



Technical Review Committee

**CITY OF DELAND
THURSDAY JULY 17, 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 June 19, 2025 TRC Meeting Minutes
2. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-015 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres located at 800 E Beresford Ave
Description: 408 single-family residential lots with a clubhouse, pocket parks, and city park
Project Manager: Chris Carson/Belinda Williams Collins
5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z25-024 – Planned Development Rezoning for Pulte 472 PD
Project Location: 39.24 acres located at 2051 State Road 472
Description: Residential PD for subdivision with VC approvals
Project Manager: Chris Carson/Emily Kunkel

D. NEW BUSINESS

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
WEDNESDAY, JUNE 18, 2025 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: **1:31 pm**

Members Present:

Debi Glick
Kendall Story
Belinda Collins
Sam Nelson
Emily Kunkel
Kristian Logan
Jamie Lunsford
Ray Bahrami
Steven Danskine
Jim Ailes
Scott Zender
Mariellen Calabro
Jerry Hindman

OLD BUSINESS:

1. Review of May 15, 2025 TRC Meeting Minutes

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

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

Applicants Present:

Mark Watts – Cobb Cole
Greg Giakoumis – Blue Sky
Ash Lexus – Blue Sky
Jeff Powell – Powell Studio Architecture
David Stokes – MMS

*Debi Glick moved to forward the application to Planning Board, pending all comments being addressed and City Commission's determination on the parking waiver application,
Mariellen Calabro seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:
None.

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

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

Applicants Present:
Michael Wojtuniak – Engineered Permits
Jessica Gow – Cobb Cole
Brooke Bell – Cobb Cole

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

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

Applicants Present:
Jessica Gow – Cobb Cole
Brooke Bell – Cobb Cole

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

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

Applicants Present:

Alex Flores – Meritage Homes
Thomas Skelton – American Civil
Nika Zyryanova – MAS Development
Corey Brown – Storch Law Firm
Glenn Storch – Storch Law Firm

Emily Kunkel moved to forward the application to August 13th Planning Board, pending all comments being addressed by July 14th,

Jerry Hindman seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:

None.

ADJOURNMENT:

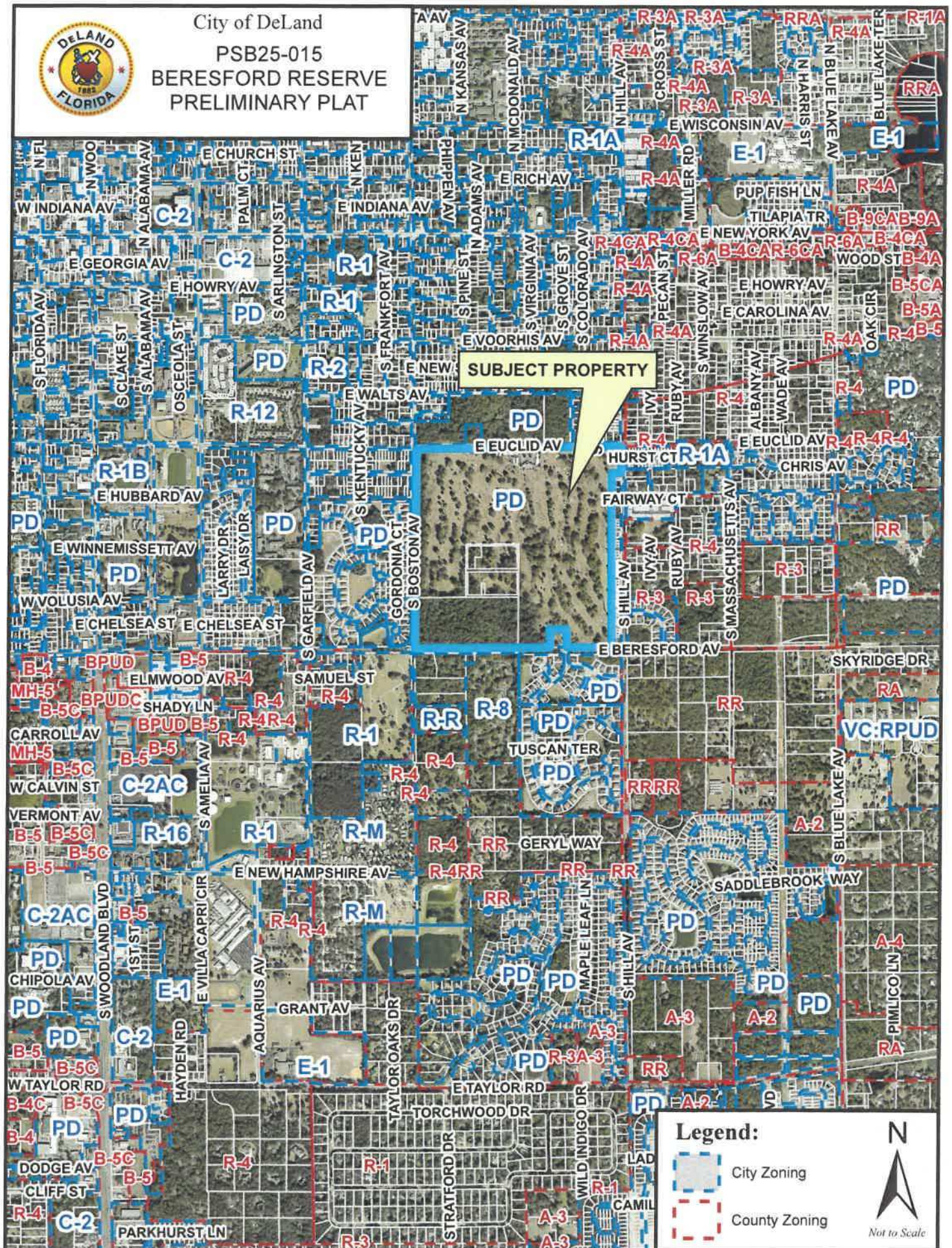
2:37 pm

OLD BUSINESS

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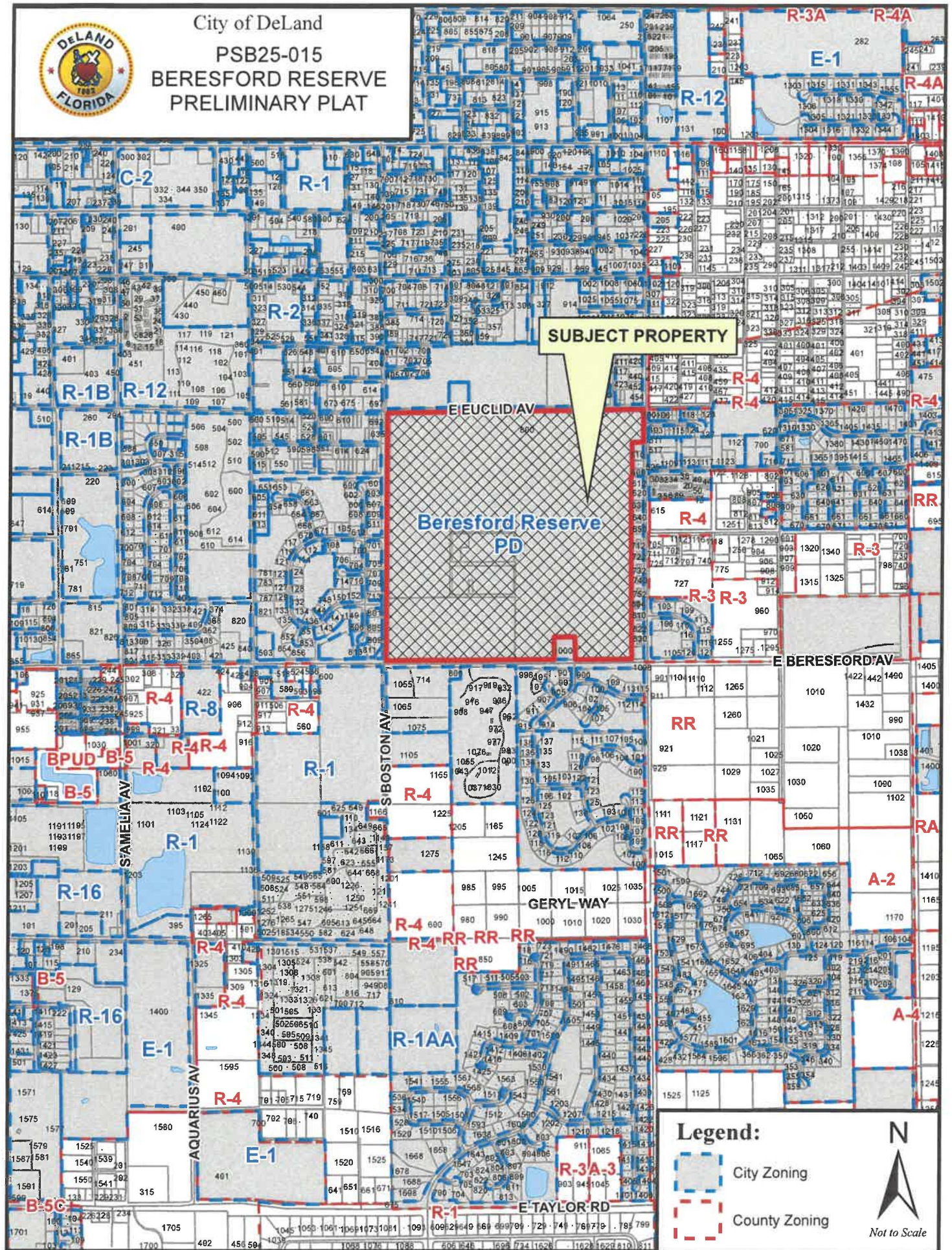


