



# Technical Review Committee

**CITY OF DELAND  
THURSDAY JANUARY 16, 2025 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 December 19, 2024 TRC Meeting Minutes
2. **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
3. **Applicant Name:** Derek Ramsburg – Kimley-Horn  
**Project Name:** SP23-206 – Class II Site Plan for DeLand Hangar  
**Project Location:** 3.08 acres located at 1991 Industrial Dr  
**Description:** 14,600 SF Hanger  
**Project Manager:** Belinda Williams-Collins
4. **Applicant Name:** Siraj Aghayev - Flex Builders Group  
**Project Name:** SP23-207 – Class II Site Plan for Flex Warehouse  
**Project Location:** 4.4 acres located at 1455 N McDonald Ave  
**Description:** 16,700 square foot warehouse  
**Project Manager:** Sam Nelson
5. **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

## **D. NEW BUSINESS**

1. **Applicant Name:** Daniel Oliveira - DGC Development Corp  
**Project Name:** Z24-209 – Planned Development Rezoning for DeLand Apartments  
**Project Location:** 2.5 acres located at 1107 E. New York Ave  
**Description:** Mixed use project for 25 apartments and 8 commercial spaces  
**Project Manager:** Kendall Story

2. **Applicant Name:** Herb Green – Cadjazz Engineering  
**Project Name:** Z24-214 – Planned Development Rezoning for Orange Camp Commercial PD  
**Project Location:** 19.6 acres located at the south of Orange Camp Rd and I4 ramp  
**Description:** Commercial Development  
**Project Manager:** Chris Carson
3. **Applicant Name:** Slava Yedlin – Yedlin and Co LLC  
**Project Name:** FSB24-243 – Final Plat for the Canopy at Blue Lake  
**Project Location:** 4.87 acres located at E. Wisconsin, 150ft E of Miller Rd  
**Description:** Final Plat for 12 Single Family Lots  
**Project Manager:** Kendall Story

***E. ADJOURNMENT***

# OLD BUSINESS

1



**CITY OF DELAND**  
**TECHNICAL REVIEW COMMITTEE MEETING**  
**MEETING MINUTES**  
**THURSDAY, DECEMBER 19, 2024 - 1:30 P.M.**  
**CITY HALL**

**OPENING OF MEETING:**

Call to Order:

**1:32 pm**

**Members Present:**

Carol Kuhn, Chairperson

Debi Glick

Kendall Story

Emily Kunkel

Belinda Collins

Chris Carson

Kristian Logan

Bill Lawton

Ray Bahrami

Steven Danskine

Jim Ailes

Scott Zender

Mariellen Calabro

Kit Dennis

Jamie Lunsford

**OLD BUSINESS:**

1. Review of November 21, 2024 TRC Meeting Minutes

***Steven Danskine moved to approve the minutes as presented,***

***Jim Ailes seconded the motion.***

***The TRC Committee voted unanimously in favor of motion.***

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

**Applicants Present:**

Alex Ford – Trinity UMC

Robert Kellogg – Trinity UMC



Howard Jeffries – Trinity UMC  
Cody Bogart – Newkirk Engineering

Applicant will address all comments.

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

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

**Applicants Present:**  
Cody Bogart – Newkirk Engineering

Applicant will address all comments.

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

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

**Applicants Present:**  
Michael Wojtuniak – EPI  
Richard Anderson

The applicant will address the comments. Class II Site Plan application is the next step for the applicant.

*No action required.*

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

**Applicants Present:**  
Mark Karet – Zev Cohen

Applicant will address all comments. Resubmission must be received by January 13<sup>th</sup> to be placed on the February TRC Agenda.

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

OTHER BUSINESS:

None.

ADJOURNMENT:

3:02 pm

# OLD BUSINESS

2





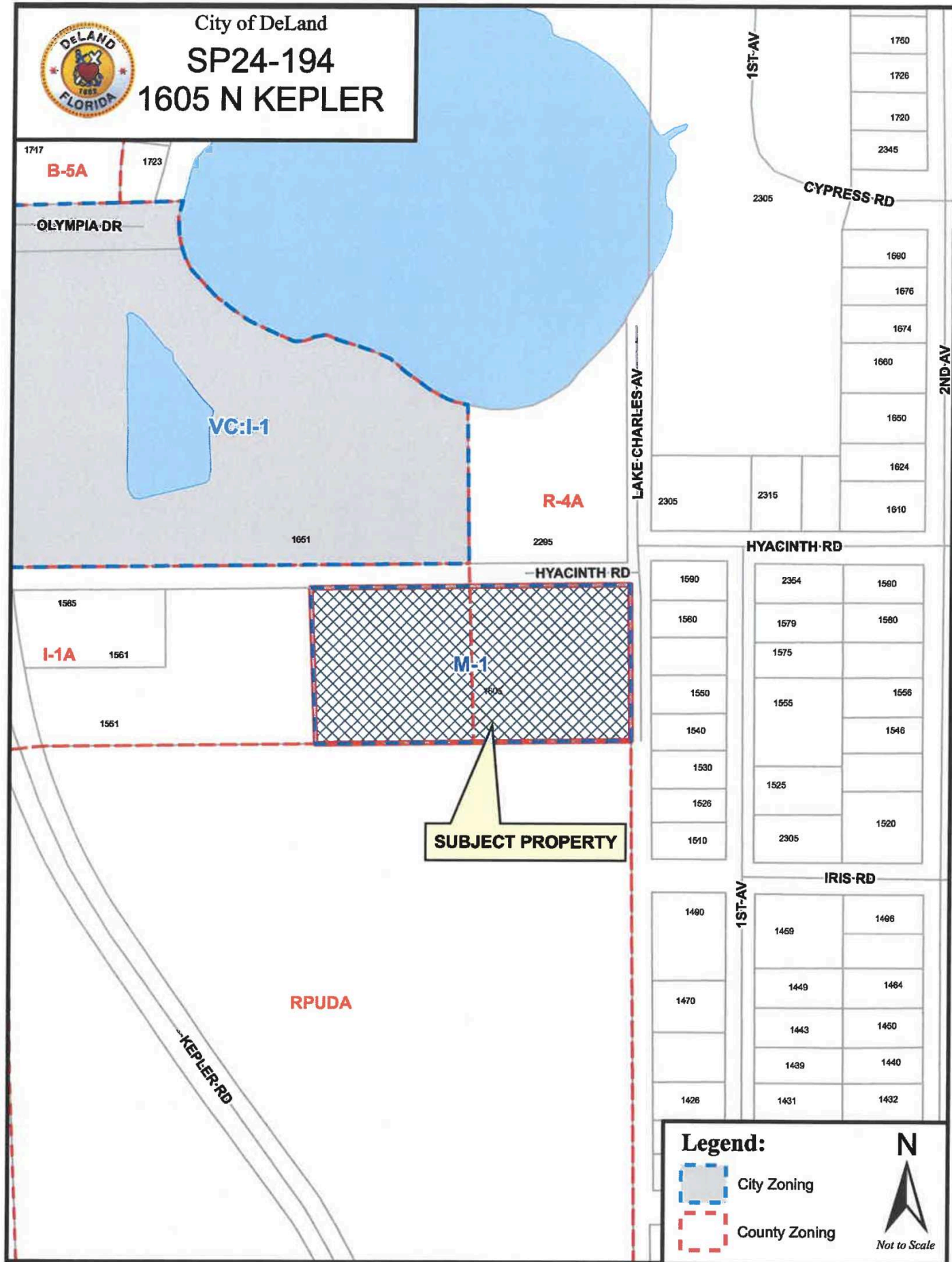
City of DeLand  
SP24-194  
1605 N KEPLER







City of DeLand  
SP24-194  
1605 N KEPLER



**Legend:**

- City Zoning
- County Zoning

N



## Issues for record SP24-194

### Job Address: 1605 N KEPLER RD, DELAND FL 32724

### Job Description: Final Site Plan

| Discipline  | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Attached To                                              | Created By      | Last Updated By | Modifications Required |
|-------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------|-----------------|------------------------|
| Engineering | Draft        | <b>Groundwater Table</b><br>While the original geotech report indicated that the SHGWT was at the depth encountered, the additional report indicated that the levels should be approximately 1-foot above the measured level. This does not appear to have been taken into account for Borings P3, P4, and P5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Stormwater Drainage Report<br>Kepler 12-23-24 signed.pdf | Steven Danskine | Steven Danskine | Yes                    |
| Forestry    | Draft        | <b>MINIMUM TREE COVERAGE / PROPOSED TREES</b><br>I cannot determine how many trees will be on site until a plant list with tree specification and quantities is provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C02                                                      | Kit Dennis      | Kit Dennis      | Yes                    |
| Forestry    | Not Accepted | <b>Proposed Trees</b><br>Your Landscape Plan looks to provide either 63 or 65 trees to be planted. Once the actual number is determined, please make sure the information provided on this sheet is correct. Right now, it is showing 45 proposed trees.<br><br><b>Last comment from reviewer:</b> I cannot determine how many of the 83 proposed trees will count towards minimum coverage and replacement requirements. The minimum size tree for replacement is 2" DBH. You are showing trees in caliper size and DBH is 1" less than the caliper. So, the 2" caliper size trees will not be counted. Please provide a plant list that includes tree species, DBH, height, spread, container size, and quantity of each. Tree specs must meet grade 1 standards.<br><br><b>Last response:</b> see cover letter | C02                                                      | Kit Dennis      | Kit Dennis      | Yes                    |
| Forestry    | Not Accepted | <b>Trees Provided</b><br>Your plan currently provides either 63 trees or 65 trees, depending on the actual number of understory trees being planted in the south buffer. You will need to provide a plant list that includes the species of trees/plants, the quantities of each plant, and the size specifications.<br><br><b>Last comment from reviewer:</b> Please provide a plant list that includes tree species, DBH, height, spread, container size, and quantity of each. Tree specs must meet grade 1 standards.<br><br><b>Last response:</b> see cover letter                                                                                                                                                                                                                                           | C07                                                      | Kit Dennis      | Kit Dennis      | Yes                    |
| Forestry    | Not Accepted | <b>Planting List</b><br>Add a plant list that shows plant species, quantity, and specifications.<br><br><b>Last comment from reviewer:</b> Please provide a plant list that includes tree species,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C07                                                      | Kit Dennis      | Kit Dennis      | Yes                    |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status       | Details                                                                                                                                                                                                                                                                                                                                                                | Attached To | Created By    | Last Updated By | Modifications Required |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|-----------------|------------------------|
| DBH, height, spread, container size, and quantity of each. Tree specs must meet grade 1 standards.                                                                                                                                                                                                                                                                                                                                           |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Last response: see cover letter                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| <b>Tree Barricade Detail</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Replace the "Tree Protection Barricade" detail with the City's "Tree Barricade Detail". It can be found on the City's website.                                                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted | <b>Last comment from reviewer:</b> Please update with the latest version dated January 11, 2024. It can be found on the City's website.                                                                                                                                                                                                                                | C09         | Kit Dennis    | Kit Dennis      | Yes                    |
| Last response: see cover letter                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| <b>Response in Accela</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft        | Please provide responses to staff comments directly into the Accela Citizen Portal. It is difficult for staff to quickly locate a comment and response, and to then find the relevant page with a comment letter.                                                                                                                                                      |             | Samuel Nelson | Samuel Nelson   | Yes                    |
| <b>Noise Considerations</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| The site is located adjacent to several residential properties. How is noise intended to be mitigated? What are the intended hours of operation of the business?                                                                                                                                                                                                                                                                             |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted | <b>Last comment from reviewer:</b> Please confirm the off-site noise impact will comply with the requirements of Chapter 20 of the Code of Ordinances. Per Chapter 20-3. (d) (2) the maximum allowable noise level in dB(A) for industrial uses during the day is 71 dB(A) for a period not to exceed three cumulative minutes out of any continuous 60-minute period. |             | Samuel Nelson | Samuel Nelson   | Yes                    |
| Last response: See response in cover letter.                                                                                                                                                                                                                                                                                                                                                                                                 |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| <b>Community Design Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted | Ribbed metal siding is not permitted as an exclusive exterior finish. Please provide additional exterior materials.                                                                                                                                                                                                                                                    | C10         | Samuel Nelson | Samuel Nelson   | Yes                    |
| (33-94.03. (b) - (d))                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| For structures with 75 or less linear feet of building ground floor frontage, fronting on or visible from the public right-of-way, no uninterrupted horizontal length or uninterrupted curve of the building facade shall exceed 35 linear feet, except for architectural facades, which may be allowed to have an uninterrupted length of 60 linear feet. Please provide further architectural features, i.e. windows, doors, columns, etc. |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| <b>Last comment from reviewer:</b> There still appears to be an uninterrupted horizontal length of 35 feet on the north facade of the building. Please provide a vertical architectural feature such as a window or column on the facade of the property facing the street to meet this requirement.                                                                                                                                         |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Additionally, please label the elevations with directional names, (north, south, east, & west).                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |

| Discipline                                                                                                                                  | Status       | Details                                                                                                                                                                                                      | Attached To | Created By    | Last Updated By | Modifications Required |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|-----------------|------------------------|
| Last response: see cover letter                                                                                                             |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Mechanical Equipment<br>Please show the location of any proposed mechanical equipment.                                                      |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Planning                                                                                                                                    | Not Accepted | Last comment from reviewer: I am unable to locate any mechanical equipment on the plan. Please show or otherwise clarify where any mechanical equipment is located.                                          | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
| Last response: see cover letter                                                                                                             |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Signage<br>Is any advertising or directional signage proposed? If so, please show the proposed signage on the plan.                         |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Planning                                                                                                                                    | Not Accepted | Note: Any signage shown will be for illustrative purposes only, a separate sign permit will be required.                                                                                                     | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
|                                                                                                                                             |              | Last comment from reviewer: Is any advertising or business identification signage proposed? If so, please show any proposed signage on the site plan.                                                        |             |               |                 |                        |
|                                                                                                                                             |              | Last response: see cover letter                                                                                                                                                                              |             |               |                 |                        |
| Sidewalk and ADA Aisle<br>Please provide dimensions for the sidewalk and ADA aisle on the site plan.                                        |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Planning                                                                                                                                    | Not Accepted | Last comment from reviewer: The sidewalk serving the parking is required to be at least 5' wide. Please provide the additional foot of width.                                                                | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
| Last response: see cover letter                                                                                                             |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Dumpster Enclosures<br>How will waste be disposed of on-site? Please show the location of any dumpster or trash enclosures with dimensions. |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Planning                                                                                                                                    | Not Accepted | Note: Dumpster enclosures are required to be screened.                                                                                                                                                       | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
|                                                                                                                                             |              | Last comment from reviewer: Please add a statement on how the business will handle waste disposal and show a dimensioned area where waste will be stored.                                                    |             |               |                 |                        |
|                                                                                                                                             |              | Note: Burning of solid waste is not permitted.                                                                                                                                                               |             |               |                 |                        |
| Last response: see cover letter                                                                                                             |              |                                                                                                                                                                                                              |             |               |                 |                        |
| Planning                                                                                                                                    | Not Accepted | Site Lighting<br>Is site or building/security lighting proposed? If so, please provide a photometric plan for the site showing foot-candles to the property lines and also provide details for the lighting. |             | Samuel Nelson | Samuel Nelson   | Yes                    |

