



Technical Review Committee

**CITY OF DELAND
WEDNESDAY JUNE 18, 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 May 15, 2025 TRC Meeting Minutes
2. **Applicant Name:** Nicole Martin – Maddon Moorhead & Stokes LLC
Project Name: SP24-134 – Class IV Site Plan for New York Ave Apartments
Project Location: 1.63 acres located at 225 E New York Ave
Description: 84 Multi-Family Units
Project Manager: Carol Kuhn
3. **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:** Jessica Gow – Cobb Cole
Project Name: SP25-037 – Class II Site Plan for Jacob Heating and Air
Project Location: 2.44 acres located at 647 E International Speedway Blvd
Description: Driveway
Project Manager: Sam Nelson
2. **Applicant Name:** Jessica Gow – Cobb Cole
Project Name: FSB25-081 – Replat for Woodland Commercial
Project Location: 8.845 acres located Blvd
Description: Replat of Main Street Townhomes Plat (2 lots)
Project Manager: Kendall Story
3. **Applicant Name:** Corey Brown – Storch Law Firm
Project Name: Z25-084 PD Rezoning for DeLand Crossings
Project Location: 20.13 acres located at 210 N Ridgewood Ave
Description: Rezone from A-3 to Planned Development
Project Manager: Emily Kunkel

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, MAY 15, 2025 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: **1:30 pm**

Members Present:

Carol Kuhn, Chairperson
Kendall Story
Sam Nelson
Chris Carson
Emily Kunkel
Kristian Logan
Jamie Lunsford
Ray Bahrami
Steven Danskine
Jim Ailes
Scott Zender
Mariellen Calabro

OLD BUSINESS:

1. Review of April 17, 2025 TRC Meeting Minutes

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

- | | |
|---------------------------|--|
| 2. Applicant Name: | Daniel Oliveira - DGC Development Corp |
| Project Name: | Z24-209 – Planned Development Rezoning for DeLand Apartments |
| Project Location | 2.5 acres located at 1107 E. New York Ave |
| Description: | Mixed use project for 25 apartments and 8 commercial spaces |
| Project Manager: | Kendall Story |

Applicants Present:

None.

*Mariellen Calabro moved to continue the application to the June 18th TRC providing revisions are received
by May 23rd at noon,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-015 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres locate 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

Applicants Present:
Catherine Keller – Kimley-Horn

Chris Carson moved to review this application at the end of New Business as the applicant was running late to the meeting,

Mariellen Calabro seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Chris Carson moved to review this application at the end of Old Business due to the applicant's arrival, Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion

Chris Carson moved to continue the application to the June 18th TRC providing revisions are received by May 23rd at noon,

Mariellen Calabro seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:
Madisen Hazen – Zev Cohen
Kris Rowley – Zev Cohen
Juan Segura – Prokit
David Gil – Prokit
Priscilla Segura – Prokit

Emily Kunkel moved to forward the application to the June 11th Planning Board, subject to all comments being satisfied by May 23rd at noon,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

NEW BUSINESS:

1. **Applicant Name:** Connor Franklin – American Surveying and Mapping
Project Name: FSB25-040 – Final Plat for Towns at Summit
Project Location: 59.651 acres located on Summit Ave (CR 4139)
Description: 300 Townhome lots
Project Manager: Emily Kunkel

Applicants Present:

Connor Franklin – America Surveying and Mapping
Ben Beckham – Madden
Mike Woods – CobbCole

Emily Kunkel moved to forward the application to City Commission, pending all staff, legal and surveyor comments being satisfied,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Albert Munarov – Kingdom Realty Properties, LLC
Project Name: MS25-076 Minor Subdivision for Plymouth Medical
Project Location: 3.235 acres located on the north side of W Plymouth Ave 300' east of Spring Garden Ave
Description: 21,470 square feet of Medical Offices
Project Manager: Sam Nelson

Applicants Present:

Erin Bryenton – Zev Cohen

Samuel Nelson moved to approve the application,

Jamie Lunsford seconded the motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Albert Munarov – Kingdom Realty Properties, LLC
Project Name: SP25-069 – Class II Site Plan for Plymouth Medical
Project Location: 3.235 acres located on the north side of W Plymouth Ave 300' east of Spring Garden Ave
Description: 21,470 square feet of Medical Offices
Project Manager: Sam Nelson

Applicants Present:

Erin Bryenton – Zev Cohen

Samuel Nelson moved to continue the application to the July 17th TRC providing revisions are received by June 16th,

Mariellen Calabro seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:

None.

ADJOURNMENT:

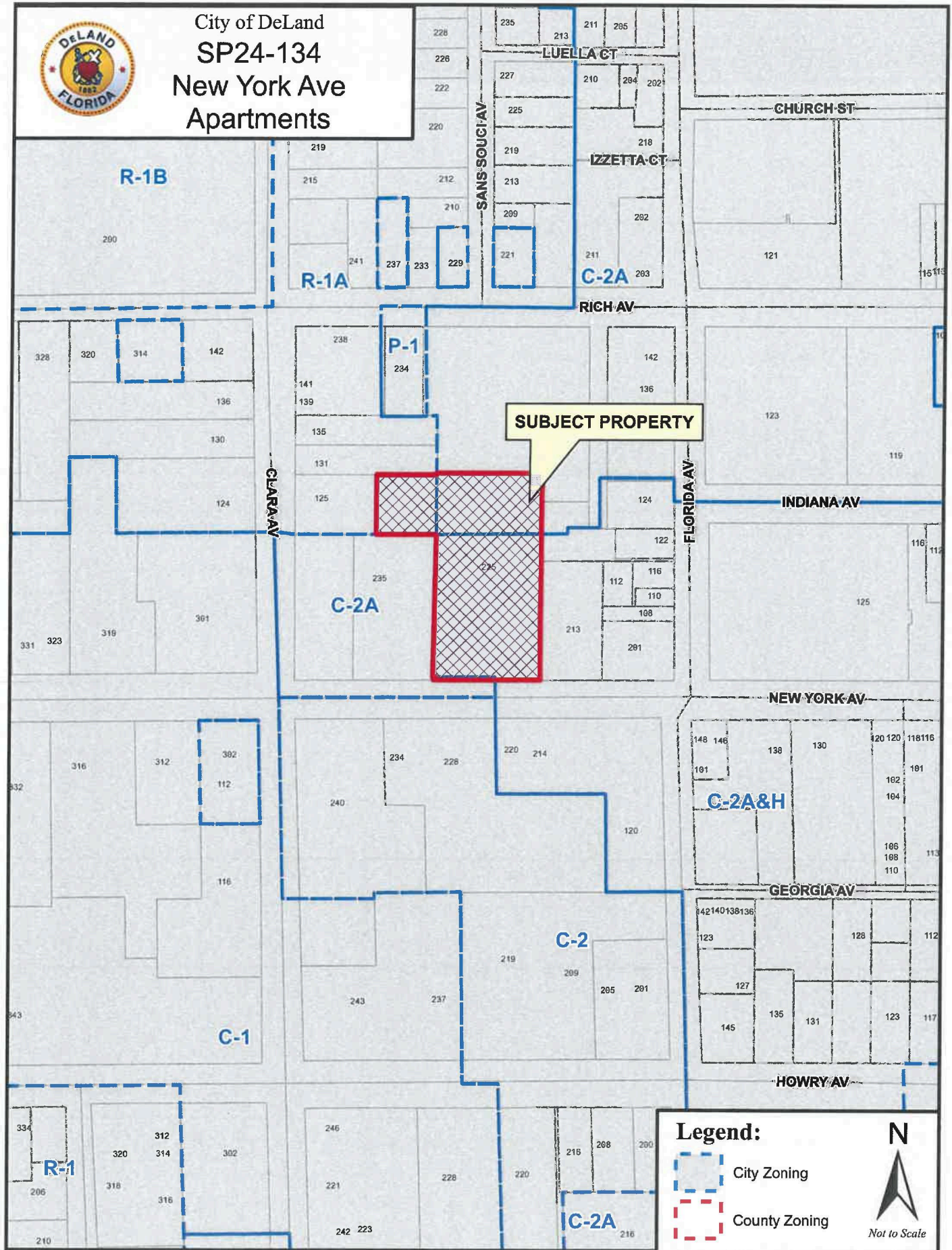
2:32 pm

OLD BUSINESS

2

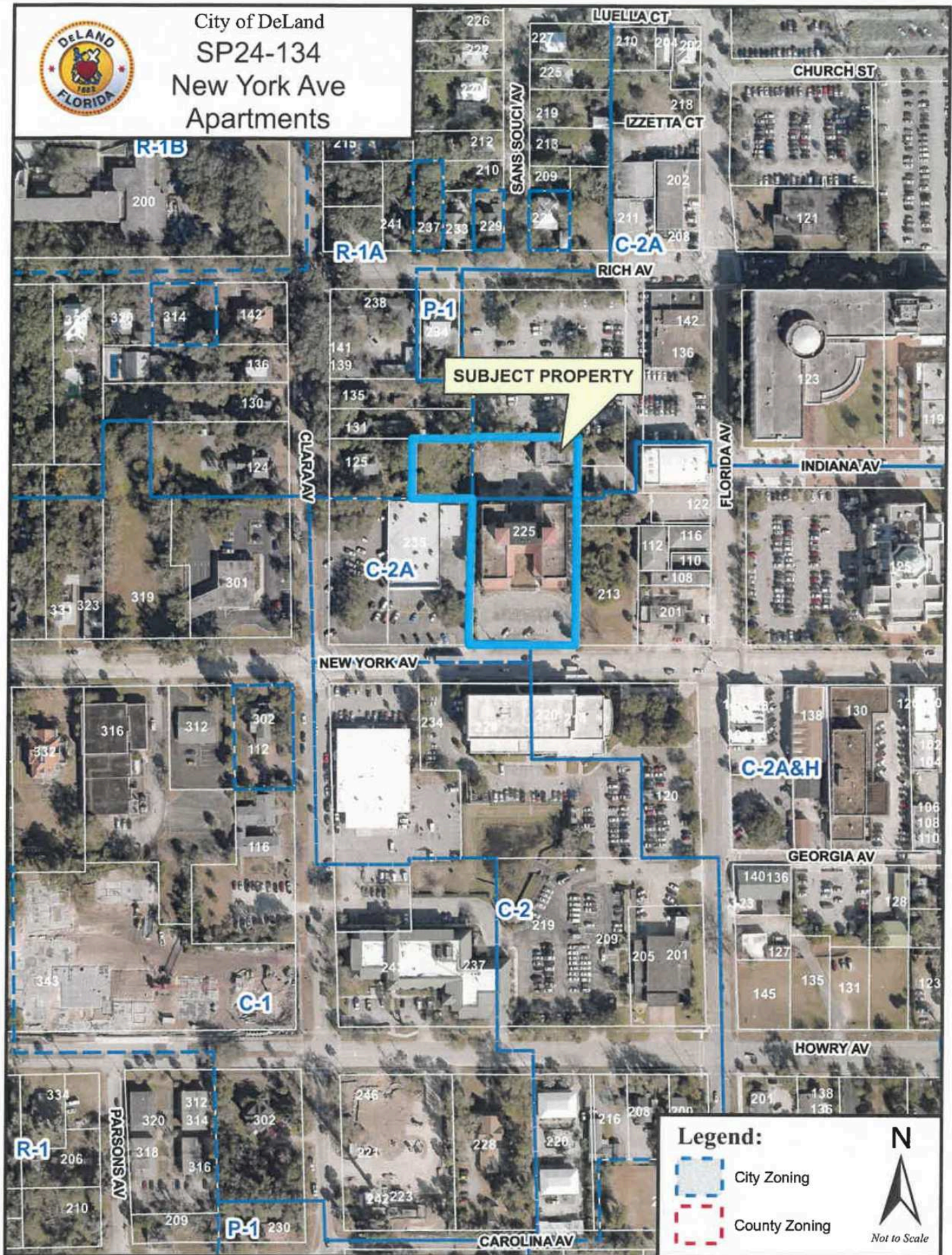


City of DeLand
SP24-134
New York Ave
Apartments





City of DeLand
SP24-134
New York Ave
Apartments



Issues for record SP24-134
Job Address: 225 W NEW YORK AV, DELAND FL 32720
Job Description: 84 multi-family unit apartment development

