



Technical Review Committee

**CITY OF DELAND
THURSDAY MARCH 20, 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 February 20, 2025 TRC Meeting Minutes
2. **Applicant Name:** Shanda Turner – 2816 DeLand LLC
Project Name: SP24-198 – Class III Site Plan for DeLand Dupont Warehouse
Project Location: 16.11 acres located at 2500 Eidson Dr
Description: 41,800 square foot warehouse
Project Manager: Emily Kunkel
3. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-007 – Class II Site Plan for Stetson's Hulley Tower
Project Location: 21.7 acres located at 513 N. Woodland Ave
Description: A 116-foot Tower to Replicate the Original
Project Manager: Emily Kunkel
4. **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

D. NEW BUSINESS

1. **Applicant Name:** Jim Paytas – Vic Reserve Holdings LLC
Project Name: CSB25-001 – Combined Preliminary and Final Plat of Reserve at Victoria Phase 4
Project Location: 21 acres located at Dr. Martin Luther King Jr Beltway
Description: Combined Preliminary and Final Plat of Reserve at Victoria Phase 4
Project Manager: Belinda Williams-Collins
2. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-015 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres located at 800 E Beresford Ave

- Description:** 408 single-family residential lots with a clubhouse, pocket parks, and city park
Project Manager: Chris Carson/Belinda Williams Collins
3. **Applicant Name:** Jimmy Dumbauld – Kimley Horn
Project Name: SP25-021 – Class II Site Plan for The Towns at Summit
Project Location: 0.54 acres located at 2748 M Summit Ave
Description: Amenity Center
Project Manager: Emily Kunkel
4. **Applicant Name:** TM BTR OF FLORIDA LLC
Project Name: FSB25-022 – Final Plat for Yardly DeLand Crossing
Project Location: 28.64 acres located at 2800 Viceroy Pl
Description: Platting to dedicate Ulysses Dr and Lift Station parcel to the City
Project Manager: Belinda Williams-Collins
5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z25-024 – Planned Development Rezoning for Pulte 472 PD
Project Location: 39.24 acres located at 2051 State Road 472
Description: Residential PD for subdivision with VC approvals
Project Manager: Chris Carson/Emily Kunkel

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, FEBRUARY 20, 2025 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: **1:32 pm**

Members Present:

Carol Kuhn, Chairperson
Debi Glick
Kendall Story
Sam Nelson
Emily Kunkel
Belinda Collins
Chris Carson
Bill Lawton
Jamie Lunsford
Ray Bahrani
Steven Danskine
Jim Ailes
Scott Zender
Kit Dennis

OLD BUSINESS:

1. Review of January 16, 2025 TRC Meeting Minutes

*Steven Danskine moved to approve the minutes as presented,
Samuel Nelson seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

2. **Applicant Name:** Mark Karet – Zev Cohen & Associates, Inc
Project Name: Z24-231 – Rezoning for 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:
None.

Kendall Story moved to forward the application to Planning Board, subject to all comments being satisfied,

Jim Ailes seconded this motion.

The TRC Committee voted unanimously in favor of motion.

NEW BUSINESS:

1. **Applicant Name:** Matthew Guzinski – Mead and Hunt
Project Name: SP24-250 – Class II Site Plan for City of DeLand Utilities Improvements
Project Location: 27.6 acres located at 1101 S. Amelia Ave
Description: Wiley M. Nash WRF Dewatering Improvements
Project Manager: Samuel Nelson

Applicants Present:
None.

Samuel Nelson moved to conditionally approve the application, subject to all comments being satisfied,

Ray Bahrami seconded this motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-007 – Class II Site Plan for Stetson's Hulley Tower
Project Location: 21.7 acres located at 513 N. Woodland Ave
Description: A 116-foot Tower to Replicate the Original
Project Manager: Emily Kunkel

Applicants Present:
Tom Wannen – Huntonbrady
Madison Hazen – Zev Cohen
Steve Glaze – Zev Cohen
Bobby Ball – Zev Cohen

Emily Kunkel moved to continue the application to the March 20th TRC meeting, subject to revisions being received by February 28th,

Scott Zender seconded this motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-006 – Class II Site Plan for Stetson's Edmunds Center
Project Location: 13.68 acres located at 143 E. Pennsylvania Ave
Description: Construction of a Building Addition with Associated Infrastructure
Project Manager: Emily Kunkel

Applicants Present:
Kevin Chea – S3 Design

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

OTHER BUSINESS:

None.

ADJOURNMENT:

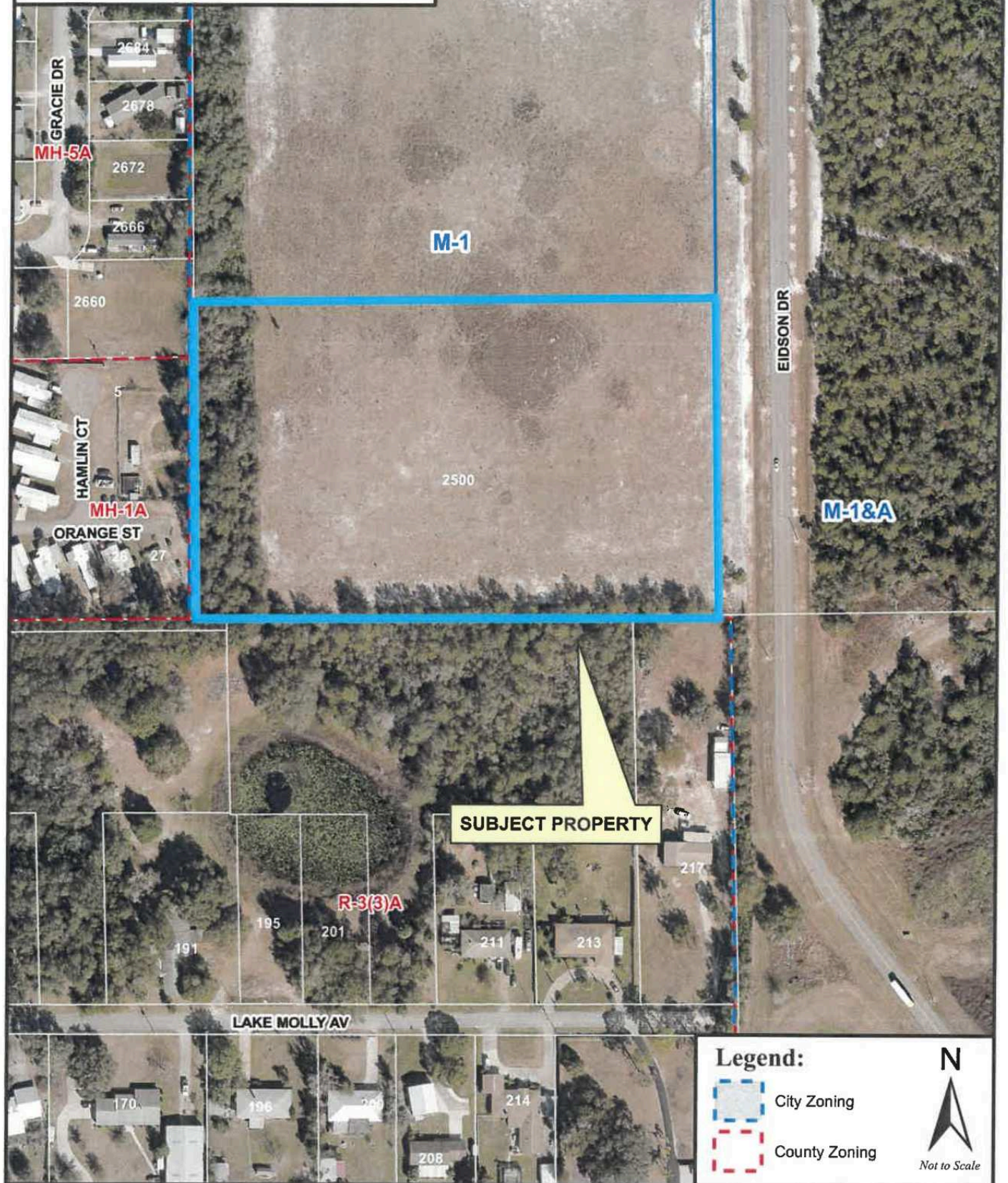
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OLD BUSINESS

2

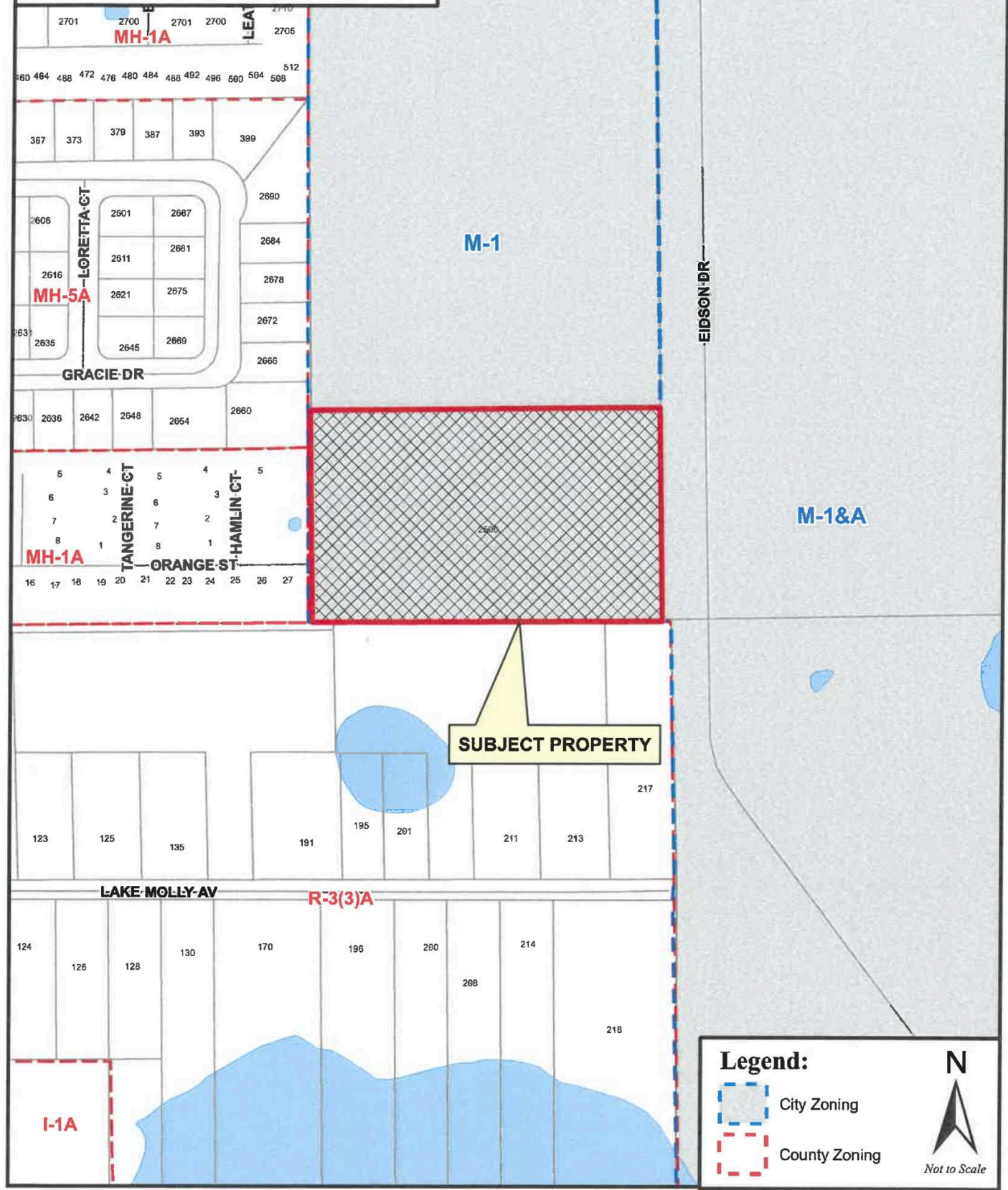


City of DeLand
SP24-198
DUPONT
WAREHOUSE





City of DeLand
SP24-198
DUPONT
WAREHOUSE



Legend:

- City Zoning
- County Zoning

N

Not to Scale

Issues for record SP24-198
Job Address: 2500 EIDSON DR, DELAND FL 32724
Job Description: This project includes the construction of a 41,800 sqft warehouse building including all utility and stormwater infrastructure.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Stormwater Details						
Engineering	Draft	1. Structure MH-1 on this sheet identifies a 48" diameter, however the detail on Sheet C10 identifies 24" diameter. Please clarify.	C7	Steven Danskine	Steven Danskine	Yes
		2. The response to the previous comment regarding the trench drain indicated that a detail was provided on Sheet C7. I am unable to locate this detail within the plans.				
		3. Based upon the invert elevations provided, it appears that stormwater pump station (MH-1) may not be necessary.				
Stormwater Retention						
Engineering	Draft	1. The City's requirement is that the 100yr-24hr storm event shall be retained on site. The bleed down orifice is required by SJRWMD, but the overflow weir must be set at or above the 100yr-24hr storm event.	C11	Steven Danskine	Steven Danskine	Yes
		2. It is unclear how the 5" Bleed Down Orifice is intended to be constructed. The detail indicates that the Tee is to be inserted in the Weir, however on Sheet C8, it identifies that it may be a part of the Mitered End Section ST-15. The slope of the berm and weir are 4:1, however the detail identifies that the Tee should protrude 12" from the face of the Weir and/or MES. Since the Tee extends down 6", that means that the Tee would need to protrude at least 2', and even at that, the orifice would be buried in the dirt. The detail also indicates that the pipe connecting ST-15 and ST-16 is to be 5". To the best of my knowledge, 5" diameter pipe is not a standard option. Is this to be a specially manufactured item?				
Forestry	Draft	AR Label Please correct the number of AR's on the label. It should be 5.	LA3	Kit Dennis	Kit Dennis	Yes
Ligustrum Decipiens						
Forestry	Draft	Ligustrum Decipiens is invasive and should not be used in the landscape. Ligustrum lucidum is on our list of approved trees and can be used. To meet the minimum 8' height requirement, the spread should be 4' and the container size 65 gallon. That will equate to 3.5" caliper and result in 2.5" DBH per Ligustrum.	LA6	Kit Dennis	Kit Dennis	Yes
Plant Schedule						
Forestry	Not Accepted	In order for the proposed trees to meet the grade 1 standard, you will need to update the specs with the following information: AR - 4' spread, 45 gallon JV - 10' height, 3' spread LJ - 45 gallon MGD - 4' spread, 45 gallon MGL - 2' spread	LA1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		QS - 10' height, 6' spread * After the specs are corrected to meet grade 1 standards, your plan will provide 24" DBH of palms and 55" DBH of non-palm species. Last comment from reviewer: You have increased the caliper of your proposed trees. The following specifications will need to be corrected in order to meet grade 1 standards: AR - Add 8' spread and change the container size to 100 gallon. JV - Add 4.5' spread. MGL - Add 8' spread and change the container size to 100 gallon. QS - Add 4.5' spread and change the container size to 100 gallon. QV - Add 8' spread and change the container size to 100 gallon.				
		Last response: Plant schedule has been changed to reflect the above specifications. See the revised Tree Protection plan, sheet TP2 for updated acreages and calculations.				
		Palms 1) Caranday Wax Palm is not on our approved list of replacement trees and will not receive credit. 2) Sabal Palms will receive 4" DBH credit each. 3) Total credit for proposed palms is 24"DBH.				
Forestry	Not Accepted	Last comment from reviewer: Ribbon Palms are not on our approved list of replacement trees and will not receive credit. You will receive 24" DBH total credit for the six Sabal Palms.	LA1	Kit Dennis	Kit Dennis	Yes
		Last response: 1.Wax Palm has been removed from the plant schedule. 2.See TP2 for revised calculations, which reflect the change in project limits. 3.See TP2 for revised calculations, which reflect the change in project limits.				
		Minimum Coverage Requirements At 6 acres the minimum coverage requirements are 105 trees and 627" DBH. Your plan preserves 61 trees and 505" DBH. You are proposing to plant a total of 28 trees that total 79" DBH. After planting the site will have 89 trees and 584" DBH. You will need to provide an additional 16 trees and 43" DBH in order to meet the minimum coverage requirements. (Sabal palms receive 4" DBH credit. Caranday Wax Palms are not on our list of approved replacement tree species and will not receive credit.)				
Forestry	Not Accepted	Last comment from reviewer: The minimum coverage requirements for this site can be determined once it has been worked out with Planning on what the project area is. There are issues with the tree species and specifications provided in the Plant Schedule. The total replacement provided cannot be determined until those issues are resolved.	TP1	Kit Dennis	Kit Dennis	Yes
		Last response: The project limits have changed from 6 acres to 11.81 acres. See revised Tree Protection and Landscape sheets.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Minimum Trees on Site Table						
1) Existing tree/palm inches preserved should be changed to 505" because trees 25 & 72 are being removed from the calculations due to being less than 6" DBH. 2) Proposed tree/palm inches provided on landscape plan- Your landscape plan provides 24" DBH of palms and 55" DBH of other trees. The total should be 79".						
Forestry	Not Accepted	Last comment from reviewer: The table will need to be adjusted once the project area has been worked out with Planning. In order to count the 2" - 5.9" Live Oaks, you will need to label the area as Natural Vegetation Retention/Tree Protection Area. Tree #72 would not be counted because it is not a species that is on the List of Permitted Shrubs and Trees for Landscaping and Tree Protection. Last response: 1.The project limits have changed from 6 acres to 11.81 acres. See revised Tree Protection and Landscape sheets for revised calculations on sheet TP2. 2.The project limits have changed from 6 acres to 11.81 acres. See revised Tree Protection and Landscape sheets for revised calculations on sheet TP2.	TP1	Kit Dennis	Kit Dennis	Yes
15% "Natural Preservation" Table						
1) Change all references of "natural preservation" to "tree protection area" to be consistent with the language in our code. 2) Total Site Area - Is the site area shown, correct? Property Appraisers website shows it as 6.03 AC. 3) Replanted Preservation Area - There is not any area in the landscape plan that is labeled as Tree Protection Area and shows planting. Where is this planted protection area located? Please show it as Tree Protection Area on the plan sheets.						
Forestry	Not Accepted	Last comment from reviewer: Tree Protection Areas are different than Natural Vegetation Retention Areas. The two can overlap, but you must label them. The table should reference the Tree Protection Area. Last response: 1.he project limits have changed from 6 acres to 11.81 acres. See revised Tree Protection and Landscape sheets for revised calculations on sheet TP2. 2.he project limits have changed from 6 acres to 11.81 acres. See revised Tree Protection and Landscape sheets for revised calculations on sheet TP2. 3.Due to the project limit change, there will be no need for a replanted preservation area.	TP1	Kit Dennis	Kit Dennis	Yes
DBH Preserved						
Forestry	Not Accepted	After removing trees 25 & 72 from the calculations, the DBH preserved should show 505". Last comment from reviewer: 2" - 5.9" Live Oaks can be counted, but you will need to label the area as Natural Vegetation Retention/Tree Protection Area. Tree #72 would not be counted because it is not a species that is on the List of Permitted Shrubs and Trees for Landscaping and Tree Protection. Last response: The project limits have changed from 6 acres to 11.81 acres. See	TP1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
revised Tree Protection and Landscape sheets for revised calculations on sheet TP2. Trees 2"-5.9" can be used for preservation.						
Trees 25 & 72						
Trees 25 & 72 are less than 6" DBH. Please remove them from the spreadsheet and do not include them in calculations.						
Forestry	Not Accepted	Last comment from reviewer: 2" - 5.9" Live Oaks could be counted, but you will need to label the area as Natural Vegetation Retention/Tree Protection Area. Tree #72 would not be counted because it is not a species that is on the List of Permitted Shrubs and Trees for Landscaping and Tree Protection.	TP1	Kit Dennis	Kit Dennis	Yes
Last response: It is my understanding that trees 2"-5.9" can be used for preservation. Shouldn't they remain?						
Irrigation Plan & Details						
An irrigation plan is shown in the sheet index but is not included in the plan set. It is required.						
Forestry	Not Accepted	Last comment from reviewer: Irrigation plan has not been provided at this time.	C1	Kit Dennis	Kit Dennis	Yes
Last response: An irrigation plan shall be provided upon final approval.						
Combined Preliminary/Final Plat						
A shared stormwater pond must be in a tract with "purpose, ownership and maintenance" clearly defined. More than 2 lots (tract would count as a lot) requires a preliminary and final plat submittal review and approval prior to completion of the site plan.						
Planning	Draft			Emily Ragusa	Emily Ragusa	Yes
Parking						
Parking calculations need to be based on this floorplan to include warehouse, office, & manufacturing.						
Planning	Draft		F1	Emily Ragusa	Emily Ragusa	Yes
TPA						
15 percent Tree Protection Area must be based on the 6.03acres, not the 11.81acres.						
Planning	Draft		TP1	Emily Ragusa	Emily Ragusa	Yes
Plant Schedule						
Provide the plant schedule on all landscape sheets						
Planning	Draft		LA6	Emily Ragusa	Emily Ragusa	Yes
Landscape Buffer table						
Add headers for which column is required and which is proposed						
Planning	Draft		LA1	Emily Ragusa	Emily Ragusa	Yes
C11 and C12						
Sheets C11 and C12 are not labeled in order, please revise.						
Planning	Draft			Emily Ragusa	Emily Ragusa	Yes
Pond						
Revise sheet to reflect the shape of pond as shown on other sheets						
Planning	Draft		ES101A	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	True South Elevation Consider painting the internal pillars the same color as others - SW6538 to break up the blank wall (LDR Sec. 33-94.03(b)(4)(h))	A-202	Emily Ragusa	Emily Ragusa	Yes
		Last comment from reviewer: Revised elevations need to be submitted				
		Last response: The internal pillars will be the same color as others.				
		Blank Walls (rear - true west) Blank wall areas shall not exceed 20 feet in vertical direction or 20 feet in horizontal direction of any building facade. Consider adding additional architectural elements such as blue vertical pillars similar to other side facades (true east example) (LDR Sec. 33-94.03(b)(4)(h))				
Planning	Not Accepted	Last comment from reviewer: Revised elevations need to be submitted	A-201	Emily Ragusa	Emily Ragusa	Yes
		Last response: This was incorporated into the final elevations by adding pilasters				
		Retaining wall Provide dimensional elevations of the retaining wall from top to bottom in 5-ft increments.				
		Last comment from reviewer: Provide the structural plans				
Planning	Not Accepted	Last response: Please see Sheet C7 for the high point (HP) and low point (LP) of the retaining wall. The wall never exceeds 4 feet.	C6	Emily Ragusa	Emily Ragusa	Yes
		Mechanical Equipment Building mechanical equipment, service, delivery, and work areas, shall be visually screened from pedestrian areas and from public view. Revise plans to show the roof top mechanical equipment as dashed lines behind the screen wall on all facades and add a note of detailing the material and dimensions for the screening. (LDR Sec. 33-94.03 (a)(4))				
		Last comment from reviewer: Revised elevations need to be submitted				
		Last response: This was incorporated into the final elevations. Screening will be attached to RTUs.				
Planning	Not Accepted	Impervious Surface Max impervious surface for M-1 zoning district is 70%.	A-201	Emily Ragusa	Emily Ragusa	Yes
		Last comment from reviewer: Project area is unclear. The impervious surface percentage needs to be based on the project area (6.03acres). The proposed lot lines needs to be clear.				
		Last response: The future impervious surface has been lowered to 70% for each lot, please see stormwater report.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Landscape Buffer (True East) Eldson is a local road - buffer must be at least a type "B" (LDR Sec. 33-92.02 (b))				
		Last comment from reviewer: Show the dimensions of the buffer		Emily Ragusa	Emily Ragusa	Yes
		Last response: The landscape buffer for Edison has been changed to reflect a type 'B' buffer. See LA1 & LA2.	LA2			
Planning	Not Accepted	Landscape Buffer (True West & true South) Specify the buffer standard proposed. Because this is abutting residential use, the buffer standard of "D" shall be used and in addition to the specific requirements for Buffer Standards "D" contained in Table 33-92.02(b), the buffer must also include a 100 percent opaque screen (fence or wall) along the rear or side lot line. The screen shall be a minimum of six feet high and a maximum of eight feet high. The screen shall be located no closer than ten feet to the abutting property line and landscape materials shall be located between the screen and the abutting property line. (LDR Sec. 33-92.02 (b))				
		Last comment from reviewer: Provide the fence detail, the C5 sheet reference does not include the fence detail.	C6	Emily Ragusa	Emily Ragusa	Yes
		Last response: The West & South buffer requirements have been revised to match type 'D' buffer. See sheet LA1 for buffer requirements and provided. A fence has been added to the pans as stated above.				
Planning	Not Accepted	Site Data Table Provide the site data table/parking calculations on the coversheet on the overall site plan				
		Last comment from reviewer: Site Data table and parking calculations are not on C6	C1	Emily Ragusa	Emily Ragusa	Yes
		Last response: Please see Sheet C6.				
Planning	Not Accepted	Signage Is signage proposed? If so, provide the location on the site plan (LDR Sec. 33-132.10(a)(2)(f))				
		Last comment from reviewer: Sheet C6 does not include signage callout. Provide the updated final elevations for review.		Emily Ragusa	Emily Ragusa	Yes
		Last response: Monument sign proposed, see Sheet C6 for call out. Provisions for building/ wall mounted signage was incorporated into the final elevations. Signage will be provided by owner/ contractor.				
Planning	Not Accepted	Project Area The plan shows only parcel 602800000052, which per the survey is +/- 6.03 AC. The cover sheet states 16.109 AC. Please clarify the new lot configuration from the minor subdivision (MS24-139) and verify that all calculations are based off of the new lot. If drainage is to be off-site, easements shall be recorded and shown on the site plan.	C1	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Last comment from reviewer: Clearly define the project area and the total acreage and square footage. Per Volusia County Property Appraiser, Parcel ID# 602800000052 is 6.07 acres of "vacant commercial", 602800000050 is 8.29 acres of "vacant commercial", 22.56acre of "waste land" and the provided survey states 6.03acres. All calculations need to be based on the 6.03ac of this project site, each lot must meet all regulations on their own. If you're proposing to do a shared stormwater system, then the stormwater pond needs to be placed into a tract and a preliminary and final plat will be required.				
		Last response: The proposed stormwater will treat the entire 16.109 acres, this includes an assumed 70% impervious for the 2 vacant lots and proposed impervious for the 6.03 acre lot.				
		Project Description Clarify the total proposed square footage - Plans state 38,110 SF, and project description in Accela states 41,800 SF.				
		C1	Emily Ragusa	Emily Ragusa	Yes	
Planning	Not Accepted	Parking Table Ensure the parking table reflects the same information provided in the parking memo. Memo states 32 spaces required, but plan states 29.				
		Last comment from reviewer: Parking memo and table do not match. The parking calculations need to be broken down and shown in a table by each use within the building and the required number of spaces for each use, such as warehouse, manufacturing/workshop, office, etc. LDR Sec. 33-91.03.				
		C1	Emily Ragusa	Emily Ragusa	Yes	
		Last response: The parking table shown on Sheet C1 has been updated to match the parking memo				
Utilities	Open	Fire Hydrant FH is shown coming off of the 2" water line instead of 6" fire line.				
		C9	Jim Ailes	Jim Ailes	Yes	
Utilities	Not Accepted	Irrigation Show how site will be irrigated. Reclaim line is north on Edison by Davita Way intersection. A 12" reclaim line is available.				
		Last comment from reviewer: Design for cistern still pending.				
		C1	Jim Ailes	Jim Ailes	Yes	
		Last response: A cistern will be utilized for irrigation and the design is being finalized and forwarded upon completion.				

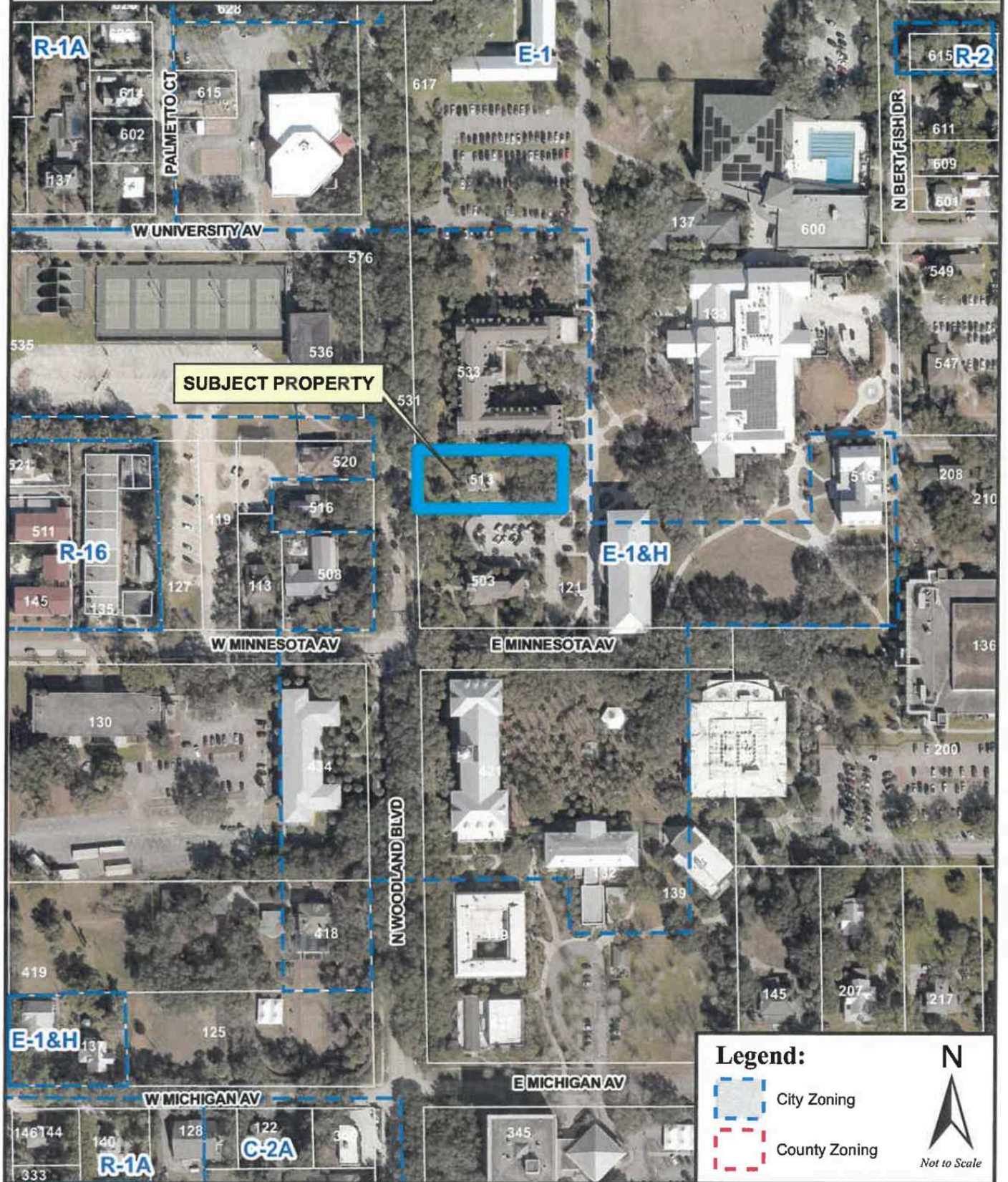
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Sewer Cleanout						
Utilities	Not Accepted	Please show a sewer clean out by right of way.				
		Last comment from reviewer: No clean out shown.	C9	Scott Zender	Jim Ailes	Yes
		Last response: Please see Sheet C9 for location of added sewer clean out.				
Potable Line						
Utilities	Not Accepted	City requires that the potable service line needs to be tapped off of water main and not connected to the fire line.				
		Last comment from reviewer: Looks same as before on sheet C9.	C9	Scott Zender	Jim Ailes	Yes
		Last response: Potable service line has been updated to tap directly to the water main, see Sheet C9.				