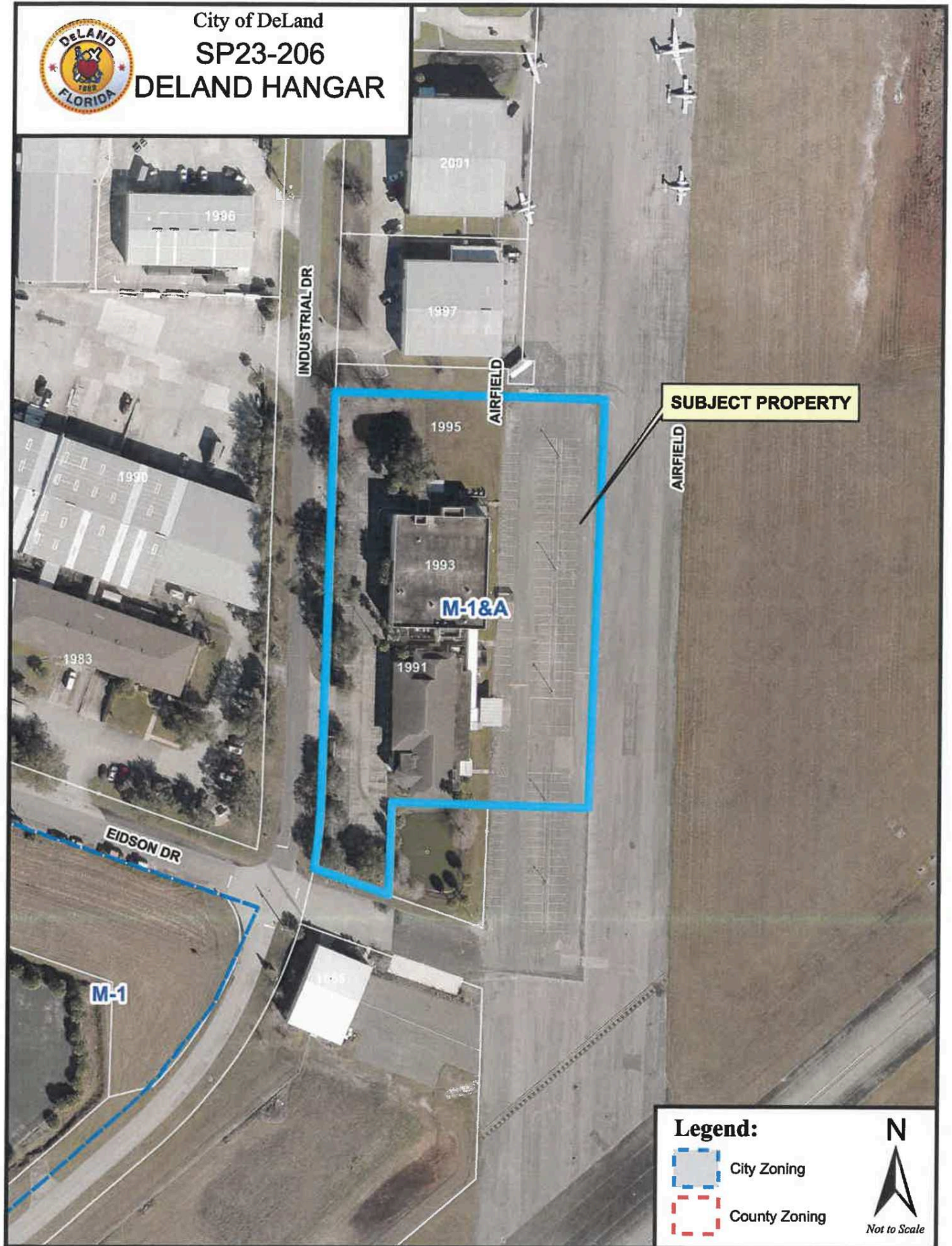
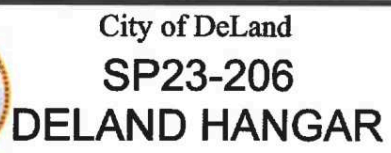


| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Attached To | Created By    | Last Updated By | Modifications Required |
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| <p><b>Last comment from reviewer:</b> Will the public be accessing the site? If so, lighting for parking areas shall provide adequate illumination for the safe use of the area by the public. Please show this lighting if required. (33-94.02. (g))</p> <p><b>Last response:</b> See response in Cover Letter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |               |                 |                        |
| <p><b>Volusia County ROW Use Permit</b><br/>Kepler and Hyacinth are Volusia County maintained ROWs. A Volusia County ROW use permit must be obtained.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Accepted | <b>Last comment from reviewer:</b> Volusia County ROW Use permit must be provided prior to site plan approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
| <p><b>Last response:</b> see cover letter</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Accepted | <p><b>Outdoor Storage Area Required Screening</b><br/>Outdoor storage areas shall be fully screened from both vehicular and pedestrian traffic and must meet the requirements of Sec. 33-74.04, and 33-94.03(i). Please confirm and show that this requirement will be met either through plantings or screen walls/fences. Note: Screen walls and fences may not be located in tree protection area.</p> <p>4.Outdoor storage of equipment, supplies, and personal property may occur in the C-3, C-4, and M-1 zoning districts providing the following conditions are met:</p> <ul style="list-style-type: none"> <li>a. No outdoor storage area shall be located in the landscape buffer area.</li> <li>b. The storage area shall be entirely screened with an opaque screen of at least eight feet in height. Webbed chain link fences may not be utilized to meet this requirement. Masonry block, wood, vinyl or other building materials are permitted.</li> <li>c. The screen must be set back at least five feet from the rear and side lot lines.</li> <li>d. Screening may be composed entirely of plant materials provided that at maturity, or within one year, whichever is less, the plant materials shall be at least eight feet high and 85 percent opaque. If the screen is constructed of block, wood, or other building materials, then two shrubs per 30 linear feet of fence will be required to be planted on the exterior side of the screen. Shrubs may be clustered.</li> </ul> | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
| <p><b>Last comment from reviewer:</b> The number of plants provided does not appear to provide the 85% opacity. Please provide additional plantings in the TPA or show how the opacity requirement will be met.</p> <p>Additionally, it is the strong preference of staff that a wall be provided on the eastern portion of the property to mitigate off-site noise impacts to adjacent residential uses. A possible location for this wall is between the eastern edge of the industrial vehicle parking/storage area and the stormwater pond.</p> <p>Regarding impacts on off-site residential properties, the Comprehensive Plan reads, "Extensive landscape buffering sufficient to mitigate nuisance and hazards is required between uses permitted in the industrial/warehouse designation and uses permitted in other land use designations, and where such land uses about residential land uses; or collector or arterial roadways. Within the Industrial/warehouse designation, minimal</p> |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |               |                 |                        |

| Discipline                                                                                                                                               | Status       | Details                                                                                                                              | Attached To | Created By    | Last Updated By | Modifications Required |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|-----------------|------------------------|
| landscape buffering shall be required. Expansions of existing industrial use should be stringently evaluated for impacts upon the surrounding land use." |              |                                                                                                                                      |             |               |                 |                        |
| Last response: see cover letter                                                                                                                          |              |                                                                                                                                      |             |               |                 |                        |
| Dimensions                                                                                                                                               |              |                                                                                                                                      |             |               |                 |                        |
| Please provide dimensions for all proposed buildings on the site plan.                                                                                   |              |                                                                                                                                      |             |               |                 |                        |
| Planning                                                                                                                                                 | Not Accepted | Last comment from reviewer: Please provide the dimensions for the concrete crushing equipment and storage of crushed concrete areas. | C03         | Samuel Nelson | Samuel Nelson   | Yes                    |
|                                                                                                                                                          |              | Additionally, please show the dimensions and provide elevations for any concrete walls used to store product.                        |             |               |                 |                        |
|                                                                                                                                                          |              | Last response: see cover letter                                                                                                      |             |               |                 |                        |

# OLD BUSINESS

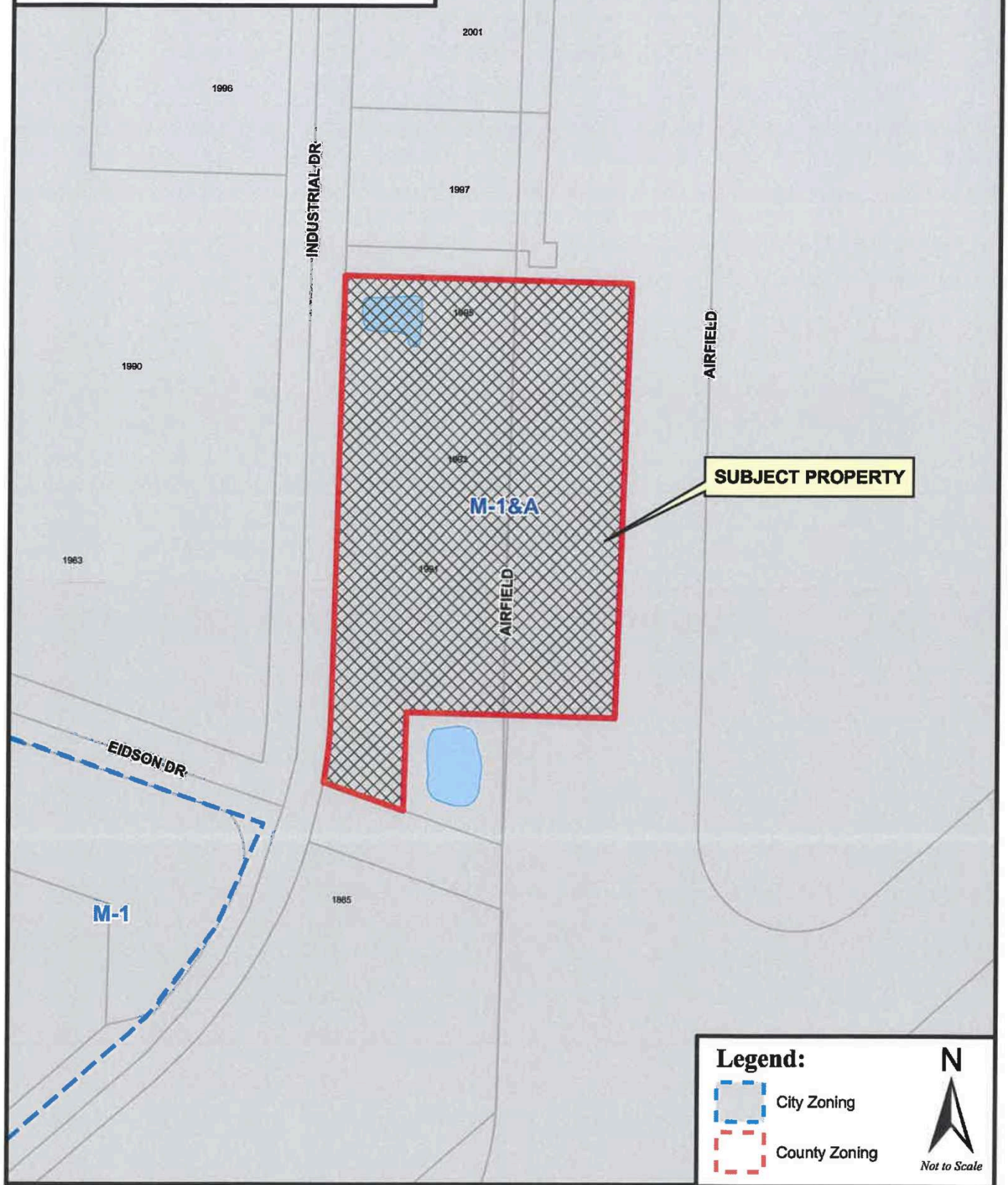
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City of DeLand  
SP23-206  
DELAND HANGAR





**Issues for record SP23-206****Job Address: 1991 INDUSTRIAL DR, DELAND FL 32724****Job Description: We are proposing a 14,600 sf hangar on an existing development. We are proposing to relocate the stormwater to accommodate this.**