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Runoff Collection						
Engineering	Draft	1. Please provide check dams along the swale that runs southward along the eastern property line to minimize stormwater discharge onto the public sidewalk. 2. Drainage Note 1 indicates that all downspouts shall be connected to the stormwater system, but it appears problematic on the east and south sides of the building. Please provide details as to how this is to be accomplished.	C300	Steven Danskine	Steven Danskine	Yes
Tree Disposition Summary Table						
Forestry	Draft	The table will need to be updated to reflect what is now shown to be preserved/removed on the plan.	TR1.1	Kit Dennis	Kit Dennis	Yes
Trees 40 & 43						
Forestry	Draft	Is removal of trees 40 and 43 still necessary now that you are not proposing the connecting drive to the Volusia County parking lot? If they can now be preserved, please do not show them, or calculate them, as removals on the plan.	TR1.1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Mass and Scale HPB has approved a COA. City Commission will review the architecture and mass, scale, and context will be evaluated. Please provide information related to the proposed mass and scale in light of the increased height (77 feet). 1. The building mass and scale needs to be broken up – “buildings in established areas shall be designed for a compatible relationship to the existing surrounding neighborhood. Structures shall utilize similar architectural style, character, massing, materials, color, or other elements so as to relate to the surrounding neighborhood.” (Section 33-94.03(b)3). This site is located near 1, 2 and 3 story buildings. 2. The building should provide transitions between the adjacent buildings and the building mass shall be varied by height and width so it appears to be divided into distinct massing elements and architectural details can be viewed from a pedestrian viewpoint.” (Section 33-94.03(b)4.b). The massing of a 5-story building is out of character with the area. The historic Putnam Hotel stepped back the height of the building to maintain a pedestrian scale at the street. Please revise. 3. Variations in the roofline shall be used to add interest to and reduce the massing of the buildings. Please revise. 4. Building design shall have characteristics and elements that relate favorably to the pedestrian scale of the district (33-94.04(a)5). The 5-story building adjacent to the street does not relate to the pedestrian scale of the district. Please revise. 5. The architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area (similar or related architectural styling or character; similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design; similar or		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls; similar or related architectural details and decorative treatments such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches; glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas, or similar (33-94.04(a)1). Please revise. 6. Preferred materials are: thick cementitious material brick, stone, split-faced concrete masonry, architectural concrete (stamped patterned and colored). The proposed building materials should be revised.						
Planning	Draft	Historic tree Forestry has indicated that there is one historic tree next to this site. Per code, 1.5 times the dripline needs to be preserved. The tree needs to be labeled as historic, and 1.5 times the dripline needs to be shown on the plan.	LA1.1	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	6-foot sidewalk along New York Avenue. If possible, please increase the sidewalk width from 5 feet to 6 feet along New York Avenue.	C100	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Trash roll-out area The trash roll-out area should be in an enclosed corral area. The enclosure should be designed with the same materials as the principal structure. Please include a dimensioned detail.	C100	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Recorded cross access easement The recordation information must be provided on the final plan set for the off-site access drive shown on the adjacent property. The book and page must be included on the final site plan, prior to the issuance of a development order. This is the only access to the site and, without this recorded cross access easement, there will be no access to the site.	C100	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Parking The applicant has proposed 20 off-site parking spaces to meet the City Commission's conditional approval for the parking reduction request. However, the applicant has proposed this off-site parking for 5 years, not the full length of time associated with the affordable housing, as indicated by City Commission. Also, the proposed off-site parking may be revoked by the County at any time. An alternative plan must be provided if the County revokes the parking. The City Attorney and City Staff are reviewing the proposal for the off-site parking. Additional comments and revisions will be forthcoming.	C100	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Emergency Access Will there be an emergency access point, since the secondary access point has been removed? Please clarify.	C100	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Note 20 - irrigation Note 20 - states irrigation is to be provided by city potable water - but irrigation plan indicates a well will be used for irrigation. Please revise for consistency.	C100	Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Color Building Elevations Revised color elevations were not included with the submittal. Please submit revised color elevations.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Dimensioned Architectural Elevations Required The latest submittal did not include dimensioned architectural elevations. Dimensioned architectural elevations are required. Please include manufacturers' colors and materials, include dimensions for all building elements. The revised elevations should include information regarding conformance with the Community Design Standards - 33-94.		Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Fence in Eastern Access Easement As the access easement along the eastern property line is no longer proposed to be vacated, please remove any section of fence located in this area.	C100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Bicycle Parking Count A total of 8 exterior bicycle parking spaces are shown on the plan, and 4 are shown in the calculation. Please revise the plan to reflect the correct total in both locations.	C100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Landscape Island Dimensions No dimensions are provided for the vehicle-use area landscape islands. These landscape islands are required to have a minimum width of nine feet, and a minimum size of 72 square feet (33-92.02. (a)). Please show the dimensions of the islands on the plan.	LA1.1	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	Continuous run of parking Landscape areas shall be provided to break up excessively long continuous runs of parking space. Generally, a parking bay shall not contain more than 15 continuous parking spaces or extend more than 150 feet, whichever is more restrictive, without being broken up by a landscaped area. (33-92.02). Please revise to meet the landscape requirements or request deviation from the standard from City Commission. Last comment from reviewer: Section 33-92.02 requires landscape areas to break up continuous parking bays of 15 parking spaces or 150', whichever is more restrictive. The northern island with the proposed sidewalk will not meet the Land Development Regulations. Please revise plan to show the required landscaping along with the proposed sidewalk. Last response: Please see enclosed plans, the parking runs do not exceed 15 spaces without a break. There is one island along the north property line in between parking runs that contains a sidewalk only. Due to the limited amount of space, and need to provide the sidewalk connection, it was not possible to plant trees in this island. All other portions of the plan comply with the planting requirements.	C100	Kendall Story	Deborah Glick	Yes
Planning	Not Accepted	Drainage easement for pond The project includes two parcels. However, the parcels cannot be combined because one is within the CRA and the CRA boundary cannot be expanded. Therefore the retention pond on the smaller parcel must include a drainage easement to accept the flows from		Carol Kuhn	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		the adjacent parcel. Also a deed restriction or other documentation to keep the parcels under one ownership must be provided prior to final site plan approval. Last comment from reviewer: Repeat comment to be addressed prior to approval: The project includes two parcels. However, the parcels cannot be combined because one is within the CRA and the CRA boundary cannot be expanded. Therefore the retention pond on the smaller parcel must include a drainage easement to accept the flows from the adjacent parcel. Also a deed restriction or other documentation to keep the parcels under one ownership must be provided prior to final site plan approval. Last response: The applicant requests that the Development Order include a condition that requires the deed restriction. The applicant should not be required to record a deed restriction if the project does not obtain approval. Therefore, the request is for the approval Development Order to include a condition requiring the deed restriction be recorded.				
		Parking for leasing office Where is the leasing office parking area? Please designate and provide parking information for the leasing office on the site plan.				
Planning	Not Accepted	Last comment from reviewer: Parking waiver approved by Commission on April 21, 2025 requires an additional 20 spaces be provided. Please update the plan to include the additional parking and designate leasing office parking area. Last response: This item will be included in the revised parking analysis and parking variance request to City Council.	E1.2	Carol Kuhn	Deborah Glick	Yes
		Foot Candles A maximum of 0.5 foot candles are permitted at the property line. This is being exceeded in the NE corner of the site. Please revise. (see markups)				
Planning	Not Accepted	Last comment from reviewer: Maximum foot-candles at the property line now exceed 0.5 at the NW corner. Please revise so that foot-candles do not exceed 0.5 at the property line. Additionally, the foot-candles have been removed from the southern driveway apron property line. Please provide foot-candles at this location. Last response: The Photometrics have been updated per overall plan changes.	E1.2	Kendall Story	Samuel Nelson	Yes
		Architecture The building must meet the City's community design standards - 33-94.				
Planning	Not Accepted	Last comment from reviewer: Revised architecture must be submitted. Last response: This has been resolved through the COA but will need to be ratified by the HPB in their April meeting.		Carol Kuhn	Carol Kuhn	Yes
Planning	Not Accepted	Architecture Please see comments from City's contracted architect.		Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: COA has been approved by HPB. However, revised architecture must be submitted and reviewed by planning. Include details and dimensions demonstrating consistency with 33-94. Last response: This has been resolved through the COA but will need to be ratified by the HPB in their April meeting.						
Ground Floor Commercial The applicant has proposed to place the leasing office and the bike parking in the ground floor space facing W. New York. The ground floor should be comprised of commercial space open to the public to ensure an active street frontage.						
Planning	Not Accepted	Last comment from reviewer: This comment was not addressed. Per the Comprehensive Plan, activation of the street frontage along New York and Woodland Boulevard is important. Ground floor commercial will provide activation of the street. A leasing office and bike parking for residents is not sufficient activation of the street frontage. Last response: Final floor plan layout of the ground floor along the street frontage is forth coming based on resolution of the parking variance with the City Commission.		Carol Kuhn	Deborah Glick	Yes
Parking Study The applicant provided a parking study for a parking reduction. The requested reduction is significant and staff is not supportive of this parking reduction request. The Parking Study shall include, Per 33-91.01(e)2, an analysis of the extent to which a transportation system management program and/or use of alternative forms of transportation less the need for parking. There is no bus stop near this site. VoRide has up to a 45 minute wait time, and VoRide does not necessarily pick up at the requested location, but may require walking to a different location. Therefore, there are few to no transportation alternatives for this area. Last comment from reviewer: The parking waiver that was approved by Commission on April 21, 2025 requires an additional 20 spaces be provided. Please show the additional 20 parkings spaces on the plan. Last response: Comment acknowledged, the applicant has prepared a revised site plan and revised parking analysis request to the City Council for consideration.						
Planning	Not Accepted			Carol Kuhn	Deborah Glick	Yes
Parking For this project, 188 parking spaces are required. The applicant is providing 61 spaces (one of which appears to be unusable - as it is located near the trash enclosure and has no area to back out of the space). 21 bike spaces are required. The applicant has requested a parking reduction and has also requested to use the 30% bike parking reduction allowed in the code. Our code sets dimensions for bike parking - which accommodates 2 bikes - please clarify the size and calculation for the bike spaces (both required and other bike spaces).						
Planning	Not Accepted			Carol Kuhn	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		The City's regulations require 142 spaces for residents (a mix of 1 and 2+ bedroom units), and 42 guest spaces for a total of 188 required parking spaces. The 61 parking on-site parking spaces do not provide for even one space per unit, much less meet the City's development regulations. The plan needs to be revised to meet the parking requirements; off-site parking for residential uses is not permitted. Last comment from reviewer: The parking waiver that was approved by Commission on April 21, 2025 requires an additional 20 spaces be provided. Please show the additional 20 parkings spaces on the plan. Last response: Comment acknowledged, the applicant has prepared a revised site plan and revised parking analysis request to the City Council for consideration. Number of Units and Parking The site is 1.63 acres. The limited size of the site presents a number of site constraints and the applicant has requested a parking reduction. It does not appear that an 84-unit residential development is feasible on this 1.63 acre site. In order to provide adequate parking for the residents, the number of units should be reduced.				
Planning	Not Accepted			Kendall Story	Deborah Glick	Yes
		Last comment from reviewer: The parking waiver that was approved by Commission on April 21, 2025 requires an additional 20 spaces be provided. Please show the additional 20 parkings spaces on the plan. Last response: Comment acknowledged, the applicant has prepared a revised site plan and revised parking analysis request to the City Council for consideration. Parking Calculations Based on the number of units and the bedroom count, 188 parking spaces are required. 61 spaces are provided (one of which has constraints that make it unusable). A maximum of 30% of bike spaces can be used to reduce the required parking = 56. However, the dimensions provided in the LDR's indicate that the bike space dimensions are adequate to accommodate 2 bikes per space. 56 bike spaces would equal 112 bikes (not spaces). With the bike parking reduction (if 112 bikes are parked), 132 parking spaces would be required. A parking reduction of 71 spaces is requested. Please clarify if the 66 bike spaces are bike spaces or bicycles, as it is unclear from how the bike spaces are being calculated. The City's required bike parking dimensions require that two bikes be accommodated for each bike parking space. dimensioned. Please provide dimensions and details of the bicycle parking spaces. Two bike spaces = 1 car space, based on the dimensional standards in the code (33-91.022(f)(a)).				
Planning	Not Accepted			Kendall Story	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Last comment from reviewer: The parking waiver that was approved by Commission on April 21, 2025 requires an additional 20 spaces be provided. Please show the additional 20 parkings spaces on the plan. Last response: Comment acknowledged, the applicant has prepared a revised site plan and revised parking analysis request to the City Council for consideration. Parcels The site consists of two parcels. However, one parcel is within the Downtown CRA. Since the CRA boundary cannot be expanded, the lots cannot be consolidated. However, a deed restriction or other mechanism must be put in place to ensure that the proposed parking and retention facility stays connected to the larger parcel. Last comment from reviewer: Repeat comment, this must be addressed prior to approval. Last response: The applicant requests that the Development Order include a condition that requires the deed restriction. The applicant should not be required to record a deed restriction if the project does not obtain approval. Therefore, the request is for the approval Development Order to include a condition requiring the deed restriction be recorded.		Kendall Story	Deborah Glick	Yes
		Access Easement Documentation Shared access to the west and north is shown on the site plan. Other than these proposed shared access points, the site has no other access. The shared access easements must be recorded prior to taking this Class IV site plan to Planning Board, as these access points are vital to project. The book and page of each recorded easement must be included on the site plan. Last comment from reviewer: Repeat comment. Please provide a copy of the draft access easement with Volusia County for the proposed shared access easements on the north and west side of the property. These easements must be reviewed prior to the Planning Board hearing. Last response: Comment acknowledged, this item will be included in the revised parking analysis and parking reduction request to City Council for consideration.	C100	Kendall Story	Deborah Glick	Yes
		Parking stall dimensions Please provide the dimensions of all parking spaces, as some spaces do not meet the City's minimum parking space size of 9 x 19. Last comment from reviewer: Dimensions for the southern run of 5 parking spaces have been removed. Please provide the dimensions of these spaces to confirm	C100	Kendall Story	Samuel Nelson	Yes

