Kit Dennis	Yes
Tree #49						
Forestry	Draft	Tree #49 is shown as a 5" DBH Laurel Oak and should not be included in any of the tree calculations. After removing this tree from the calculations, your plan preserves 39 trees and 449" DBH. Please update the information on sheets LA1 and LA2.	LA2	Kit Dennis	Kit Dennis	Yes
Tree Protection Area Without Trees						
Forestry	Draft	The TPA on the west side of the pond does not contain any trees. One tree per 2500sqft. is required.	LA1	Kit Dennis	Kit Dennis	Yes
Utility Easement in Tree Protection Area						
Forestry	Draft	There is a utility easement in the SE corner of the site. The easement area needs to be removed from the TPA.	LA1	Kit Dennis	Kit Dennis	Yes
Sign in TPA						
Forestry	Draft	You are showing a monument sign in the tree protection area. The area for the sign will need to be removed from the TPA and calculations.	LA1	Kit Dennis	Kit Dennis	Yes
North Buffer Canopy Trees						
Forestry	Draft	You are proposing to plant the canopy trees for the north buffer in group. The distance between the groups appears to be around 40'. Spacing between canopy trees in the buffer cannot exceed 25'. Spreading out the canopy trees to meet the distance requirement will also allow for more growing space for the individual trees.	LA1	Kit Dennis	Kit Dennis	Yes
Sheet List Table						
Forestry	Draft	Please add the landscape and irrigation sheets to the Sheet List Table.	01	Kit Dennis	Kit Dennis	Yes
Irrigation Plan						
An irrigation plan needs to be provided.						
Forestry	Not Accepted	Last comment from reviewer: An irrigation plan has not yet been provided. Last response: See provided landscape plan. Irrigation to be submitted next submittal.	06	Kit Dennis	Kit Dennis	Yes
Trees in Tree Protection Areas						
Forestry	Not Accepted	There aren't any trees shown in several of the TPA's. One tree per 2500 sqft is required. Last comment from reviewer: A large portion of the TPA on the west side of the pond does not contain any trees. One tree per 2500 sqft is required. Last response: Tree protection areas have been revised. The north tree protection area	06	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
is proposing to be planted and meets minimum width and planting. Number of trees provided shown on sheet 06 based on landscape plans.						
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.						
Forestry	Not Accepted	Last comment from reviewer: Your plan shows the removal of one specimen tree. The mitigation for the specimen tree is 50% DBH. You have included it in the calculations as a non specimen tree.	04	Kit Dennis	Kit Dennis	Yes
Last response: Landscape plan shows calculations for mitigation						
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.						
Forestry	Not Accepted	Last comment from reviewer: Tree barricades need to be shown around all protected trees, or groups of protected trees, that are being preserved. The locations on this sheet should match what is shown on sheet LA1.	04	Kit Dennis	Kit Dennis	Yes
Last response: Tree barricades added to sheet 4.						
Tree Worksheets						
Please complete the tree worksheets. They can be found on the City's website.						
Forestry	Not Accepted	Last comment from reviewer: Tree worksheets have not been submitted.	04	Kit Dennis	Kit Dennis	Yes
Last response: Work sheets completed and submitted.						
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)						
Planning	Not Accepted	Last comment from reviewer: Details for mechanical equipment not provided. Architectural plan submittal is missing detail sheet (A5.0) and landscape plan doesn't show the screening for mechanical equipment	06	Emily Ragusa	Emily Ragusa	Yes
Last response: Please see the submitted building elevations and landscape plans for revisions per comment.						
Planning	Not Accepted	Signage Is signage proposed? If so, provide the location on the site plan - Sign plans, including	06	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		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)) Last comment from reviewer: Monument sign is located in Tree Protection Area. Sign will need to be moved or this area cannot be counted toward TPA calculations. Last response: Per Sec. 33-75.04(a)-(f), a maximum height of 8' and a maximum area of 48 SF is permitted. Setback shown on sheet 06A.				