| Discipline  | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Attached To                       | Created By      | Last Updated By | Modifications Required |
|-------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------|-----------------|------------------------|
| Engineering | Not Accepted | <b>Drainage Report Concerns</b><br>1. Please provide a Permit Determination Exemption letter from SJRWMD. Otherwise an ERP Permit will be required.<br>2. For developments up to 1-acre in size, percolation of the retained volume is required within 3-days. Provide calculations demonstrating that this requirement is met, including the Kv and Kh of the existing soils on site.<br>3. The Stormwater Management Approach "assumed (a) water table elevation of 73'." Please substantiate this assumption with a Geotechnical evaluation of the proposed stormwater retention area. Provide either an evaluation from a Geotechnical Engineer and/or new soil borings to confirm.<br>4. The Existing Treatment Volume & Stage/Storage calculation apparently assumes that the volume should be calculated from elevation 72.5'. It appears that this elevation was chosen based on the pond elevation picked up on 01/10/2021 by the surveyor. As stated above, please provide geotechnical support for this assumption.<br>5. It is unclear how the Proposed Dry Retention Required Treatment Volume was derived. As shown in the existing conditions, it is shown that 0.16 acre-ft of storage is required. | DeLand Hangar - Drainage Memo.pdf | Steven Danskine | Steven Danskine | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Last comment from reviewer:</b> As a geotechnical report will be necessary to determine the suitability of the existing soils to support the building, adding a boring to determine the soils capacity to adequately provide stormwater treatment is a reasonable requirement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Last response:</b> See comment response letter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Fire Flow</b><br>Provide a fire flow analysis from the closest two hydrants within 500 ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Last comment from reviewer:</b> If connecting to the existing fire main, the calculations will need to be calculated based of the square footage of all three buildings. Verify that the 6" line is able to supply the water needed for all three structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Last response:</b> Please see sheet C6.0 for fire flow analysis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | <b>Fire Line</b><br>The existing fire line on the plans is the supply for the sprinkler system at 1993 Industrial. These plans show it being removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
| Fire        | Not Accepted | Please provide a separate sprinkler system for the hangar. Indicate where the exiting and the new fire line will be installed and the location at which they will enter the structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C6.0                              | Jamie Lunsford  | Jamie Lunsford  | Yes                    |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |
|             |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                 |                 |                        |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status       | Details                                                                                                                                                                                                                                                                                                                                           | Attached To | Created By | Last Updated By | Modifications Required |
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| <p><b>Last comment from reviewer:</b> See comments for flow</p> <p><b>Last response:</b> Please see sheet C6.0 for updated fire service layout.</p>                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                | Draft        | <b>Inconsistent Tree Removal Data</b><br>There are 5 trees on this sheet that are being shown as remaining. They are listed, and calculated, as removals on the landscaping sheets.                                                                                                                                                               | C3.0        | Kit Dennis | Kit Dennis      | Yes                    |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                | Draft        | <b>TREES AND VEGETATION NOTE #1</b><br>Replace the words "wood fencing" with "tree barricades". Also, the "Tree Protection Detail" on sheet C7.0 will need to be replaced with the City's Tree Barricade Detail.                                                                                                                                  | C1.0        | Kit Dennis | Kit Dennis      | Yes                    |
| <p><b>Plant Schedule</b><br/>See comments from sheet L1.00</p>                                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not Accepted | <b>Last comment from reviewer:</b> See comments from sheet L1.00. The specifications on both sheets need to be consistent.                                                                                                                                                                                                                        | L1.01       | Kit Dennis | Kit Dennis      | Yes                    |
| <p><b>Last response:</b> Please see updated plant schedule on sheet L1.00.</p>                                                                                                                                                                                                                                                                                                                                                                          |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |
| <p><b>Plant Schedule (Specifications)</b><br/>In order to meet Grade 1 standards the follow changes will need to be made to the specs.<br/>QV - 8' HT, 4' SPR, 32" or 45 GAL ROOT BALL<br/>TD - 8' HT, 2' SPR, 32" or 45 GAL ROOT BALL<br/>AF - 8' HT, 4' SPR, 32' or 45 GAL ROOT BALL</p>                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not Accepted | <b>Last comment from reviewer:</b> The following specifications will need to be made in order to meet grade 1 standards.<br>TD - Change spread to 2'.<br>CF - 3" caliper is the minimum size accepted in order to count towards replacement or minimum coverage. 8' HT, 3.5' SPR, 45 Gallon would be the specifications for a 3" caliper grade 1. | L1.00       | Kit Dennis | Kit Dennis      | Yes                    |
| <p><b>Last response:</b> Tree specifications were updated, please see sheet L1.00 LANDSCAPE PLAN.</p>                                                                                                                                                                                                                                                                                                                                                   |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not Accepted | <b>Deficit Payment</b><br>This should be 50" deficient at \$75 per inch. The total amount should be \$3,750. If you are planning on mitigating the deficit through payment, add a note that \$3,750 will be paid to the Tree Replacement Reserve Account.                                                                                         | L0.51       | Kit Dennis | Kit Dennis      | Yes                    |
| <p><b>Last comment from reviewer:</b> Tree #6 is listed as a 16" Lare Oak being preserved. The plan shows it as a removal. Laurel Oaks do not have a specimen designation. Tree #12 is listed as a 14" Cypress tree and should be shown, and calculated, as a specimen tree. By my calculations you are proposing to remove 99" of non-specimen protected trees, and 112" of specimen trees. The total replacement required would be 89" DBH. After</p> |              |                                                                                                                                                                                                                                                                                                                                                   |             |            |                 |                        |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status       | Details                                                                                                                                                                                | Attached To | Created By      | Last Updated By | Modifications Required |
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| <p>corrections are made to your plant schedule, your plan provides 28" DBH replacement. There is a remaining replacement deficit of 61" DBH. If you are mitigating the remaining deficit with payment, the amount would be \$4,575. The information provided on sheets L0.50 and L0.51 needs to match.</p> <p><b>Last response:</b> Tree table has been updated to show correct number of inches needed for mitigation. Please see sheet L0.50 TREE MITIGATION for updated calculations.</p> |              |                                                                                                                                                                                        |             |                 |                 |                        |
| <p><b>Site Deficient Per Minimum Tree Coverage Worksheet</b><br/>This should be labeled "Required Replacement Deficit." and should show a deficit of 50" based on your current plan.</p>                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted | <b>Last comment from reviewer:</b> The same correction needs to be made on this sheets table. By my calculations, the required replacement deficit per this plan submittal is 61" DBH. | L0.51       | Kit Dennis      | Kit Dennis      | Yes                    |
| <p><b>Last response:</b> Table has been updated, please see sheet L0.50 TREE MITIGATION SHEET</p>                                                                                                                                                                                                                                                                                                                                                                                            |              |                                                                                                                                                                                        |             |                 |                 |                        |
| <p><b>Replacement Inches Provided</b><br/>Replacement inches is calculated by DBH, not caliper. Being Wax myrtle is not an approved replacement tree, your Plant Schedule provides 22" DBH replacement.</p>                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted | <b>Last comment from reviewer:</b> After the corrections are made to the plant specifications, your plan will provide 28" DBH replacement.                                             | L0.51       | Kit Dennis      | Kit Dennis      | Yes                    |
| <p><b>Last response:</b> Wax Myrtle's have been removed and provided inches updated. Please see sheets L0.50 TREE MITIGATION SHEET, L1.00 LANDSCAPE PLAN.</p>                                                                                                                                                                                                                                                                                                                                |              |                                                                                                                                                                                        |             |                 |                 |                        |
| <p><b>Dimensions</b><br/>Provide dimensions for the new building, parking spaces, setbacks on all side, and provide a parking count on eacht section of parking.</p>                                                                                                                                                                                                                                                                                                                         |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft        |                                                                                                                                                                                        | C4.0        | Deborah Glick   | Deborah Glick   | Yes                    |
| <p><b>Stormwater lease</b><br/>Provide a copy of the lease agreement for the stormwater pond to include the city's records.</p>                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft        |                                                                                                                                                                                        | C4.1        | Belinda Collins | Belinda Collins | Yes                    |
| <p><b>Peak building height</b><br/>Include the peak building height in the plans (in addition to the note added in the narrative letter).</p>                                                                                                                                                                                                                                                                                                                                                |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft        |                                                                                                                                                                                        | 14 OF 24    | Belinda Collins | Belinda Collins | Yes                    |
| <p><b>Dimensions</b><br/>Provide dimensions for the new building, parking spaces, setbacks on all side, and provide a parking count on eacht section of parking.</p>                                                                                                                                                                                                                                                                                                                         |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Draft        |                                                                                                                                                                                        | C4.1        | Belinda Collins | Deborah Glick   | Yes                    |
| <p><b>Impervious surface</b><br/>The proposed impervious surface amount is 85%. The maximum permitted for M-1 zoned properties is 70%</p>                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                        |             |                 |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Accepted |                                                                                                                                                                                        | C4.0        | Belinda Collins | Deborah Glick   | Yes                    |

| Discipline                                                                                                                                                                                                | Status       | Details                                                                                          | Attached To | Created By | Last Updated By | Modifications Required |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------|-------------|------------|-----------------|------------------------|
| <b>Last comment from reviewer:</b> Please clearly demonstrate how the impervious area is being calculated. The application indicated the site is 134164.8 sq ft and the plan shows 1515591 sq ft of area. |              |                                                                                                  |             |            |                 |                        |
| <b>Last response:</b> Please see sheets C3.0 and C4.0 for updated impervious areas and calculations.                                                                                                      |              |                                                                                                  |             |            |                 |                        |
| <b>Utilities Address</b><br>1101 S. Amelia Ave.                                                                                                                                                           |              |                                                                                                  |             |            |                 |                        |
| Utilities                                                                                                                                                                                                 | Not Accepted | <b>Last comment from reviewer:</b> Never was changed. Correct to 1101 S. Amelia if resubmitting. | C0.0        | Jim Alles  | Jim Alles       | Yes                    |
| <b>Last response:</b> Please see sheet C0.0 for update utility address.                                                                                                                                   |              |                                                                                                  |             |            |                 |                        |

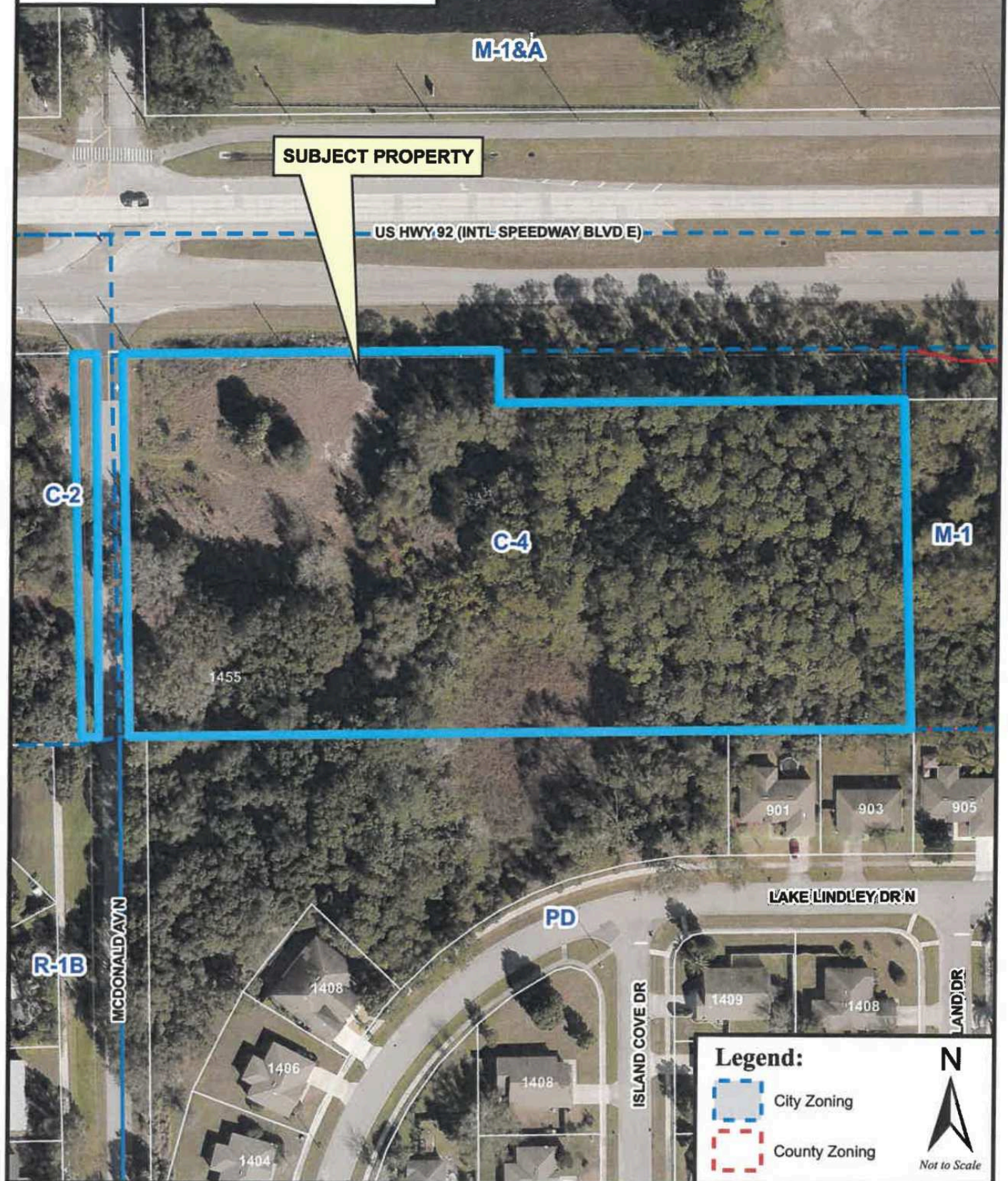


# OLD BUSINESS

4



City of DeLand  
SP23-207  
FLEX WAREHOUSE







City of DeLand  
SP23-207  
FLEX WAREHOUSE

M-1&A

SUBJECT PROPERTY

US HWY 92 (INTL SPEEDWAY BLVD E)

C-2

C-4

M-1

780

985

981

983

985

987

1451

1443

1433

1423

1413

MCDONALD AV N

Waterford Lakes  
PD

1406

1404

1402

1408

1405

1403

1401

1408

1406

1402

ISLAND COVE DR

LAKE LINDLEY DR N

1409

1408

1407

1406

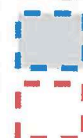
1409

1407

1405

ON ISLAND DR

Legend:



City Zoning

County Zoning

N



Not to Scale

**Issues for record SP23-207**  
**Job Address: 1455 N McDONALD AV, DELAND FL 32724**  
**Job Description: Flex Warehouse**

| Discipline  | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Attached To | Created By      | Last Updated By | Modifications Required |
|-------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|-----------------|------------------------|
| Engineering | Draft  | <b>Conflicting Details</b><br>Various details on this sheet and C601 identify either concrete pavement or asphalt pavement. Given the lack of a legend on the plan sheets it is impossible to determine where/if asphalt or concrete is intended to be installed.                                                                                                                                                                                            | C602        | Steven Danskine | Steven Danskine | Yes                    |
| Engineering | Draft  | <b>Drainage</b><br>1. Per previous comment; The Drainage Inlet Data Index indicates 1, 2, or 3 pipe connections for various inlets, however the number does not match what is shown in the plan view.<br>2. Per previous comment; The Drainage Inlet Data Index indicates pipe connections at oblique angles, i.e. NW, SE, SW, etc. however the plan shows the pipe layout to be in the 4 cardinal directions, i.e. N, S, E, & W. Please revise for clarity. | C401        | Steven Danskine | Steven Danskine | Yes                    |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Attached To           | Created By        | Last Updated By | Modifications Required |
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| <b>Infiltration Rate</b><br>1. Infiltration Rates require a Factor of Safety (FS) of at least 2, but the Vertical Permeability Rate from the Geotech Report is 0.9 ft/day and the Ponds Input indicates 4.0 ft/day and the Kh of 6.00.<br>2. Although it was stated that the pond would be over-excavated by 10' and replaced with suitable fill, infiltration into native soils will only occur at the rate of the native soil surrounding it. In this case, the Kv of the underlying soil is stated to be 2.5 ft/day. A FS must still be applied to this value. |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                   |                 |                        |
| Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Not Accepted | <b>Last comment from reviewer:</b> The response does not address the issue at hand. The low permeability soils surrounding the retention area are the rate limiting factor. A meeting or telephone call may be necessary to adequately address the concerns. My telephone number is 386-626-7199.<br><br><b>Last response:</b> 1. The Vertical and Horizontal Permeability rates (4.0 ft/day and 6.0 ft/day) found in the POND'S Input data, and used for the pond recovery analyses, is based on the average rates used for soils comprised of clean fill material categorized as Type A Soils and is further subject to a Florida Certified Geotechnical Engineer's discretion and approval.<br>2- 2. The recommended 10-ft deep displacement of the poorly drained native soils beneath the bottom of the proposed pond, with suitable well drained clean fill material, will terminate at an average elevation of 63.5-ft. Please be advised with the weir elevation set at elevation 74.7, and pond bottom at 73.5, the total recovery from the weir elevation to the bottom of the pond occurs in 1.2-ft, meaning the vertical saturation beneath the pond bottom will terminate at elevation 72.3, which is 0.5-ft above the Average Seasonal High Groundwater Elevation of 71.8; Consequently, Horizontal Percolation will never be encountered before the pond has recovered in its entirety, thus native soils will never be encountered before the pond has had a chance to recover in full. | Stormwater Report.pdf | Steven Danskine   | Steven Danskine | Yes                    |
| Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Not Accepted | <b>Last comment from reviewer:</b> I am unable to locate the Index identified. <a href="https://www.fdot.gov/design/standardplans/2024/24.shtm#Bridges">https://www.fdot.gov/design/standardplans/2024/24.shtm#Bridges</a><br><br><b>Last response:</b> Please refer to the FDOT Standard Plans Index FY 2023-24, 525-070, Sheet 1 of 33, for the Skimmer Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C602                  | Steven Danskine   | Steven Danskine | Yes                    |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Not Accepted | <b>Proposed Tree Table</b><br>Show the number of trees per type in this table. Instead of 110, 130, and 136 on the left side of the table, add the number of trees planted. Replacement is provided in DBH. So, 110" caliper would equate to 88" DBH if you will be providing 22 trees at 4" DBH (5" cal.). Also fix spelling of Crape Myrtle.<br><br>Assuming that your plan provides 25 Magnolias, 19 Washingtonian Palms, and 45 Crape Myrtles, the inches provided would be 266" DBH. Trees shown on the Landscape plan on the previous page do not match the number in this table. Please correct whichever is incorrect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | L102                  | Mariellen Calabro | Kit Dennis      | Yes                    |