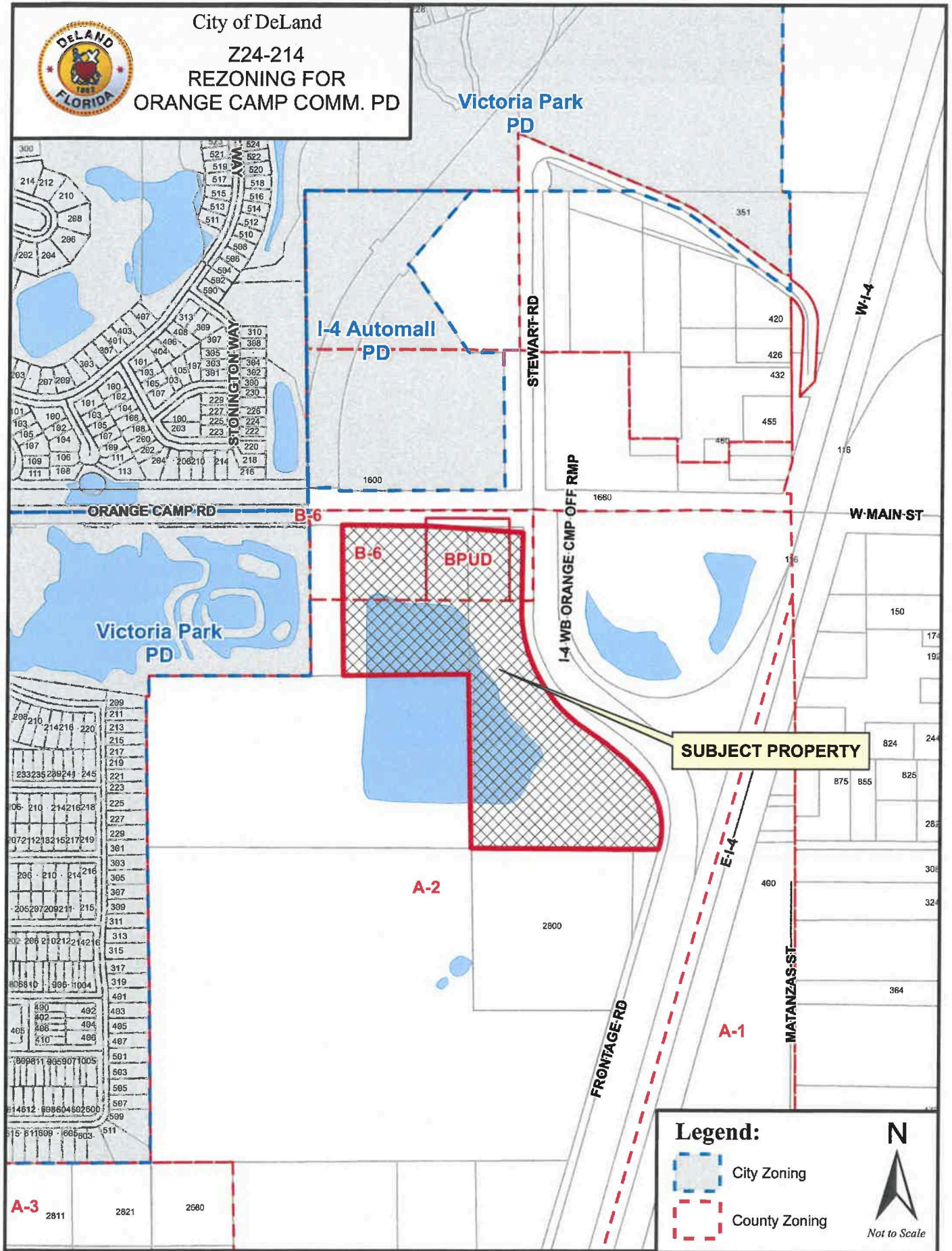
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		compliance with the 9'x19' requirement.				
		Last response: Please see additional detail added to sheet C100.				