City of DeLand
PSB25-015
BERESFORD RESERVE
PRELIMINARY PLAT





City of DeLand
PSB25-015
BERESFORD RESERVE
PRELIMINARY PLAT



Issues for record PSB25-015

Job Address: 800 E EUCLID AV, DELAND FL 32724

Job Description: Beresford Reserve is a proposed single-family development located between E Beresford Ave and E Euclid Ave. The project scope includes 408 single-family residential lots with a clubhouse, pocket parks, and city parks.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	F. Insecticide Notes 13 to 17 should be 1 to 5.	L0.78	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Canopy Pruning Note 9 Change "WHO'S" to "WHOSE"	L0.78	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Barricade Note 14 Do you anticipate the need for temporary haul or access roads in TPAs? If so, please identify these areas.	L0.78	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Ditto See Planning Comment.	L0.77	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.67	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.66	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees near Matchline to Sheet L0.64 Can these contours be adjusted to preserve additional historic trees?	L0.65	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic and Specimen trees around Pond G Can the pond's perimeter be adjusted to save additional trees?	L0.65	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 983 Can the pipes be adjusted to save an additional historic tree?	L0.65	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees near Tree 978 Can any of these historic trees be preserved?	L0.65	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels for overlapping trees	L0.65	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees around Pond F Could the outline of this pond be adjusted to preserve additional historic trees.	L0.64	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.64	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree III and possibly Tree 110 Could this park be expanded to save one or two more historic trees?	L0.63	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please fix labels on overlapping trees.	L0.63	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Lot 98 Could this lot be converted into a park to save Trees 83 and 82?	L0.62	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 87 and the Historic Tree next to it Can the stormwater be re-routed to save these trees (and can you adjust the label on the tree under Tree 87)?	L0.62	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.62	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 136 Could the pond grading be adjusted to save this tree and the unlabeled tree that is split by the match line?	L0.61	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.61	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees 373, 374, 379, 1046, 1047, and 2443 Can the dry pond be adjusted to save additional historic trees?	L0.60	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels on overlapping trees.	L0.60	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees near Road G What is proposed for these areas? Can any of these trees be saved?	L0.60	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Pond I Could the contours of this pond be modified to save Tree 711, Tree 844, and possibly Tree 845?	L0.59	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees 630 and 456 Could you expand the TPA to save these trees if they are in good condition?	L0.59	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labelling on overlapping trees.	L0.59	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Adjacent to TPA Can this TPA be expanded and the contours adjusted to preserve another historic tree?	L0.58	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Overlapping tree labels Please adjust the labels on the overlapping trees	L0.58	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees 387 and 367 Rather than removing these trees now, is it possible to try to incorporate them into the design of the future community amenity?	L0.57	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Trees Please adjust labels for overlapping trees.	L0.57	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Overlapping Historic Trees Adjust the labels so they can be read. Is there a 60" DBH historic tree in this area? Could a larger park be created to preserve it?	L0.56	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 184 It looks like Tree 184 is in pocket park. Could the park be expanded to save Trees 185 and 186. Why is Tree 184 shown as removed if it is in a park?	L0.56	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees 128 to 131 Can any of the trees adjacent to Road T be saved?	L0.56	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Perimeter Landscaping Is it possible to retain some of the perimeter trees and incorporate them into the landscape plan?	L0.55	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 1950 Please indicate why this tree cannot be preserved.	L0.54	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Pond in dripline of multiple historic trees? Can the shape of this pond be adjusted to limit impact to historic trees?	L0.53	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Lots 179 and 180 Could these lots be converted to a passive park to preserve additional historic trees?	L0.52	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees adjacent to Euclid Please indicate why these trees cannot be preserved.	L0.52	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Lots 170 and 171 There are several historic Live Oaks clustered in this location. Could these lots be turned into a passive park to preserve additional historic trees?	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees on top of trees Please use call outs to indicate the tree numbers and DBHs for areas where tree density limits legibility.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees Please label all historic trees as historic.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Specimen Tree Impacts It does not appear that you will be preserving sufficient specimen trees. Please indicate why additional specimen trees cannot be preserved.	L0.50	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement Calculations This project is only preserving 12% of the historic tree inches on site. Please explain why additional inches cannot be preserved. You will need to go before the Tree Advisory Committee and City Commission for approval to impact historic trees.	L0.50	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font	C4.21	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font	C4.20	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the Legend is very faint and difficult to read.	C4.19	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the legend is very faint and difficult to read.	C4.18	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the legend is very faint and difficult to read.	C4.17	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the legend is very faint and difficult to read.	C4.16	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the legend is very faint and difficult to read.	C4.15	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The font on the Legend is very faint and difficult to read.	C4.14	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Legend Font The text on the legend is very faint and difficult to read.	C4.13	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Font Issue Much of the font on this page and on the Tract Table is very light and difficult to read.	C4.12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	General Note 5 Please modify this note to indicate that any damage to adjacent infrastructure (sidewalks, driveways, streets, etc.) that results from street trees shall be the responsibility of the CDD.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Impacts According to the data you have provided, there are about 150 historic trees on this property, totaling 9,264" DBH. You are proposing to remove 8,120" DBH, or 88% of the total inches. Before any historic trees can be removed, you will need to go before the Tree Advisory Committee and the City Commission and demonstrate to them that the	C0.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
trees are in deteriorated condition or that the property cannot be developed without removing the trees. You will need to show that you have attempted to preserve as many historic trees as possible. Please describe how historic trees were considered during the design of this project and indicate any measures that you have taken to preserve historic trees.						