NEW BUSINESS

1



City of DeLand
SP24-228
RESERVE AT VICTORIA
STOCKPILE

Trinity Gardens
PD

SUBJECT PROPERTY

E-BERESFORD AV

C-2

E-BERESFORD AV

C-2

C-2

The Reserve at Victoria
PD

DR MARTIN L KING JR BTWY

RESERVE BLVD

HAVASU FALLS DR

Legend:

-  City Zoning
-  County Zoning

N



Not to Scale

Issues for record SP24-228**Job Address: 1540 LAKE RESERVE DR, DELAND 32724****Job Description: Propose clearing and earthwork construction to place fill from Phase 3 construction. Phase 4 consists of 20.48 acres and 17.02 acres will be cleared to stockpile the excess fill.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Proposed Grading Please provide a proposed grading plan that includes the prevention of runoff from being discharged onto adjacent properties.	03	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Erosion & Sediment Control 1. The Shallow Swale Detail indicates 3:1 Slopes. The maximum allowed slope is 4:1 (H:V). 2. Provide a construction entrance with a means of preventing tracking of soil and debris onto the adjacent roadway.	03	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	BIOME ID: 4120, 4210 Why is there a different calculation shown for the "BIOME DBH/ACRE" than what was shown in the previously approved Phase 4 plan SP21-020.	05	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specimen Trees To Be Removed Table You show the total for the 24 specimen removals to be 1719" DBH. I'm only getting 300" DBH. How are you coming up with the total shown. If this is incorrect, you will also need to correct Tree Replacement Calculations table.	04	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Biome Impact There are several wetlands and a number of tree biomes at this site. Due to use of the entire site for the stockpile, these items will be eliminated. Explain the mitigation efforts that have been undertaken to offset these impacts.	05	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Stockpile materials 33-62.07 (b) - Stockpiling differing geological materials. All excavation of overburden shall be accomplished in a manner conducive to segregated stockpiling of differing geologic materials. Topsoil, clean sands and clay soils shall each be stockpiled separately or layered in stockpiles in such a manner as to avoid comingling of differing geologic materials, and in all cases care shall be taken to avoid contaminating topsoil with clay materials. Upon completion of the mining operation, restoration of the ground surface shall be accomplished by replacement of each of the differing soil types in reverse sequence from that in which they were removed. Each separate layer, horizon or geologic strata shall be replaced and consolidated before the succeeding layer is replaced.	03	Belinda Collins	Belinda Collins	Yes