OLD BUSINESS

3



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





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



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

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater As the borrow pit is encompassed by multiple properties, it cannot be utilized for primary stormwater treatment. The 100yr/24hr storm event must be contained on site before subsequent discharge leaves the property, i.e. the borrow pit.	BP 1	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	Stormwater Item H. Stormwater Drainage should include the requirement to retain the 100yr/24hr storm event onsite. Last comment from reviewer: 1. As the borrow pit is encompassed by multiple properties, it cannot be utilized for primary stormwater treatment. The 100yr/24hr storm event must be contained on site before subsequent discharge leaves the property, i.e. the borrow pit. Last response: PD has been amended to include 100 year 24 hour desien standard	Orange Camp PD Agreement 120524 _Exhi bit.pdf	Steven Danskine	Steven Danskine	Yes
Plant List In order to meet grade one standards, the following specifications will need to be corrected: *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. Last response: Plan redined amended to address the 17' height and removing Bismark Palm has been scratched as understory tree						
Forestry	Not Accepted	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. Last comment from reviewer: Provide verification of a site-wide TPA in the PD agreement. Last response: applicant is proposing a site wide 15% tree overall common tree preservation area within this PD; the tree preservation would be located in Parcel B	BP 2	Kit Dennis	Belinda Collins	Yes
Forestry	Not Accepted		ENGINEERI NG	Kit Dennis	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Survey A tree survey is required to change to parcel lines. At a minimum, a survey of all historic trees will be required.						
Forestry	Not Accepted	Last comment from reviewer: Please provide a tree survey. Last response: Noted, in review of Staff concerns, the area of possible historic trees are located within Lot 4 of the PD, and given that Lot 4 will require vacation of county right of way and reversion back to applicant, we believe that the tree survey can be addressed during the development process for this Lot	ENGINEERING	Kit Dennis	Belinda Collins	Yes
Next Submittal If there are issues uploading documents to the plan room, please reach out to Debbie Glick or Sam Nelson for assistance. Going forward, all applicable documents need to be uploaded to the plan room for review.						
Planning	Draft			Christopher Carson	Christopher Carson	Yes
Planning	Draft	Applicant - PD Agreement	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Reverter Provision - PD Agreement Update based on Template.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Common Area Ownership - PD Agreement What do the common areas consist of? Stormwater ponds, TPA's, etc.? Will the association own these as well or only maintain them?	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sign Allocations - PD Agreement This has been commented elsewhere, but there is too much signage proposed.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			041725 clean.pdf			
Planning	Draft	Monument Sign - Emerging Gateway Revise to be a maximum height of 6' as seen on other monument signs within the gateway.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Multipurpose Trail - PD Agreement Industry standard for Multi-purpose trails are a minimum of 8' where site constraints exist, but 12' is preferred.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Site Access - PD Agreement This statement is not entirely true based on the current layout since there is also access proposed off the western frontage road and the eastern frontage road.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	FFL - PD Agreement Remove	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Open Space - PD Agreement What is the deviation from code? Provide information as supplemental narrative.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Amendments Informational: There is no minor amendment process and revisions from the approved	Z24- 214_PD_Agreement	Christopher Carson	Christopher Carson	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planned Development Plan require new PD.						
			ement_Redlined_S2-041025 with KCB changes 041725 clean.pdf			
Planning	Draft	PD Text Update per template.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	PD Text Remove this sentence.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Applicant - Blackfin Is the applicant not CaddJazz?	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Comp Plan Ordinance No. Update the Comp. Plan Ordinance number to be consistent with the City's PD template.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Application Date Insert date application date was filed.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Applicant information Who is Blackfin Acquisitions? Is the applicant not Caddjazz?	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Overall Generic Comment Overall, there are a number of outstanding and/or missing items. The following items need to be addressed prior to moving forward with staff recommendation of approval. The comments serve as an all-inclusive list of outstanding items, this is only a summary and to be used for guidance only. Keep in mind, since this is a PD, a higher level of design is expected. Provide endangered, threatened species report and survey. Provide tree survey. What traffic improvements are needed? Provide conceptual drainage plan More information on site access & layout are needed. Utility connections need to be addressed. Update & finalize concept plan based on site constraints. More architectural details are needed. Update PD language and concept plan for consistency. Be sure to update any and all exhibits for consistency. QC any and all submittal documents. Update annexation boundary to meet statutory requirements. It is highly recommended and encouraged to send your concept plan & PD draft for a precursory review prior to submitting as advised when we met previously.						
Planning	Draft	Carwash - CDS If the car wash is to remain as a desired use, the footprint must be arranged to comply with the community design standards. With your next submittal, please orient to comply if the use remains.		Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Annexation Boundary The parcel immediately to the west will need to be included in the annexation limits to not create an enclave. Coordinate with the property owner to obtain authorization and update the annexation limits. The legal description will also need to be updated. Be sure all other documents are updated as applicable.	Exhibit A-448 ANNEX BOUNDARY (003).pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Water Quality A series of bioswales or other means of water filtration systems shall be required onsite for pollutant reduction and to ensure water quality.. Update the submittal to include language in the PD and a graphical depiction as an exhibit. This would be best shown on the required conceptual drainage plan. Coordinate with engineering on technical specifications.		Christopher Carson	Christopher Carson	Yes
Planning	Draft	Water Saving Fixtures With the next submittal, add a line to the PD that water saving plumbing fixtures shall be used. Be sure note is added to concept plan exhibit as well.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Signage Overall, there is too much signage. Revise sign plan to focus on directional signage with intent that each building may receive one directional sign.	MASTER SIGN	Christopher Carson	Christopher Carson	Yes
Planning	Draft	QC With the next submittal, update spelling. Also be sure that the entire submittal is QC'd.	Z24- 214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Elevations With the next submittal, please add directional labels such as North, East, South, West rather than front, side. Also review the community design standards in its entirety and display compliance.	CW 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Concept Plan The exhibits are inconsistent and do not match.. With the next submittal, use the updated concept plan as the base and update any and all exhibits & supplementals to match with each other.	MASTER SIGN	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Conflicts						
Development activity such as site access cannot be located within the burrow pit.						
Planning	Draft	With the next submittal update the concept plan so no development activity is located within the burrow pit. Is the burrow pit manmade or natural? A buffer is highly encouraged and is likely required by SJRWMD. With the next submittal, update the plan and PD language to include a buffer.	BP 1	Christopher Carson	Christopher Carson	Yes
Access						
Like many other elements in the PD, Access is called out Twice in PD.						
Planning	Draft	With your next submittal, be sure the PD language is adjusted after concept plan is modified and finalized. Also QC to make sure there is no duplicated text or elements.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
QC						
With your next submittal, make sure document is QC'd for highlighting. Remove this highlight.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
QC						
With your next submittal make sure you perform a general QC of entire document. Why is LID called out twice? Why is sewage & potable water called out twice? Ensure there are no elements called out twice, etc.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Exiting Topography and drainage conditions						
Be sure to update and finalize the concept plan to make this statement true. There is currently development activity proposed within the burrow pit with no buffer.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Architecture - PD Agreement						
With your next submittal, one of the following architectural styles shall be called out: Classical Revival, Mediterranean revival, Craftsman Bungalow, Chicago School. Please include additional finishes & fixtures, horizontal & vertical articulation, and language for						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		balconies. The elevations could also need to be updated based on the choice selected. Proposed elevations for the multifamily shall also be submitted with the PD.	041025 with KCB changes 041725 clean.pdf			
Planning	Draft	Reclaimed Water With your next submittal, add more specific language about reclaimed water.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Native species Add a line that all plantings shall be native to Florida. May need to adjust other language for consistency or to reduce redundancy.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Exhibit D With your next submittal, ensure open space is called out in Exhibit D.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	QC With your next submittal, be sure to do a general QC to make sure everything appears as it should and aligns properly.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Setbacks						
With your next submittal, adjust setbacks based on perimeter of property, any environmental buffers, conservation areas, TPA's, etc.						
Planning	Draft	Perhaps have the following called out: Perimeter Setbacks Internal Setback Environmental Setbacks	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Max. ISR						
With your next submittal, update language to state the maximum ISR on each individual parcel shall not exceed 70 %.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Building Height						
With your next submittal, be sure the *4-story is updated to include a dimension. A 4-story building can vary based on the floor elevations.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Amenities						
With your next submittal, provide rough size of clubhouse / activity center and on-site internal and external gathering areas.						
Planning	Draft	Are the sizes called out a maximum or minimum?	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Multifamily units						
Be sure to adjust the maximum units after the gross residential density is determined and the concept plan is updated. The maximum density is 16 dwelling units per acre. Be sure to update everywhere.						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
QC						
The provided redlined PD was intended to be a guide and not exact verbiage for the						
Planning	Draft		Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		submitted Draft PD. Be sure to QC and adjust as needed. For example, remove "each lot shall be listed and the permitted uses shall be defined."	ined_S2-041025 with KCB changes 041725 clean.pdf			
Planning	Draft	Lots 1-4 Given the site constraints, it's hard to visualize the lots being subdivided in the manner presented. Recommend removing references to Lots 1-4.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Project Phasing Remove "Up to 5000 square feet within Parcel A shall be constructed prior to or simultaneously with Parcel B." For site compatibility, the multifamily needs to be the primary use with commercial uses supporting the multifamily.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Parcel Sizes Once all elements are called out and shown on the concept plan, the appropriate sizes will be able to be drafted into the PD Agreement. After the sizes are determined, remove the sentence "each parcel may be subdivided into additional smaller parcels consisting of a minimum of 9000 square feet upon submittal of a lot split application to the city of DeLand."	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	QC Do a general QC to make sure the copy is clean and free of highlights and other errors.	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Reclaimed Water The City shall require that mining sites, including borrow pits, located within adjacent unincorporated Volusia County undergo reclamation as a condition of voluntary annexation. With your next submittal, the procedures and specifications for achieving such reclamation shall be incorporated in the PD.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Gross Residential Density						
With your next provide density based on the gross acreage.						
Planning	Draft	Gross residential density is computed by dividing the total land area (gross acre) of the parcel to be developed by the total number of dwelling units. The area upon which the computation is based does not include natural water bodies, high water elevations, conservation areas, and other low lying areas.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Environmental Species Report						
Planning	Draft	With your next submittal, provide an endangered and threatened species report, survey, and conceptual habitat management plan.		Christopher Carson	Christopher Carson	Yes
Site Access						
There are too many driveway conflicts with the proposed, especially with the shared use path adjacent to the development. Additionally, the driveways do not meet the FDOT driveway distance separation requirements according to the FDOT Access Management Guidebook. Consolidate driveway access. All site access should be able to accommodate internal to the development. If this cannot be designed, reduce the site intensity and density.						
Planning	Draft		EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Site Layout						
With your next submittal, be sure to place all applicable labels including natural water bodies, high water elevations, conservation areas, burrow pit and conservation area setback, and start your design from there to maximize the natural ecological functions of the existing setback.						
Other suggestions include rotating the C-Store w/ Gas 90 degrees with the C-store to the west and the pumps east of the C-Store. Shifting the building to the build-to-line and putting parking and driveways south/east of the building.						
Planning	Draft	With your next submittal, remove the car wash and incorporate retail and restaurant uses into the multifamily component as mixed-use development. Multifamily buildings will need to be shifted to the northern portion of the property.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
The intensity and scale may need to be reduced once all site limitations and sensitive land delineations are determined.						
Community Pool						
A community pool next to a car wash does not seem ideal for residents or compatible.						
Planning	Draft	With your next submittal, relocate to between the buildings and serve as focal point of development with nice amenity area overlooking natural area and in a centralized location. Recommend removing car wash use altogether.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Bicycle Parking						
Planning	Draft	QC....	Z24-214_PD_Agreement_Redlined_S2-041025 with KCB changes	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	TIA - PD Agreement Submit updated TIA methodology for review based on updated uses. Be sure to submit to County directly.	041725 clean.pdf			
			Z24- 214_PD_Agr reement_Redl ined_S2- 041025 with KCB changes 041725 clean.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Environmentally Sensitive Land Setback Due to the environmental sensitivity and to protect the natural areas, provide a setback from the borrow pit where no adverse activity shall take place, a minimum of 25' is recommended. With your next submittal, be sure EI report is submitted based on other comment.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Planning	Draft	TPA Area With your next submittal, update your plan to provide acreage and square footage of proposed TPA.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Planning	Draft	External Compatibility All proposed land uses shall be compatible with existing and planned uses of properties surrounding the proposed development. The following factors are used in judging external compatibility and must be portrayed in the resubmittal: 1. All of the internal compatibility criteria, with particular attention to those areas of the development located on or near its perimeter and the conditions and limitations thereon. 2. The particular uses proposed near the development perimeter and the conditions and limitations on those uses. 3. The type, number and location of surrounding external uses. 4. The Comprehensive Plan goals and objectives and zoning regulations for surrounding external uses. 6. Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed development and any existing or planned use of such lands. The multifamily portion of development and commercial portion of development do not seem compatible as the site is currently laid out and with the sensitivity of the land. Recommend revising uses and layout for compatibility. The multifamily should be the primary use with the commercial as an accessory to serve the residential component.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Internal Compatibility All land uses within the proposed development shall be compatible with other proposed uses. The following factors are used in judging internal compatibility and need to be portrayed in the resubmittal: 1. The streetscape. (not met) 2. The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas. (not met) 3. The use of existing and proposed landscaping. (not met) 4. The treatment of pedestrian ways. (not met)	EXHIBIT B	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		5. Focal points and vistas. (not met) 6. The use of the topography, physical environment and other natural features. (not met) 7. Traffic and pedestrian circulation pattern. (not met) 8. The use and variety of building setback lines, separations and buffering. (not met) 9. The use and variety of building groupings. (not met) 10. The use and variety of building sizes and architectural styles. (not met) 11. The use and variety of materials. (not met) 12. The separation and buffering of parking areas and sections of parking areas. (not met) 13. The variety and design of dwelling types. (not met) 14. The particular land uses proposed and the conditions and limitations thereon. (not met) 15. The form of ownership proposed for various uses. 16. Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the proposed development. (not met) Again, given the inconsistent uses, the site does not seem to flow to meet the above criteria. Recommend revising uses for compatibility.				