Forestry	Draft	Area to be Preserved Why are you preserving a cluster of Laurel Oaks and Loblolly Pines immediately adjacent to an area that contains specimen and historic Live Oaks proposed for removal? To remove historic trees, you will need to demonstrate to the City's Tree Advisory Committee and City Commission that you have taken measures to preserve as many historic trees as possible. Areas like this do not support that argument.	L0.67	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree mitigation 1. Provide a list of the historic, specimen and Laurel Oak trees separate from the those listed within the Tree Mitigation Plan (L0.68 – L0.77) including the DBH in order to verify what is being removed and needs to be replaced. Historic tree replacement inches equals 100% of inches removed and 50% for specimen trees. 2. Verify whether or not any of the tree protection areas contain historic or specimen trees that will be maintained or Laurel Oak trees that will be removed. 3. Correct the "Total inches to be mitigated" in the Notes spreadsheet on page L0.77 to read 19,791.5 instead of 19,781.5.	L1.00	Belinda Collins	Belinda Collins	Yes
Forestry	Not Accepted	Detail 10 - Tree Protection Fencing Please replace this detail with the City's Typ Tree Barricade Detail. It can be found on the City website. Last comment from reviewer: The one on Sheet L1.51 is correct, but this one is still not correct. Last response: Comment acknowledged, detail has been incorporated, refer to sheet L1.51	L1.50	Kit Dennis	Mariellen Calabro	Yes
Forestry	Not Accepted	Lot Tree Table Please provide a table that indicates the number of trees that will be on each lot. Lots require one tree per 2500sqft. Each lot must include a front yard canopy tree. Last comment from reviewer: The number of trees required for the townhouse unit is short by 2 trees/unit: Required = 3.36, Provided = 1 Last response: Comment acknowledged, refer to sheet L1.00 for update.	L1.00	Kit Dennis	Belinda Collins	Yes
Forestry	Not Accepted	Historic Tree Mitigation None of the proposed trees with meet the minimum specifications for historic tree replacement. I cannot determine what the required mitigation will be until the requested tree information has been received. For future submittals, please be aware that historic trees that are approved for removal require 100% DBH replacement, and that the minimum size trees accepted for historic mitigation are 6" caliper, and 17' height.	L1.00	Kit Dennis	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: The amount of TPA proposed (628,135 s.f. = 14.4 ac) does not meet the minimum requirement (906,397 = 20.8 ac). A shortage of 6.4 acres. Last response: Comment acknowledged, refer to sheets L0.50 for tree mitigation calculations and sheet L1.00 and L1.51 for landscape plant schedule and calculations.						
Tree Protection Area 15% Tree Protection Area is required and must be placed in tracts.						
Forestry	Not Accepted	Last comment from reviewer: Sheet L0.50 identifies the locations of the TPAs but this sheet should identify the TPA tracts in the table separately from open space.	C4.12	Kit Dennis	Belinda Collins	Yes
Last response: Comment acknowledged, refer to sheet L0.50.						
Complete Tree Survey A tree survey for all non-historic protected trees is still needed. A thorough review cannot be completed until a complete tree survey, and a spreadsheet that shows which trees are to be preserved and which are to be removed is provided. Last comment from reviewer: Mitigation plan is under review. Last response: Please see the uploaded tree survey information.						
Forestry	Not Accepted			Kit Dennis	Belinda Collins	Yes
Reclaimed Water Please confirm all irrigation is serviced by reclaimed water. Add a note that all irrigation will tie in to the reclaimed water system.						
Planning	Draft		L1.00	Christopher Carson	Christopher Carson	Yes
Street Tree Plantings (Sheet L1.00) It appears there are a number of Live Oak street trees proposed in the verge. Consider swapping these with trees species with a less invasive root system.						
Planning	Draft		L1.00	Christopher Carson	Christopher Carson	No
Pond C (Ownership & Maintenance) Currently Pond C is shown as part of the park. Please revise plat so the CDD will maintain & own stormwater pond.						
Planning	Draft		C4.0	Christopher Carson	Christopher Carson	Yes
Recreational Overlay (Sheet C4.0) Remove "Recreational Overlay" from Future Land Use.						
Planning	Draft		C4.0	Christopher Carson	Christopher Carson	Yes
Tree Mitigation Plan It seems there are a number of trees proposed for removal where the existing and proposed grade are close in elevation. Can some of the plans be re-worked to save some of the larger caliper and healthy trees? There are a number of trees where shifting the sidewalk could result in the ability to be saved for example. Please work with Forestry for more technical assistance if needed.						
Planning	Draft		L0.77	Christopher Carson	Christopher Carson	Yes
Median Plantings (Sheet L1.02 & L1.16) It is highly encouraged to swap a minimum of 2-3 palms from the entry island with canopy tree(s). This will provide a much better gateway to the subdivision. Please do the						
Planning	Draft		L1.02	Christopher Carson	Christopher Carson	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
same for the south entryway for at least one of the palms since there is a proposed drainage pipe.						
Planning	Draft	Offsite Trees for removal (Sheet L0.5) There are some trees offsite proposed for removal. Is there permission from the applicable property owner to do so? It would be staff's preference to keep the existing trees unless site constraints don't allow.	L0.65	Christopher Carson	Christopher Carson	Yes
Planning	Draft	TPA Area (Sheet L0.50) The provided TPA does not meet the required. Please clarify and/or update as needed.	L0.50	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Side Street Setback Callout (Sheet 4.4) Consider making this callout match the rest of the side street callouts. *Side Setback Roadway Adj. (Typ.)	C4.4	Christopher Carson	Christopher Carson	No
Planning	Draft	Pocket Park sidewalk Consider adding a sidewalk to the pocket park near the rear loaded units.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Synthetic Turf (Sheet L3.50) Is turf being proposed for the development? How many sq. ft.? Will affect Impervious Surface area if included in project. Recommend removing detail and any reference to turf.	L3.50	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Proposed Plantings More than half of the proposed species are non-native. Please increase the number of native species. If all or a majority of plantings are native, this can be considered an element of LID. Be sure to fill in the table as marked up. Also provide the percentage of plants that are Florida Friendly, Native as a note. Some additional native shrubs to consider include beautyberry, buttonbush (wet), cocoplum, false rosemary, azalea, darrow's blueberry Additional groundcovers to consider include dune sunflower, blue porterweed, twinflower, wild petunia, brown's savory, wild strawberry, lyreleaf sage (wet), blue eyed grass (wet), frogfruit	L1.51	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Proposed Plantings Please swap the Japanese Privet and Asparagus Fern as they are invasive or are no longer recommended for planting by IFAS as they are predicted to be invasive. https://edis.ifas.ufl.edu/publication/ST352 Some native alternatives include: Eastern Redbud, Simpson Stopper, Silver Buttonwood, Florida Privet, Chickasaw Plum	L1.51	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Callout (Sheet C4.9) Applicant will coordinate with the property owner?	C4.9	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Drainage Easement b/w Lots 165, 166 (Sheet C4.1) Is the drainage easement between lots 165 and 166 needed since this is part of the OS-1	C4.1	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tract?						
Planning	Draft	Lot 170, Lot 174 Streetside Setback (Sheet C4.1) The setback line adjacent to Road L on Lot 170 & Lot 174 should be a 15' streetside setback and not 25'.	C4.1	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Setbacks flipped (Sheet C4.5) The clouded setbacks are flipped. The front yard setback should be 15' and the rear setback should be 25' for the 40' rear load units. Be sure to shift the building envelopes. Also be sure to correct the labels on Sheet C4.6 to match.	C4.5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Site Data Table - Lot Dimensions (Sheet C4.0) Update the min. Floor area for townhomes to be 750 sq. ft. Update the Proposed lot coverage for the townhome units to be in compliance with the 50 % impervious surface area. Plans showing 4 unit townhome at 46.9 % and 6 unit townhome at 49.5 % but each lot will need to meet.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	Road H We understand the width required for Road H but please consider reducing Road H to a one-way road (East to West) to function as an alley serving the rear loaded product. Coordinate with fire Marshal to reduce the one-way road to the minimum required by fire code. Also consider eliminating the sidewalks along road H and increase the sidewalk width along the park and along the rear loaded homes adjacent to Road G to 10'. This will provide more space for landscaping to the rear of the homes.	C4.0	Christopher Carson	Christopher Carson	Yes