OLD BUSINESS

3

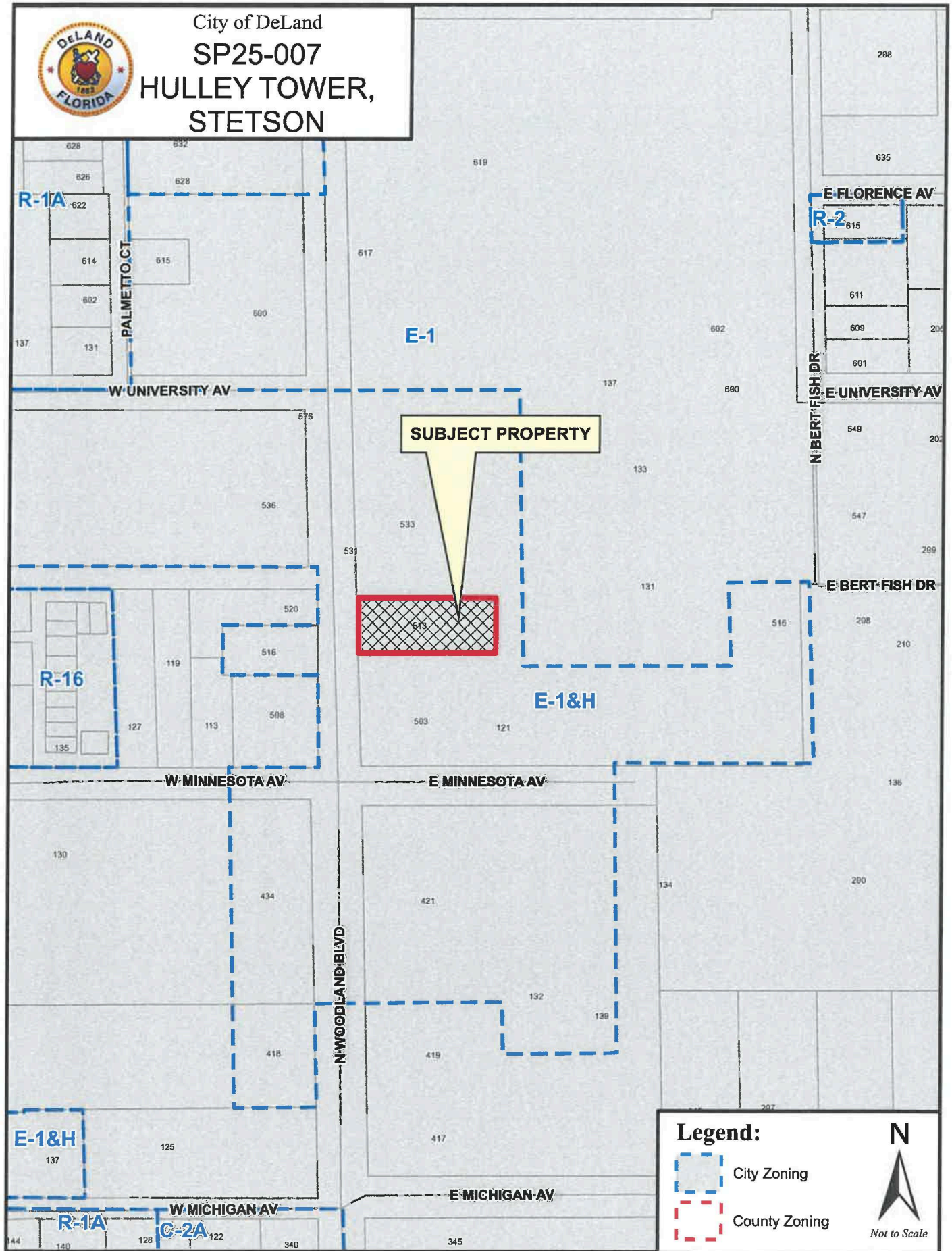


City of DeLand
SP25-007
HULLEY TOWER,
STETSON





City of DeLand
SP25-007
HULLEY TOWER,
STETSON



Issues for record SP25-007**Job Address: 513 N WOODLAND BLVD, DELAND FL 32720****Job Description: The proposed project consists of the reconstruction of an existing building and is to be developed as a 116-foot tower to replicate the original. This project also includes an additional sidewalk, entertainment area, fireplace, tower bells and a ceremonial labyrinth.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Barricade Details						
Forestry	Draft	You can remove the Historic Tree Barricade detail as we will not require a historic tree barricade around the trees due the magnitude of activity that will be occurring in the areas. Please update the Typ City Tree Barricade detail with the most recent version, dated January 11, 2024. It is available on our website.	TP1	Kit Dennis	Kit Dennis	Yes
Replacement Required						
Forestry	Draft	Your chart shows 152" DBH of non-specimen protected tree removals. The "Total DBH Replacement Required" should be 51".	TP2	Kit Dennis	Kit Dennis	Yes
Tree Worksheets						
Completed Tree Worksheets are needed. Please also provide a spreadsheet that identifies the species and DBH of the trees that are on the project site. Identify which trees are to remain and which are being removed. Tree replacement calculations cannot be calculated until the information is provided.						
Forestry	Not Accepted	Last comment from reviewer: The information in your Specimen - Historic - Protected Tree Calculations table does not match what is provided in the worksheets. Your table shows 152" DBH of non-specimen trees, but the Tree Replacement Worksheet shows 132". At 152" DBH removed, the replacement would be 51". The Minimum Tree Coverage Worksheet shows retention of 346" specimen trees, and 449" of non-specimen trees. The table shows 415" of specimen, and 380" of non-specimen trees being retained. Please correct the worksheets.		Kit Dennis	Kit Dennis	Yes
Last response: The worksheets have been completed as well as a spreadsheet for the existing species and their related sizes and classifications.						
Root Excavation						
Forestry	Not Accepted	I recommend having an ISA Certified Arborist perform root excavation on all of the historic trees in order to identify the critical roots. The locations of the roots may alter your plan.	LA1	Kit Dennis	Kit Dennis	Yes
Last comment from reviewer: City staff from Forestry will need to approve the measures that are being taken to minimize damage to the historic trees root systems.						
Last response: Stetson will have their onsite Staff available for consultation throughout						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
the project and will provide direction to the contractor as needed. Williams Company has experience of constructing projects on the Campus and is fully aware of and capable of working around the historic trees. As suggested, we've added notes to the plan that no roots over 2" are cut without review and approval of Stetson. The Contractor will also provide additional input and regular updates to the Stetson management team on their means and methods as the project progresses.						
Forestry	Not Accepted	Lighting You are proposing ground lighting within the areas required for protecting trees that are to remain. No trenching is allowed within the protection areas. Last comment from reviewer: The referenced note only pertains to vegetative material. It does not mention the trenching for electrical to the ground lighting. Last response: All conduits shall be hand dug within the tree protection zones. See Note #24 sheet LA2.	LA1	Kit Dennis	Kit Dennis	Yes
Historic Tree Barricade Locations and Detail Add the City's historic tree barricade detail to the plan. You will need to show the locations of the protected trees barricades, and the historic trees barricades.						
Forestry	Not Accepted	Last comment from reviewer: We will not require historic tree barricades to be installed around each historic tree. We will require that a typical tree barricade be installed around each tree that is to be preserved. This is to prevent activities, or storage of materials in the area required to protect the trees. Last response: The tree barricade details have been added to sheet TP1. The construction fence shall encompass the entire site ensuring the best-case scenario for tree root protection.	TP1	Kit Dennis	Kit Dennis	Yes
Historic Tree Protection There are six historic trees on this site. One and a half times the drip line must be protected. No construction activities are permitted within the protection area without stating what measures will be taken to ensure the trees survival. Your plan includes several paver walkways with concrete curbing, a "named plaza" paver area, paver seating circle, fireplace, concrete sidewalks, and lighting. Please explain what measures will be taken to prevent damage to the tree's root systems.						
Forestry	Not Accepted	Last comment from reviewer: City staff from Forestry will need to approve the measures that are being taken to minimize damage to the historic trees root systems. Last response: Stetson will have their onsite Staff available for consultation throughout the project and will provide direction to the contractor as needed. Williams Company has extensive experience of constructing projects on the Campus and is fully aware of and capable of working around the historic trees. As suggested, we've added notes to the plan that no roots over 2" are cut without review and approval of Stetson. The Contractor will also provide additional input and regular updates to the Stetson management team on their means and methods as the project progresses.	TP1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Photometric Plan Define the proposed project area, and provide an updated photometric plan. Ensure that illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles Per LDR Sec. 33-94.03(g)(2) Last comment from reviewer: An updated photometric plan will need to be submitted Last response: The pedestrian pathway lighting is currently being evaluated and will be provided. We will ensure that illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles.	1	Emily Ragusa	Emily Ragusa	Yes
		Uplight/spot luminary Provide the foot candles details Per LDR Sec. 33-94.03(g)(9)(a) Last comment from reviewer: Provide a note on the plan that states that up lighting will not exceed the tree tops Last response: Foot candles cannot be calculated for a tree canopy for the uplighting fixtures. The illumination from up-light fixtures shall not exceed the roof line (treetop in this case). Code only references building surfaces, not vegetation.	HA1	Emily Ragusa	Emily Ragusa	Yes
		Irrigation Plan Provide an irrigation plan of the project area Last comment from reviewer: Provide a preliminary irrigation plan in addition to the as-built irrigation plan Last response: Irrigation will be design-built by the landscape contractor. Areas will be hydro-zoned based on the water needs of each plant type. An ass-built irrigation plan will be submitted upon substantial completion.	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Not Accepted	Campus-wide Parking Seven (7) visitor parking spaces are shown as removal. The campus-wide parking capacity will need to be updated and resubmitted showing where these spaces will be relocated on campus. Last comment from reviewer: Revise the summary page to show how the parking is being subtracted. Suggest adding an additional column notating the difference (-3) and a bullet/detail on the page stating the reason for the subtraction or relocation (example: Hulley Tower reconstruction SP25-007). Last response: Please see the revised summary page documenting the current parking status after losing three (3) parking spaces.	C4	Emily Ragusa	Emily Ragusa	Yes

OLD BUSINESS

4



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



Legend:

- City Zoning
- County Zoning

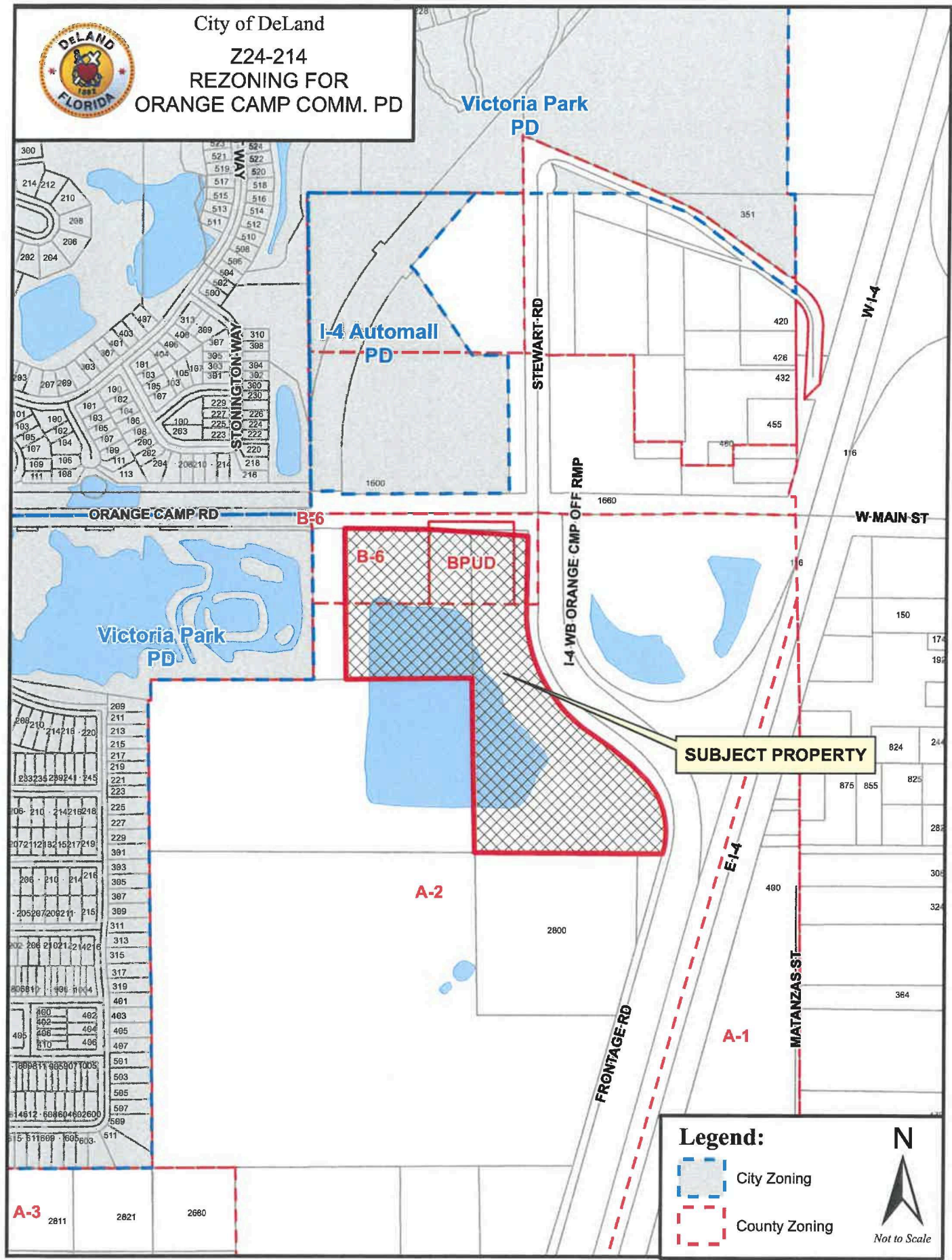
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Not to Scale