Planning	Draft	Dimensions With your next submittal, use true engineering labels for dimensioning. Be sure applicable labels are dimensions to show site buildable areas, including, but not limited to, building setbacks, burrow pit delineation, proposed TPA, open space areas, streets and associated right of way, landscape buffers, etc.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Site Data Table Be sure the following are included: a. Total acreage of the site. b. Maximum building coverage expressed as a percentage of the site area. c. Maximum impervious surface ratio expressed as a percent of the total site area. d. The calculated residential density for the project. e. The exact number of dwelling units and residential density in each residential use area. f. The exact number of nonresidential land uses by type and size (gross floor area) to be allowed. g. The specific acreage of each use. h. The areas of land devoted to publicly owned open space publicly owned recreational areas, publicly owned plazas, common area, open space, common area recreational areas, and common area plazas, all expressed as percentages of the total site area.	EXHIBIT B	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Exhibit C						
With your next submittal, quantify the number ornamental shrubs, groundcover and grasses.						
Planning	Draft	Also provide a list of several sample plantings with all applicable standards. Add a note with verbiage that substitution plantings meeting the specifications may be permitted with City Forester approval as long as they meet the minimum specifications. Also add a note that all plantings shall be Grade 1 Nursery Stock approved. Reach out to City Forester for specific language or use industry standard language.	Exhibit C-Persimmon Trails PD Zoning Bubble Plan LANDSCAPE BUFFER4_1 7_25.pdf	Christopher Carson	Christopher Carson	Yes
Exhibit C						
Ligustrum Japonicum is predicted to be invasive by UF IFAS and is no longer recommended for planting. Replace with an alternative species, native required. https://assessment.ifas.ufl.edu/assessments/ligustrum-japonicum/ With your next submittal remove all references to silver bismark palm. Add a column to indicate whether the species is Florida native and another column to indicate whether the species is drought tolerant or not. Also provide the percentage of native species & drought tolerant species.						
Planning	Draft		Exhibit C-Persimmon Trails PD Zoning Bubble Plan LANDSCAPE BUFFER4_1 7_25.pdf	Christopher Carson	Christopher Carson	Yes
Revisions						
Use bubble clouds to indicate revisions. The revisions clouds will be removed with the final set.						
Planning	Draft		Exhibit C-Persimmon Trails PD Zoning Bubble Plan LANDSCAPE BUFFER4_1 7_25.pdf	Christopher Carson	Christopher Carson	Yes
Exhibit C						
Remove plant species from plan that are not longer applicable.						
Planning	Draft		Exhibit C-Persimmon Trails PD Zoning Bubble Plan LANDSCAPE BUFFER4_1 7_25.pdf	Christopher Carson	Christopher Carson	Yes
Exhibit C						
With your next submittal, show dimensions, size, and type of buffers.						
Planning	Draft		Exhibit C-Persimmon Trails PD Zoning Bubble Plan LANDSCAPE BUFFER4_1 7_25.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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.						
Planning	Not Accepted			Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Be sure all applicable documents get uploaded to the plan room for review.						
Last response: We have reviewed the submittal in accordance with the TRC and follow up meeting with Staff to provide the materials and responses accordingly						
PD Agreement - Redlined						
A redlined PD agreement will be provided after the TRC meeting.						
Planning	Not Accepted			Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Be sure relevant documents are uploaded to the plan room. Several were missing from this submittal.						
Last response: Noted, PD has been amended with clean and draft corrected versions uploaded for reference.						
PD Direction						
Applicant has advised that they wish to add multifamily to the project. If that is the path forward, the project scope will need to be changed to treat the multifamily as a primary use and design a cohesive project around that with active street uses to support the residential.						
Planning	Not Accepted			Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: It still seems that multifamily is being treated as an afterthought rather than the primary project component.						
Last response: Multifamily has been amended per discussions with Staff and has now been added to the PD per reference.						
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.						
Planning	Not Accepted		ENGINEERING	Christopher Carson	Christopher Carson	Yes
Last comment from reviewer: Please show more detail on updated concept plan for the right of way conveyance. Be sure PD language is updated to reflect.						
Last response: per meeting with volusia county, we have amended the plan to access per that meeting with rearage access road and removing the eastern portion of the frontage road as depicted on the bubble plan						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Language not updated.				
		Last response: PD amended to include 100 year 24 hour design standard				
		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.				
Planning	Not Accepted	Last comment from reviewer: Comment was referring to the PD text and not the concept plan. Will provide redlined PD with final comments.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Noted, PD format has been amended				
		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	Last comment from reviewer: Be sure signage is consistent with other properties along corridor. The monument signs should be 6' x 15' width.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: Per meeting with Staff, bubble plan has and supplemental color render plan has been provided for reference.				
		Additional Comments Please note the resubmittal may result in additional comments once more detail is submitted.				
		Last comment from reviewer: Comment to remain as concept plan is finalized based on site constraints.				
Planning	Not Accepted	Last response: Noted	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	No
		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.				
		Last response: typical architectural references have been included and tied to the PD exhibit				
		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				
Planning	Not Accepted		Orange Camp PD Agreement	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		equipment from view.	120524_Exhibit.pdf			
		Last comment from reviewer: With your next submittal, define proper screening. Is this via landscaping, etc.?				
		Last response: mechanical equipment screen requirement has been stipulated in the PD				
		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	Last comment from reviewer: The PD language includes a 5' landscape buffer on one side. With your next submittal, include the buffer on both sides of the roadway. Otherwise, provide justification of why the 5' buffer should only be located on one side of the roadway.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: PD amended to reflect 5' buffer along road				
		Public Sidewalks Add a statement that public sidewalks, at least 6' in width shall be constructed along each frontage road.				
Planning	Not Accepted	Last comment from reviewer: The sidewalk shall be provided on both sides of the roadway.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: PD amended and includes typical road 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: Overall site does not seem to flow.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Last response: per meeting with Staff, building layouts fit the available area and allowable uses				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: per follow up meeting, sidewalk connectivity has been illustrated on the amended plan showing walkability between each parcel and to public access ways.						
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: With your next submittal, provide verification.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: owner ship of site has been verified and trails or chains from applicant to FDOT to Volusia County. we have included the original agreement that indicates applicant shall receive the land back if vacated by public.						
Site Access						
Remove the access drive onto Orange Camp Rd. from both the concept plan and DA.						
Last comment from reviewer: Submit documentation. Be sure to also coordinate with FDOT. The number of access points proposed does not currently meet FDOT standards.						
Planning	Not Accepted	Last response: Per meeting with Volusia County, County will endorse the access right in /right out to Orange Camp Road, understanding that applicant is undertaking the coordination of removing the connection to Orange Camp Road for the eastern frontage road and providing public cross access thru the PD in the form of a rearage road, and limiting the truck turn availability thru Lot 1. the right in right out provides the truck circulation relief.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
TIA Methodology						
Update the TIA methodology to be based on the most intense use of the permitted uses.						
Planning	Not Accepted	Last comment from reviewer: Prior to your next submittal, be sure TIA methodology is submitted directly to FDOT & County. The project will need to be reviewed and permitted by Volusia County. A right of way use permit shall also be required. With your next submittal, be sure to update the TIA to be based on the actual proposed uses. There is no mention of multifamily.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: TIA methodology has been uploaded for reference						
Transportation System Improvements						
Planning	Not Accepted	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_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: PD amended to include FDOT & Volusia County entities that will be responsible for the review and permitting of this development						
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 comment from reviewer: Phasing should be updated so multifamily is primary component.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: applicant has no schedule time frames; per discussion with Staff, anticipated that commercial Lot A improvements will be the initial development						
Drainage Provide a drainage concept plan, indicating the manner of controlling water drainage from the property as well as a drainage conformance memo.						
Last comment from reviewer: More information is needed regarding how stormwater will be managed.						
Dredge and fill within lakes shall be prohibited. Buffers shall be established adjacent to surface waters, including wetlands, the landward extent of which shall be based on scientific evaluation of site-specific conditions, including the nature of the existing soils, vegetation, topography, hydrology, water quality, wildlife, and the resource protection status of the receiving waters. Buffer zones shall consist of intact natural communities or planted native vegetation comprised of canopy, shrub and understory layers						
Planning	Not Accepted		Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: Per meeting with Staff, we understand that this project is a closed basin that all drainage runoff will be contained with the master storm pond / AKA borrow pit. soil borings show that the water table is in excess of 8 feet below ground and should provide sufficient drainage capacity to support this project; nevertheless, this project must receive the permit from SJRWMD and FDOT per advance meetings with those departments, prior to development.						
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.						
Planning	Not Accepted	Last comment from reviewer: Not enough detail & information was provided on location, orientation, and stacking.	Orange Camp PD Agreement 120524_Exhi bit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: uses amended to call more specific intended uses per Staff's request						
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: Be sure to call out building height by a numeric dimension.	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: Hotel use has been removed from PD						
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: Language will likely need to be modified based on updated concept plan.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Last response: PD amended to reflect the maximum overall ISR 70%						
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: vehicular use setback has been defined as 0 feet to allow shared drive aisles that straddle the parcel						
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	Last comment from reviewer: Not seeing the transition as the area should go from rural to what is being proposed. With the next submittal, please ensure a context sensitive transition away from the rural residential to the south.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
Last response: setbacks updated per Staff recommendations						
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	Last comment from reviewer: Once the concept plan is finalized based on any site constraints, these will likely need to be updated.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
With your next submittal, please ensure these are updated based on any site constraints.						
Last response: PD has been amended to include development standards for overall and each lot						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	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.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Once the concept plan is finalized based on all site constraints being shown, it is hard to visualize the site being subdivided as shown.				
		With your next submittal, be sure subdivision makes sense.				
		Last response: Lots have been defined and access tract labeled for reference.				
Planning	Not Accepted	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.	Orange Camp Road PD Bubble Plan Oct 2 2024.pdf	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: With your next submittal, show centerlines, street widths, shoulders, shoulder widths, sidewalks and sidewalk widths on the concept plan itself. [Dimension & Label] On the colored rendering add street centerlines and parking space delineation. (striping only). Be sure spaces are drawn at correct dimension. This is to visualize roughly how the circulation plan will function in relation to the entire site and PD as a requirement for the PD recommendation by staff.				
		Last response: per Staff's request, a color render plan shows the drive and pedestrian connectivity.				
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: With your next submittal, update the 15 % to include acreage and square footage based on the gross area.				
		Last response: the PD bubble plan includes the 15% overall preservation call to confirm consistency with City code requirements				
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 comment from reviewer: Individual uses not removed from PD exhibit. With your next submittal, please ensure the uses are removed or at minimum consistent across sheets.				
		Last response: allowable uses removed from PD exhibit and Lots have been labelled				
		PD Exhibit Sign and Seal the exhibit. Provide more engineering on the plan. Roughly 30 %				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		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. Last comment from reviewer: The actual layout can be bubbles but all the key site constraints need to be accurately depicted, and the site design needs to be revolved around that. With your next submittal, be sure all key information is included especially any environmental constraints. Last response: per follow up discussion with Staff, the amended exhibit as submitted including the color rendering of accessways, and acknowledgement that this site is a closed basin and all drainage will be contained within the borrow pit area better clarifies the intent of the PD	PD Bubble Plan Oct 2 2024.pdf			
		Bicycle Parking Provide bicycle parking standards and a standard bicycle rack detail to support a cohesive look within the PD. Last comment from reviewer: QC. In your next submittal, please review what is being submitted in its entirety. Language shall be updated to include what is being proposed. Be sure to provide a sample bicycle detail for consideration as an exhibit. This will provide a cohesive look throughout the PD. Last response: PD amended to included bicycle parking and call for consistency.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		Building Separation Update the minimum building separation to 10' (unless building is connected). Last comment from reviewer: Did not see in updated PD. With your next submittal be sure to include this in the PD and site data table. Last response: PD amended for minimum 10' building separation	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
		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. Last comment from reviewer: With your next submittal quantify the allowable noise. Also add a time allowance. Or, state what code section is being referenced here for consideration. Last response: PD amended for reference to speakers on commercial properties	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
LID						
Add a section addressing LID Low Impact Design Elements.						
Planning	Not Accepted	Last comment from reviewer: With your next submittal provide more detail of what LID standards and elements are required. This is not an exhaustive list but some LID treatments to consider include bioswales, permeable pavement, water cistern, green walls, etc. Work with engineering on any technical specifications. Last response: low impact reference added	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	PD Justification Please provide a justification outlining that the proposal meets the intent of the PD zoning district. The PD district is designed to: - o Promote more efficient and economic uses of land, including bypassed lands. - o Encourage more compatible and harmonious development of contiguous lands. - o Promote home ownership opportunities for all residents of the community. - o Provide flexibility to meet changing needs, technologies, economics, and consumer preferences. - o Be totally controllable based on the needs of the city, in terms of the impact on the proposed site and surrounding neighborhoods. - o Encourage uses of land, which reduce transportation needs and which conserve energy and natural resources. - o Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities. - o Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land-development procedures. - o Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities. - o Accomplish more desirable and affordable living and working environments than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations. - o Permit the combining and coordinating of architectural styles, building forms, and building relationships within a Planned Development. - o Provide an environment of stable character compatible with surrounding developments. - o Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection of preservation of lands, either internal or external to the Planned Development. - o In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure.	Orange Camp PD Agreement 120524_Exhibit.pdf	Christopher Carson	Christopher Carson	Yes