		Last comment from reviewer: Please make the highlighted portion of Road U a tract rather than right of way which will consist of a driveway to serve the residential units. This will decrease the impervious. Last response: The sidewalks have been removed from both sides of the road U. Additionally, sidewalk width along the path and along the rear loaded lots adjacent to road T have been increased to 10' except where the sidewalk is adjacent to the parking spaces. Refer to sheet C4.5. The road was kept at 20 ft. wide for 2-way traffic this allows for more				
Planning	Not Accepted	LID Please include additional LID elements. Some elements to consider include permeable driveways, rain gardens, vegetated bioswales, bioretention, etc. Last comment from reviewer: Thank you for providing the permeable crosswalks. Please include additional LID treatments with your next submittal. Last response: All the crosswalks will be constructed of permeable pavers.	C4.0	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Draft CC&R's Provide Draft CC&R's if available.	C4.1	Christopher Carson	Christopher Carson	Yes
		Last response: Draft CC&R's to be included in the next submittal				
Planning	Not Accepted	Stormwater Pond Plantings Can native plantings be planted around the perimeter of the pond to help runoff? Additional tree plantings? Please consider around all ponds.	L1.01	Christopher Carson	Christopher Carson	No
		Last comment from reviewer: Thank you for providing the additional trees. Additional stormwater plantings could qualify as an LID element.				
		Last response: Comment acknowledge, ponds within the community will be dry ponds and do not require perimeter plantings to assist with runoff. Additional tree plantings have been implemented to assist with tree mitigation calculations. Please refer to the landscape series.				
Planning	Not Accepted	Elevations Please provide a bit more detail like which elevations goes with which product type. 50' unit for example. Which units are to be oriented around the park? Cambell?	CAMDEN_JK	Christopher Carson	Christopher Carson	Yes
		Last response: To be included in the next submittal.				
Planning	Not Accepted	Roadway Is it the applicant's desire to have this as a 4-lane (2-lanes each way) road?	C4.9.1	Christopher Carson	Christopher Carson	No
		Last comment from reviewer: Thank you for clarifying. Please reduce the northbound travel lane to 14' and make median larger (12'), or consider a 10' travel lane with striping for a 5' shoulder (15' total).				
		Make the same modification at the northern subdivision entrance but on the southbound travel lane.				
Planning	Not Accepted	Last response: Road A south and north entrances have been revised to 3 lanes (two lanes out and one lane in). Please refer to sheets C4.2 and C4.9.1.	TH PEARSON_A	Christopher Carson	Christopher Carson	Yes
		Community Design Standards There is not enough distinguishment between Pearson A & Pearson B to meet the intent of the Community Design Standards. Please provide an additional model. Provide 360-degree elevations, label building materials and dimension to show compliance with community design standards. Last response: To be included in next submittal				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Model Homes If model homes are anticipated, please identify the lots and add a note that separate site plan is required.						
Planning	Not Accepted	Last comment from reviewer: Did not see which lots are identified for model homes. Please identify which lots if not already called out. Last response: A note was added to sheet C4.0	C4.1	Christopher Carson	Christopher Carson	Yes
Outside Agency Approvals Be sure to upload any outside agency permit approvals such as DEP or Volusia County.						
Planning	Not Accepted	Last comment from reviewer: Informational: Last response: Acknowledged.	C4.0	Christopher Carson	Christopher Carson	No
Plat Standard Information Be sure to provide permanent reference and permanent monument points at every corner, change of direction, and street right of way, as applicable according to State Statutes. Also be sure any and all easements and widths are shown.						
Planning	Not Accepted	Last comment from reviewer: Thank you for providing the additional labels & dimensions. Comment to remain as informational. Last response: : Bearing and dimensions callouts have been added to all Right of Way lines in the detailed preliminary plat sheets. Additionally, lot lines dimensions and bearings are depicted in the detailed site plan sheets. See sheets C4.12-4.21.	C4.12	Christopher Carson	Christopher Carson	No
Lot Landscaping Provide plantings (variety of trees, shrubs & groundcover) around all stormwater ponds.						
Planning	Not Accepted	Last comment from reviewer: Additional stormwater pond plantings could count as an LID element. Last response: Comment acknowledged, stormwater ponds are dry and do not require additional planting material. Refer to sheet L1.00 for the typical lot tree requirements, further information pertaining to specific lot landscape is at the discretion of the developer and to be determined at the time of lot construction.	L1.00	Christopher Carson	Christopher Carson	No
Road Names Have the road names been approved for use? Be sure to include the actual road names. Be sure each street includes the width as applicable.						
Planning	Not Accepted	Last comment from reviewer: Road names are under review. Last response: A letter has been provided with this upload of Street names for the City to review/approve.	C4.12	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	Lot Number's Be sure each lot (Preliminary Plat) is numbered.	C4.12	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last comment from reviewer: Understand the labels will be finalized with the final submittal. All labels are likely drawn but some are hidden by other text/labels. Lot no's 35, 114, 117, 189 are not shown. Also please shift the lot 52 label for better transparency.						
Last response: Lot numbers have been added to the preliminary plat sheets. See sheets C4.12-4.21						
Rear Loaded Alley Architecture Please provide larger front porch amenity areas for the rear loaded housing products.						
Planning	Not Accepted	Last comment from reviewer: Please provide a supplemental showing which unit type go to what elevation.		Christopher Carson	Christopher Carson	Yes
Last response: Please see uploaded and revised products						
Architecture Provide elevations for the townhome units. Be sure to label elevations materials and dimensions.						
Planning	Not Accepted	Last comment from reviewer: Provide elevations for all sides. Be sure to label elevations materials and dimensions		Christopher Carson	Christopher Carson	Yes
Last response: To be included in next submittal						
Resubmittals Please note, a resubmittal may result in additional comments if plans did not provide enough detail to complete the review, or if substantial changes are required based on staff comments. Applicant initiated changes may also result in additional comments.						
Planning	Not Accepted	Last comment from reviewer: Informational:		Christopher Carson	Christopher Carson	No
Last response: Acknowledged						
Amenity Details Provide details on all amenity areas including clubhouse and pocket parks.						
Planning	Not Accepted	Last comment from reviewer: Thank you for providing additional amenity details. Will setup meeting between Rick Hall, applicant, and myself (Chris Carson) to finalize park amenities.	C4.0	Christopher Carson	Christopher Carson	Yes
		Last response: Comment acknowledged, hardscape plans have been incorporated into the plan set, refer to L3.00-L3.15 for additional information. Details regarding the primary amenity are still being discussed and will be implemented into the next submittal.				
Parking stalls Parallel on-street parking must meet the City's parking dimensions of 9 x 22. Revise all on-street parking spaces to meet.						
Planning	Not Accepted	Last response: All parking stalls have been revised to 9' x 22'.	C4.2	Christopher Carson	Christopher Carson	Yes