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



Issues for record Z24-214**Job Address: 0 Orange 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
Stormwater Item H. Stormwater Drainage should include the requirement to retain the 100yr/24hr storm event onsite.						
Engineering	Not Accepted	Last comment from reviewer: Provide language within the PD Agreement indicating that the site will be designed to retain the 100yr/24hr storm event. Last response: Noted, stormwater design will be done as part of the development approval process. The borrow pit will contain all storms with a zero discharge.	Orange Camp PD Agreement 120524_Exhibit.pdf	Steven Danskine	Steven Danskine	Yes
Plant List In order to meet grade one standards, the following specifications will need to be corrected:						
Forestry	Draft	*Lacebark Elm - At 5" DBH (6" caliper) the height should be 17' and you need to add 6' spread. *Bismark Palm is not on our list of approved trees and will not be counted. *Ligustrum - Our minimum size tree is 3" caliper (2" DBH) 8' height, and 45-gallon container size.	BP 2	Kit Dennis	Kit Dennis	Yes
Tree Protection Area 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.						
Forestry	Not Accepted	Last comment from reviewer: See Tree Survey comment. Last response: We have designated 15% of the overall 19.6 acres for preservation area that is located to the south.	ENGINEERING	Kit Dennis	Kit Dennis	Yes
Forestry	Not Accepted	Tree Survey A tree survey is required to change to parcel lines. At a minimum, a survey of all historic trees will be required. Last comment from reviewer: At a minimum, a historic tree survey is required in order to ensure that the proposed division does not create a situation in which a parcel is undevelopable without the removal of historic trees. It appears that there may be a cluster of several historic Live Oaks located in proposed parcel A. If that is the case, it would most likely create at least one lot within the parcel that would be undevelopable. Staff would not support removal of the historic trees when the lot is proposed for	ENGINEERING	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
development, due to it being a self-imposed hardship. A historic tree survey will confirm if the trees are historic and may change the way you'd like to layout the site. Last response: Acknowledged. Tree survey will be provided as part of the development plan.						
Planning	Draft	Resubmittal The submittal overall did not fully address comments. With the next resubmittal, be sure to QC the submittal documents to make sure the correct documents are uploaded. Also be sure to completely address comments. This means responding to the comment, revising the PD to add language, and revise the concept plan to match. Revisions from the resubmittal could result in additional comments.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Redlined A redlined PD agreement will be provided after the TRC meeting.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Direction Applicant is contemplating adding multifamily to the project scope. If this is the direction, the applicant shall proceed with annexation and the future land use processes. The applicant shall then rezone the property to C-2, then submit for site plan and final plat to subdivide the property for future development and the PD.		Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	Frontage Rd. FDOT will be removing the access drive onto the eastern frontage road. The site will need to be designed to route all roadway users (people walking, bicycling, and/or driving) accessing the frontage road through the subject property and tie in with the frontage road to enhance the grid. A stub out should also be provided to provide a cross-access connection to the adjacent property to the south. Last response: Acknowledged, per meeting with FDOT and Volusia County we understand the eastern frontage road will be cut off from Orange Camp Rd. All access will be required from the western frontage road.	ENGINEERING	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	Drainage 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. Last comment from reviewer: Be sure to modify language in the PD to include the standard. Last response: Per TRC discussion, the existing borrow pit will contain all storms as a land locked basin.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	PD Agreement 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. Last comment from reviewer: Comment was referring to the PD text and not the concept plan.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: We updated the PD plan to include the conceptual layout.						
Gateway This area is a gateway for the City. Consider enhanced amenity/entryway features fronting Orange Camp Rd. such as hardscaping, knee wall, benches, etc. Also consider a rideshare hub for VoRide.						
Planning	Not Accepted		Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Per discussion with Staff, we shared the layout and the proposed landscape buffer plan.						
Additional Comments Please note the resubmittal may result in additional comments once more detail is submitted.						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhibi.pdf	Christopher Carson	Christopher Carson	No
Last response: Noted						
Community Design Standards 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.						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhibi.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Acknowledged, We have uploaded anticipated elevations for reference.						
Mechanical Equipment 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.						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhibi.pdf	Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Add statement to the PD.						
Last response: Per TRC we understand whether ground or rooftop mounted it will be shielded from view.						
Landscape buffer 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.						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhibi.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Acknowledged, edit to include item added to perimeter landscape buffer as item E.						
Public Sidewalks Add a statement that public sidewalks, at least 6' in width shall be constructed along each frontage road.						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhibi.pdf	Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Call out minimum sidewalk width in the PD language.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: Noted, statement has been added in sidewalk section.						
Building Orientation						
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. Given the site constraints and the roadway that will be constructed within the property limits, the parking areas will front this new roadway with the buildings fronting Orange Camp Rd and the frontage roads.						
Planning	Not Accepted	Last comment from reviewer: It seems the site can meet the requested orientation. Please reconfigure.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Typical Section						
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.						
Planning	Not Accepted	Last comment from reviewer: Sidewalk shall be placed on both sides. Need enough width for entire typical section. Reduce travel lanes to 20' (2-way).	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: It is going to be a 24-foot-wide curved urban road with sidewalk on one side or the other.						
Site Access						
Verify ownership of the frontage road to the east. Provide confirmation that access points can be constructed along the eastern frontage road.						
Planning	Not Accepted	Last comment from reviewer: Will need documentation to verify.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Plans have been amended to reflect Volusia County's desired access solution closing off the eastern frontage road to Orange Camp Road, and abandoning that portion of the right of way.						
Site Access						
Remove the access drive onto Orange Camp Rd. from both the concept plan and DA.						
Planning	Not Accepted	Last comment from reviewer: Please submit documentation.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Per TRC discussion Volusia County is going to endorse our proposed access to Orange Camp Road.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	TIA Methodology Update the TIA methodology to be based on the most intense use of the permitted uses.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Did not see updated TIA.				
		Last response: It has been updated.				
Planning	Not Accepted	Transportation System Improvements Transportation system improvements shall be determined during the PD rezoning process and not during site plan review. Modify the PD language.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Acknowledged				
		Project Phasing 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.				
Planning	Not Accepted	Last response: Acknowledged.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Drainage Provide a drainage concept plan, indicating the manner of controlling water drainage from the property as well as a drainage conformance memo.				
		Last response: Per TRC it is understood all proposed developed area immediately adjacent to the borrow pit can drain directly into borrow pit.				
Planning	Not Accepted	Use Language 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_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: The conceptual layout has been provided for Staff's reference.				
		Building Heights 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.				
Planning	Not Accepted	Last comment from reviewer: Did not see the hotel max height of 75' defined in the PD but that proposal is too high.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Acknowledged. We limited the max height to 3 stories. For hotel use max height 75'				
		ISR The maximum Impervious surface ratio is 70 %. Revise the lot coverages in the PD Agreement and Exhibit.				
Planning	Not Accepted	Last comment from reviewer: Will provide redline.	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
Last response: Max coverage overall will be 70% and each individual lot can be 85% given the storm capacity and open space of the borrow pit.						
Vehicular Use Area Setback Define the vehicular use area setbacks in the PD.						
Planning	Not Accepted	Last comment from reviewer: Did not see in revised PD.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Acknowledged, we have identified 5' minimum setback from vehicular use areas.						
Setbacks 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.						
Planning	Not Accepted		Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Did not see updated setbacks.						
Last response: Acknowledged. Front setback has been amended to 40' at Orange Camp Road.						
PD Development Standards 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.						
Planning	Not Accepted		Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Amended conceptual plan provides the stormwater areas as well as the conceptual layout of each individual lot.						
PD Exhibit 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.						
Planning	Not Accepted		Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Noted, conceptual layout has been provided to show intended lots and internal circulation.						
PD Exhibit 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.						
Planning	Not Accepted		Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: The conceptual plan shows major access and internal circulation.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	PD Exhibit Provide another exhibit showing the generalized landscape plan including any tree protection areas.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Please provide the tree preservation area acreage as a callout on the plan.				
		Last response: Tree protection areas have been identified in the southernmost areas reflecting the existing wetlands and cemetery.				
Planning	Not Accepted	PD Exhibit 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 Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Noted				
		PD Exhibit 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.				
Planning	Not Accepted	Last response: Per TRC meeting we have provided the conceptual layout and relative locations for stormwater and access ways such that the intent of design is better clarified.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Bicycle Parking Provide bicycle parking standards and a standard bicycle rack detail to support a cohesive look within the PD.				
		Last comment from reviewer: Call out in PD. Last response: Bicycle parking shall be required as part of land development code.				
Planning	Not Accepted	Building Separation Update the minimum building separation to 10' (unless building is connected).	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Noted, we have amended the internal lot setback to 5' minimum that will set the separation to 10'.				
		Use of Audio/Speakers on Commercial Properties 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.				
Planning	Not Accepted	Last comment from reviewer: Add language to PD.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Noted, this has been added to plan under outdoor speakers.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Lighting 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 Camp PD Agreement 120524_Exhibits.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Add language to PD.				
		Last response: Noted.				
Planning	Not Accepted	LID Add a section addressing LID Low Impact Design Elements.	Orange Camp PD Agreement 120524_Exhibits.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Add language to PD.				
		Last response: The essence of this project is LID based on using borrow pit for stormwater containment and having zero offsite impacts for runoff.				
Planning	Not Accepted	Powerlines Add a statement that all utilities shall be buried.	Orange Camp PD Agreement 120524_Exhibits.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Noted				
		Land Uses 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. Example (Lot 1 - Office) (Lot 2 - Retail) (Lot 3 - Hotel) 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.				
Planning	Not Accepted	Last response: We have identified the possible planned uses.	Orange Camp PD Agreement 120524_Exhibits.pdf	Christopher Carson	Christopher Carson	Yes
		PD Agreement Please change the name of the PD to avoid confusion with the Orange Camp Deland PD to the north.				
		Last comment from reviewer: Can you tie in some of the history of the surrounding community into the name? https://beacononlinenews.com/2018/09/26/suber-memorial-gardens/				
Utilities	Not Accepted	Last response: We have changed tie PD name to Deland Interchange PD.	Orange Camp PD Agreement 120524_Exhibits.pdf	Christopher Carson	Christopher Carson	Yes
		PD Need to add reclaim as a requirement in section G.				
		Last comment from reviewer: Still would like reclaim in the PD as a requirement. If				

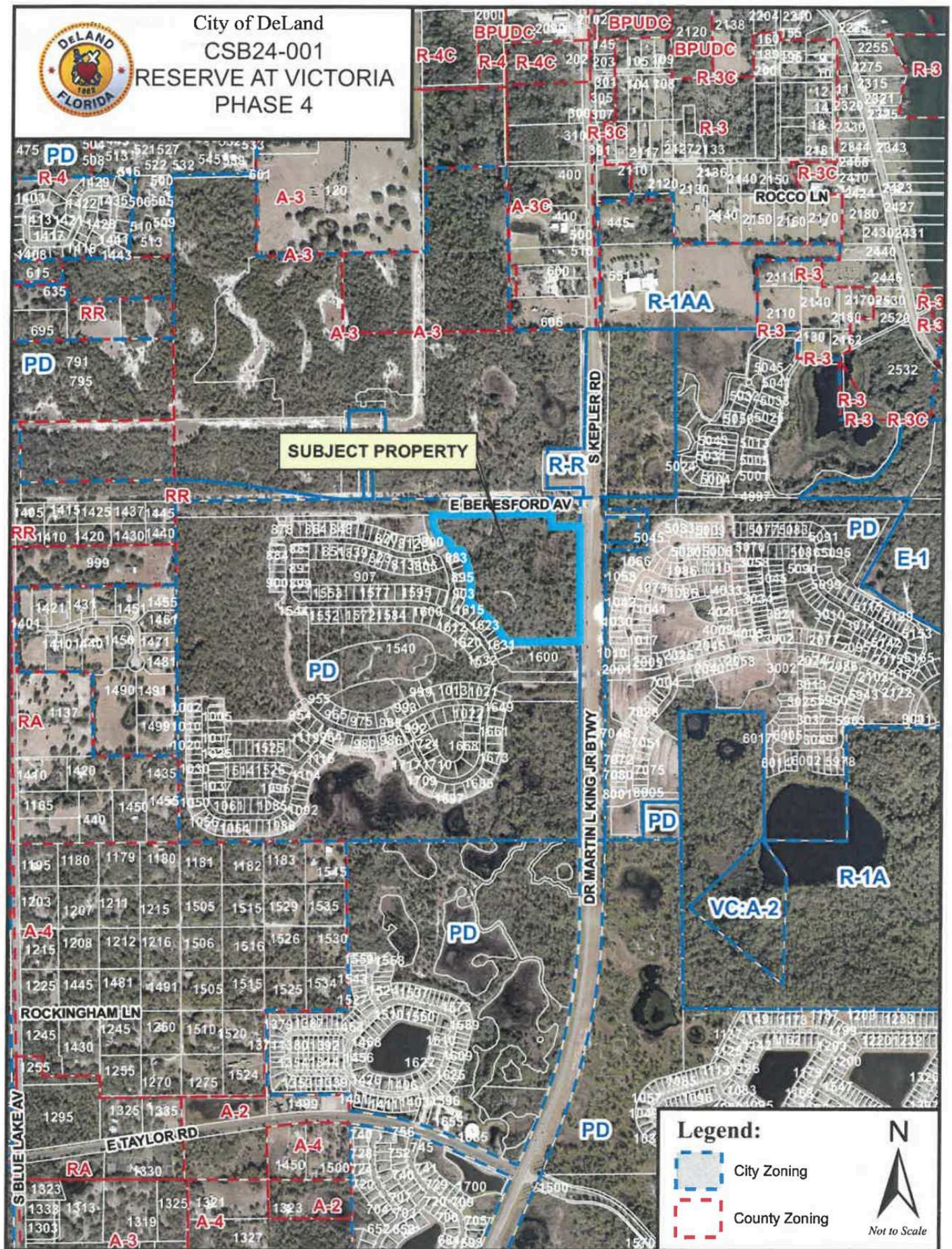
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		design works out that irrigation can be withdrawn from borrow pit a dedicated line to pond may still be require to augment when low.				
		Last response: Per TRC discussion Staff may waive the reclaim requirement due to the proximity to the borrow pit.				

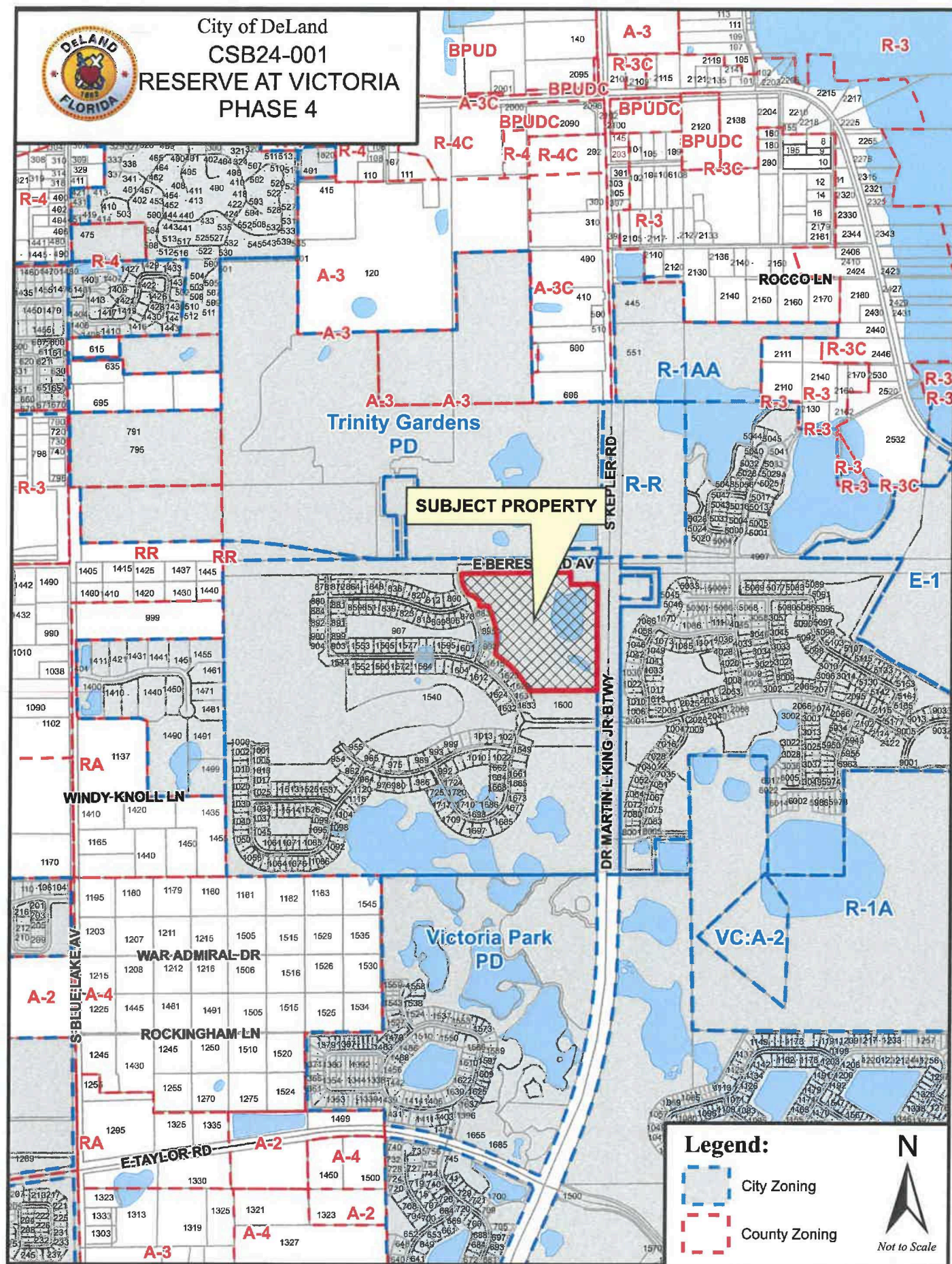
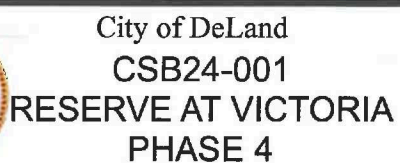
NEW BUSINESS