Last comment from reviewer: With the next submittal provide a justification that outlines how the PD is meeting the above. Each bullet shall be included as this analysis

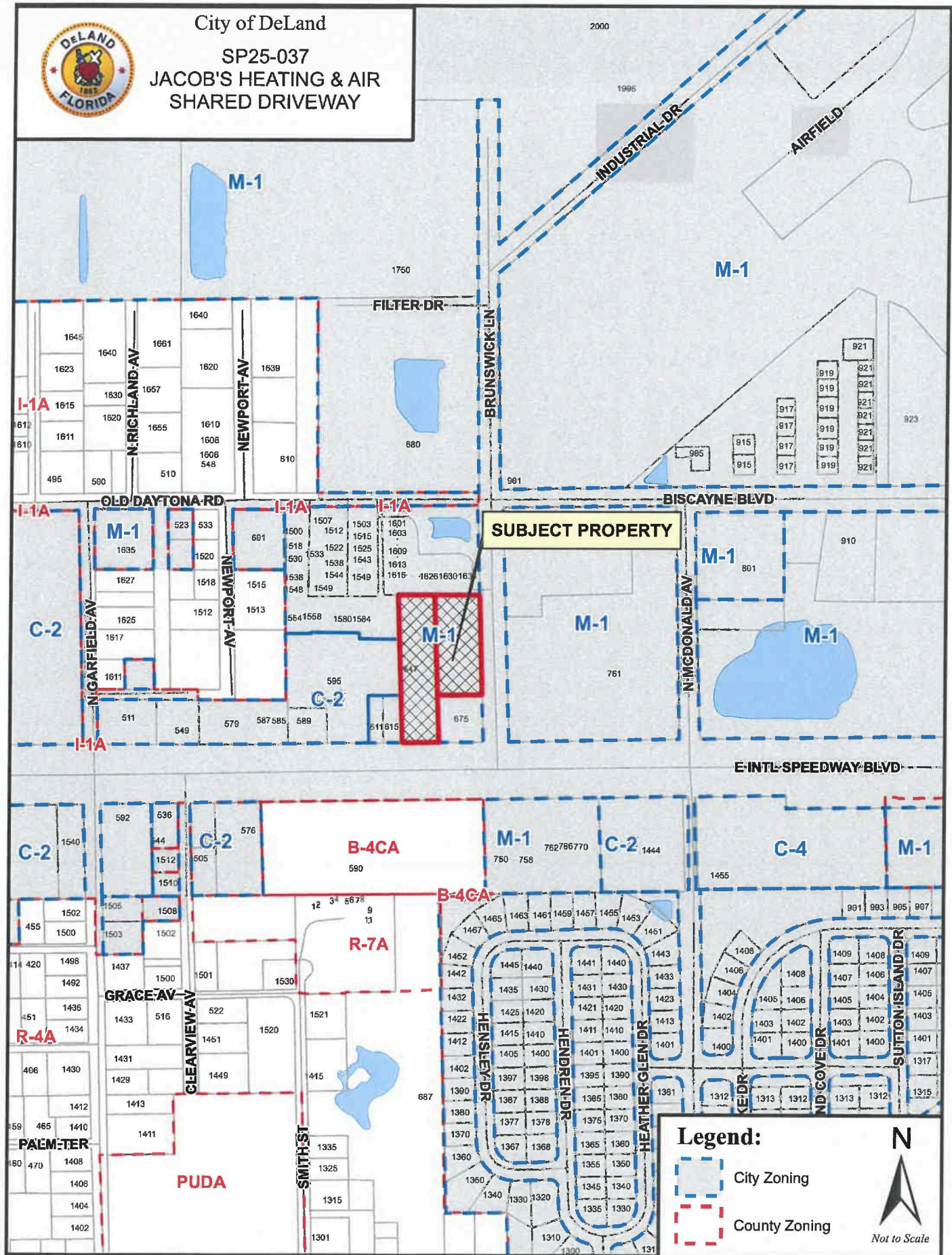
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
will be included in staff analysis and recommendation.						
Last response: Noted						
Utilities		PD Need to add reclaim as a requirement in section G.				
	Not Accepted	Last comment from reviewer: Line may possibly be across street by the time project is built and reclaim would only need extended south under Orange Camp	ENGINEERING	Jim Ailes	Jim Ailes	Yes
		Last response: Applicant believes there would be significant hardship given that distance to bring reuse to this site, when the existing borrow pit would provide sufficient water source for irrigation				

NEW BUSINESS

1

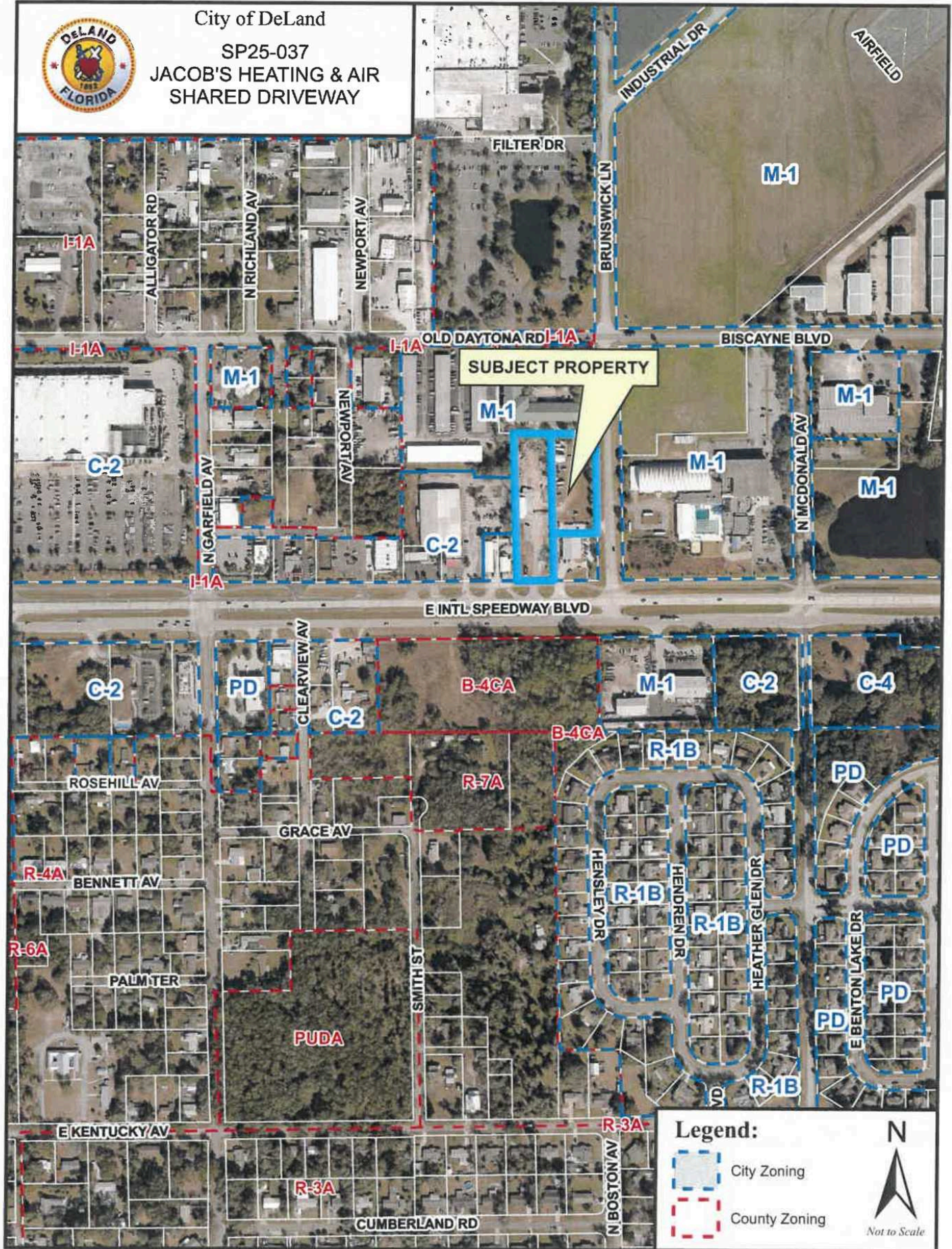


City of DeLand
SP25-037
JACOB'S HEATING & AIR
SHARED DRIVEWAY





City of DeLand
SP25-037
JACOB'S HEATING & AIR
SHARED DRIVEWAY



Issues for record SP25-037**Job Address: 647 E INTL SPEEDWAY BLVD, DELAND FL 32724****Job Description: To build a shared driveway across the owner's adjacent vacant parcel.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Concrete Driveway						
Engineering	Draft	1. It is strongly recommended that unless a Geotechnical analysis is performed that the driveway also be constructed with 6-inch thick, 3,000 psi concrete, due to the likelihood of truck traffic utilizing the driveway. At a very minimum, 5-inch thick, 3,000 psi concrete should be utilized. 2. The Concrete Apron hatch should extend across the driveway apron. 3. The culvert should show up in the cross section. 4. Provide a note that a signed and sealed as-built topographic survey is required to be submitted to the City Engineering Dept. prior to acceptance.	C.2	Steven Danskine	Steven Danskine	Yes
TPA						
Forestry	Draft	Designate 15% Tree Protection Area location. If project area is 2.44 acres, 15,943 sf of project area will need to be designated as Tree Protection Area (.37 acres).	C.1	Belinda Collins	Belinda Collins	Yes
Landscape plan						
Forestry	Draft	Please provide a landscape plan showing all trees required to be planted to meet minimum coverage and to provide replacement for any trees that may be required to be removed.	C.1	Belinda Collins	Belinda Collins	Yes
INCHES REMOVED						
Forestry	Draft	1. Provide information on the number of inches being removed – Cherry laurel, cabbage palm. (Camphor trees are exempt.)	C.1	Belinda Collins	Belinda Collins	Yes
TREE WORKSHEET						
Forestry	Draft	1. Provide a tree worksheet to determine what needs to be replaced. (A quick review based on the size of the property shows that 43 trees are required to meet the 1/2500 sf requirement.)	C.1	Belinda Collins	Belinda Collins	Yes
TREE SURVEY						
Forestry	Draft	1. Provide a tree survey to demonstrate how much replacement should take place. There are a number of trees along the right-of-way on Brunswick and there could potentially be enough vegetation to off-set those being removed.	C.1	Belinda Collins	Belinda Collins	Yes
YMCA Driveway						
Planning	Draft	Please show the access point for the YMCA and confirm the driveways are in-line.	C.2	Samuel Nelson	Samuel Nelson	Yes
Traffic Pattern						
Planning	Draft	What is the intended traffic pattern for trucks entering and exiting the site? Please provide a narrative or plan detailing the proposed traffic pattern.	C.1	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Cross-Access Easement Please show the cross-access easement between Parcels 1&2 on the site plan and provide recordation book and page numbers on the plan.	C.1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Impervious Totals Please provide the total new impervious proposed for each parcel separately and provide the total impervious area for the developed parcel.	C.2	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Parking Area Please indicate the intended parking area and provide striping for any existing or proposed parking spaces.	C.1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Milled Asphalt Milled asphalt is not permitted to be used for vehicle use area. Please remove the milled asphalt area from the plan.	C.1	Samuel Nelson	Samuel Nelson	Yes

Conditions and notes for record SP25-037
Job Address: 647 E INTL SPEEDWAY BLVD, DELAND FL 32724
Job Description: To build a shared driveway across the owner's adjacent vacant parcel.