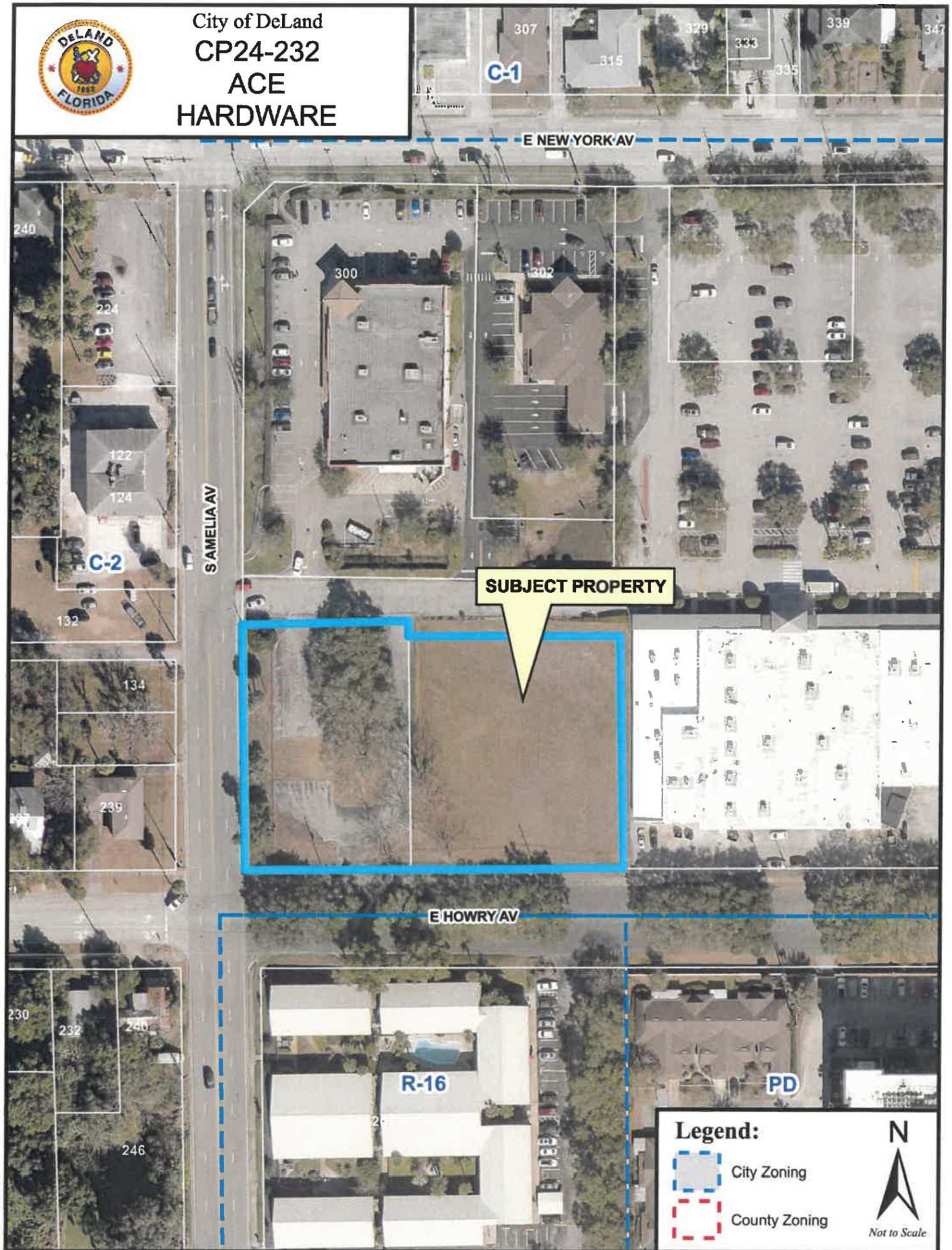
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Timeframe Ph 4 Verify the phases of development that this stockpile serves and the anticipated timeframe for completion of those phases. Also, provide an estimated timeframe for commencement of phase 4. Where practical, this stockpile should remain undisturbed for the longest period of time possible.	01	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Phasing map Include a map on the cover sheet depicting each of the other phases of the development.	01	Belinda Collins	Belinda Collins	Yes

NEW BUSINESS

2



City of DeLand
CP24-232
ACE
HARDWARE



SUBJECT PROPERTY

Legend:

 City Zoning

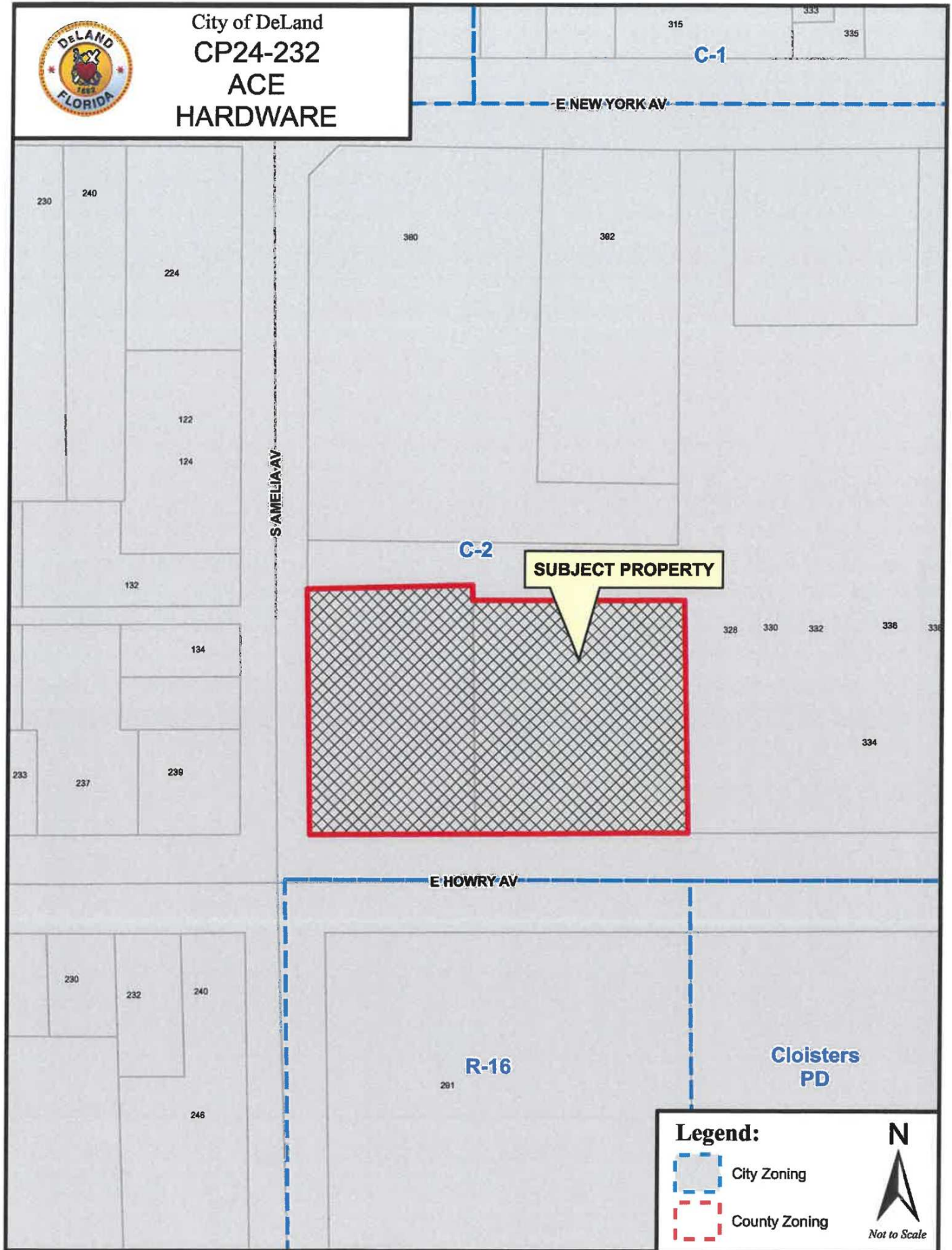
 County Zoning

 N

Not to Scale



City of DeLand
CP24-232
ACE
HARDWARE



Issues for record SP24-232**Job Address: 0 Amelia,**

Job Description: RZT Properties, LLC is under contract to purchase the 2 vacant lots from Shipwatch Deland, LLC. RZT Properties, LLC would like proceed with the development of a relocated Ace Hardware Retail Store.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater Treatment Along with meeting the requirements of SJRWMD, the site will also need to retain the 100yr/24hr storm onsite.	Ace Hardware-Howry_Conc ept01.pdf	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Sprinkler The building will have to be protected throughout with an approved fire sprinkler system. Structure exceeds maximum allowable square footage.	Ace Hardware-Howry_Conc ept01.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Hydrant A fire hydrant will need to be added on the site. Possible locations have been noted	Ace Hardware-Howry_Conc ept01.pdf	Jamie Lunsford	Jamie Lunsford	Yes