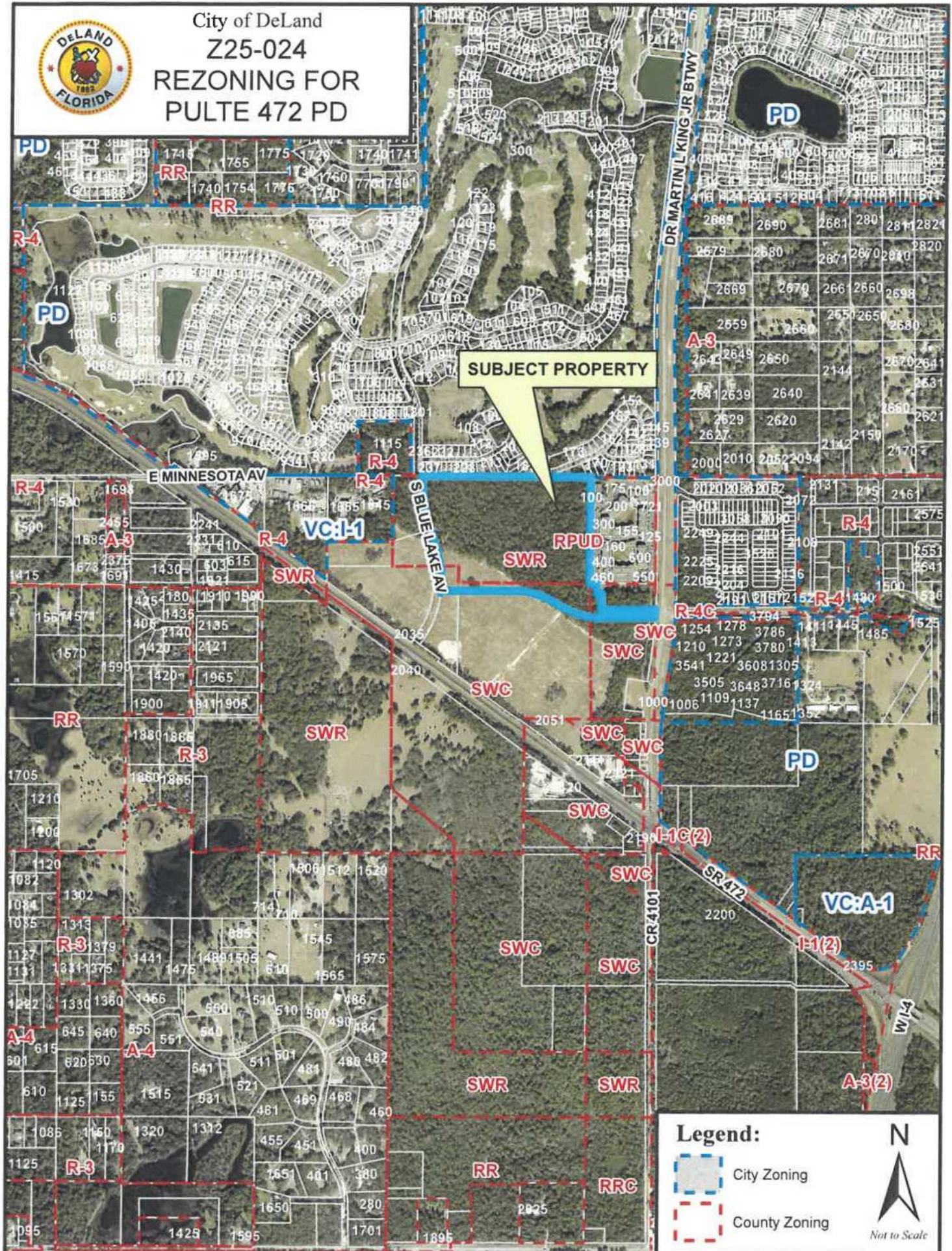
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	Architecture The same architectural style cannot be used for both the 6 and the 8-unit townhomes. Please revise the architecture to comply with the Community Design Standards, Section 33-94. Varied rooflines/ridge line is required. Please see attached ordinance clarifying the monotony section of the regulations along with a requirement for detailed architectural elevations depicting compliance with the Community Design Standards. Last response: To be included in next submittal	C4.0	Christopher Carson	Christopher Carson	Yes
		Park Provide details of Park and all pocket parks. What sort of equipment or amenities are provided. Please include dimensions and details if playground equipment, dog park, or other formal amenities are provided. Last comment from reviewer: For the pocket parks, please provide setback and other dimensions as applicable. Last response: Comment acknowledged, pocket parks details have been included refer to sheet L3.50 -L3.51 for hardscape details.	C4.9	Christopher Carson	Christopher Carson	Yes
		Preliminary Plat - Sheet C4.14 Please provide detailed plan for the City Park Tract. Tract shall be developed under separate site plan. Coordinate with Rick Hall for site design. Last comment from reviewer: Comment to remain as informational. A meeting will be setup to finalize park. Last response: Acknowledged. City Park details will be provided under a separate permit as initiated in the first round of comments.	C4.14	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	Preliminary Plat - Tracts Please separate drainage and TPA's into stormwater tracts and TPA tracts respectively. Also be sure to add Maintenance responsibility to the Tract Table. Last comment from reviewer: It would be preferred if the TPA's were in a separate tract as TPA/Open Space, and then Open Space since not all open space is necessary used for TPA. Last response: Acknowledged. City Park details will be provided under a separate permit as initiated in the first round of comments	C4.12	Christopher Carson	Christopher Carson	Yes