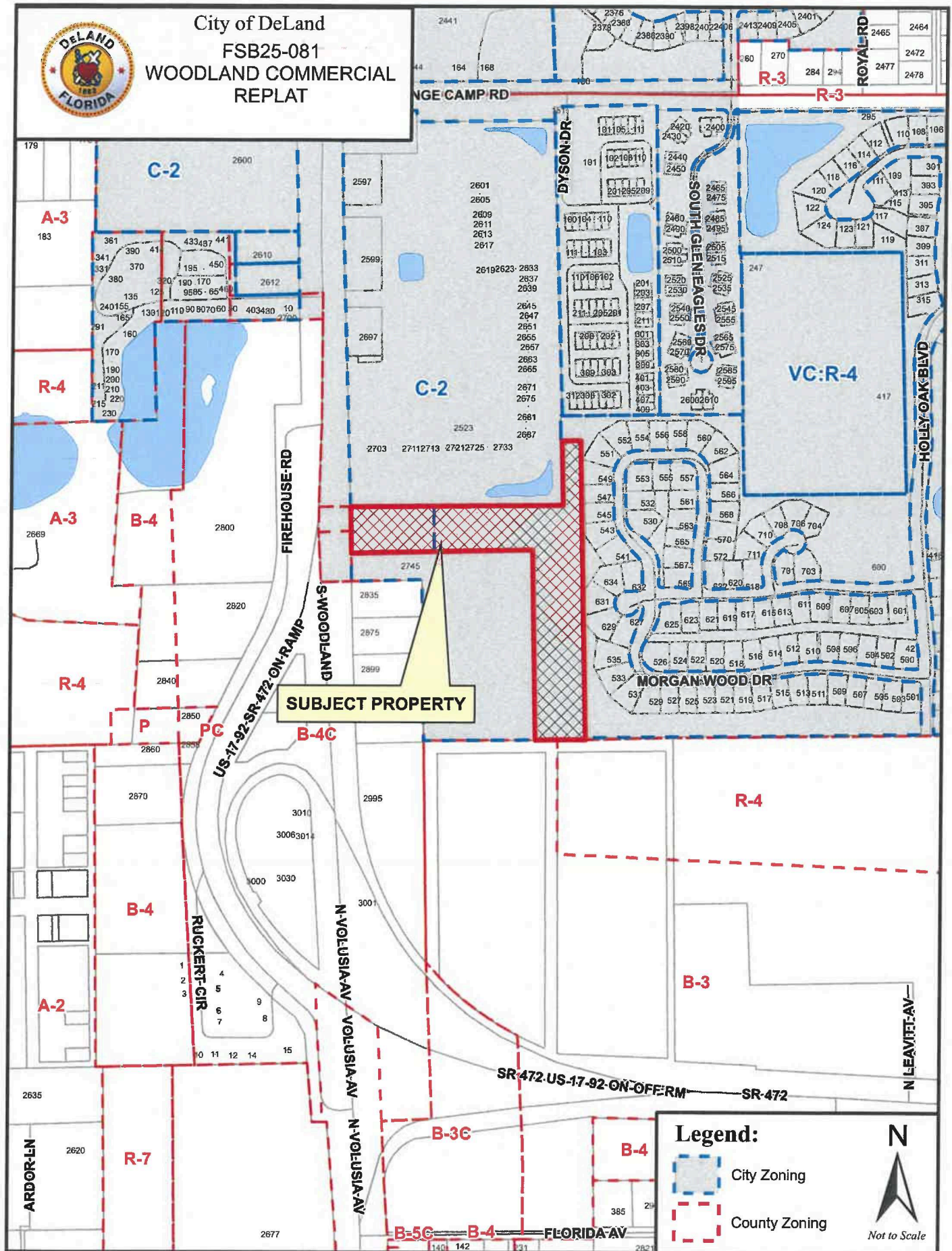
Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Future Development Prior to any future development on Parcel 2, a minimum of a Class II Site Plan application will be required.	C.1	Samuel Nelson

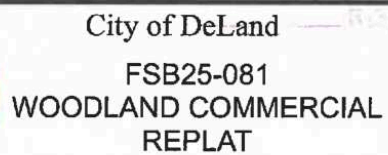
NEW BUSINESS

2



City of DeLand
FSB25-081
WOODLAND COMMERCIAL
REPLAT





Issues for record FSB25-081**Job Address: 0 S WOODLAND BLVD, DELAND FL 32724****Job Description: we are requesting to allow for 2 lots of record.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	TPA Sheet 2 of 3 change TREE PRESERVATION Tracts to TREE PROTECTION AREA to be consistent with Code language.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Current & Proposed Legal Descriptions In the legal description, please describe both the current legal description and the new legal description of the property and state that one is replacing the other.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Add General Notes A _____ foot ingress/egress access easement is needed. Please note this in the General Notes section.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Cross-Access Easement & Maintenance A cross-access easement for the benefit of Lot 2 is needed. Any other shared facilities such as stormwater retention must be recorded. In the dedication language on the front page, the dedication and maintenance language for the access/stormwater/etc. easements must be noted.	2	Kendall Story	Kendall Story	Yes
Planning	Draft	Easements depicted on plat All NEW easements must state "to be dedicated by this plat". All OLD easements must have an ORB and page referenced. All easements being VACATED by the plat must say "to be vacated by this plat". Will the 50' wide construction easement remain?	2	Kendall Story	Kendall Story	Yes
Planning	Draft	Easement book & page Need OR book and page for all existing easements. Need to label easement type/use for any new easements. Please see plan markups.	3	Kendall Story	Kendall Story	Yes
Planning	Draft	No longer in a PD (See note #7) The property will no longer be regulated by the Mainstreet Townhomes PD as it is being rezoned prior to the final plat approval.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Easements in notes On the front page, under General Notes, list and describe each easement shown on the plat.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Owner name Name of owner should be West Volusia Storage, LLC (see the dedication block).	1	Kendall Story	Kendall Story	Yes

Conditions and notes for record FSB25-081
Job Address: 0 S WOODLAND BLVD, DELAND FL 32724
Job Description: we are requesting to allow for 2 lots of record.

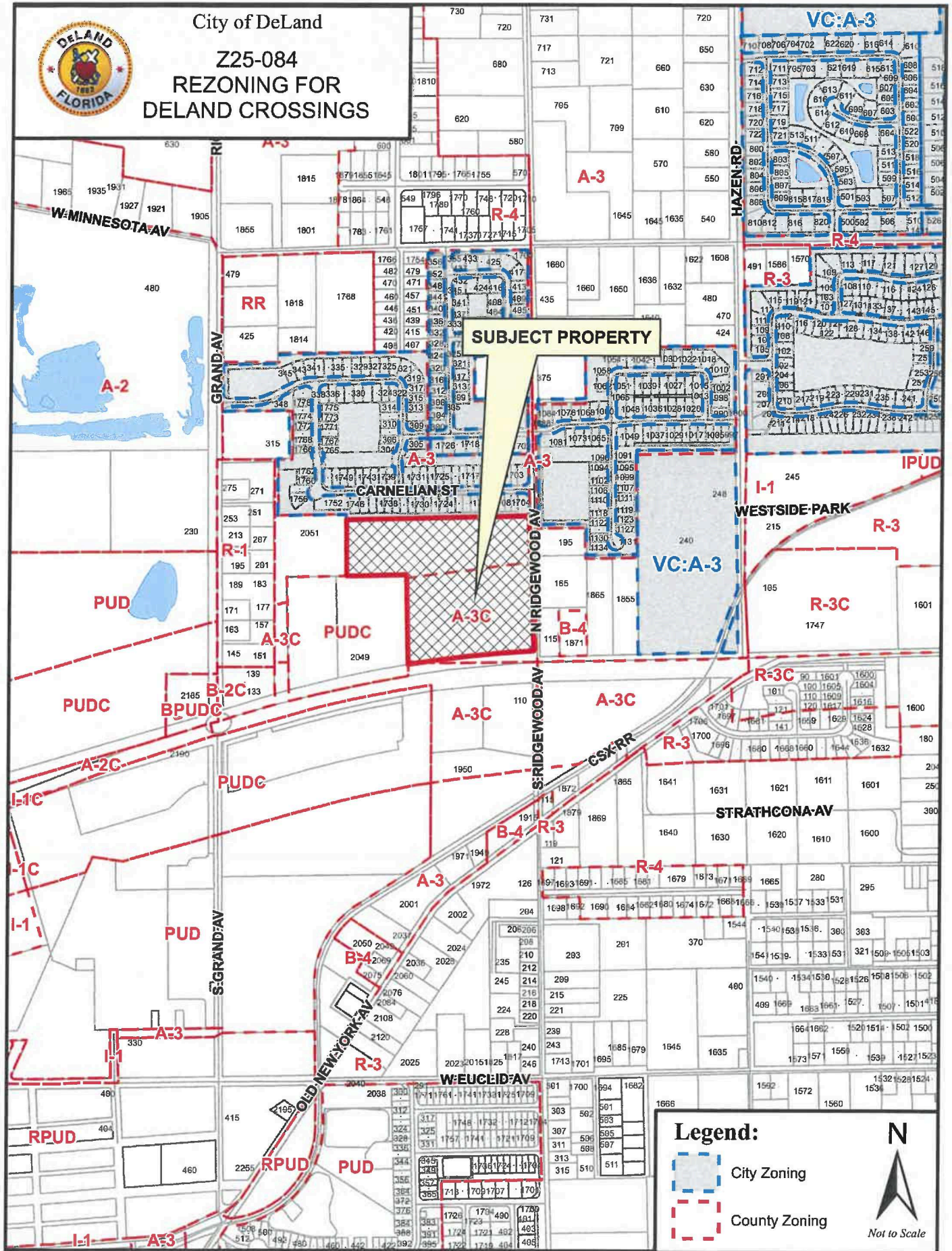
Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Condition	TPA Sheet 2 of 3 change TREE PRESERVATION Tracts to TREE PROTECTION AREA to be consistent with Code language.		Belinda Collins
Planning	Draft	Condition	Property Taxes Must Be Paid All property taxes must be paid prior to approval.	1	Kendall Story