| Discipline                                                                                                                                                                                                                                                                                                                                                 | Status       | Details                                                                                                                                                                                                                                                                                                | Attached To | Created By        | Last Updated By | Modifications Required |
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| <p><b>Last comment from reviewer:</b> Sheet L101 shows (13) 5" DBH Magnolias and (12) 4" DBH Magnolias. The information provided needs to be consistent throughout all of the sheets. Also, please add that the palms will have a minimum DBH of 15" in order to receive 5" DBH replacement credit.</p> <p><b>Last response:</b> revised and corrected</p> |              |                                                                                                                                                                                                                                                                                                        |             |                   |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                   | Not Accepted | <b>Structure in Wetland Buffer</b><br>It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.                                                                                                         | L101        | Mariellen Calabro | Kit Dennis      | Yes                    |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last comment from reviewer:</b> No Impervious surfaces are allowed in Tree Protection Areas. You will need to remove this area from the TPA plan and calculations.                                                                                                                                  |             |                   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last response:</b> It is rip rap and not consider structure                                                                                                                                                                                                                                         |             |                   |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                   | Not Accepted | <b>Structure within Wetland Buffer</b><br>It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.                                                                                                     | C501        | Mariellen Calabro | Kit Dennis      | Yes                    |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last comment from reviewer:</b> Please confirm that you have had this approved by Planning and Engineering. It would be impervious surface and may not be allowable within a wetland buffer.                                                                                                        |             |                   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last response:</b> It is rip rap does not consider structure                                                                                                                                                                                                                                        |             |                   |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                   | Not Accepted | <b>Structure within Wetland Buffer</b><br>It looks like there is a structure extending into the wetland buffer area. Please check with Planning and Engineering to make sure that this is allowed.                                                                                                     | C401        | Mariellen Calabro | Kit Dennis      | Yes                    |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last comment from reviewer:</b> Please confirm that you have had this approved by Planning and Engineering. It would be impervious surface and may not be allowable within a wetland buffer.                                                                                                        |             |                   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last response:</b> It is a rip rap not considered as structure                                                                                                                                                                                                                                      |             |                   |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                   | Draft        | <b>Historic Tree Removal Process</b><br>Per our code, historic tree removal requests will need to go before the Tree Advisory Committee. The committee will make a recommendation. That recommendation will then go to the City Commission. The City Commission will then approve or deny the request. | L102        | Kit Dennis        | Kit Dennis      | No                     |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last comment from reviewer:</b> You will need to submit for a tree removal permit in Accela. As soon as we receive the request, we can put it on the agenda for the Tree Advisory Committee.                                                                                                        |             |                   |                 |                        |
|                                                                                                                                                                                                                                                                                                                                                            |              | <b>Last response:</b> Noted                                                                                                                                                                                                                                                                            |             |                   |                 |                        |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Status       | Details                                                                                                                                                                                                                                                                                                     | Attached To | Created By | Last Updated By | Modifications Required |
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| <b>Tree Protection Barricades</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| Please differentiate between the Historic Tree Barricades and Typical Tree Barricades on the plan. The minimum distance for the barricade locations from the trees should be 1.5 times the dripline for historic trees, and at the dripline or 10' (whichever's greater) for all other trees that are being preserved.                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not Accepted | <b>Last comment from reviewer:</b> Please label all historic tree barricades and typ tree barricades. Also, there is an 18" Laurel Oak missing from this sheet on the east side of the development area. Please show this tree and the barricade for it.                                                    | L101        | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last response:</b> Revised                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| <b>Grape Myrtle</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| 1) Add the spread to the specifications: 3.5' spread<br>2) There are several locations that you show multiple Grape Myrtles being planted on top of each other. Please adjust the locations to provide appropriate spacing between trees.<br>3) Please add number of trees provided.                                                                                                                                                                                                 |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not Accepted | <b>Last comment from reviewer:</b> You have increased the size of the Grape Myrtles to 5' DBH. The specifications to meet grade 1 standards need to be revised to 14' height, 8' spread, and 200 gallon container. This information needs to match what is shown on sheet L102 in the proposed trees table. | L101        | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last response:</b> Revised                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| <b>Southern Magnolia</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| 1) Please specify how many 4" caliper and how many 5" caliper Magnolias you will be providing.<br>2) The legend states that you will provide a total of 26 Magnolias. I can only locate 25 on the plan. Please make sure the total shown matches what is in the landscape plan.<br>3) Add the spread and container size to the specs. 4" caliper would need to show 10' height, 6' spread, 100 gallon container.<br>5" caliper would be 14' height, 8' spread, 100 gallon container. |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not Accepted |                                                                                                                                                                                                                                                                                                             | L101        | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last comment from reviewer:</b> You are proposing (13) 5" DBH and (12) 4" DBH Southern Magnolias. The table on sheet L102 does not match what is being proposed on this sheet.                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| <b>Last response:</b> Revised                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| <b>Palm, Washington</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Not Accepted | You have specified 5" caliper and 10' height for the palms. Please remove the caliper specification from the palms. Palms are calculated at 1/3 their actual DBH for replacement purposes. A 10' palm will be approximately 12" DBH and will receive 4" DBH replacement credit.                             | L101        | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last comment from reviewer:</b> Please add 15" minimum DBH to the palm specs in order                                                                                                                                                                                                                                                                                                                                                                                             |              |                                                                                                                                                                                                                                                                                                             |             |            |                 |                        |

| Discipline                                                                                                                                                                                                                                                                                                                           | Status       | Details | Attached To | Created By | Last Updated By | Modifications Required |
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| to receive the requested 5" per palm DBH credit.                                                                                                                                                                                                                                                                                     |              |         |             |            |                 |                        |
| Last response: Noted and revised                                                                                                                                                                                                                                                                                                     |              |         |             |            |                 |                        |
| <b>Historic Tree vs Lot Entry</b>                                                                                                                                                                                                                                                                                                    |              |         |             |            |                 |                        |
| There is a historic Live Oak on the south side of the entrance. The paved entrance and a portion of the parking lot are most likely within the area required for preservation of this tree. 1.5 times the dripline needs to be protected, or you will need to explain what measures will be taken to help ensure the trees survival. |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                             | Not Accepted |         | L102        | Kit Dennis | Kit Dennis      | Yes                    |
| Last comment from reviewer: Please add a note to the plan that explains what measures will be taken to ensure the trees survival. We discussed an arborist identifying the limits of the tree's critical roots.                                                                                                                      |              |         |             |            |                 |                        |
| Last response: Noted                                                                                                                                                                                                                                                                                                                 |              |         |             |            |                 |                        |
| <b>Grading vs Historic Trees</b>                                                                                                                                                                                                                                                                                                     |              |         |             |            |                 |                        |
| It looks like you are proposing to raise grades, and/or cut swales, within the area required for the preservation of protected and historic trees that are shown to be preserved. No grade changes are permitted within these areas.                                                                                                 |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                             | Not Accepted |         | C401        | Kit Dennis | Kit Dennis      | Yes                    |
| Last comment from reviewer: Please add a note stating what measures will be taken to help ensure the trees survival.                                                                                                                                                                                                                 |              |         |             |            |                 |                        |
| Last response: Noted                                                                                                                                                                                                                                                                                                                 |              |         |             |            |                 |                        |
| <b>Dumpster Pad Elevation</b>                                                                                                                                                                                                                                                                                                        |              |         |             |            |                 |                        |
| It appears that you will be raising the grade 3'-4' for the dumpster pad. This appears to be happening right up to the silt fence that is protecting the wetland buffer. How are you planning to hold the elevated soil in place once the silt fence is removed?                                                                     |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                             | Not Accepted |         | C401        | Kit Dennis | Kit Dennis      | Yes                    |
| Last comment from reviewer: Once engineering approves the retaining walls, I will be able to close this comment.                                                                                                                                                                                                                     |              |         |             |            |                 |                        |
| Last response: We can place stem wall foundation to act as retaining walls.                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |
| <b>Silt Fence/Tree Barricade Locations</b>                                                                                                                                                                                                                                                                                           |              |         |             |            |                 |                        |
| Locations of the silt fence and tree barricades need to be shown and identified on the plan.                                                                                                                                                                                                                                         |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                             | Not Accepted |         | L102        | Kit Dennis | Kit Dennis      | Yes                    |
| Last comment from reviewer: The silt fence in the SW corner is within the protection area of a historic 34" DBH Live Oak. The silt fence should be shown to follow the historic tree barricade.                                                                                                                                      |              |         |             |            |                 |                        |
| Last response: see revised plan                                                                                                                                                                                                                                                                                                      |              |         |             |            |                 |                        |
| <b>Tree Protection Area</b>                                                                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |
| Please identify the Tree Protection Area on the plan.                                                                                                                                                                                                                                                                                |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                             | Not Accepted |         | L102        | Kit Dennis | Kit Dennis      | Yes                    |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status       | Details                                                                                                                                                                                                                                                                            | Attached To | Created By    | Last Updated By | Modifications Required |
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| <p><b>Last comment from reviewer:</b> There is a large area to the east of the pond that is proposed as TPA but does not contain any trees. A minimum of one tree per 2500 sqft is required. Please add a sufficient number of trees in this area to meet this requirement.</p> <p><b>Last response:</b> please see revised plan</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                                                                                                                    |             |               |                 |                        |
| <p><b>Parcel Dimensions</b><br/>Please provide the linear dimensions of the parcel.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                                                                                                                                                                                                                                                                    |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Accepted | <p><b>Last comment from reviewer:</b> The dimensions shown appear to include the portions of property to be dedicated. Please only provide the linear dimension of the parcel as it will be after the ROW dedication.</p> <p><b>Last response:</b> Linear dimensions depicted.</p> | C301        | Samuel Nelson | Samuel Nelson   | Yes                    |
| <p><b>Right-of-Way Dedication</b><br/>Portions of the subject property will need to be dedicated to the City for the widening of N McDonald Ave. The portion dedicated will cause the width of the section of North McDonald Ave bordering the subject property to match the width of the North McDonald Ave to the south. The entire western portion of the property that is separated from the main parcel by McDonald Ave will need to be dedicated.</p> <p><b>Last comment from reviewer:</b> The sketch and legal description have been sent to the City Attorney for review. The dedication must be approved by City Commission prior to final site plan approval.</p> <p><b>Last response:</b> Revised Sketch and description is uploaded with this submittal</p> |              |                                                                                                                                                                                                                                                                                    |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Accepted |                                                                                                                                                                                                                                                                                    |             | Samuel Nelson | Samuel Nelson   | Yes                    |
| <p><b>McDonald Ave Information</b><br/>The property boundary shown appears to include McDonald Ave. Additionally, the lot area table includes the area of McDonald Ave. Please remove McDonald Ave from the site data calculations.</p> <p><b>Last comment from reviewer:</b> While the ROW line will align with the property line, the provided plan still shows the property line as encompassing McDonald Ave and a portion to the west. Additionally, the area to be dedicated is included within the parcel dimensions. Please show the new property line as a solid line where the dashed R/W line is currently depicted.</p> <p><b>Last response:</b> the property line is the revised ROW line after dedication and setbacks are from the point</p>              |              |                                                                                                                                                                                                                                                                                    |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Accepted |                                                                                                                                                                                                                                                                                    | C301        | Samuel Nelson | Samuel Nelson   | Yes                    |
| <p><b>Western Landscape Buffer</b><br/>The western buffer abutting N McDonald Ave is required to meet the Buffer Standard "D" Requirements. Please include a data table for this buffer showing how the requirement is being met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                    |             |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Accepted |                                                                                                                                                                                                                                                                                    | L101        | Samuel Nelson | Samuel Nelson   | Yes                    |



| Discipline | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Attached To | Created By    | Last Updated By | Modifications Required |
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| Planning   | Not Accepted | <p><b>Last comment from reviewer:</b> After discussion with the City Forester, it was determined that there is room to place the required 5 understory trees between the proposed canopy trees and thus achieve the required total of 14. There is also area to place the required 103 shrubs. The Technical Review Committee must vote to reduce the canopy plantings.</p> <p><b>Last response:</b> The existing trees in dedicated right of way will be counted toward class D buffer as discussed and agreed with Forestry</p> |             |               |                 |                        |
|            |              | <p><b>Rooftop Mechanical Equipment.</b></p> <p>Is rooftop mechanical equipment proposed? If so, all rooftop mechanical equipment shall be screened. Show all rooftop mechanical equipment as dashed lines behind a screened wall.</p>                                                                                                                                                                                                                                                                                             |             |               |                 |                        |
|            |              | <p><b>Last comment from reviewer:</b> Mechanical plans are not required at this time, only that the area where they will be located is shown as dashed lines behind a screened wall.</p>                                                                                                                                                                                                                                                                                                                                          |             |               |                 |                        |
|            |              | <p><b>Last response:</b> This will be addressed during the building design since Mechanical plans are not designed yet. But we will comply with screening requirements</p>                                                                                                                                                                                                                                                                                                                                                        |             |               |                 |                        |
| Planning   | Not Accepted | <p><b>Northern Landscape Buffer</b></p> <p>The northern buffer abutting International Speedway Blvd is required to meet the Emerging Gateway District—Buffer Standard "D" Requirements. The buffer proposed does not appear to meet the 40 feet width requirement. Additionally, no plant material is shown in the buffer. Please revise to include the required plant material on the plan and show the totals in a data table.</p>                                                                                              |             |               |                 |                        |
|            |              | <p><b>Last comment from reviewer:</b> As the length of the northern buffer will be reduced with the dedication of the western portion of the property, the new length used for the buffer planting calculation is 300 feet. (345' - 45 ROW Dedication)</p>                                                                                                                                                                                                                                                                        |             |               |                 |                        |
|            |              | <p>The required plantings for an Emerging Gateway Class D Buffer with this length are as follows:</p> <p>Canopy: 7.2 per 100 linear feet = 7.2 x 3.0027 = 22 trees</p> <p>Understory: 4.0 per 100 linear feet = 4.0 x 3.0027 = 12 trees</p> <p>Shrubs: 30 per 100 linear feet = 30 x 3.0027 = 90 shrubs.</p> <p>Please revise the plan to provide the minimum required plantings.</p>                                                                                                                                             |             |               |                 |                        |
|            |              | <p><b>Last response:</b> Please see revised table on L101</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |               |                 |                        |
| Planning   | Not Accepted | <p><b>Lighting Requirements</b></p> <p>Please update the photometric plan to include the entire property and show foot-candle data up to the right-of-way and adjacent property lines.</p>                                                                                                                                                                                                                                                                                                                                        | E1          | Samuel Nelson | Samuel Nelson   | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                                                     | Attached To | Created By | Last Updated By | Modifications Required |
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|            |        | <p><b>Last comment from reviewer:</b> Sheet E1 only shows foot-candles in the parking area. The photometric plan must be updated to include foot-candles to the property lines of the project area.</p> <p><b>Last response:</b> Noted Please see plan sheets E1 and E2</p> |             |            |                 |                        |