1



City of DeLand
CSB24-001
RESERVE AT VICTORIA
PHASE 4





Issues for record CSB25-001

Job Address: 1 DR. MARTIN LUTHER KING JR BTWY, D FL 32724

Job Description: Propose a residential subdivision consisting of 162 townhome lots with clubhouse, pool, playground and dog park.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Maps The Maps included in appendix A indicate Phase 2, not Phase 4.	Stormwater Report_Victoria Phase 4.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Maximum Slopes Sections G, H, and I all indicate back slopes of 3:1 (H:V). The maximum slope allowed is 4:1. As these areas are within Natural Buffers, etc., a discussion at TRC regarding possible remedies may be necessary.	24	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater 1. In a previous phase, pipe slopes were shallowed up and MES invert elevations in wet ponds were elevated to provide for easier maintenance. Does this want to be taken into account for this phase? 2. Without the benefit of grid lines on the cross section, it appears that elevations on the north side which would otherwise approximate the corresponding elevation on the south side, are lower. Please review for accuracy.	23	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Structures All storm structures containing risers shall have ram-nek or other suitable joint sealer installed.	04	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Structures 1. The storm pipe connecting I-15 and I-16 is indicated to be 15" on the structure table, however in the plan view it appears to be identified as 18STM. Please review for consistency as appropriate. 2. Mitered End Sections in ponds at or above normal water levels shall have protection to discourage entrance by children and animals. Please verify for appropriateness. 3. Structure I-24 is identified to be a Type C Inlet which has a short side interior dimension of 2.0' yet 30" diameter pipes are identified to be installed. Please review for appropriateness.	18	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	HOA Reference There are various references to Denison Ridge Homeowners Association, inc. Please review for accuracy.	PLAT SHEET 1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Handicapped Parking The minimum depth for handicapped parking is 20-feet, not 18'.	12	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Video Inspection All gravity sewer and stormwater piping shall be video inspected and submitted to the City for review and approval prior to acceptance of the infrastructure.	05	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Front Yard Trees Please ensure that your landscaping plan provides one front yard tree every 75 linear feet of street frontage. These trees need to be placed between 5' and 15' in from the right of way, and should be shown on the plan.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Biome Protected Trees to Remain Natural Total (B) According to the information in the table on sheet 56, only 152" DBH of trees are to remain natural. How are you calculating 341" DBH?	55	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specimen Trees to be Removed You are showing 1733" DBH of specimen removals. I am getting 314" DBH when I add the DBH's provided in the table. How are you coming up with 1733"?	55	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Provided Tree Coverage Your current Plant Schedule provides 36" DBH of palms, 226" DBH shade trees, and 290" DBH understory trees. The total provided is currently 552" DBH. This number will change once you provide a table for the lot trees. The related information provided on this sheet will need to be corrected.	55	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Please update the Tree Barricade Detail with the latest version dated January 11, 2024. It can be found on our website.	53	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Indian Hawthorn and Oleander Indian Hawthorn and Oleander are not on our list of approved replacement trees and will not be counted towards mitigation or minimum coverage requirements. They are both listed as shrubs in the City's List of Permitted Shrubs and Trees.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Loguot Add the caliper and height to the specifications. 3" caliper, 8' height.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Laurel Oak Laurel Oak is not on our approved list of replacement trees and will not be counted towards mitigation or minimum coverage requirements.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Palm Selections Mediterranean Fan Palm, Date Palm, and Queen Palm are not on our list of approved replacement trees and will not be counted towards mitigation or minimum coverage requirements.	L1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Site Clearing and Grading Construction Notes -Note 2 should reference the tree barricade detail. -Note 5 should state that silt fence shall be installed in addition to tree barricades. Using	04	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
silt fence in lieu of tree barricades is not a practice that is encouraged, nor accepted, by the City.						
Forestry	Draft	Erosion Control and Demolition Construction Notes #3 Add "and tree barricades" between the words "devices" and "have".	04	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Dog park Per discussions between the applicant and the city regarding Tract D, it was understood that acceptance of this property and the creation of a dog park would not be undertaken for this project. Explain why it is included in the submittal.	PLAT SHEET 4	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Setbacks Wherever possible, it is recommended to vary the placement of the structures based on the required setbacks to provide variation in the building front placement.	12	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Facade 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. Verify the length of this facade to determine if this requirement applies.	A-6-1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street trees There being limited space for front yard landscaping, provide street trees wherever possible to add interest to the area.	3.0A	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Covered front porch areas Verify if the front porch areas include roof structures to provide shelter from the elements when it may be needed.	2.1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Rear fencing Where appropriate, it may be necessary to provide fencing for some of the townhouse units between or surrounding the patio areas.	2.1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Building facades Provide renderings demonstrating the use of proposed colors on the buildings. If similar building designs are available to demonstrate a more realistic view of the buildings in a photo format, please provide. Exterior lighting, lighting photometric design, fences and walls, site furnishings, pedestrian access paving and building signage should also be provided.	I.0	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street trees It is recommended that street trees be placed adjacent to the sidewalks in areas that will break up views to the garage doors and add interest to the streetscape. Because there is only 4 feet of space provided a species such as a Japanese blueberry, single-trunked	L3	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
cape myrtle or something similar may be a suitable option. Maintenance of the trees should be the responsibility of the HOA.						
Roof types						
Planning	Draft	Roof types, profiles, appearance. Variations in rooflines shall be used to add interest to and reduce the massing of buildings. Pitched or sloped roofs are the preferred method of covering a building. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods.	A-6-2	Belinda Collins	Belinda Collins	Yes
Building interest						
Use of colors is an important way in which a building can blend with the architectural context of the city and surrounding neighborhoods. Building colors shall be limited to those colors having a light reflectance value (LRV) of 50 or greater per the manufacturer's standard which may be applied to no more than 80 percent of the building and an LRV of 20 or greater which may be applied to no more than for 40 percent of the building. The requirement shall not apply to natural materials such as brick or stone, unless such material has been artificially colored in a manner contrary to the intent of these regulations. The site plan shows several areas throughout the development where groups of 8 townhomes are located adjacent to each other. Provide interest and differentiation between these structures through the use of different color palettes, varied setbacks and varying rooflines. This would also apply to the other townhomes.						
Planning	Draft		A-6-2	Belinda Collins	Belinda Collins	Yes
Required parking						
Verify that the parking requirements are met based on the following: Resident parking: Studio: 1 space/unit, 1 bedroom: 1.5 spaces/unit, 2, 3, or more bedrooms: 2 spaces/unit, visitor parking: .5 space/unit						
Planning	Draft			Belinda Collins	Belinda Collins	Yes
Trash disposal						
Explain how trash disposal will be handled and where any communal trash facilities are to be located.						
Planning	Draft			Belinda Collins	Belinda Collins	Yes
General information						
Include general information about the acreage and number of lots for the other phases of the development (i.e. Phase 1 = X acres, x# single-family lots etc).						
Planning	Draft		01	Belinda Collins	Belinda Collins	Yes
Dates						
Final plat -- provide date of survey and plat preparation						
Planning	Draft		PLAT SHEET 2	Belinda Collins	Belinda Collins	Yes
Deed restrictions						
Verify any deed restrictions or protective covenants existing for this phase of development						
Planning	Draft		10	Belinda Collins	Belinda Collins	Yes
Lot dimension						
Some the dimensions on the plat documents and the geometry plan do not match. (plat shows a total length of 1,182.91' and the geometry plan shows it as 954.29') It appears						
Planning	Draft		12	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
that the length of area housing the dog park was omitted. Review and ensure consistency between the documents provided.						
Planning	Draft	Model homes Verify whether or not any model homes are anticipated, if any, and their location.	11	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Irrigation plans The sheet index indicates that Irrigation plans are included, however, they have not been added.	01	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Type B Buffer The Geometry, Pavement and Striping Plan shows a "40' Natural buffer Type B". Verify what the Type B means and the extent to which additional plantings will be needed to create an adequate buffer. The required buffer between a multi-family and single-family use is Standard C and includes a 100 percent opaque screen (fence or wall) along the rear or side lot line.	13	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Biome The Biome Plan indicates 1.38 acres as an area to "Remain Natural", however, this area will be developed as a retention area and therefore not natural. The total should reflect "0". The tree buffer area is to remain undeveloped and could be counted as natural. Include the acreage of that area.	56	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Conservation tracts Tracts B and H are listed as conservation areas. Verify whether or not the 40-foot natural buffers serve as part of the overall TPA and if not what percentage of phase 4 they constitute.	PLAT SHEET 2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Clearing No clearing of the property is permitted until the final plat is approved. NOTE: A related project, SP24-228, Reserve at Victoria STOCKPILE, has not received final approval. TRC granted conditional approval subject to the comments being addressed. There are still outstanding comments to be addressed.	PLAT SHEET 2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Details Provide details for the mail kiosk and elevations for the clubhouse.	L4	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Access to units The end units have entrances on the sides of the buildings. Explain how access is to be provided.	L4	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Entry signage Provide details on any proposed signage at the entrances to the project.	12	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street lights Verify that the street lighting provided is adequate to serve both sides of the roadway for pedestrians.	12	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Grading into buffers Be aware that grading in to the buffers is prohibited. If grading occurs, revegetation with a variety of plant materials and a revegetation plan is to be included with the submittal. New plantings should match the existing vegetation and planted to blend with the existing buffer materials.	L3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Curb cuts for driveways Show the configuration of curb cuts and driveways across the medians/sidewalk/landscape strip.	L3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Handicapped spaces Handicapped spaces measure 12' x 20'. The spaces provided near the playground and clubhouse should be revised.	13	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street names Verify that the street names have been approved by Volusia County.	52	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Biomes Explain how the elimination of the tree biomes (and wetlands) for this particular portion of the project are being justified and how the impacts were resolved.	56	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Elevations The "Building elevation renderings" document provided shows 4,5,7 and 8-unit buildings. This lines up with the site plan that has similar groupings of lots. "Smart Series Elevation D-6" shows a 6-unit building but there are no 6-unit groupings of lots. Also, the architecture of the elevations does not match the other elevations included in the submittal. Verify which of the elevations is correct so that a review of the community design standards can be completed.	A-6-5	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Elevations These elevations are different than the others that are provided. Verify which will be implemented.	A-6-1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Trees There are a number of trees on the Tree Identification Chart that aren't listed to be removed or to remain. Verify what happens with them.	55	Belinda Collins	Belinda Collins	Yes
Utilities	Draft	Irrigation Please provide drawings of how reclaim will be connected up to Phase 4.	01	Jim Alles	Jim Alles	Yes
Utilities	Draft	Update Details Latest details are date 12/30/2024	36	Jim Alles	Jim Alles	Yes
Utilities	Draft	Televised Piping All televised piping needs to be provide on a thumb drive to the city and not CD.	03	Jim Alles	Jim Alles	Yes

Conditions and notes for record CSB25-001
Job Address: 1 DR. MARTIN LUTHER KING JR BTWY, D FL 32724
Job Description: Propose a residential subdivision consisting of 162 townhome lots with clubhouse, pool, playground and dog park.

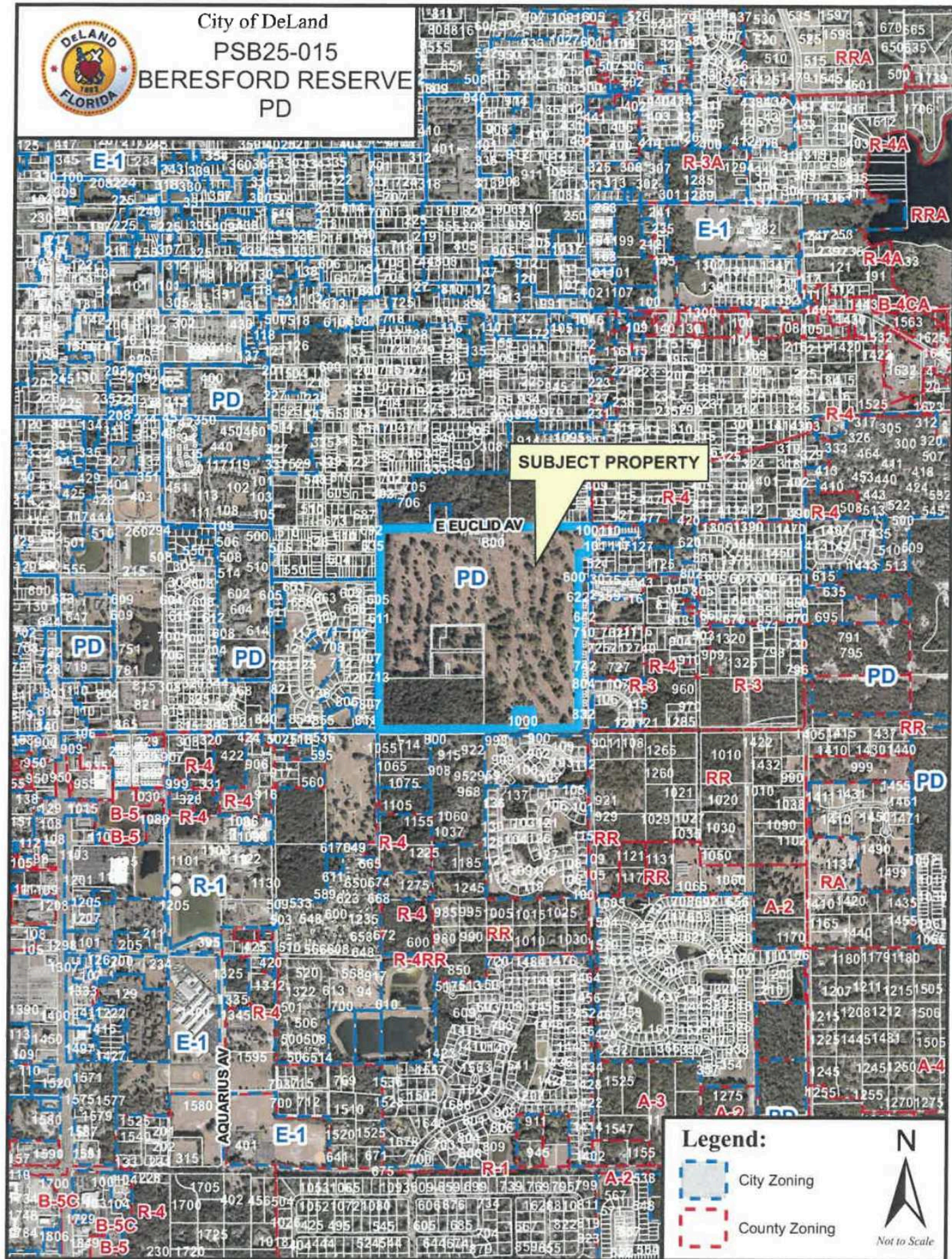
Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Condition	Irrigation plans The sheet index indicates that Irrigation plans are included, however, they have not been added.	01	Belinda Collins