Forestry	Draft	General Comments 1. The following general comments are provided to assist you at the Site Plan stage: a. During future submissions, a tree survey, completed tree worksheets, and landscape plan will be required. b. At least 15 percent of the site will need to be designated as tree protection area, and a minimum of one tree per 2,500 square feet will need to remain or be planted on the site. c. Removal of non-specimen protected trees will require at least one third diameter replacement. Removal of specimen trees will require 50% replacement of the DBH inches lost. Unhealthy specimen trees, as determined by the city forester, will be replaced at the same rate as non-specimen protected trees. d. The City's current list of specimen trees can be found in Section 33-57.05(c)1 at: ARTICLE VI. - RESOURCE PROTECTION STANDARDS Code of Ordinances Deland, FL Municode Library Laurel Oaks (Quercus laurifolia) which are larger than 20" DBH and in deteriorated condition may be replaced by one two-inch DBH (three-inch caliber) minimum sized canopy tree from the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection." An Arborist Report documenting the deteriorated trees will be required to receive reduced replacement. Removal of all other non-specimen protected trees greater than 6" DBH will require the replacement of one third of the DBH inches lost. e. Any historic tree that is proposed for removal will require a review by this office, recommendation by the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. Historic trees					Kit Dennis	Kit Dennis	Yes
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Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		are defined as Bald Cypress 20-inches or larger DBH, Live Oak 25-inches or larger DBH, and Red Cedar 25-inches or larger DBH. i. For historic trees that will be preserved, tree protection fence must be installed by the contractor and inspected by the City Forester prior to any land disturbing activity. ii. Unless the applicant proposes a method of root protection which is acceptable to the City, no construction activity shall take place within an area equal to one and one-half times the area of the drip line. f. All new Class II and Class III site plans require the following statement: "Tree barricades are required around all trees which have been designated on the site plan to be retained. Prior to any clearing or construction activity occurring on the site, tree barricades shall be constructed by the contractor and approved by the City." g. A Tree Barricade detail showing how remaining trees will be protected needs to be included on all Site Plans. A barrier needs to be constructed around your Tree Protection Area and at the drip line or ten feet from each tree that will remain, whichever area is larger. An example of a Tree Barricade detail can be found on our website.				
Forestry	Draft	Historic Trees There are three historic Live Oaks on this property. Your plan shows paving, a sidewalk, and a propane filling station within the area required for protection in order to preserve these trees. 1 1/2 times the dripline of historic trees must be protected.	Ace Hardware- Howry_Conc ept01.pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Landscape buffer If parking abuts the landscape buffer, a shrub hedge shall be arranged or planted so that a minimum height of three feet will be attained within one year of planting and so as to screen a minimum of 75 percent of the parking area. A wall or berm may be used in conjunction with the hedge to meet the screening requirement. (LDR Sec. 33-36.05(2) (C))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Vehicle Use Area The minimum separation required between vehicle use areas and the property line is 10 feet. (LDR Sec. 33-17.16(a))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Street Frontage The front entrance along Amelia will need to be enhanced, consider incorporating the three historic trees into the plan.	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pedestrian Connectivity Pedestrian connection will be required connecting from the sidewalk on Amelia to the rest of shopping center (LDR Sec. 33-90.04 (a)(1))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Outdoor Storage Outdoor storage will need to be screened, provide details	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes

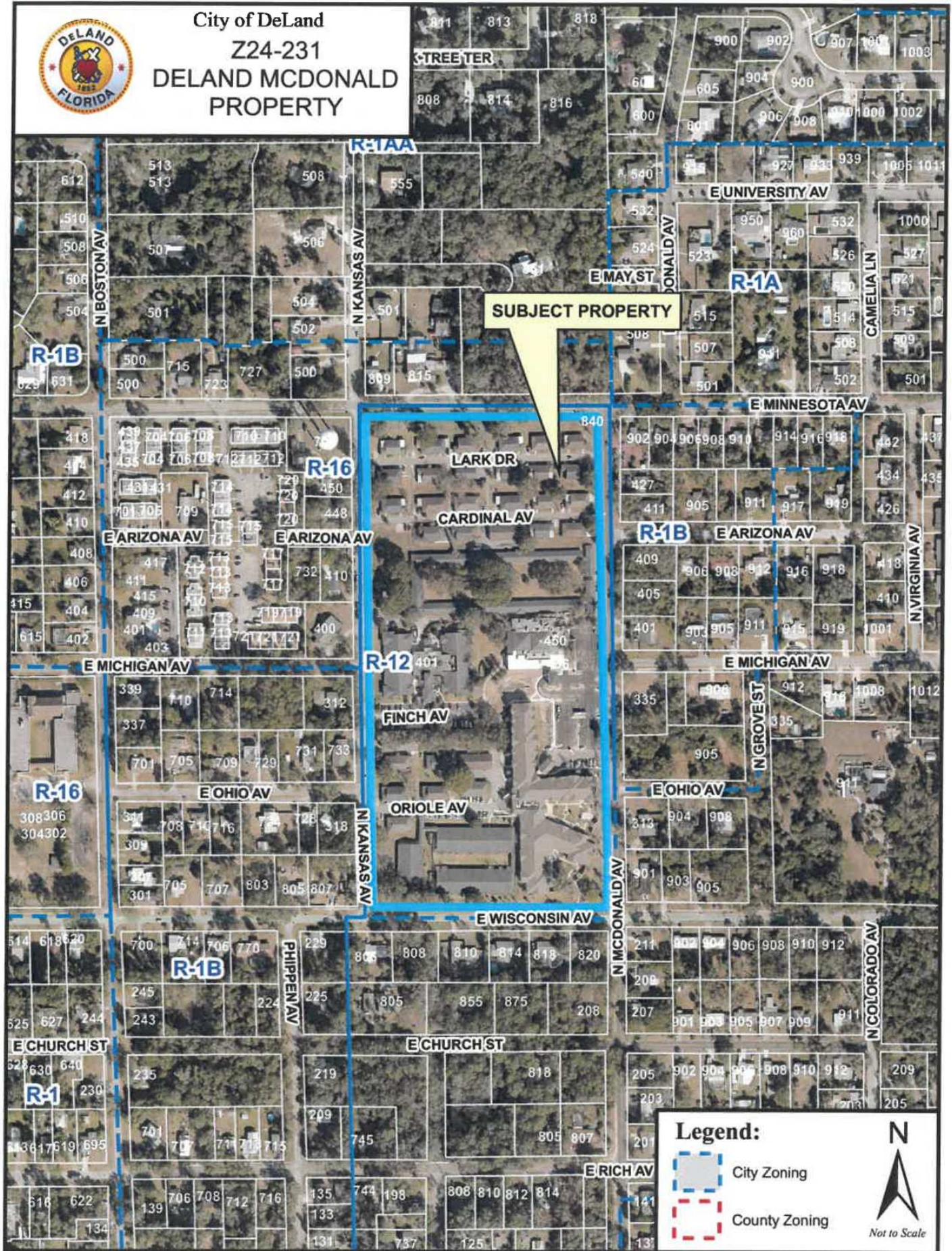
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Chainlink Chain link fencing is prohibited. This will need to be replaced with another material or where existing vegetation or proposed landscaping will effectively screen the fence from view and vinyl or other permanently coated chain link is used. (LDR Sec. 33-94.03 (h)(4))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parking No parking required for storage	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Lot line adjustment A lot line adjustment (lot combination) will need to be completed	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Architectural Plans Ensure the architectural plans of the building meet LDR Section 33-94	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Loading Area Add a callout for the designated loading/service areas (LDR Sec. 33-91.06(b)(7))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Details Provide the details and renderings of the trash enclosure, propane tank, mechanical equipment, delivery areas.. (LDR Sec. 33-94.03(a)(4))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	ADA Spaces ADA parking spaces must be at least 12'x20', the width will need to be shown on the plans. (LDR Sec. 33-91.06(b)(6))	Ace Hardware- Howry_Conc ept01.pdf	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Availability Water and Sewer is available. Reclaim is not readily available. This project would be in the Downtown Redevelopment Service Area.	Ace Hardware- Howry_Conc ept01.pdf	Jim Alles	Jim Alles	Yes