# OLD BUSINESS

5

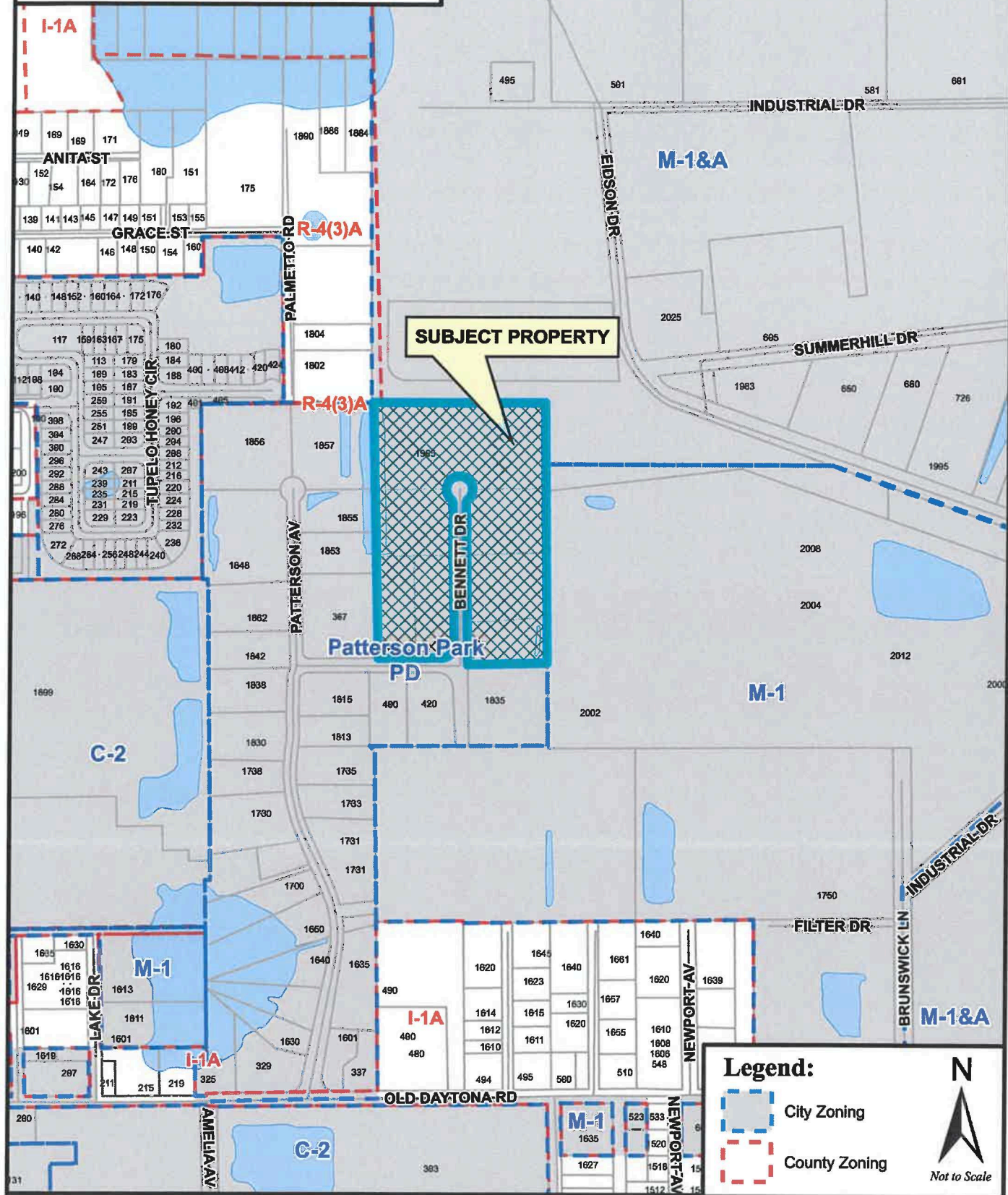








City of DeLand  
SP24-220  
Coastline Power  
Solutions



Legend:

- City Zoning
- County Zoning

N



Not to Scale



**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 |
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| Engineering | Draft  | <b>Callouts</b><br>Construction Note 2 identifies the detail is located on Sheet C8.2, however the detail appears on Sheet C8.0. Please correct and review for other inconsistencies.                                                                                                                                                                                                                                            | C4.1<br>REVISED | Steven Danskine | Steven Danskine | Yes                    |
| Engineering | Draft  | <b>Drainage Easement</b><br>Based on the survey contours, it appears that the 40' Public Utility and Drainage Easement at the southeast corner of the property discharges to the north before entering the ditch which then flows to the east, into the adjacent ditch. This flow path appears to be filled in with the new asphalt pad. This Proposed Conservation Area should have a positive discharge to the adjacent ditch. | C4.2            | Steven Danskine | Steven Danskine | Yes                    |
| Engineering | Draft  | <b>References</b><br>Construction Notes 1 and 2 refer to details identified to be on Sheet C3.4, however the details actually reside on Sheet C3.3. Similarly for Sheet C3.1. Please correct and review for other inconsistencies.                                                                                                                                                                                               | C3.2            | Steven Danskine | Steven Danskine | Yes                    |
| Forestry    | Draft  | <b>"Tree Preservation Area" LEGEND</b><br>Please change the labeling from "tree preservation area" to "tree protection area" to be consistent with the language used in our code. This change may need to be made elsewhere in the plan as well.                                                                                                                                                                                 | C4.0<br>REVISED | Kit Dennis      | Kit Dennis      | Yes                    |
| Forestry    | Draft  | <b>Utility / Drainage Easements In TPA</b><br>The area of the easements cannot be labeled or calculated as Tree Protection Area, as they can be disturbed at will of the utility. Please remove these areas from the TPA plan                                                                                                                                                                                                    | C4.0<br>REVISED | Kit Dennis      | Kit Dennis      | Yes                    |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Status       | Details | Attached To | Created By | Last Updated By | Modifications Required |
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| and calculations. The area lost to the easements will need to be provided elsewhere on the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |         |             |            |                 |                        |
| <b>Plant Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |         |             |            |                 |                        |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not Accepted |         | L1.00       | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last comment from reviewer:</b> In order to meet Grade 1 standards for the specified caliper sizes, the following specs will need to be corrected:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |         |             |            |                 |                        |
| AR, MG, QV - The spread should be 8'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |         |             |            |                 |                        |
| DE2 - The spread should be 4.5'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |         |             |            |                 |                        |
| CF, LI, MC - The container size should be 100 gallons, height 12', and spread 7'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |         |             |            |                 |                        |
| <b>Last response:</b> See Comment Response Letter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |
| <b>Irrigation #3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |         |             |            |                 |                        |
| Add "and City Forester" to the end of the note.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |         |             |            |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not Accepted |         | L0.53       | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last comment from reviewer:</b> "and City Forester" has not been added to the end of the note.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |
| <b>Last response:</b> See Comment Response Letter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |
| <b>Mitigation Calculations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |         |             |            |                 |                        |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not Accepted |         | L0.50       | Kit Dennis | Kit Dennis      | Yes                    |
| <b>Last comment from reviewer:</b> Based on the updated spreadsheet information, I calculate that you are removing 1719" DBH of non-specimen protected trees. The mitigation required for these trees is 573" DBH. You are removing 81" DBH of specimen trees. 41" DBH is the required mitigation for the specimen removals. The total mitigation required for the plan is 614" DBH. Once the specifications have been updated in your plant schedule, your planting plan will provide 744" DBH replacement (understory trees are included). Please correct the information in the table on this sheet.                                                                                                                                                                                                                                    |              |         |             |            |                 |                        |
| <b>Last response:</b> See Comment Response Letter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |         |             |            |                 |                        |

| Discipline                                                                                                                                                                                                                                                                                    | Status       | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Attached To | Created By   | Last Updated By | Modifications Required |
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| Tree Worksheets                                                                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |              |                 |                        |
| Forestry                                                                                                                                                                                                                                                                                      | Not Accepted | 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 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.                                                                                                                                                                                                                                                                                                                        |             | Kit Dennis   | Kit Dennis      | Yes                    |
|                                                                                                                                                                                                                                                                                               |              | Last comment from reviewer: Specimen Tree Worksheet - The number of specimen trees per acre should be 1.23 (17 / 13.81=1.23). This will change the final number to -5. Please correct the information and provide a brief explanation as to why the required number of specimen trees cannot be preserved.                                                                                                                                                                                                                                                                                                                                                     |             |              |                 |                        |
| Tree Replacement Worksheet - The number of non-specimen removals (all other protected tree removals) should be 1719 per the provided spreadsheet. The mitigation for these would be 573" DBH. That will change the total replacement requirement to 614" DBH. Please correct the information. |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |              |                 |                        |
| Last response: See Comment Response Letter                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |              |                 |                        |
| Planning                                                                                                                                                                                                                                                                                      | Draft        | Landscape Buffer<br>Provide the shrubs areas on the overall landscape plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | L1.00       | Emily Ragusa | Emily Ragusa    | Yes                    |
| Planning                                                                                                                                                                                                                                                                                      | Draft        | Easements<br>Provide the book/page number on the plans for all recorded easements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C4.1        | Emily Ragusa | Emily Ragusa    | Yes                    |
| Planning                                                                                                                                                                                                                                                                                      | Draft        | Response to Comments<br>In addition to the response to comment letter, provide responses in Accela.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             | Emily Ragusa | Emily Ragusa    | Yes                    |
| Planning                                                                                                                                                                                                                                                                                      | Not Accepted | Buffer Dimensions<br>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))<br><br>Last comment from reviewer: All approved landscaping will need to be able to survive after being planted. Consider replacing the 'Live oaks' along Bennett Drive with a smaller root system trees such as single-trunk crape myrtles or Japanese Blueberry trees. Any future deviation from the approved landscape plans will need to be resubmitted for site plan review.<br><br>In addition, a note will need to be added to the plans stating that any damage to the | L1.02       | Emily Ragusa | Emily Ragusa    | Yes                    |

| Discipline | Status | Details                                                                      | Attached To | Created By | Last Updated By | Modifications Required |
|------------|--------|------------------------------------------------------------------------------|-------------|------------|-----------------|------------------------|
|            |        | underground infrastructure will be the responsibility of the property owner. |             |            |                 |                        |
|            |        | Last response: See Comment Response Letter                                   |             |            |                 |                        |