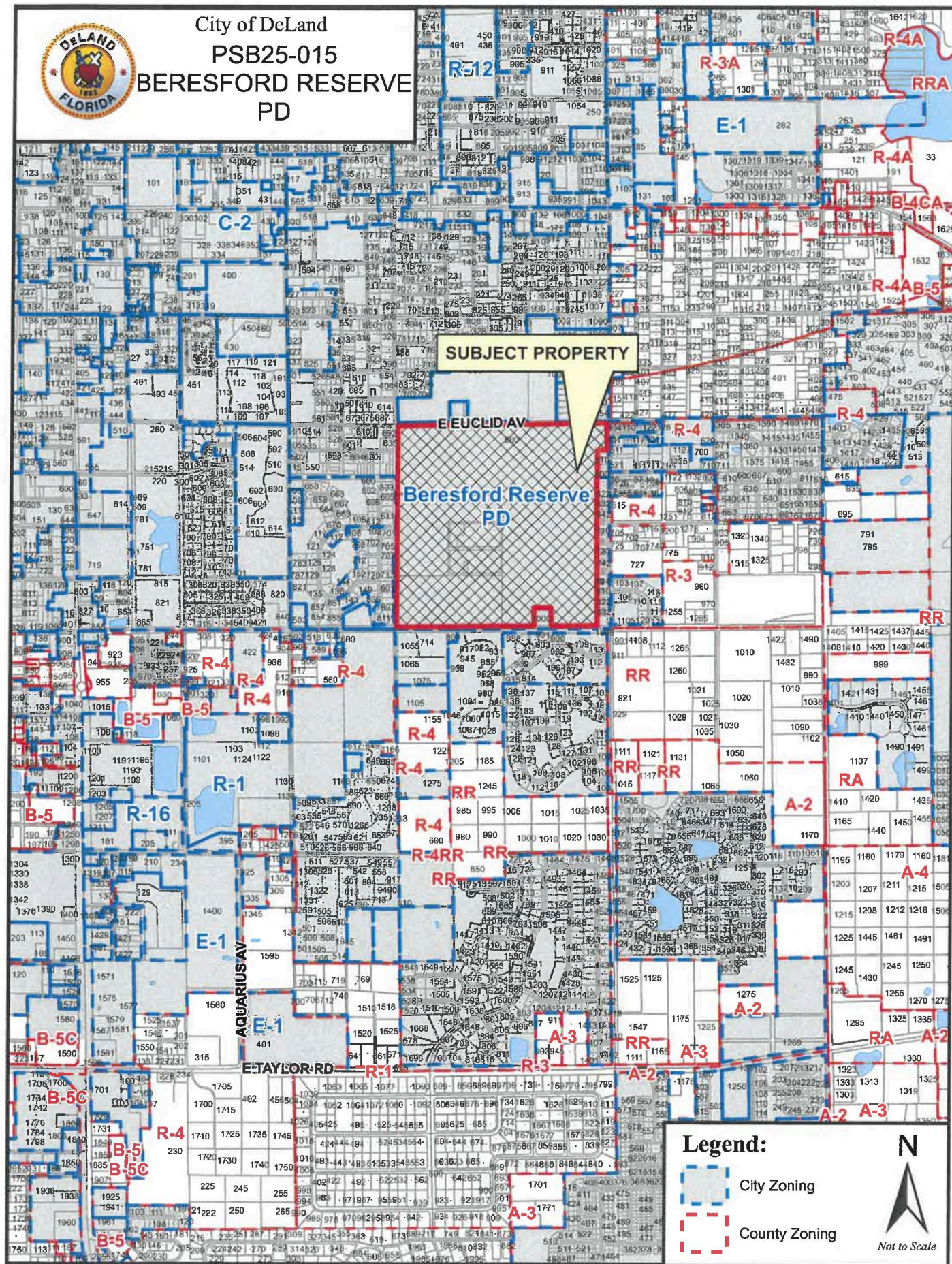
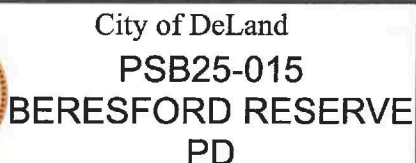
NEW BUSINESS

2



City of DeLand
PSB25-015
BERESFORD RESERVE
PD





Issues for record PSB25-015**Job Address: 800 E EUCLID AV, DELAND FL 32724****Job Description: Beresford Reserve is a proposed single-family development located between E Beresford Ave and E Euclid Ave. The project scope includes 408 single-family residential lots with a clubhouse, pocket parks, and city parks.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Volusia County Permit Provide a Volusia County Right of Way Use Permit prior to issuance of the Infrastructure Permit.	C4.9.1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Please provide peak stage elevations for the various modeled storms in each pond profile.	C7.17	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Conflicting Callouts Various callouts, i.e. Unit No. and FFE overwrite each other making it difficult to read and interpret. Please review for clarity.	C7.10	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Display Various line types including existing contours and proposed elevations are very difficult to discern and are not reflected in the Legend.	C7.5	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Ponds The Drainage Report identifies a proposed Pond C located in the northeast quadrant that does not appear in the grading sheets. Please review and revise as appropriate.	Beresford Reserve - Drainage Report.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Mail Kiosks It is unclear if or where mail kiosks may be utilized. Mail Kiosks will require handicapped accessible parking and ADA compliant paths between vehicles and the kiosk.	C4.5	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Pond C The Drainage Report identifies a proposed Pond C located in the northeast quadrant that does not appear in the grading sheets. Please review and revise as appropriate.	C7.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Errant Symbolology There are various dashed lines and square symbols that are not represented in the Legend on this sheet and subsequent sheets. Please review and revise accordingly.	C7.3	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Vertical Datum Vertical elevations shall be based upon the North American Vertical Datum 1988 (NAVD-88).	C1.1	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	As-Builts As-Built information for all infrastructure shall be submitted to the City in electronic format in .pdf, .dwg, and GIS formats for review and approval prior to acceptance by the City. All such submittals shall be electronically signed and sealed by the Engineer of Record or a licensed surveyor.	C1.0	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Hydrants 1. Move or add an additional hydrant in area indicated. 2. Add hydrant on road E.	C9.0	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Historic Tree Barricade Detail You will most likely be preserving historic trees on this site. You will need to add the City's Historic Tree Barricade Detail to the plan. The locations of the tree barricades will also need to be shown on the plans.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Detail 10 - Tree Protection Fencing Please replace this detail with the City's Typ Tree Barricade Detail. It can be found on the City website.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Understory Trees In order to meet grade 1 standards for the specified calipers, please change the height to 9' and spread to 5' on the Japanese Privet and Tuskegee Grape Myrtle.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Canopy Trees 1) In order to meet grade 1 standards for the specified calipers, please change the height specification to 8' for all of the canopy trees. 2) Please change the spread specification for the Bracken's Beauty Southern Magnolia and Drake Elm to 2' in order to meet grade 1 standards for the specified calipers.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	2.5" Caliper Trees You have three trees listed that do not meet our minimum size specifications. Please increase the size of the Dahoon Holly, Nellie Stevens Holly, and Little Gem Magnolia to 3" caliper if you want them to count towards mitigation and minimum coverage requirements.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Date Palm (Phoenix Dactylifera) Date Palm is not an approved replacement tree and will not be counted towards mitigation or coverage requirements.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	"Street Trees" The City does not allow trees to be planted within the public right of way, unless there is an agreement in place as to who will be responsible for the trees, and any damages the trees cause to public infrastructure. If an agreement is made, you will most likely need to make some modifications to the planting locations based on line-of-sight issues, and distance from items such as fire hydrants and storm water inlets.	L1.00	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Lot Tree Table Please provide a table that indicates the number of trees that will be on each lot. Lots require one tree per 2500sqft. Each lot must include a front yard canopy tree.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Mitigation None of the proposed trees with meet the minimum specifications for historic tree replacement. I cannot determine what the required mitigation will be until the requested tree information has been received. For future submittals, please be aware that historic trees that are approved for removal require 100% DBH replacement, and that the minimum size trees accepted for historic mitigation are 6" caliper, and 17' height.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Right of Way Trees The City does not allow trees to be planted within the public right of way, unless there is an agreement as to who will be responsible for the maintenance of the trees, and for the repairs to public infrastructure that the trees damage.	C4.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area 15% of the site is required to be designated as Tree Protection Area (TPA). Please include the TPA's on your overall site plan.	C4.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees and Vegetation Note 1. This note does not reference a sheet that has been provided. Please have it reference sheet L1.50, which contains the Tree Barricade Detail. That detail will need to be replaced with the City's Typ Tree Barricade Detail. The detail can be found on the City website.	C1.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Plans Please add the Landscape sheets to the Sheet List Table.	C0.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation Plan An irrigation plan is required.	C0.0	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area 15% Tree Protection Area is required and must be placed in tracts.	C4.12	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Mitigation Mitigation requirements cannot be determined until the requested tree survey and removal information is provided.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Worksheets Once you have a complete tree survey, please fill out and submit the tree worksheets.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Complete Tree Survey A tree survey for all non-historic protected trees is still needed. A thorough review cannot be completed until a complete tree survey, and a spreadsheet that shows which trees are to be preserved and which are to be removed is provided.		Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Rear Loaded Alley Architecture Please provide larger front porch amenity areas for the rear loaded housing products.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sign Please show sign location. Sign requires separate building permit prior to construction.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sidewalk Modify all crosswalks to decorative permeable pavers	C4.9	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Architecture Provide elevations for the townhome units. Be sure to label elevations materials and dimensions.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Easements Please label and dimension all existing and proposed easements.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Tree Survey A tree survey is required. Please provide a full tree survey with the resubmittal.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Signed & Seal Be sure to sign & seal all sheets.	L1.00	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Resubmittals Please note, a resubmittal may result in additional comments if plans did not provide enough detail to complete the review, or if substantial changes are required based on staff comments. Applicant initiated changes may also result in additional comments.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Amenity Details Provide details on all amenity areas including clubhouse and pocket parks.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Townhome Units Provide dimensions for the individual townhome lot lines.	C4.4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Setback dimensions Be sure all setbacks are able to be determined quickly and easily by dimensioning all setbacks. Example shown.	C4.4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Parking stalls Parallel on-street parking must meet the City's parking dimensions of 9 x 22. Revise all on-street parking spaces to meet.	C4.2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Park PD park for the public must be constructed with Phase 1 per PD.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Architecture The same architectural style cannot be used for both the 6 and the 8-unit townhomes. Please revise the architecture to comply with the Community Design Standards, Section	C4.0	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
33-94. Varied rooflines/ridge line is required. Please see attached ordinance clarifying the monotony section of the regulations along with a requirement for detailed architectural elevations depicting compliance with the Community Design Standards.						
Planning	Draft	Sidewalks Provide sidewalks along S. Boston Avenue, E. Euclid Ave. & S. Hill Avenue.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Townhomes Units Townhome Units cannot exceed 150' in length. Please revise the layout to meet.	C4.4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Max ISR Maximum ISR for townhomes units is 50 %. The layout seems like it will exceed.	C4.4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Pedestrian Connection Provide pedestrian connection from cul-de-sac to Hill.	C4.3	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Pedestrian Crossing Provide decorative pedestrian crosswalks wherever a sidewalk creates a tangent with the roadway to another sidewalk.	C4.2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Landscape Buffer Extend the landscape buffer along the entire Euclid Ave. facade and adjust quantities.	L1.00	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Park Provide details of Park and all pocket parks. What sort of equipment or amenities are provided. Please include dimensions and details if playground equipment, dog park, or other formal amenities are provided.	C4.9	Christopher Carson	Christopher Carson	Yes
Planning	Draft	12' Concrete Sidewalk Please show the trail extended to S. Hill Avenue and remove gap along Beresford.	C4.9	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Site Data Table Please make site data table fully transparent and QC. Zoning is PD for example.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Typical Lot Provide typical lot for townhome units. Include driveway dimensions, setbacks, and landscaping for a typical townhome building.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Preliminary Plat - Sheet C4.14 Please provide detailed plan for the City Park Tract. Tract shall be developed under separate site plan. Coordinate with Rick Hall for site design.	C4.14	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Preliminary Plat - Tracts Please separate drainage and TPA's into stormwater tracts and TPA tracts respectively.	C4.12	Christopher Carson	Christopher Carson	Yes
Utilities	Draft	Update Details Sheet 10.0 -10.4 all needed update to 12/30/2024 dated details.	C10.0	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Water Connection Beresford water connection is shown as a MJ tee and needs to be a wet tap and valve with fittings called out.	C9.9	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Service Service is coming off of the water main.	C9.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Common Area How will this area be irrigated with reclaim water?	C9.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Service How will this service be feed?	C9.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Line ends but no fittings called out.	C9.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Water main stops and not fittings or sizes shown.	C9.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer slope Most of the Townhome section sewer main is being installed at minimum slope.30	C9.7	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Show how reclaim will irrigate the Townhome section.	C9.7	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Show the proposed fittings and close out of the reclaim line on western end of Road T.	C9.6	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Line Show and call out fittings for the western end of Road T water main.	C9.6	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Separation Water and reclaim lines on same side of road instead of opposite. Separation will need to be maintained for acceptance.	C9.5	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim No reclaim connection shown for Townhome area.	C9.4	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Minimum slope	C9.4	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Connection Boston The manhole on Boston is a proposed new MH? Slope is at minimum propose grade. Also it will be follow against the flow direction on a large gravity flow pipe and will get surcharged. Un acceptable.	C9.4	Jim Ailes	Jim Ailes	Yes

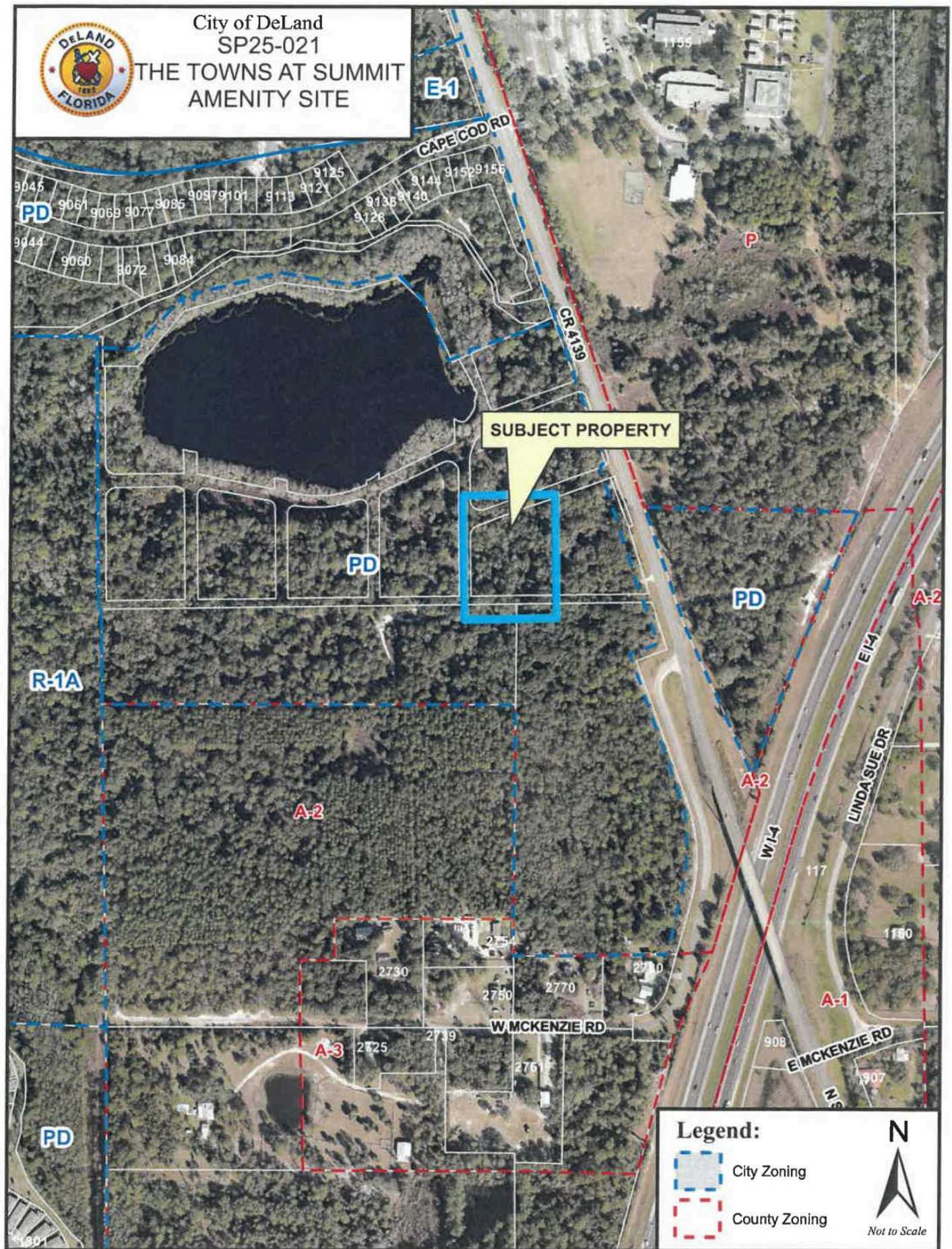
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Boston Water Connection What is the proposed method to connect to the water main on Boston and show fittings.	C9.4	Jim Alles	Jim Alles	Yes
Utilities	Draft	Reclaim Main Show how pipe will be finished.	C9.3	Jim Alles	Jim Alles	Yes
Utilities	Draft	Water Call out water main size and show how it will be finished off. No fittings called out.	C9.3	Jim Alles	Jim Alles	Yes
Utilities	Draft	Seperation Water and reuse being placed on same side of Road A, which is not typical. Proper separation is required or switch one of the to west side of road.	C9.2	Jim Alles	Jim Alles	Yes
Utilities	Draft	Reuse Please call out reuse line, size, and connection.	C9.1	Jim Alles	Jim Alles	Yes
Utilities	Draft	USA This project will require a Utility Service Agreement.	C0.0	Jim Alles	Jim Alles	Yes