OLD BUSINESS

3

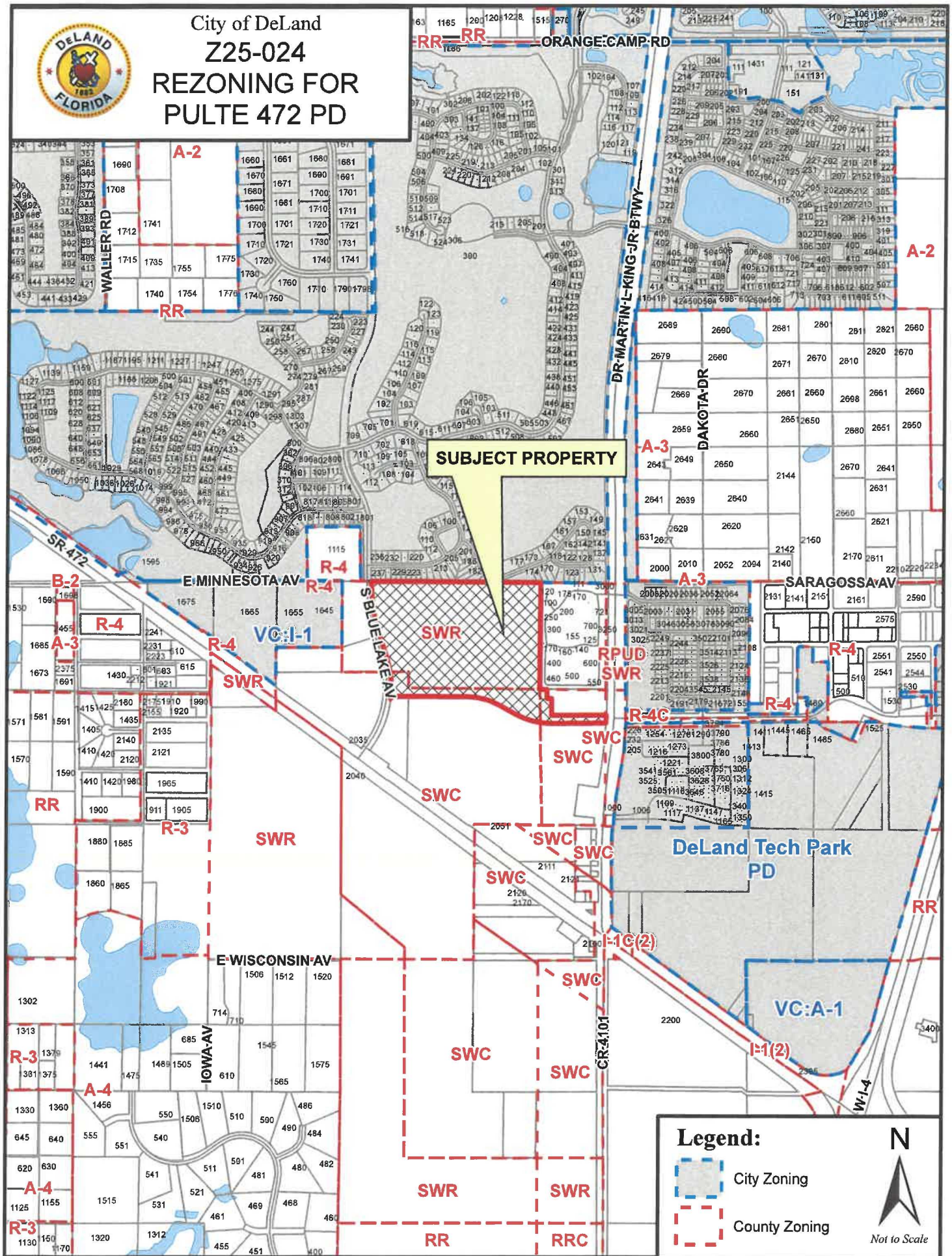


City of DeLand
Z25-024
REZONING FOR
PULTE 472 PD





City of DeLand
Z25-024
REZONING FOR
PULTE 472 PD



Issues for record Z25-024

Job Address: 2051 STATE ROAD 472, DELAND FL 32724

Job Description: To rezone the northern portion of the parcel from County SWR & SWC to City PUD for residential units