NEW BUSINESS

3

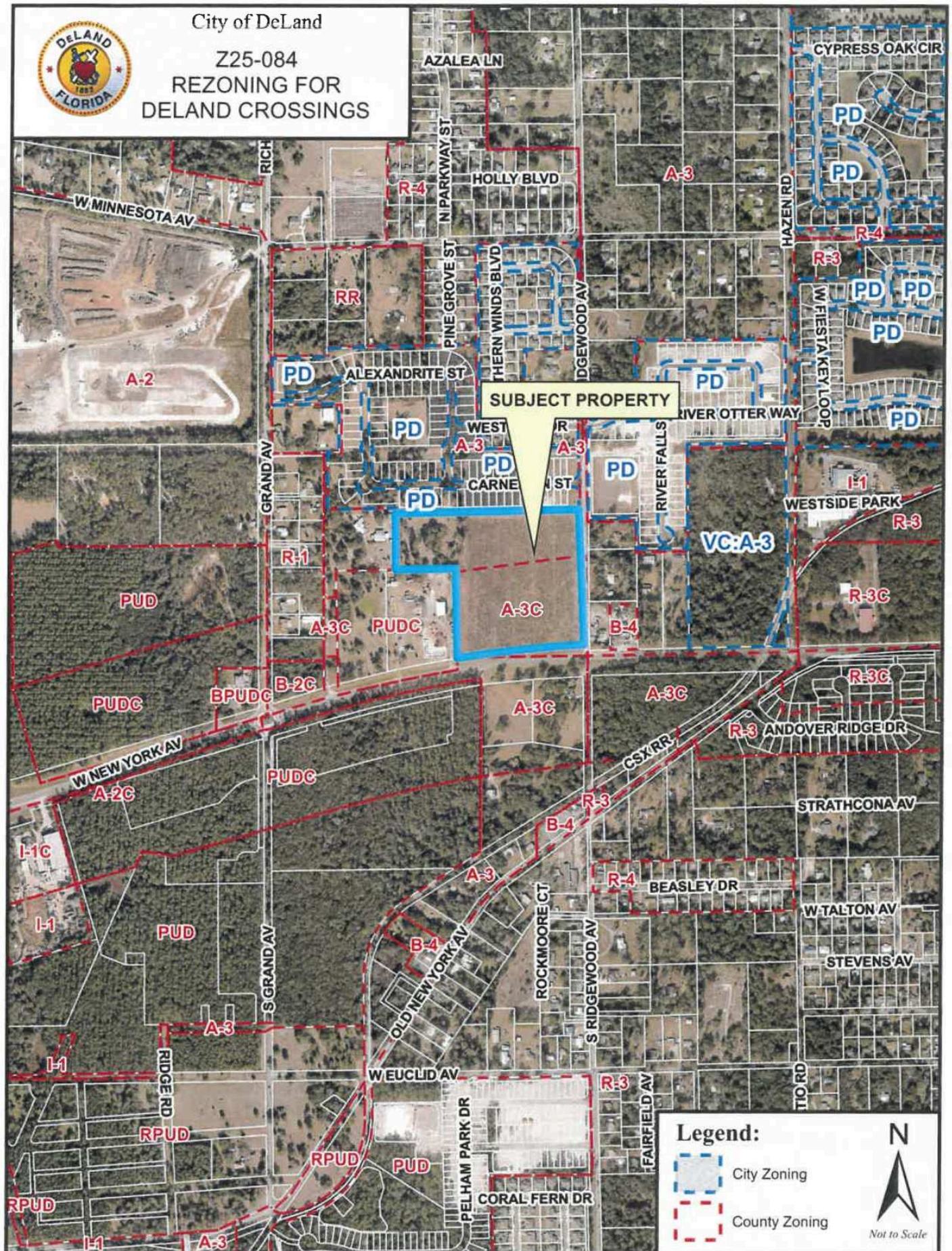


City of DeLand
Z25-084
REZONING FOR
DELAND CROSSINGS





City of DeLand
Z25-084
REZONING FOR
DELAND CROSSINGS



Issues for record Z25-084
Job Address: 210 N Ridgewood AV, DeLand FL 32720
Job Description: New townhome project with up to 160 units.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Utilities & Maintenance Suggest making the retention area maintenance berm and Utility Easements 10' wide.	C5	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Maintenance Item K identifies that the LID Elements shall be maintained by the HOA, but it is not clear that the stormwater system shall also be maintained by the HOA. Please clarify this requirement.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Tree Survey Requirements City Code requires a tree survey of all trees 6" DBH or larger. Page 9, #6, lines 24 to 26 suggest that a survey of only specimen and historic trees may be acceptable. If you are proposing an actual tree survey for all specimen and historic trees and a statistical survey to account for impacts to other protected trees, please describe the methodology proposed for the statistical survey. Forestry staff does not support waiving survey requirements for protected trees that are less than specimen size.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Sheet C4						
Forestry	Draft	1. Tree protection area – 15% of the site (3.02 acres) is required to be set aside for TPA. Identify where the TPA is to be located on this site. 2. Provide a plant schedule listing all plantings including shrubs, etc. and their sizes. 3. Provide an irrigation plan. 4. Provide a list of landscape details showing how the plantings will be installed. 5. There are a couple of plants that appear to be located within the right of way of the southernmost road.		Belinda Collins	Belinda Collins	Yes
Sheet C3						
Forestry	Draft	1. Tree protection area – 15% of the site (3.02 acres) is required to be set aside for TPA. Identify where the TPA is to be located on this site. 2. Provide a plant schedule listing all plantings including shrubs, etc. and their sizes. 3. Provide an irrigation plan. 4. Provide a list of landscape details showing how the plantings will be installed. 5. There are a couple of plants that appear to be located within the right of way of the southernmost road.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Cover -						
Forestry	Draft	1. Provide a tree worksheet to determine what needs to be replaced. (33-57.07 (a) 2 "Tree replacement requirement. If a lot or parcel contains an insufficient number of existing trees to meet the requirement of this section, a replacement tree shall be provided for every 2,500 square feet of lot or parcel area.") 2. Identify the species of oak trees listed in the tree table. Live oaks 10"+ are considered specimen, 25"+ are historic.		Belinda Collins	Belinda Collins	Yes
Mid Block Crossing						
Planning	Draft	Coordinate with Volusia County Traffic Engineering and FDOT for an enhanced pedestrian crossing to the south side of the development to meet the regions safety goals.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Sidewalks						
Planning	Draft	Increase the 5-ft sidewalks to 6-ft along the project perimeter	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Open Space Min						
Planning	Draft	Increase to 40% open space minimum	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Project Area						
Planning	Draft	Provide the gross and net area of the project in addition to the area of the ROW dedication	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Street Trees						
Planning	Draft	Add a note on the landscape plan that states "Street trees may be planted within the rights of way within the Property and said trees may be included in mitigation calculations. The HOA shall be responsible to repair any and all impacts upon the right of way infrastructure created by the presence of said trees, including any road or sidewalk facilities."	25045 C3 PD Pre Landscape Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Buffers						
Planning	Draft	The west buffers will need to be increased to at least a 30-ft a type D buffer with a 100% opaque screen wall.	25045 C3 PD Pre Landscape Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Visitor Parking Provide a total number of visitor parking spaces	25045 C1 PD Site Plan 05-02- 2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Signature Pages Include an ownership signature page	DeLand Crossings PD Agreement Final 5-5- 25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	HOA Outline all of the HOA's responsibilities of ownership and maintenance	DeLand Crossings PD Agreement Final 5-5- 25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Internal Roadways Callout the width dimensions of the roadways/alleyway and who is responsible for the ownership and maintenance of each.	DeLand Crossings PD Agreement Final 5-5- 25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Transportation System Improvements Include any special provisions	DeLand Crossings PD Agreement Final 5-5- 25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	TPA Tree Protection Areas (15%) is based on the gross area	DeLand Crossings PD Agreement Final 5-5- 25.pdf	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Buffer Width Provide this in a table format. The West buffers shall provide a 100% opaque screen wall in addition to the required landscape buffer.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Architectural Standards Rename design section to Architectural Standards and include "The rear-loaded units shall be differentiated from the front-loaded units, by providing a front porch, articulated rooflines, and additional architectural elements."	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Signage Monument signage along New York Avenue will review review by FDOT	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parking Dimensions Perpendicular parking spaces can be 18-ft in width	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parallel Parking Figure 33-91.06(b) states 9x22 but 33-91.06(b)(3) states 8.5x20 & 8.5x18. If you choose to do less than 9x22, this will need to be included in the requested deviations.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Driveways Driveways shall be a minimum of 25 feet in length, and parked vehicles shall not encroach in the sidewalk and/or public ROW.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parking Parking is based on bedroom count, not per unit. At least one space counted within garage and at least one within driveway.	DeLand Crossings PD Agreement	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Final 5-5-25.pdf			
Planning	Draft	Accessory Structures Add any necessary development standards for accessory structures.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Permitted Uses Add all the proposed uses - tot lot, parks, open spaces, picnic areas, etc.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Development Standards Add the development standards in a table format	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Amendments Remove lines 10-19 language. Add "No administrative amendments may be authorized."	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Future Land Use Add the Future Land Use of this parcel - The property has a future land use designation of Volusia County Rural to Medium Density Residential.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Update LDR callout Remove "Ordinance #2013-11, as amended" from entire PD.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Case number Add the project number Z25-084	DeLand Crossings	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			PD Agreement Final 5-5-25.pdf			
Planning	Draft	Redlined PD A redlined PD word document has been provided in addition to these comments to outline all the changes.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	PD Format The PD has been reformatted to match the City's new PD template.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	SR 44 Pedestrian Pathway FDOT will need to review this proposed sidewalk location, and may require dedication/easement for connection.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pedestrian Path Provide the width dimension of the pedestrian pathway.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building Separation Dimensions Provide dimensional building separation. (Side-to-side and rear to side)	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	ROW Use Permit All improvements/access along North Ridgewood will require a ROW use permit from Volusia County Traffic Engineering. Contact Omar Atallah, Volusia County Traffic Engineering (OAtallah@volusia.org)	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Elevation B Elevation B provides some of the architectural elements that meet the LDR community design standards.	3	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Front Load Townhome Elevations						
Planning	Draft	The front loaded townhomes will need to provide a variation of styles, colors and materials. There will need to be additional architectural elements (front porches, garage overhangs, etc.) added to all sides of the buildings.	1	Emily Ragusa	Emily Ragusa	Yes
Rear Load Porches						
Planning	Draft	Incorporate front porches and additional architectural elements on all sides of the rear load townhomes.	5	Emily Ragusa	Emily Ragusa	Yes
TPA						
Planning	Draft	Show where the proposed TPA is located and calculations	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Building Dimensions						
Planning	Draft	Provide dimensions for the building size and setback standard for each unit type (8-unit, 4-unit, rear and front loaded)	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
West buffer						
Planning	Draft	West buffers shall provide a 100% opaque screen wall in addition to the type "D" landscape buffer.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Hammerhead Tee						
Planning	Draft	Provide a hammerhead tee to allow for fire apparatus turnaround.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Parking Stall Dimensions						
Planning	Draft	Parking stall dimensions can be 9' X19'	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Parking Calculations						
Planning	Draft	Parking calculations are based on total bedroom count. Provide a breakdown of each unit bedroom count and total number of each bedroom type.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Building Location Replace this building with a smaller footprint/unit building to allow adequate access to the driveways.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Driveway setbacks Driveways shall be a minimum of 25 feet in length, and shall not encroach in the sidewalk and/or public ROW.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Proposed Buildings Provide total number of each building type	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Alleyway Rename to 'alleyway' and reduce the width to 20-ft.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Monument Signs Provide details on how the monument signs will not impede the sight triangle.	25045 C1 PD Site Plan 05-02-2025.pdf	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Reclaim Water Developer will be required to install reclaim service to all lots and tracts and main lines to support interior of the project. Offsite extension is required to an agreed upon point TBD.	DeLand Crossings PD Agreement Final 5-5-25.pdf	Jim Alles	Jim Alles	Yes