NEW BUSINESS

3



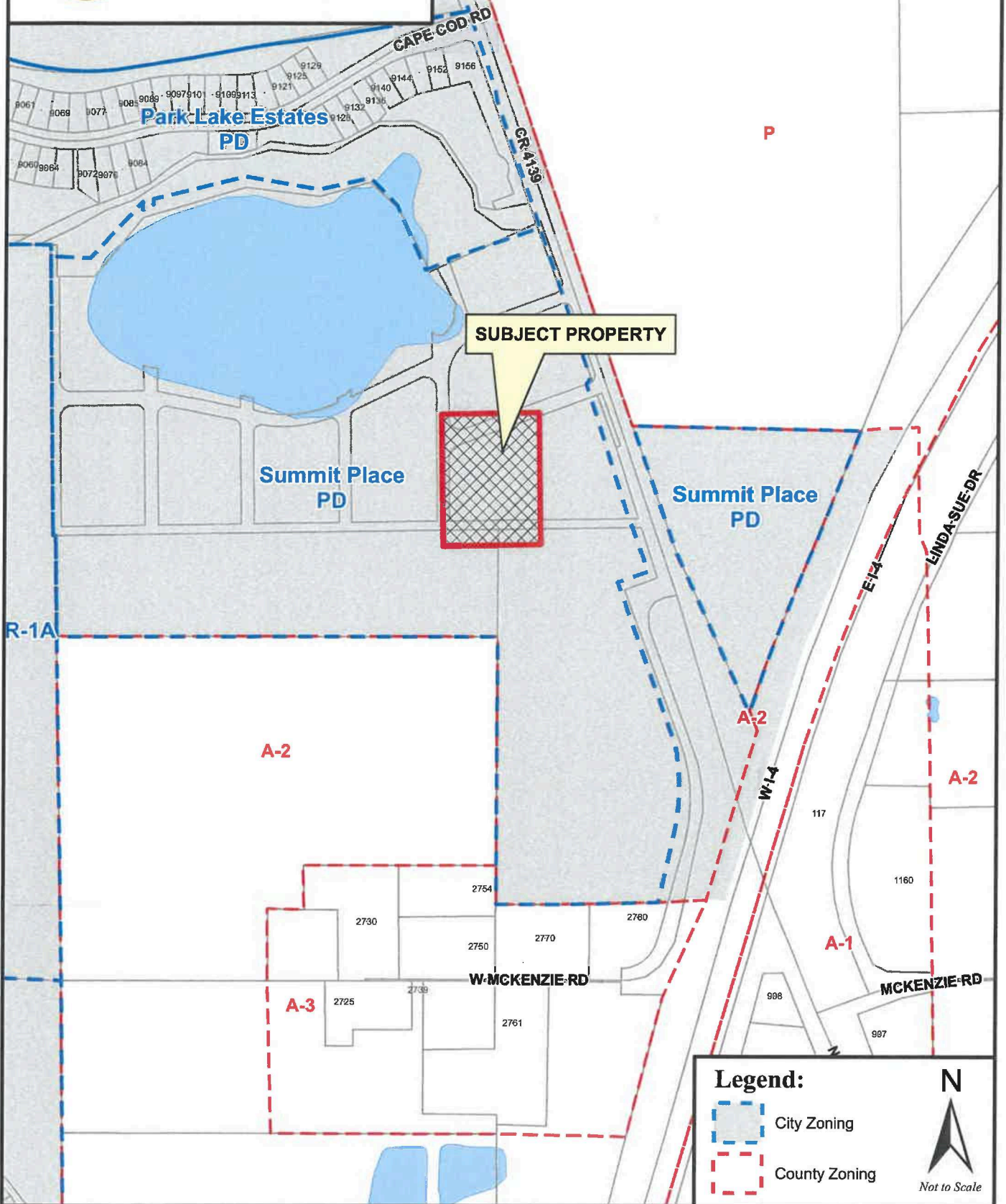
City of DeLand
SP25-021
THE TOWNS AT SUMMIT
AMENITY SITE





City of DeLand
SP25-021
THE TOWNS AT SUMMIT
AMENITY SITE

1155



Issues for record SP25-021**Job Address: 2748 N Summit AV, DeLand Florida 32724**

Job Description: This project is to construct a clubhouse and pool amenity for The Towns at Summit single-family development project. This will include all of the associated landscape, irrigation, and hardscape plans for the clubhouse and pool amenity site as well as the civil site plan, paving / grading / and drainage plan, utility plan, photometrics plan, and all associated details. Architecture plans will be included in the submittal as well.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Drainage 1. It would appear that a junction box or other structure is necessary between YD12 and YD17 to facilitate the connection of the storm piping.	C3.0	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Note 2. a. Add " and City Forester" to the end of the note.	L1.51	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Fencing Please replace the Tree Protection Fencing detail with the City's Typ Tree Barricade Detail. It can be found on our website.	L1.50	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Magnolias The original approved landscape plan for the development shows 4 Magnolia trees being installed on the west side of this site. Are the Magnolias still being planted on site? If they have been relocated, please indicate where they can be found.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Bald Cypress You are showing the relocation of 13 Bald Cypress trees that were part of the approved overall landscape plan. I assume these changes are tied to the revision submitted as PSB23-029.002. That revision has yet to be approved as Forestry still has an open comment regarding landscape modifications. You are showing a total of 18 Bald Cypress trees on this plan. The original approved plan had 22. Please show where the four missing Bald Cypress trees are being relocated to.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Palm Trees Ribbon Palm is not on our approved species list and will not count towards minimum coverage requirements. We have added Roebelenii to our list as an understory tree. However, it would need to meet the minimum height requirement of 8' overall height.	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Tree Coverage At 23,579 sqft, this site requires 9 trees. Your plan currently provides 8 trees that are from our approved species list. You will need to add an additional tree to the site.	L1.00	Kit Dennis	Kit Dennis	Yes

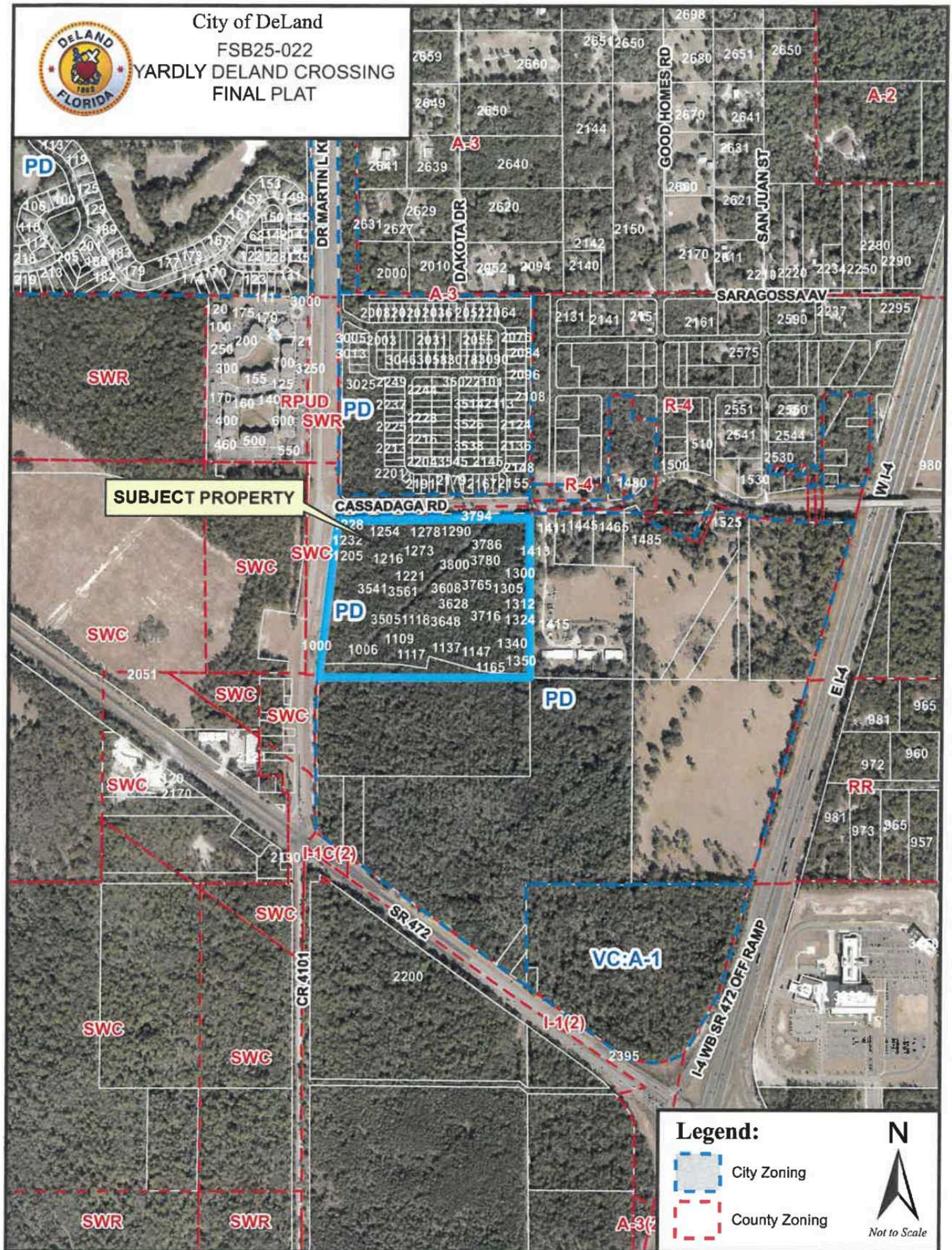
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Specifications In order to meet Grade 1 standards for the specified calipers, the following specs will need to be corrected: - Southern Live Oak - 8' HT, 4' Spread - Japanese Blueberry - 9' HT, 2.5' Spread - Grape Myrtle - 7' Spread	L1.00	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees and Vegetation Notes You also have Trees and Vegetation notes on sheet C1.0. Please consolidate the notes. Right now, they provide conflicting information.	C1.1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees and Vegetation Note 1 This note refers to sheet C2.1. I do not see a sheet C2.1. It also refers to protecting trees with "wood fencing." Please correct the note to refer to sheet L1.50. The Detail on sheet L1.50 will need to be replaced with the City's Typ Tree Barricade Detail.	C1.0	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Fencing Is there proposed fencing around the site? If so, provide the details and location	C2.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Colors and Materials Include the proposed colors and materials for the pool cabana.	A3	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Vertical Elements Include additional vertical elements to break up the blank wall such as faux window, banding, vertical columns.	A3	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Photometric Plan Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. (LDR Sec. 33-94.03(g)(2)	L4.00	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pool Shower Show the location of the pool shower on the plans	C2.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pool Cabana Dimensions Provide the dimensions of the pool cabana building	C2.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Mechanical/Pool Equipment Show on the site plan the location of the mechanical and pool equipment and ensure it is screened per LDR Sec. 33-94.03(a)(4) Also add a sheet reference note for proposed screening	C2.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Community Name Add the community name to all the sheets	C1	Emily Ragusa	Emily Ragusa	Yes

NEW BUSINESS

4



City of DeLand
FSB25-022
YARDLY DELAND CROSSING
FINAL PLAT



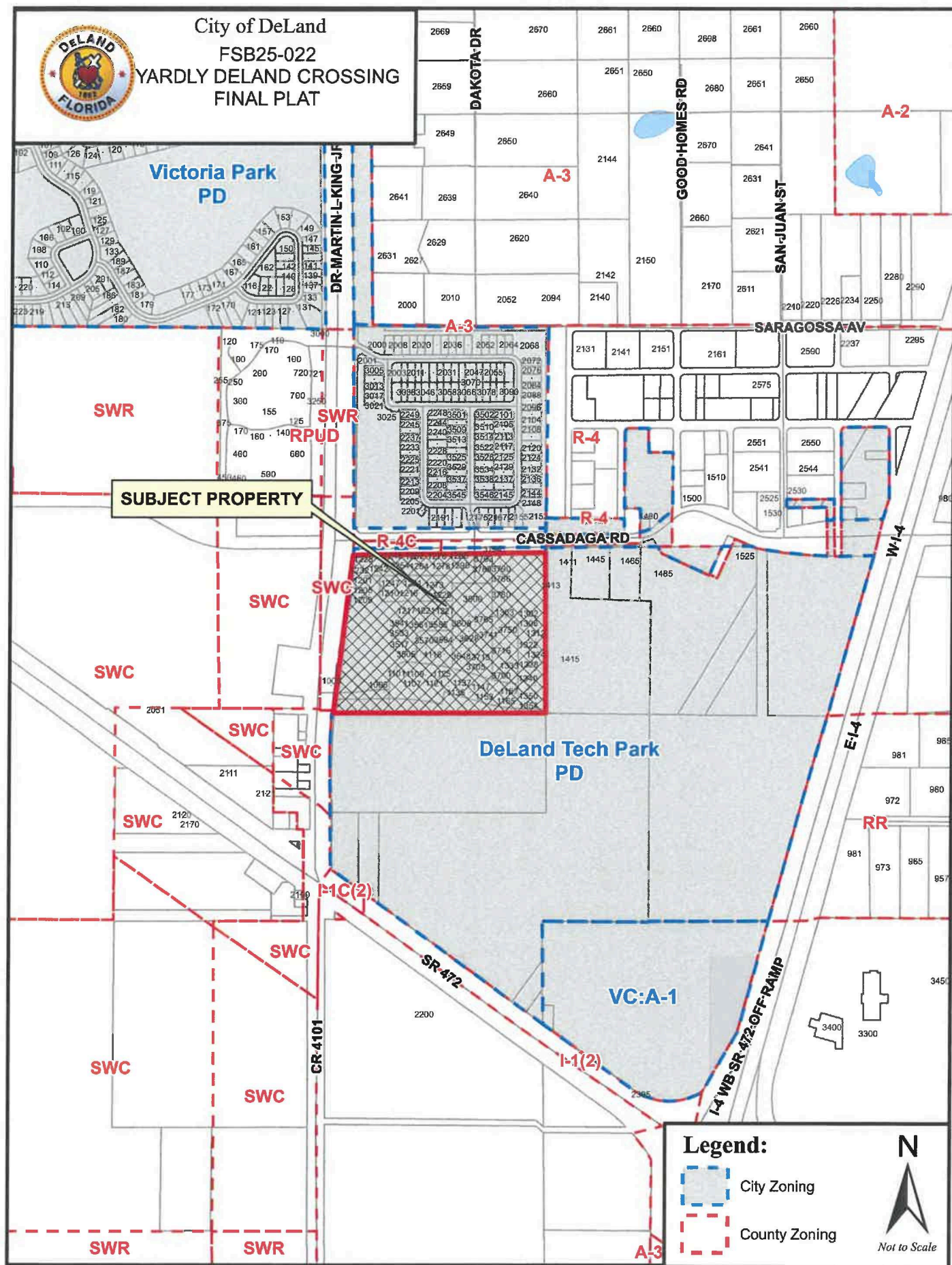
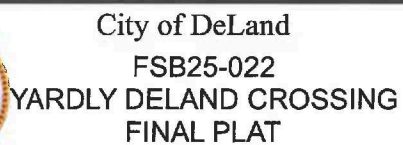
Legend:

- City Zoning
- County Zoning

N



Not to Scale



Issues for record FSB25-022
Job Address: 2800 Viceroy PL, DeLand FL 32724
Job Description: Platting to dedicate Ulysses Dr and Lift Station parcel to the city.