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	In Review	Page 11, Lines 1 to 3 Add language indicating that any damage to infrastructure (streets, sidewalks, driveways, etc.) due to trees shall be the responsibility of the HOA.	PLANNED DEVELOPM ENT	Mariellen Calabro	Deborah Glick	Yes
		Last response: This language has been added to Section J.9 of the attached revised PD Agreement dated 7/9/2025.	T-with exhibits (rev 6-10-2025).pdf			
Forestry	In Review	Line 20 Line 20 says that the project will be developed in one phase, but then it lists the order of phases.	PLANNED DEVELOPM ENT	Mariellen Calabro	Deborah Glick	Yes
		Last response: The language in Section G has been revised to note one phase. See the attached revised PD Agreement dated 7/9/2025.	AGREEMEN T-with exhibits (rev 6-10-2025).pdf			
Forestry	In Review	Line 23 Change Tree Preservation Areas to Tree Protection Areas.	PLANNED DEVELOPM ENT	Mariellen Calabro	Deborah Glick	Yes
		Last response: This language has been revised in the attached PD Agreement dated 7/9/2025.	AGREEMEN T-with exhibits (rev 6-10-2025).pdf			
Forestry	In Review	OS-3 What is the proposed width of this Natural Vegetation Retention Area? We typically do not allow Tree Protection Areas in backyard areas. Will the HOA be responsible for maintenance of this area?	1496-Plan_Overall-C-2.0 OVERALL PLAN (rev 6-2-2025).pdf	Mariellen Calabro	Deborah Glick	Yes
		Last response: The Tree Protection Areas are outside of the lot areas. Please see the revised PD Overall Plan dated 6/30/25. The HOA will be responsible for the maintenance of these areas. Please see the language in Section J.9 of the attached revised PD Agreement dated 7/9/2025.				
Forestry	In Review	Tree Protection Area Provided Please show how much TPA has been provided. The 39.24 AC project area requires 5.89 AC, and the 1.82 AC offsite stormwater pond requires 0.27 AC.	Ford 472 Overall Plan C-2.0 (rev	Kit Dennis	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: For consistency, on the plans and in the Tract Table, identify the areas as either TPA or landscape buffer as well as the acreage of each. And specify the amount of such area in OS-1. The tree protection areas, open space areas and natural vegetation areas all seem to be one in the same. Last response: These comments were generated based on a previous Overall Plan. The Overall Plan has been revised. Please see the attached revised Overall Plan dated 6/30/2025.	12-20-2024).pdf			
		OS-3, OS-1 You are showing OS-3 as a natural vegetation retention area. This may be hard to accomplish due grading that may be necessary for the lots that surround it. OS-1 also includes NVRA that may be encroached in by grading for lots.				
Forestry	In Review	Last comment from reviewer: Verify if a tree survey has been provided and whether or not any historic or specimen trees are located in those areas. Last response: These comments were generated based on a previous Overall Plan. Please see the attached revised Overall Plan dated 6/30/2025. Also attached are the Landscape/Tree Plans approved by Volusia County.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Kit Dennis	Deborah Glick	Yes
		Tree Protection Area Tracts The Tree Protection Areas will need to be labeled in the tract table. TPA acreage will need to be shown.				
Forestry	In Review	Last comment from reviewer: TPA is not called out specifically. Verify if the Landscape buffer listed in the Tract Table is the same as the TPA Last response: These comments were generated based on a previous Overall Plan. The Overall Plan has been revised. Please see the attached revised Overall Plan dated 6/30/2025.	Ford 472 Overall Plan C-2.0 (rev 12-20-2024).pdf	Kit Dennis	Deborah Glick	Yes
		TPA - Landscape Buffer Calcs (Sheet L100) Please provide a supplemental sheet to show buffer plantings (Show Quantity & Width). Please provide the individual TPA acreages to verify 15 % compliance.				
Planning	In Review	Last response: Sheet L100 is being revised and will be submitted before the 7/17/2025 TRC meeting.	PLANNED DEVELOPM ENT AGREEMEN T-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
		Pre-Final Plat Building Permit Construction (Pd, Pg. 7) Please remove "up to 50 % of the approved lots are authorized to receive building permits and commence construction..."				
Planning	In Review	This should be requested at preliminary plat. If this is still desired, reduce the number of units that may be constructed prior to the issuance of the final plat. Last response: Please see the revised language in Section H of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMEN T-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	In Review	CC&R Provide Draft CC&R's if available.	PLANNED DEVELOPM ENT AGREEMENT-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	No
		Last response: Please see the attached draft CC&R's.				
		Phases of Development (PD, Pg. 6) A bit confusing since you mention being developed in one phase and then below talk about phasing. Understand that all site work will be included and then vertical construction will occur. Re-word for clarification. If phased construction may occur, please include timeline of when mass-graded areas shall be stabilized to limit future runoff. (30 calendar days seems reasonable) Last response: Please see the revised language in Section G of the attached revised PD Agreement dated 7/9/2025.				
Planning	In Review	Buffer Standards (PD, Pg.10) Will there be a perimeter wall constructed as part of the project? Last response: There will not be a perimeter wall constructed as part of this project. Please see the revised language in Section J.5 of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
		Townhomes - Max. ISR (PD, Pg. 9) Is the intent of this standard to be a cumulative of all townhomes units or is this for each individual townhome unit? If for each unit, the typical lot layout is calculating at +/- 83 %.				
		Last response: The language has been revised in Section J.2.f. of the attached revised PD Agreement dated 7/9/2025 to show overall ISA and per TH lot ISA.				
Planning	In Review	Maximum Length - Townhome Buildings The maximum length is 150 feet. [LDR 33-17.09] Add a standard to the PD that the maximum length is 160'. Last response: The maximum lot length for TH's have been added in Section J.2.d. of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
		Two-Family Uses - (PD - Pg. 8) Remove reference to Two-Family since this is not listed as a permitted use.				
		Last response: Noted. The reference has been removed in Section J.2. of the attached revised PD Agreement dated 7/9/2025.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			6-10-2025).pdf			
Planning	In Review	PD - Pg. 6 Remove and replace with "No administrative amendments may be authorized." Last response: Noted. The language has been revised in Section C of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
Planning	In Review	PD - Pg. 6 Remove "of the" Add "of" Last response: Noted. The language has been revised in Section F of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT T-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
Planning	In Review	Comp Plan. Ord. No. Sheet Swap: Update to match template. Last response: The Comp Plan Ordinance No. has been updated in the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT T-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
Planning	In Review	Application Date (PD pg. 2) Fill in the application date Last response: The application date has been filled in on page 2 of the attached revised PD Agreement dated 7/9/2025.	PLANNED DEVELOPM ENT AGREEMENT T-with exhibits (rev 6-10-2025).pdf	Christopher Carson	Deborah Glick	Yes
Planning	In Review	PD Agreement - Environmental Considerations Clarify this went/is going through County approvals and standards. . . Last comment from reviewer: Please upload all County approved documents to Accela for the City's records. (Endangered & threatened species report, geotech, drainage calcs, etc.) Last response: Please see the attached County approved documents.	PD Agreement with exhibits-472 PD (2-15-2025).pdf	Christopher Carson	Deborah Glick	Yes