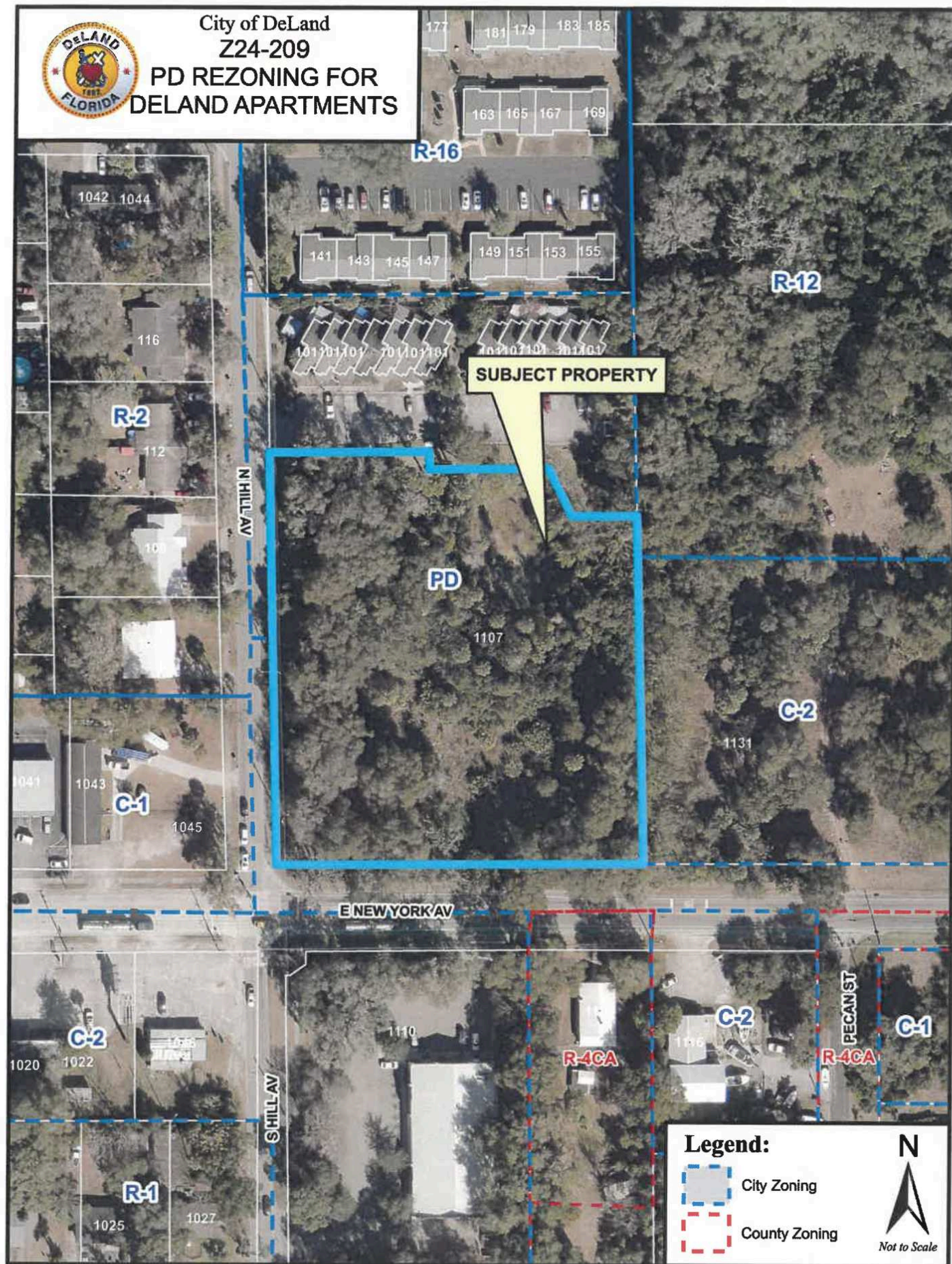


# NEW BUSINESS

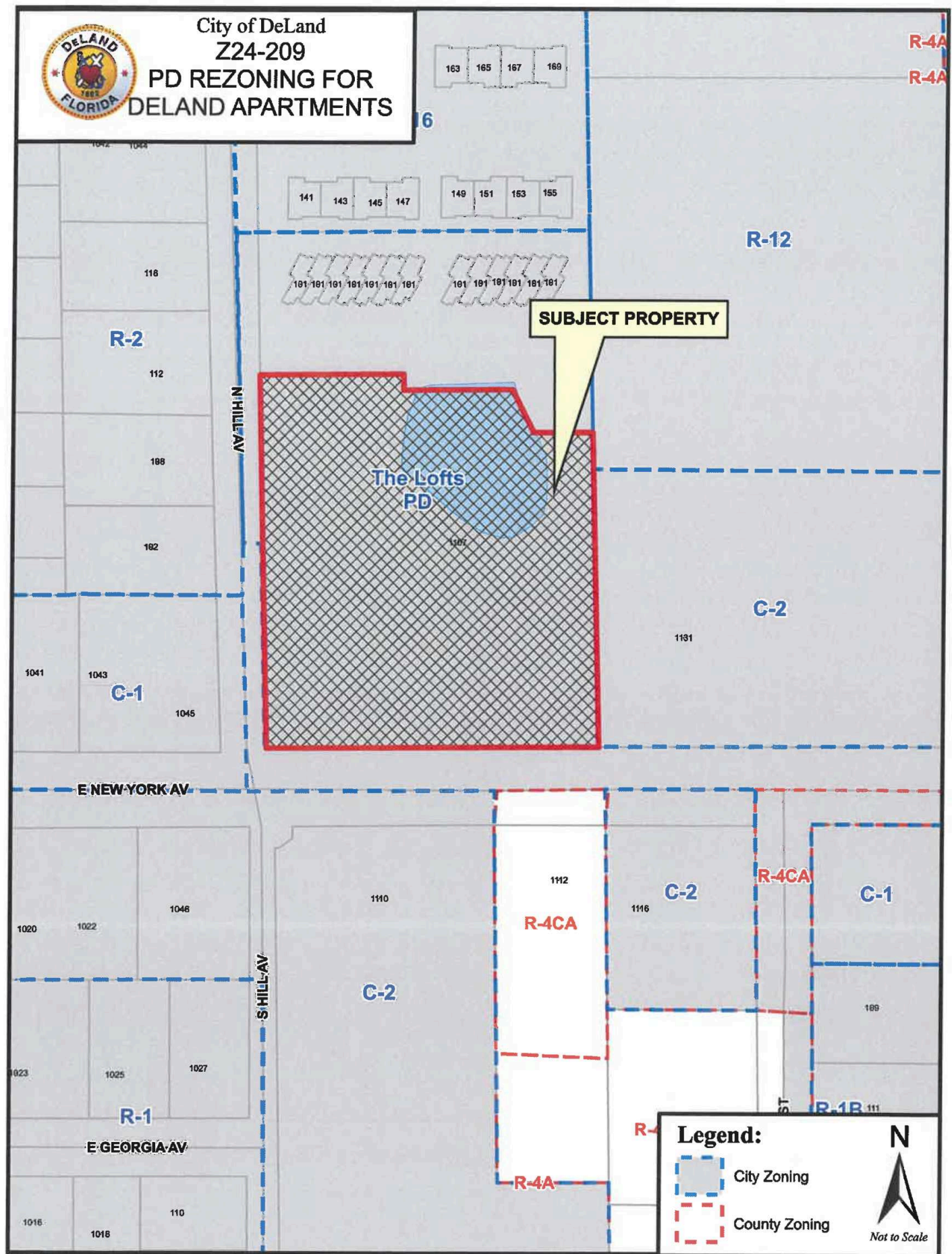
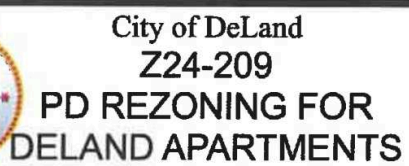
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City of DeLand  
Z24-209  
PD REZONING FOR  
DELAND APARTMENTS







**Issues for record Z24-209****Job Address: 1107 E NEW YORK AV, DELAND FL 32724****Job Description: A three-story building, on the first floor there would be 8 commercial spaces and 5 apartments, the second and third floors would have 10 apartments each. For a total of 25 apartments and 8 commercial spaces.**

| Discipline  | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Attached To | Created By      | Last Updated By | Modifications Required |
|-------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------|-----------------|------------------------|
| Engineering | Draft  | <b>Pavement Striping</b><br>1. The cross walk at the southern entrance off of Hill Ave does not connect to any sidewalks.<br>2. Stop Bars are required at all exits onto adjacent roadways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 8.0         | Steven Danskine | Steven Danskine | Yes                    |
| Engineering | Draft  | <b>Parking Stall Depth</b><br>Parking stalls are required to be 20-feet in depth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8.0         | Steven Danskine | Steven Danskine | Yes                    |
| Forestry    | Draft  | <b>General Comments</b><br>1. The following general comments are provided to assist you at the Site Plan stage:<br>a. During future submissions, a tree survey, completed tree worksheets, and landscape plan will be required.<br>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.<br>c. Removal of 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.<br>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 caliper) 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.<br>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 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.<br>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.<br>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. | Kit Dennis  | Kit Dennis      | Yes             |                        |



| Discipline | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Attached To                           | Created By    | Last Updated By | Modifications Required |
|------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|-----------------|------------------------|
|            |        | <p>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."</p> <p>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. Examples of a Tree Barricade detail and Historic Tree Barricade detail can be found at: Tree Permitting   DeLand, FL</p>                                                                                                    |                                       |               |                 |                        |
| Forestry   | Draft  | <b>Tree Protection Area</b><br>15% of the site will need to be Tree Protection Area. The buffers may be used, but they would need to meet the minimum requirements for TPA widths (30' for areas with existing trees to remain, and 20' for areas to be replanted).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 10.0                                  | Kit Dennis    | Kit Dennis      | Yes                    |
| Forestry   | Draft  | <b>Conflicts with Trees Shown to be Preserved</b><br>1.5 times the dripline must be protected for historic trees that are to be preserved. The dripline or 10' (whichever's greater) must be protected for all other trees to be preserved. This plan shows development that looks to be within the protected area of existing trees that are shown to be preserved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10.0                                  | Kit Dennis    | Kit Dennis      | Yes                    |
| Forestry   | Draft  | <b>American Basswood</b><br>This tree is not recommended for our hardness zone. The Tree Advisory Committee has voted to remove it from our List of Approved Replacement Trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10.0                                  | Kit Dennis    | Kit Dennis      | Yes                    |
| Forestry   | Draft  | <b>Tree Survey</b><br>A complete tree survey of all protected trees 6" DBH and greater will be required. Trees must be identified by species. There are several "oaks" shown that would be historic if they are Live Oaks. Identifying them early in the process will prevent delays later on if they are discovered to be historic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.0                                   | Kit Dennis    | Kit Dennis      | Yes                    |
| Planning   | Draft  | <b>No Minor Amendments</b><br>The code does not allow for minor amendments. Please revise the verbiage in this section to the following: "All amendments of the Planned Development Plan shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel. The foregoing notwithstanding, minor amendments not altering the intent and purpose of the Planned Development Plan may be approved by the Planning Director after such departmental comment as he or she deems appropriate. The Planning Director may not authorize administrative amendments which change approved land uses or location thereof, the development standards set forth in Section I of this Development Agreement, or any special condition, or any specific requirement of this Development Agreement". | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Location of Rideshare/Drop-Off Zone</b><br>Please show on the plan the location of the rideshare/drop-off zone mentioned in the PD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |

| Discipline                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status | Details | Attached To                           | Created By    | Last Updated By | Modifications Required |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|---------------------------------------|---------------|-----------------|------------------------|
| <b>List of Deviations</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |        |         |                                       |               |                 |                        |
| Your list of deviations should be from the City's Land Development Regulations, not from The Lofts. Please be specific. For example, the code requires a parking space for every 200 sq. ft. of commercial use, and you are proposing to provide 1 space for every 300 sq. ft. Your deviation is from the Off-Street Parking standards (sec. 33-91) to allow for a reduction of 100 sq. ft. the required 200 sq. ft., by proposing 1space/300 sq. ft. |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         |                                       | Kendall Story | Kendall Story   | Yes                    |
| <b>Relocate building to NE corner</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |        |         |                                       |               |                 |                        |
| The building should be closer to the street on NY Ave., with much of the parking in the rear. Please adjust the site plan to show the building located closer to the southeast corner of the property.                                                                                                                                                                                                                                                |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| <b>Revise Renderings</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |        |         |                                       |               |                 |                        |
| These renderings do not appear to reflect the site plan proposed. Please provide renderings for structures proposed. These will be included in the PD agreement. When new construction begins, the buildings will need to match the drawings in the PD.                                                                                                                                                                                               |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | A9                                    | Kendall Story | Kendall Story   | Yes                    |
| <b>Sidewalks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |         |                                       |               |                 |                        |
| A sidewalk is required along the roadway on NY Ave. and N. Hill Ave. with pedestrian connections for the residents and patrons.                                                                                                                                                                                                                                                                                                                       |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| <b>Continuous row of parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |        |         |                                       |               |                 |                        |
| Landscaped areas shall be provided to break up excessively long continuous runs of parking space. Generally, a parking bay shall not contain more than 15 continuous parking spaces or extend more than 150 feet, whichever is more restrictive, without being broken up by a landscaped area. - Sec.33-92(a)                                                                                                                                         |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| <b>Needs Plat</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |         |                                       |               |                 |                        |
| This lot is not a legal lot of record. You will be required to plat the lot, prior to any construction.                                                                                                                                                                                                                                                                                                                                               |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         |                                       | Kendall Story | Kendall Story   | Yes                    |
| <b>Mayor's name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |         |                                       |               |                 |                        |
| The mayor is Christopher Cloudman                                                                                                                                                                                                                                                                                                                                                                                                                     |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | PD Agreement - DELAND APARTMENT S.pdf | Samuel Nelson | Samuel Nelson   | Yes                    |
| <b>Building Dimensions &amp; Sq. Ft. Commercial</b>                                                                                                                                                                                                                                                                                                                                                                                                   |        |         |                                       |               |                 |                        |
| Please show the building dimensions and sq. feet of commercial space labeled in the building envelope.                                                                                                                                                                                                                                                                                                                                                |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| <b>Unit Count &amp; Commercial Sq. Ft.</b>                                                                                                                                                                                                                                                                                                                                                                                                            |        |         |                                       |               |                 |                        |
| Under the section on Development Standards, state the permitted density (10 dwelling units per acre) and the max. number of apartment units permitted. Also state the max. & min. sq. footage of commercial space. This information should be provided as both sq. footage and percentages.                                                                                                                                                           |        |         |                                       |               |                 |                        |
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                              | Draft  |         | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                                                                                    | Attached To                           | Created By    | Last Updated By | Modifications Required |
|------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|-----------------|------------------------|
| Planning   | Draft  | <b>Sec. 33-96?</b><br>There is no section 33-96 in the code. Please revise.                                                                                                                                                                                                                                | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>References to "Lot"</b><br>Please remove all references to "Lots", as this development is not being subdivided. Instead of max. lot coverage, provide the max. impervious permitted.                                                                                                                    | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Amenities</b><br>Please provide an Amenities section to the PD that outlines the amenities being provided. State the amenity type and size as shown on the plan.                                                                                                                                        | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Parking Numbers</b><br>State the number of each unit type and how many parking spaces will be provided for each.                                                                                                                                                                                        | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Italicized</b><br>Please remove all italicized/highlighted notes.                                                                                                                                                                                                                                       | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Lighting</b><br>Building lighting must be included in your renderings. Please provide detailed information on pedestrian, building and parking lot lighting. All lighting must be directed downward and adhere to dark sky illumination standards. The maximum foot candle is 0.5 at the property line. | A9                                    | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Walkway coverage</b><br>Extended canopies over the sidewalk, adjacent to the building, are needed.                                                                                                                                                                                                      | A9                                    | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Underscore/underlined</b><br>Remove the _ underscore in this section. See markup.                                                                                                                                                                                                                       | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>N/A sections</b><br>Please remove sections that are not applicable                                                                                                                                                                                                                                      | PD Agreement -                        | Kendall Story | Kendall Story   | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                       | Attached To                           | Created By    | Last Updated By | Modifications Required |
|------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|-----------------|------------------------|
|            |        |                                                                                                                                                                                                                                               | DELAND APARTMENT S.pdf                |               |                 |                        |
| Planning   | Draft  | <b>Unfinished sentence</b><br>The Access section is incomplete, with unfinished language. Please complete.                                                                                                                                    | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Landscape Buffers</b><br>Landscaping standards must be outlined in the PD agreement. The verbiage must include the location/width/type of each section. For example:<br>North: Type B/15' wide<br>South: Type B/30' wide<br>East:<br>West: | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>TPA</b><br>Please expand upon the Environmental Considerations section to include standards for your Tree Protection Area (15%).                                                                                                           | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Low Impact Development</b><br>Please expand upon the Environmental Considerations section to include standards for Low Impact Development.                                                                                                 | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>100-yr/24-hr</b><br>Revise the Stormwater Drainage section to include the requirement to retain the 100-yr/24-hr storm event for all pre and post development stormwater.                                                                  | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Planned Development District 1-10</b><br>The outlined response to section 33-92 of the code should be provided on a separate document.                                                                                                     | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Signage Requirements</b><br>"Signage Requirements": City signage requirements should be referenced (sec. 33-71), not State statutes.                                                                                                       | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |



| Discipline | Status | Details                                                                                                                                                                                                     | Attached To                           | Created By    | Last Updated By | Modifications Required |
|------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|-----------------|------------------------|
| Planning   | Draft  | <b>Not applicable</b><br>Remove items that are not applicable (waterfront yard setbacks; building separation, etc.).                                                                                        | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Setbacks</b><br>Please review the proposed setbacks, as they do not match the master plan.                                                                                                               | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Lot references</b><br>This is a single building and does not propose subdivided lots. Please remove all references associated with a multi-lot development.                                              | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Uses are too vague</b><br>These uses are too vague. Please provide specific uses being proposed: multi-family; neighborhood parks, community uses such as a picnic area, gazebo, dog park, etc.          | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Zoning Manner</b><br>We do not have a zoning district with the title "mixed-use". The future land use designation is Mixed Commercial. Please refer to the R-12 for zoning application standards.        | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>PD Amendment for The Lofts PD</b><br>Before this can move forward, a PD amendment will be required for The Lofts PD, removing this property from the PD. Any shared facilities will need to be assessed. | PD Agreement - DELAND APARTMENT S.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>ADA Parking Spaces</b><br>ADA parking spaces must be at least 22' long and 12' wide (+5' loading area). I do not know the width of the ADA spaces and they are only 19' long. Please revise.             | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>NY Ave. Buffer</b><br>This property is located within the Redevelopment Overlay district and requires a 30' wide landscape buffer along New York Ave.                                                    | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Number of Bedrooms Per Unit</b><br>Please provide the number of residential units, the sq. ft. of each unit type and the number of bedrooms in each unit.                                                | 5.0                                   | Kendall Story | Kendall Story   | Yes                    |

| Discipline |       | Status   | Details                                                        |  | Attached To | Created By | Last Updated By | Modifications Required |
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| Utilities  | Draft | PD       | Section G needs to have reclaim required for project.          |  | 5.0         | Jim Ailes  | Jim Ailes       | Yes                    |
|            | Draft | Provider | All utilities to be provided by DeLand and not Volusia County. |  | 5.0         | Jim Ailes  | Jim Ailes       | Yes                    |

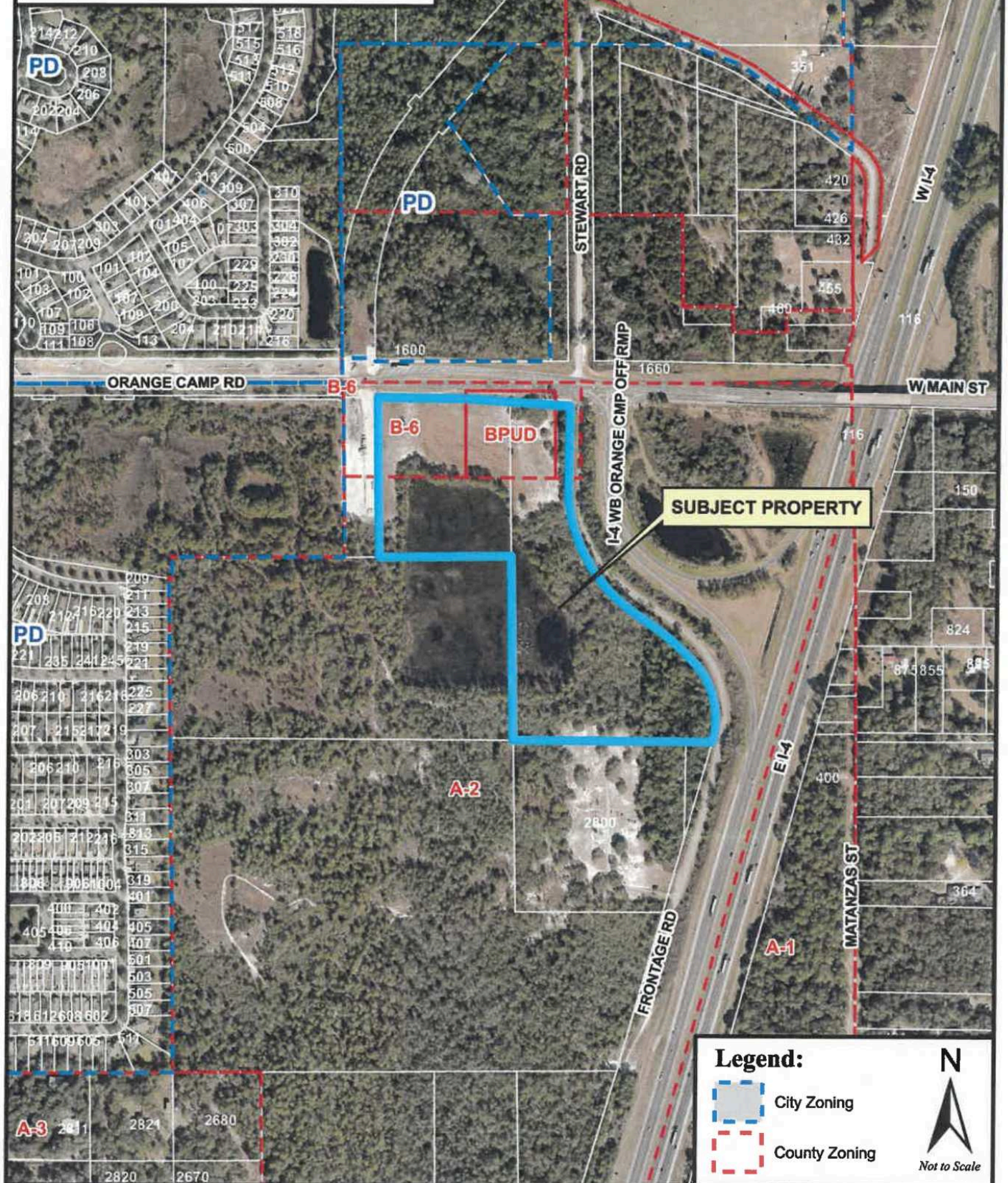
# NEW BUSINESS

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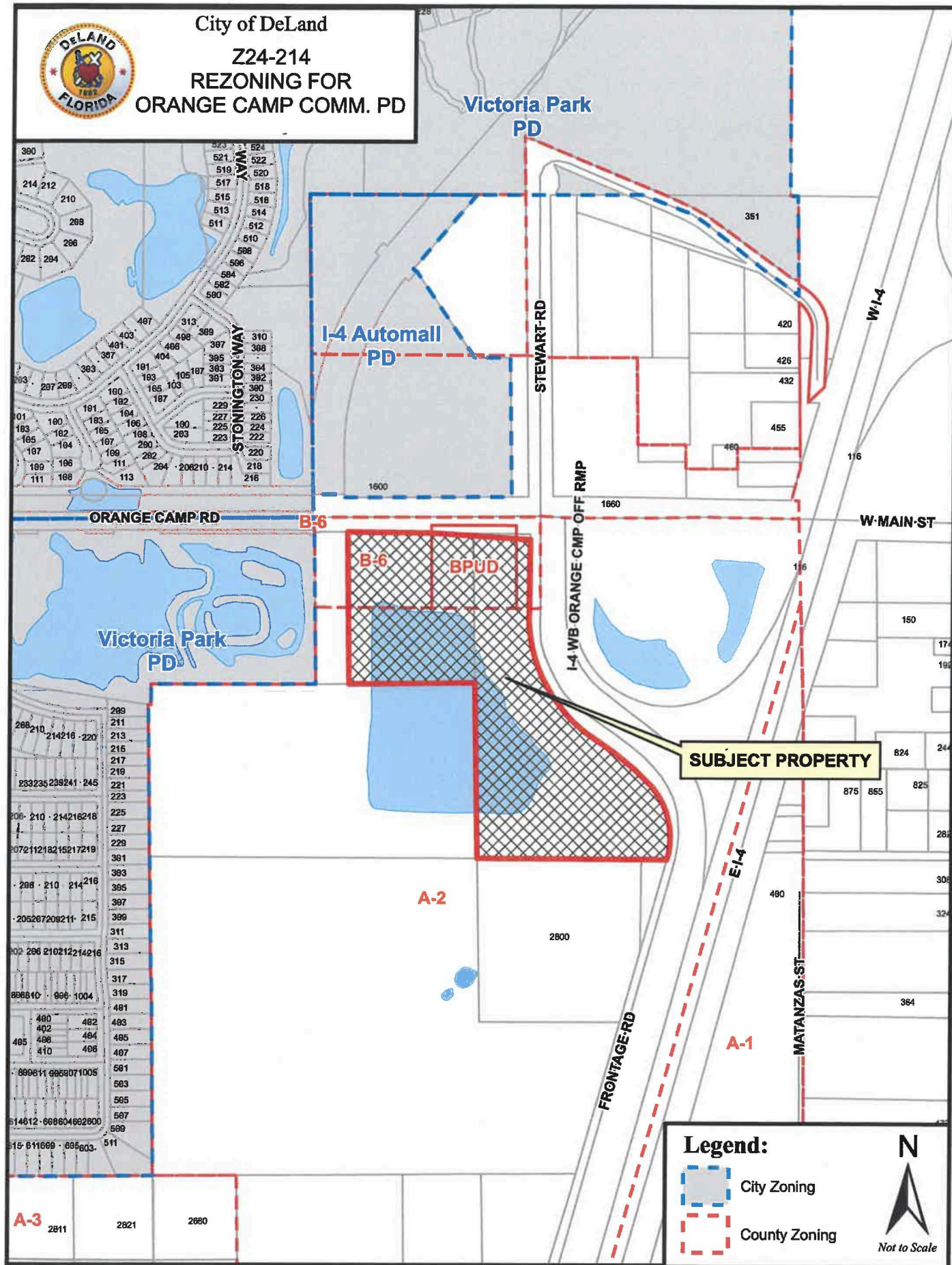
City of DeLand  
Z24-214  
REZONING FOR  
ORANGE CAMP COMM. PD







City of DeLand  
Z24-214  
REZONING FOR  
ORANGE CAMP COMM. PD



**Issues for record Z24-214****Job Address: 0 Oranage Camp RD, DELAND FLORIDA****Job Description: Proposed commercial development consistent with highway interchange uses.**

| Discipline  | Status | Details                                                                                                                                                                                                                                                                                                                                                  | Attached To                                                | Created By            | Last Updated By       | Modifications Required |
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| Engineering | Draft  | <b>Stormwater</b><br>Item H. Stormwater Drainage should include the requirement to retain the 100yr/24hr storm event onsite.                                                                                                                                                                                                                             | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Steven<br>Danskine    | Steven<br>Danskine    | Yes                    |
| Forestry    | Draft  | <b>Tree Protection Area</b><br>Per code, 15% of each outparcel/lot will be required to be designated as tree protection area. Meeting this requirement will not be possible if lots are developed to 85% impervious as proposed, unless there is a site wide TPA plan. If there will be a site wide TPA plan, that will need to be called out in the PD. | ENGINEER<br>ING                                            | Kit Dennis            | Kit Dennis            | Yes                    |
| Forestry    | Draft  | <b>Tree Survey</b><br>A tree survey is required to change to parcel lines. At a minimum, a survey of all historic trees will be required.                                                                                                                                                                                                                | ENGINEER<br>ING                                            | Kit Dennis            | Kit Dennis            | Yes                    |
| Planning    | Open   | <b>PD Agreement</b><br>Be sure the PD template matches the City's most up to date template. A sample of the PD to the north is attached as PlanningComments_ExhibitA.                                                                                                                                                                                    | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning    | Open   | <b>Gateway</b><br>This area is a gateway for the City. Consider enhanced amenity/entryway features fronting Orange Camp Rd. such as hardscaping, knee wall, benches, etc.<br><br>Also consider a rideshare hub for VoRide.                                                                                                                               | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning    | Open   | <b>Additional Comments</b><br>Please note the resubmittal may result in additional comments once more detail is submitted.                                                                                                                                                                                                                               | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | No                     |
| Planning    | Open   | <b>Community Design Standards</b><br>To provide a cohesive look and feel to the overall PD, provide an architectural style for the development including sample elevations. Please review the community design standards in the code and address these in the PD language.                                                                               | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                                                                                     | Attached To                                                | Created By            | Last Updated By       | Modifications Required |
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| Planning   | Open   | <b>Mechanical Equipment</b><br>Is mechanical equipment to be ground or rooftop mounted? Add a statement that any rooftop mounted mechanical equipment shall be screened via parapet at a height equal to the mechanical equipment including any riser pads to completely screen the equipment from view.    | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Landscape Buffer</b><br>Please note that storage facilities (personal) and mini-warehouses shall have at least a Class B" landscape buffer between adjacent land uses and shall be utilized for personal storage by individuals or businesses, but shall not be used for commercial business operations. | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Landscape buffer</b><br>Revise to state that a minimum 5 foot landscape buffer shall be provided along each side of the interior vehicular circulation roads. Provide a statement that each building shall provide a 5' buffer adjacent to all sides of the building(s) for façade landscaping.          | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Public Sidewalks</b><br>Add a statement that public sidewalks, at least 6' in width shall be constructed along each frontage road.                                                                                                                                                                       | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Building Orientation</b><br>Add a statement that parking areas shall be located to the rear of the buildings. Each building shall provide a customer entrance fronting the public right of ways.                                                                                                         | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Intersection</b><br>This intersection is not signalized but is shown as signalized on the bubble plan. Is this development constructing a signalized intersection?                                                                                                                                       | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Typical Section</b><br>Provide a typical section for the internal roadways including roadway widths, sidewalks, bicycle accommodations, parking, landscape strips and medians, etc. A typical section shall be provided for the right of ways as well that include any right of way improvements.        | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher<br>Carson | Christopher<br>Carson | Yes                    |
| Planning   | Open   | <b>Site Access</b><br>Verify ownership of the frontage road to the east. Provide confirmation that access points can be constructed along the eastern frontage road.                                                                                                                                        | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher<br>Carson | Christopher<br>Carson | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                       | Attached To                                                | Created By         | Last Updated By    | Modifications Required |
|------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------|--------------------|------------------------|
| Planning   | Open   | <b>Site Access</b><br>Remove the access drive onto Orange Camp Rd. from both the concept plan and DA.                                                                                                         | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>TIA Methodology</b><br>Update the TIA methodology to be based on the most intense use of the permitted uses.                                                                                               | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Transportation System Improvements</b><br>Transportation system improvements shall be determined during the PD rezoning process and not during site plan review. Modify the PD language.                   | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Project Phasing</b><br>Update the project phasing that lots/tracts on Parcel A shall be constructed and issued a CO prior to issuance of a CO on Parcel B lots/tracts if not constructed at the same time. | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Water/Sewer</b><br>How will sewer service be provided? Will the development tie into reclaimed water? Provide more details.                                                                                | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Drainage</b><br>Provide a drainage concept plan, indicating the manner of controlling water drainage from the property as well as a drainage conformance memo.                                             | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Signage</b><br>Provide a master sign program and revise the signage requirements of the PD. The overall PD shall be allotted one (1) monument sign.                                                        | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Mass Grading Plan</b><br>Provide a mass grading plan.                                                                                                                                                      | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |



| Discipline | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Attached To                                    | Created By         | Last Updated By    | Modifications Required |
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| Planning   | Open   | <b>Use Language</b><br>Remove the language that "no restriction on carwash location or orientation such that carwash may provide applicant desired stacking." Also remove the other items with "strike-throughs" from the list of permitted uses. The resubmittal shall include a concept showing the car wash location and orientation and stacking information.                                                                                                                                              | Orange Camp PD Agreement 120524_Exhibit.pdf    | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Building Heights</b><br>Update the maximum building height based on the desired use for each desired use. The height shall be compatible and consistent with the surrounding area.                                                                                                                                                                                                                                                                                                                          | Orange Camp PD Agreement 120524_Exhibit.pdf    | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>ISR</b><br>The maximum Impervious surface ratio is 70 %. Revise the lot coverages in the PD Agreement and Exhibit.                                                                                                                                                                                                                                                                                                                                                                                          | Orange Camp PD Agreement 120524_Exhibit.pdf    | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Vehicular Use Area Setback</b><br>Define the vehicular use area setbacks in the PD.                                                                                                                                                                                                                                                                                                                                                                                                                         | Orange Camp PD Agreement 120524_Exhibit.pdf    | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Setbacks</b><br>The minimum setbacks at the perimeter of the development shall be equal to those of the abutting districts. Setbacks along the west and south property lines shall be increased to provide a natural transition between the character of the area to the south and the PD properties. It is recommended to provide setbacks based on development tracts/lots, in lieu of the overall PD as currently written. The setback along Orange Camp Rd. shall be 40' to match the landscape buffer. | Orange Camp Road PD Bubble Plan Oct 2 2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Development Standards</b><br>Provide development standards for each applicable lot as well as the overall PD, including, but not limited to, setbacks, landscape buffers, open space, building coverage, building square footages, building height, tree protection areas, stormwater requirements, etc. Revise any applicable sections of the DA to match. Be sure these are shown visually on the PD exhibits.                                                                                         | Orange Camp Road PD Bubble Plan Oct 2 2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Exhibit</b><br>Subdivide parcels A & B into multiple lots/tracts. There shall be lots/tracts dedicated for access, open space, stormwater, and development tracts/lots. Show sample building footprints on each lot/tract. Please note that the PD will be required to go through the platting process.                                                                                                                                                                                                  | Orange Camp Road PD Bubble Plan Oct 2 2024.pdf | Christopher Carson | Christopher Carson | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                | Attached To                                                | Created By         | Last Updated By    | Modifications Required |
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| Planning   | Open   | <b>PD Exhibit</b><br>Update the exhibit to address pedestrian, bikeway and vehicular circulation describing the general design capacity of the system as well as access points to the major thoroughfare system.                                                                                                                                                                                       | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Exhibit</b><br>Provide another exhibit showing the generalized landscape plan including any tree protection areas.                                                                                                                                                                                                                                                                               | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Exhibit</b><br>Remove allowable uses from the exhibit. The PD agreement should address the uses. The exhibit will call out Lot 1, Lot 2, Lot 3, Open Space Tract, Access Tract, etc.                                                                                                                                                                                                             | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Exhibit</b><br>Sign and Seal the exhibit. Provide more engineering on the plan. Roughly 30 % engineering shall be provided to sufficiently provide enough detail including, but not limited to, showing building setbacks, landscape buffers, streets and sidewalks, parking areas, retention areas, tree protection areas, etc.                                                                 | Orange<br>Camp Road<br>PD Bubble<br>Plan Oct 2<br>2024.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Bicycle Parking</b><br>Provide bicycle parking standards and a standard bicycle rack detail to support a cohesive look within the PD.                                                                                                                                                                                                                                                               | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Building Separation</b><br>Update the minimum building separation to 10' (unless building is connected).                                                                                                                                                                                                                                                                                            | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Use of Audio/Speakers on Commercial Properties</b><br>Add a section: Use of Audio/Speakers on Commercial Properties. In the event that any particular parcel utilizes outdoor speakers (for orders, at fuel pumps, etc.), the volume of said speakers shall comply with the City's noise ordinance provisions, as measured from the property line of the parcel on which such speakers are located. | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Lighting</b><br>Add a Lighting Standards. The lighting standards for each parcel shall comply with the lighting requirements of the City found in the community design standards. Developer shall utilize dark sky compliant lighting options which are available from Duke Energy.                                                                                                                 | Orange<br>Camp PD<br>Agreement<br>120524_Exhi<br>bit.pdf   | Christopher Carson | Christopher Carson | Yes                    |

| Discipline | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Attached To                                  | Created By         | Last Updated By    | Modifications Required |
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| Planning   | Open   | <b>LID</b><br>Add a section addressing LID Low Impact Design Elements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Orange Camp PD Agreement 120524_Exhi bit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>Powerlines</b><br>Add a statement that the existing powerlines along Orange Camp Rd. shall be buried.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Orange Camp PD Agreement 120524_Exhi bit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Planning   | Open   | <b>PD Justification</b><br>Please provide a justification outlining that the proposal meets the intent of the PD zoning district. The PD district is designed to: <ul style="list-style-type: none"> <li>o Promote more efficient and economic uses of land, including bypassed lands.</li> <li>o Encourage more compatible and harmonious development of contiguous lands.</li> <li>o Promote home ownership opportunities for all residents of the community.</li> <li>o Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.</li> <li>o Be totally controllable based on the needs of the city, in terms of the impact on the proposed site and surrounding neighborhoods.</li> <li>o Encourage uses of land, which reduce transportation needs and which conserve energy and natural resources.</li> <li>o Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>o Permit the combining and coordinating of architectural styles, building forms, and building relationships within a Planned Development.</li> <li>o Provide an environment of stable character compatible with surrounding developments.</li> <li>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.</li> <li>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.</li> </ul> | Orange Camp PD Agreement 120524_Exhi bit.pdf | Christopher Carson | Christopher Carson | Yes                    |

| Discipline          | Status | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Attached To                                 | Created By         | Last Updated By    | Modifications Required |
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| <b>Land Uses</b>    |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                    |                    |                        |
| Planning            | Open   | Self-Storage is not a desired use and does not meet the City's intent and vision within the gateway. If the applicant desires to include self-storage within the project it shall be consistent and compatible with other uses in the PD and gateway and not resemble a prototypical model. It should be more of an accessory to support the other uses within the PD rather than the primary function consisting of 90 percent of the overall building square footage. Be sure to add enhanced standards including but not limited to, height, architecture, setbacks, enhanced buffers and other uses on the ground floor to ensure consistency and compatibility. Some sample architectural elevations have been attached as Planning_Comments_ExhibitB. | Orange Camp PD Agreement 120524_Exhibit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| <b>Land Uses</b>    |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                    |                    |                        |
| Planning            | Open   | Update the permitted uses to be consistent with the PD on the north side of Orange Camp Rd. The overall PD shall be subdivided into individual lots/tracts and each lot/tract shall have a use designation.<br>Example (Lot 1 - Office) (Lot 2 - Retail) (Lot 3 - Hotel)<br><br>Add prohibited uses including truck stops, any fueling facilities that are expressly designed to service tractor trailers, boat/RV storage facilities, outdoor storage, automated car wash, etc.                                                                                                                                                                                                                                                                            | Orange Camp PD Agreement 120524_Exhibit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| <b>PD Agreement</b> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                    |                    |                        |
| Planning            | Open   | Provide a word file of the PD agreement with the resubmittal. Be sure to provide changes made in track changes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Orange Camp PD Agreement 120524_Exhibit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| <b>PD Agreement</b> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                    |                    |                        |
| Planning            | Open   | Please change the name of the PD to avoid confusion with the Orange Camp Deland PD to the north.<br><br><b>Last comment from reviewer:</b> Please change the name of the PD to avoid confusion with the Orange Camp Deland PD to the north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Orange Camp PD Agreement 120524_Exhibit.pdf | Christopher Carson | Christopher Carson | Yes                    |
| Utilities           | Draft  | <b>PD</b><br>Need to add reclaim as a requirement in section G.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ENGINEERING                                 | Jim Alles          | Jim Alles          | Yes                    |



# NEW BUSINESS

3



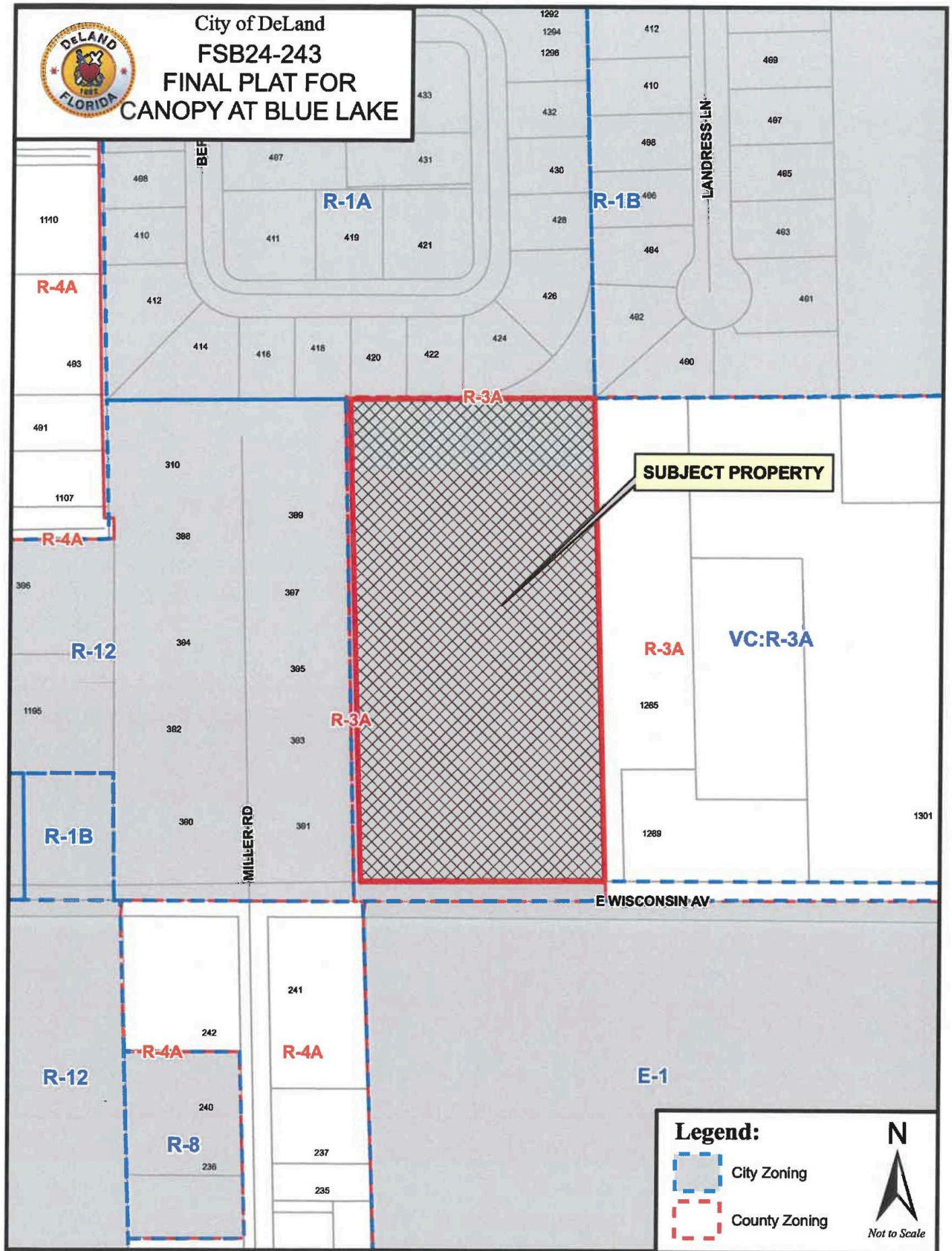
City of DeLand  
FSB24-243  
FINAL PLAT FOR  
CANOPY AT BLUE LAKE







City of DeLand  
FSB24-243  
FINAL PLAT FOR  
CANOPY AT BLUE LAKE



**Issues for record FSB24-243****Job Address: 1 E Wisconsin AV, Deland FL 32724****Job Description: Proposed 12-unit single family residential subdivisions and associated roadway, stormwater and common space tracts.**

| Discipline | Status | Details                                                                                                                                                                                                                                                                                    | Attached To                                 | Created By    | Last Updated By | Modifications Required |
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| Forestry   | Draft  | <b>Note #6</b><br>Change "Tree Preservation Areas" to "Tree Protection Areas" to be consistent with the language in our code and with the labeling in the plat drawing.                                                                                                                    | 1 OF 2                                      | Kit Dennis    | Kit Dennis      | Yes                    |
| Planning   | Draft  | <b>Grading in LS Buffers and TPAs</b><br>There appears to be grading being done that will encroach into the landscape buffer and tree protection areas. Please provide a revegetation plan that meets the standards outlined in the PD agreement and that meets Forestry requirements.     | 2022-1100-STORM-ASB-9 GRADING-ESIGNED.pdf   | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Grading - revegetation plan needed</b><br>There appears to be grading being done that will encroach into the landscape buffer and tree protection areas. Please provide a revegetation plan that meets the standards outlined in the PD agreement and that meets Forestry requirements. | 2022-1100-STORM-ASB-11 DRAINAGE-ESIGNED.pdf | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Subtitle</b><br>In the subtitle, please include the City of Deland                                                                                                                                                                                                                      | 1 OF 2                                      | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Property Taxes</b><br>Please provide proof that the property taxes have been paid and are up to date.                                                                                                                                                                                   |                                             | Kendall Story | Kendall Story   | Yes                    |
| Planning   | Draft  | <b>Sheet Number</b><br>The sheet number says "1 of 7" but should say "1 of 2"                                                                                                                                                                                                              | 1 OF 2                                      | Kendall Story | Kendall Story   | Yes                    |