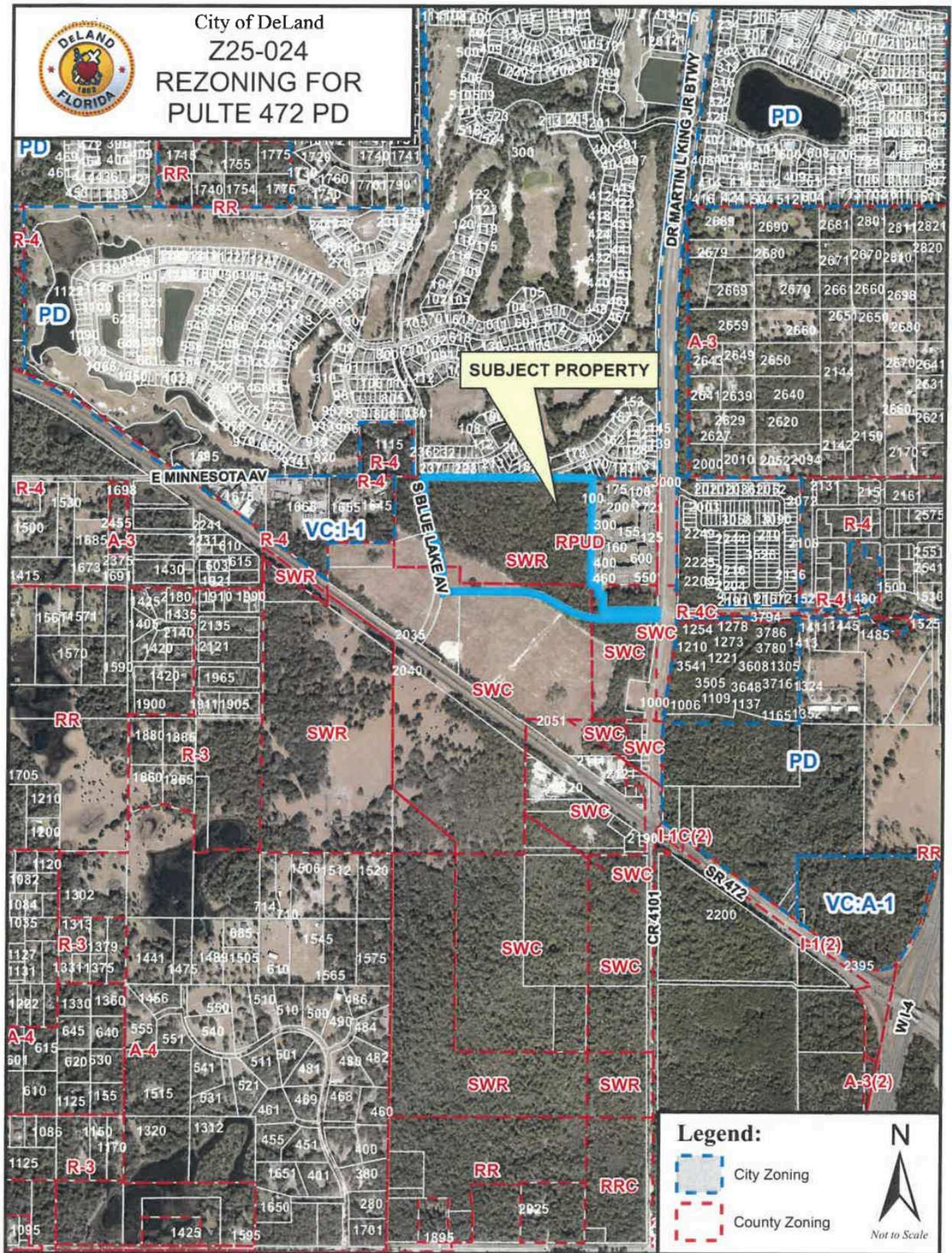
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Area Tracts The Tree Protection Areas must be placed in tracts.	SHEET 2	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Street name Verify that the street names have been approved by Volusia County.	SHEET 2	Belinda Collins	Belinda Collins	Yes

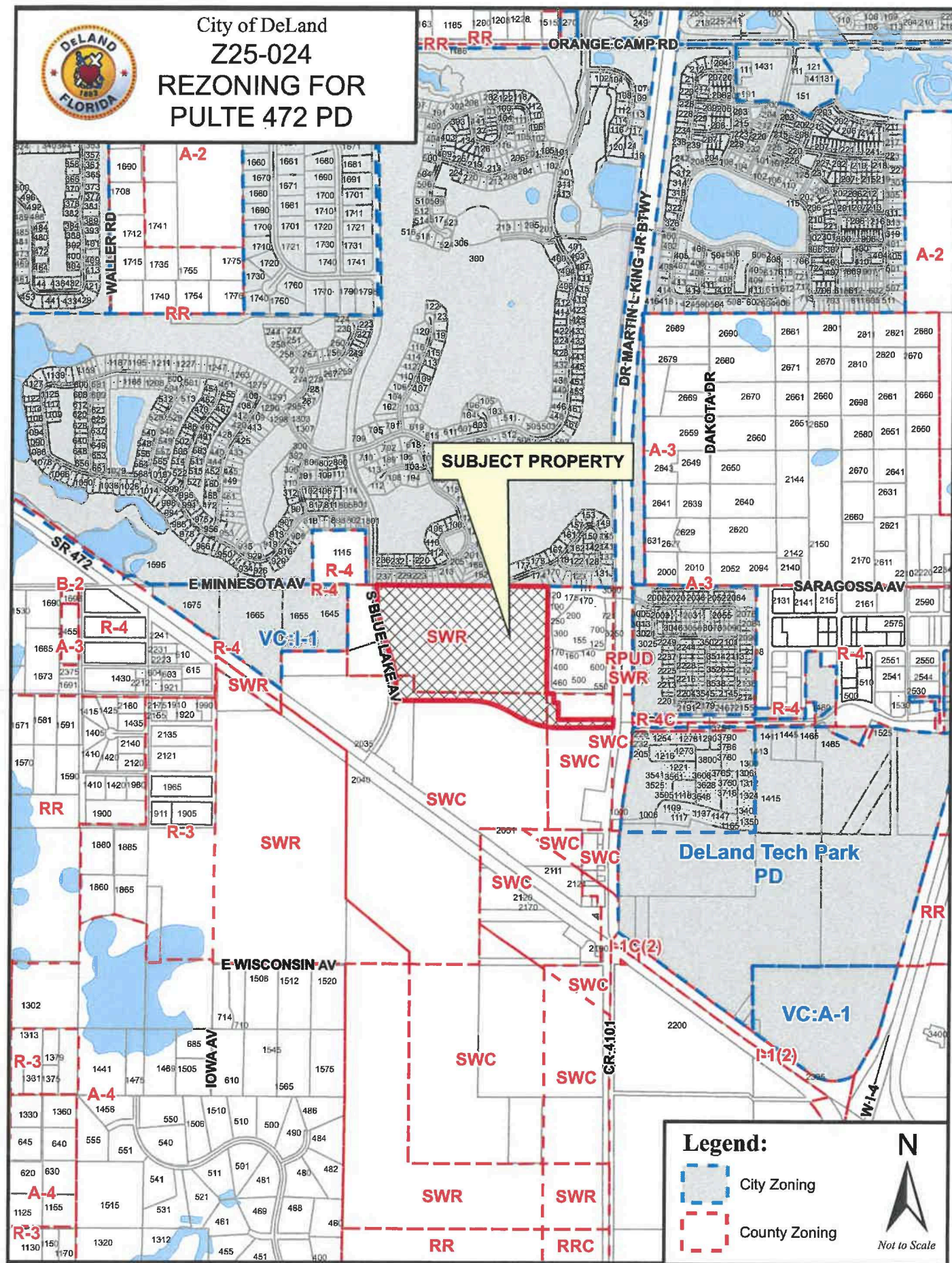
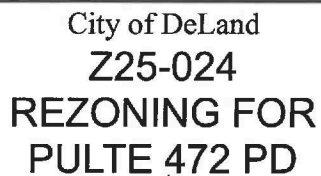
NEW BUSINESS

5



City of DeLand
Z25-024
REZONING FOR
PULTE 472 PD





Issues for record Z25-024**Job Address: 2051 STATE ROAD 472, DELAND FL 32724****Job Description: To rezone the northern portion of the parcel from County SWR & SWC to City PUD for residential units**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater Retention The 100yr/24hr storm event shall be retained on site.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Tree Protection Area Provided Please show how much TPA has been provided. The 39.24 AC project area requires 5.89 AC, and the 1.82 AC offsite stormwater pond requires 0.27 AC.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	OS-3, OS-1 You are showing OS-3 as a natural vegetation retention area. This may be hard to accomplish due grading that may be necessary for the lots that surround it. OS-1 also includes NVRA that may be encroached in by grading for lots.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Tracts The Tree Protection Areas will need to be labeled in the tract table. TPA acreage will need to be shown.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Resubmittals Please note, a resubmittal may result in additional comments if plans did not provide enough detail to complete the review, or if substantial changes are required based on staff comments. Applicant initiated changes may also result in additional comments.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Exhibit C Remove this exhibit. Instead define standards in the PD. To expedite building permit review, we want building permit reviewers to refer directly to the PD rather than an exhibit with the County's LDR's.	PD Agreement with exhibits-472 PD (2-	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			15-2025).pdf			
Planning	Draft	PD Agreement - Environmental Considerations Clarify this went/is going through County approvals and standards. .	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Internal Boundaries What is this section saying, what is the intent? Maybe simplify the verbiage.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Development Concept Re-word to what is actually being executed. Tie in standard language from Deland LDC rather than using Volusia County LDC.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Boundary Survey Verify all sheets are S&S.	plat boundary survey 472 (revised 1-17-25).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - LID Standards Add ". Low Impact Development Standards. All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practices (BMPs) handbook guidelines. Mowing in common areas shall be done in accordance with the most current version of the Florida Green Industries BMPs handbook and by certified landscaping contractors. Mowing adjacent to swales shall be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. All pesticide applications in common areas shall be done by a certified professional in accordance with the most current version of the Florida Green Industries BMPs handbook."	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Street Trees Add standard language regarding street tree ownership, maintenance, planting location (spacing), type, size, etc.	PD Agreement with exhibits-	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			472 PD (2-15-2025).pdf			
Planning	Draft	PD Agreement - Parking Standards Can the amenity center meet parking standards? May need to quantify Parking for the amenity center.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Impervious Surface Confirm if the max impervious of 65% anticipates future construction of pools on individual lots. If not, either increase the percentage or prohibit pools on individual lots. If ISR is increased, a drainage study must demonstrate the site can handle additional impervious.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Emily Ragusa	Christopher Carson	Yes
Planning	Draft	PD Agreement - Site Plan Approval Remove and replace with ", such as amenity center, shall require"	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Phases of Development Remove and replace with "multiple phases consistent with the conceptual phasing plan attached as "Exhibit X", "	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement Add "City of DeLand"	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Phases of Development Quantify number of model homes. Add language that this can be executed only after annexation into the City. No building permits can be issued until after annexation into the City.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			15-2025\).pdf			
Planning	Draft	PD Agreement Remove	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Standards Do a global check to ensure all are being met. Add "Interior side" setback	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Pd Agreement - Accessory Structures Add "City of DeLand"	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Buffer Standards Choose a city buffer that resembles what is proposed. May need to do modified type "X" buffer.	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Signage Add Language "but not within Tree Preservation Areas." to end of signage section	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Open Space Add	PD Agreement with exhibits-472 PD (2-15-2025\).pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			15-2025).pdf			
Planning	Draft	PD Agreement - TPA	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
		PD Agreement - Architecture Revise sentence to establish an architectural theme.				
Planning	Draft	add "and shall meet the requirements of City of DeLand Land Development Regulations Ordinance # 2013-11, as amended." Add language about two (2) different roof styles, varying treatments, building types, materials, colors, articulation, fenestration, etc.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
		PD Agreement - Lighting Dark Sky Standards "All lighting shall be downward and of the full cut-off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky, except as otherwise permitted by the Land Development Regulations Ordinance # 2013-11, as amended."	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
		PD Agreement Make sure to draft what is actually occurring. See redline exhibit for markups.				
Planning	Draft		PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
		Landscape Plan Provide conceptual landscape plan.				
Planning	Draft		PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
		PD Agreement - Buffer Standards Modify language to "Shall be split-faced block and screened via continuous hedge."				
Planning	Draft		PD Agreement with exhibits-	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			472 PD (2-15-2025).pdf			
Planning	Draft	PD Agreement - Setbacks Not all lots meet the standards defined, for example lots 147, 148 will not meet the 10' side for end units. Refine language to meet. Call out specific lots if you find that is easier.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Overall Plan - C2.0 Make sure the standards from the overall Plan match the PD.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Overall Plan - C-2.0 Revise "City PUD" to "City PD"	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Overall Plan - Lot Area Break this down into Single Family, Multifamily or revise to say "Residential"	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Overall Plan - Lighting Modify to clarify that Lighting will be in accordance with the Community Design Standards in S. 33-94. (Will not exceed 0.5 foot-candles at the property line)	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Stormwater Call out 100 year, 24-hour design criteria. Simplify verbiage. Let's remove phasing language as all site work will already be complete.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Signage revise from "may be internally lit" to "shall be internally lit".	PD Agreement with exhibits-472 PD (2-	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			15-2025).pdf			
Planning	Draft	PD Agreement - Language Revise to state "the Approved Subdivision Plat and provisions of the City zoning classification" The PD is being created to avoid any nonconformities that may exist from the County code. If there are any discrepancies that would result in different site elements not meeting, we should address those through the PD language.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Agreement - Accessory Structure Standards Quantify standards associated with accessory structures.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sign Exhibit The sign exhibit appears to be cut off from the page. Please correct to show entire sheet.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Christopher Carson	Yes
Utilities	Draft	USA A Utility service Agreement was drafted and sent previously, when in the VC but not signed and returned.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Connections Water, Sewer, and Reclaim connections were completed with the VC review unless changes are made.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Jim Ailes	Jim Ailes	Yes