NEW BUSINESS

3



City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY



Legend:

-  City Zoning
-  County Zoning

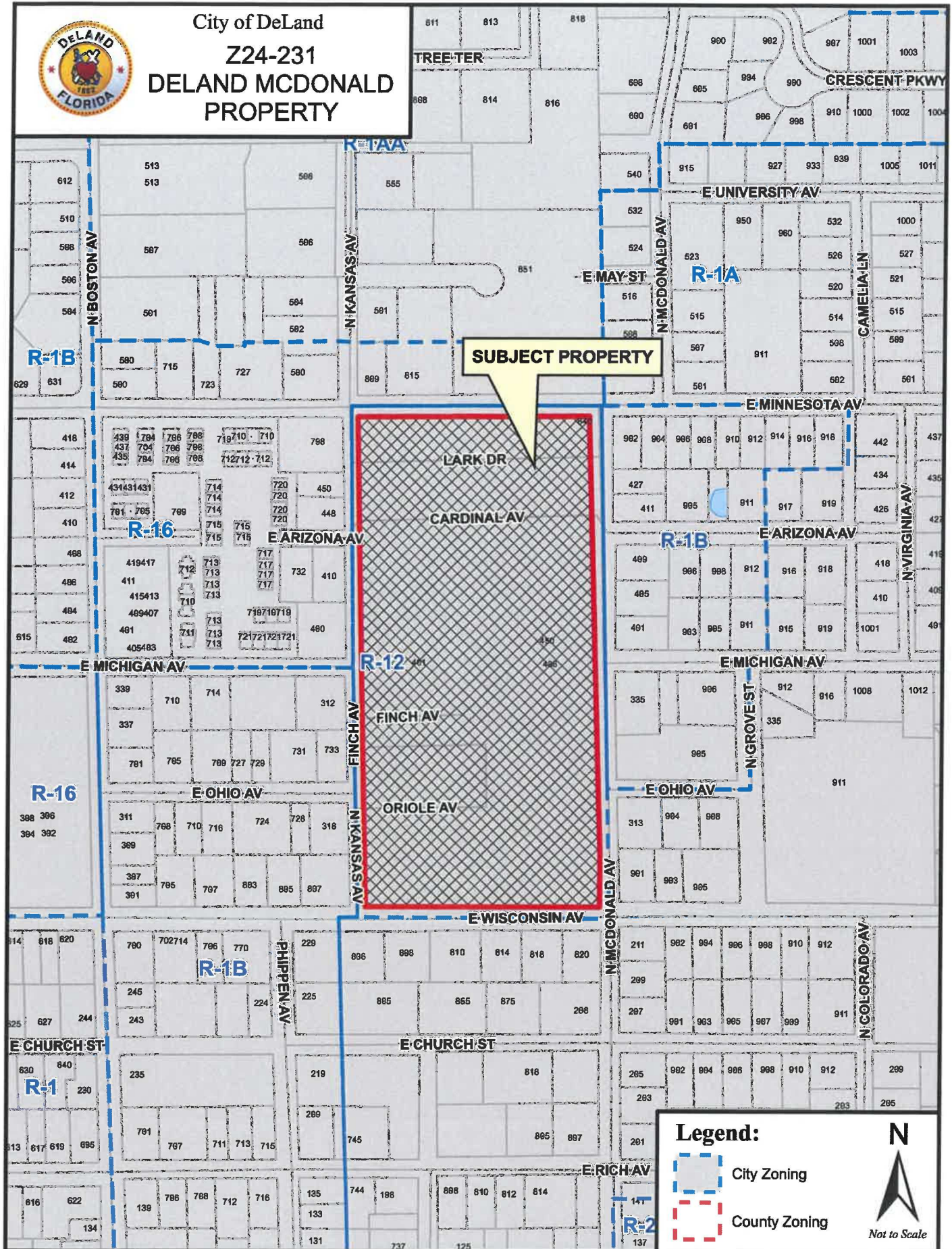
N



Not to Scale



City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY



Legend:

-  City Zoning
-  County Zoning



Issues for record Z24-231**Job Address: 450 N MCDONALD AV, DELAND FL 32724****Job Description: Planned Development Rezoning, please see included cover letter**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater Add language to indicate that if/when each lot is redeveloped, stormwater treatment/retention shall be entirely contained within that lot.	DeLand McDonald Property PD Agreement.p df	Steven Danskine	Steven Danskine	Yes
Planning	Draft	# of Beds & # of Units Please provide the number of units, by lot and number of beds for each building type.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Lot Coverage Provide the proposed lot coverages for each lot as well as the overall PD	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	POA A Property Owner's Association will be required to manage shared facilities and open space. This will also need to be outlined on the final plat.		Kendall Story	Kendall Story	Yes
Planning	Draft	24' Right of Way On pg. 8, Internal Roadways: All driveways shall be a minimum of 24 feet wide at the right-of-way. Any deviation will need to be included in the PD language.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	Stormwater Pg. 8: Stormwater Drainage: add that each lot must be able to stand alone by itself when it comes to stormwater management area. Please add that redevelopment of any of the designated Lots will require said Lot to retain the 100-yr/24-hr storm event on site.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	Building Separation On pg. 7, Minimum Building Separation: there are buildings less than 20' from each other (see Lots A, C and D).	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	Floor area On pg. 7, the Minimum Floor Area is given for the single, two and multi-family living areas. Does this reflect the current living areas?	DeLand McDonald Property PD	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Agreement.p df			
Planning	Draft	Lot-by-Lot Please outline the uses and standards on a lot-by-lot basis.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	Easements An access easement and parking easement are required for the campus to operate as a cohesive development with shared features.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	55+ Community Add in the agreement that the PD is for a 55+ community.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	Purpose/Intent of PD Add a statement that describes the history of the site and how the site is already developed and the purpose/intent behind the PD rezone.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	PD Amendment Required Add a statement acknowledging that all future development must comply to the current land development regulations unless otherwise noted in the PD. A PD amendment may be required for any future changes to the existing development.	DeLand McDonald Property PD Agreement.p df	Kendall Story	Kendall Story	Yes
Planning	Draft	55+ Note that the site is a 55+ residential community campus	1	Kendall Story	Kendall Story	Yes
Planning	Draft	PD Purpose & Intent (Section 33-32.01) Please respond to the following requirements from Section 33-32.01 of the Land Development Regulations: The PD district is designed to: - o Promote more efficient and economic uses of land, including bypassed lands. - o Encourage more compatible and harmonious development of contiguous lands. - o Promote home ownership opportunities for all residents of the community. - o Provide flexibility to meet changing needs, technologies, economics, and consumer preferences. - o Be totally controllable based on the needs of the city, in terms of the impact on the proposed site and surrounding neighborhoods.	1	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		- o Encourage uses of land, which reduce transportation needs and which conserve energy and natural resources. - o Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities. - o Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land-development procedures. - o Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities. - o Accomplish more desirable and affordable living and working environments than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations. - o Permit the combining and coordinating of architectural styles, building forms, and building relationships within a Planned Development. - o Provide an environment of stable character compatible with surrounding developments. - o Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection of preservation of lands, either internal or external to the Planned Development. - o 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.				
Planning	Draft	Lots as Numbers Please label the lots as numbers (Letters will be used for labeling the tracts on the final plat).	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Label stormwater The stormwater will need to be placed in individual tracts when platting. Please label all stormwater and open space locations.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Individual Lot Data Please provide data by-lot. List the data for the number of units, parking spaces, landscape buffers, setbacks, uses and impervious area broken down for each lot individually and for the overall PD.	1	Kendall Story	Kendall Story	Yes
Utilities	Draft	Reclaim Please add under section F. that reclaim is required for use as well. We have a reclaim line on McDonald Ave.	1	Jim Ailes	Jim Ailes	Yes