



# Technical Review Committee

CITY OF DELAND  
THURSDAY NOVEMBER 20, 2025 AT 1:30 P.M.  
CITY OF DELAND TRC MEETING ROOM  
DELAND, FLORIDA

## A. CALL TO ORDER

## B. ROLL CALL

## C. OLD BUSINESS

1. Review of October 16, 2025 TRC Meeting Minutes
2. **Applicant Name:** Christopher Gmuer – Gmuer Engineering LLC  
**Project Name:** SP24-068 – Class II Site Plan for a Elliano's  
**Project Location** 0.57 acres located at 1850 S Woodland Blvd  
**Description:** 800 sf drive thru coffee shop  
**Project Manager:** Sam Nelson
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
4. **Applicant Name:** Leonardo Gomes – Mint Homes USA LLC  
**Project Name:** Z24-209 – Planned Development Rezoning for DeLand Apartments  
**Project Location** 2.5 acres locate at 1107 E New York Ave  
**Description:** 25 apartments and 8 commercial units  
**Project Manager:** Kendall Story/Chris Carson

## D. NEW BUSINESS

1. **Applicant Name:** Sean Fortier – KCG Engineering  
**Project Name:** SP25-098 – Class II Site Plan for Canopy Reserve  
**Project Location** 39.24 acres located at 2051 State Road 472  
**Description:** Amenity Center  
**Project Manager:** Emily Kunkel
2. **Applicant Name:** Sean Fortier – KCG Engineering  
**Project Name:** SP25-184 – Class II Site Plan for Canopy Reserve  
**Project Location** 0.888 acres located at 2051 State Road 472  
**Description:** Model Center  
**Project Manager:** Sam Nelson

3. **Applicant Name:** Strickland Smith – Heidt Design  
**Project Name:** PSB25-165 – Preliminary Plat for Cresswind Phase 4 & 5  
**Project Location** 70.55 acres located at 2751 E New York Ave  
**Description:** 219 Single Family Lots  
**Project Manager:** Belinda Williams Collins
  
4. **Applicant Name:** Mark Watts – Cobb Cole  
**Project Name:** Z25-168 – Planned Development Rezoning for Ace Hardware  
**Project Location** 1.47 acres located at the NE corner of Amelia and Howry Ave  
**Description:** Rezone from C-2 to PD  
**Project Manager:** Emily Kunkel/Sam Nelson
  
5. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc  
**Project Name:** SP25-174 – Class II Site Plan for DeLand Toyota  
**Project Location** 2.36 acres located at 1701 S Woodland Blvd  
**Description:** Parking Expansion  
**Project Manager:** Sam Nelson

***E. ADJOURNMENT***

# OLD BUSINESS

1

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**CITY OF DELAND  
TECHNICAL REVIEW COMMITTEE MEETING  
MEETING MINUTES  
THURSDAY, OCTOBER 16, 2025 - 1:30 P.M.  
CITY HALL**

OPENING OF MEETING:

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

Members Present:

Carol Kuhn, Chairperson  
Debi Glick  
Samuel Nelson  
Belinda Collins  
Kendall Story  
Scott Zender  
Mariellen Calabro  
Laureen Kornel  
Ray Bahrami  
Steven Danskine  
Jamie Lunsford

OLD BUSINESS:

1. Review of September 18, 2025 TRC Meeting Minutes

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

NEW BUSINESS:

1. **Applicant Name:** Karina Fournier – Anthemnet, Inc.  
**Project Name:** SP25-132 – Class II Site Plan for a communication tower  
**Project Location:** 0.055 acres located at 1352 S Blue Lake Ave  
**Description:** 155' Monopine Tower  
**Project Manager:** Kendall Story

**Applicants Present:**  
Gerri Nelson – TEP  
Mike Wright – NCBC

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

2. **Applicant Name:** Karina Fournier – Anthemnet, Inc.  
**Project Name:** MS25-133 – Minor Subdivision for Blue Lake Taylor Minor Subdivision  
**Project Location:** 4.7 acres located at 1352 S Blue Lake Ave  
**Description:** Create lot 2,400 sf lot for a communication tower  
**Project Manager:** Kendall Story

**Applicants Present:**  
Gerri Nelson – TEP  
Mike Wright – NCBC

*Kendall Story moved to conditionally approve the application, subject to all comments being satisfied,  
Steven Danskine seconded the motion.  
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Willie Robinson – Robinson Signature Realty, LLC  
**Project Name:** SSB25-158 – Sketch Plan for Plexes Subdivide  
**Project Location:** 2.17 acres located at 1500 S Adelle Ave  
**Description:** 3 Lot Subdivision  
**Project Manager:** Belinda Williams Collins

**Applicants Present:**  
None.

*No action required.*

4. **Applicant Name:** Mark Watts – Cobb Cole  
**Project Name:** Z25-170 – Planned Development Amendment for DeLand Tech Park  
**Project Location:** 146.97 acres located at 1465 Cassadaga Rd  
**Description:** PD amendment to add additional use  
**Project Manager:** Kendall Story

**Applicants Present:**  
Mark Watts – Cobb Cole

*Kendall Story moved to forward the application to Planning Board, subject to all comments being satisfied,  
Jamie Lunsford seconded the motion.  
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Josh Sasouness– DeLand FL Property, LLC  
**Project Name:** FSB25-137 –Final Plat for McDonald Property Subdivision  
**Project Location:** 18.388 acres located at 450 N McDonald Ave  
**Description:** 4 Lot Subdivision

**Project Manager:** Kendall Story

**Applicants Present:**  
Travis Terpstra – FNI

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

6. **Applicant Name:** Ray Bahrami – City of DeLand  
**Project Name:** SP25-172 – Class II Site Plan for a Tennis and Pickleball Courts  
**Project Location:** 15.38 acres located at 816 S Amelia Ave  
**Description:** David E. Disney Tennis Center and Pickleball Court expansion and upgrade  
**Project Manager:** Chris Carson/Kendall Story

**Applicants Present:**  
None.

*Kendall Story voted to conditionally approve the application at the October 16, 2025 meeting, pending all comments being addressed. The TRC also voted to remove the Class B Landscape Buffer requirement from the perimeter of the project,  
Scott Zender seconded the motion.  
The TRC Committee voted unanimously in favor of motion.*

7. **Applicant Name:** Rodolphe Brun – 3 DOT Realty  
**Project Name:** MS25-160 – Minor Subdivision for 2 parcels  
**Project Location:** 0.65 acres located at 424 W Howry Ave  
**Description:** Create 2 parcel  
**Project Manager:** Sam Nelson

**Applicants Present:**  
Erika Arias  
Ambrosio Lazaro

*Kendall Story moved to conditionally approve the application at the October 16, 2025 meeting, pending all comments being addressed. The TRC also voted to allow the existing fence to remain on the newly created vacant lot,  
Ray Bahrami seconded the motion.  
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:  
None.

ADJOURNMENT:  
**2:28 pm**

# OLD BUSINESS

2



City of DeLand  
 SP24-068  
 ELLIANOS COFFEE



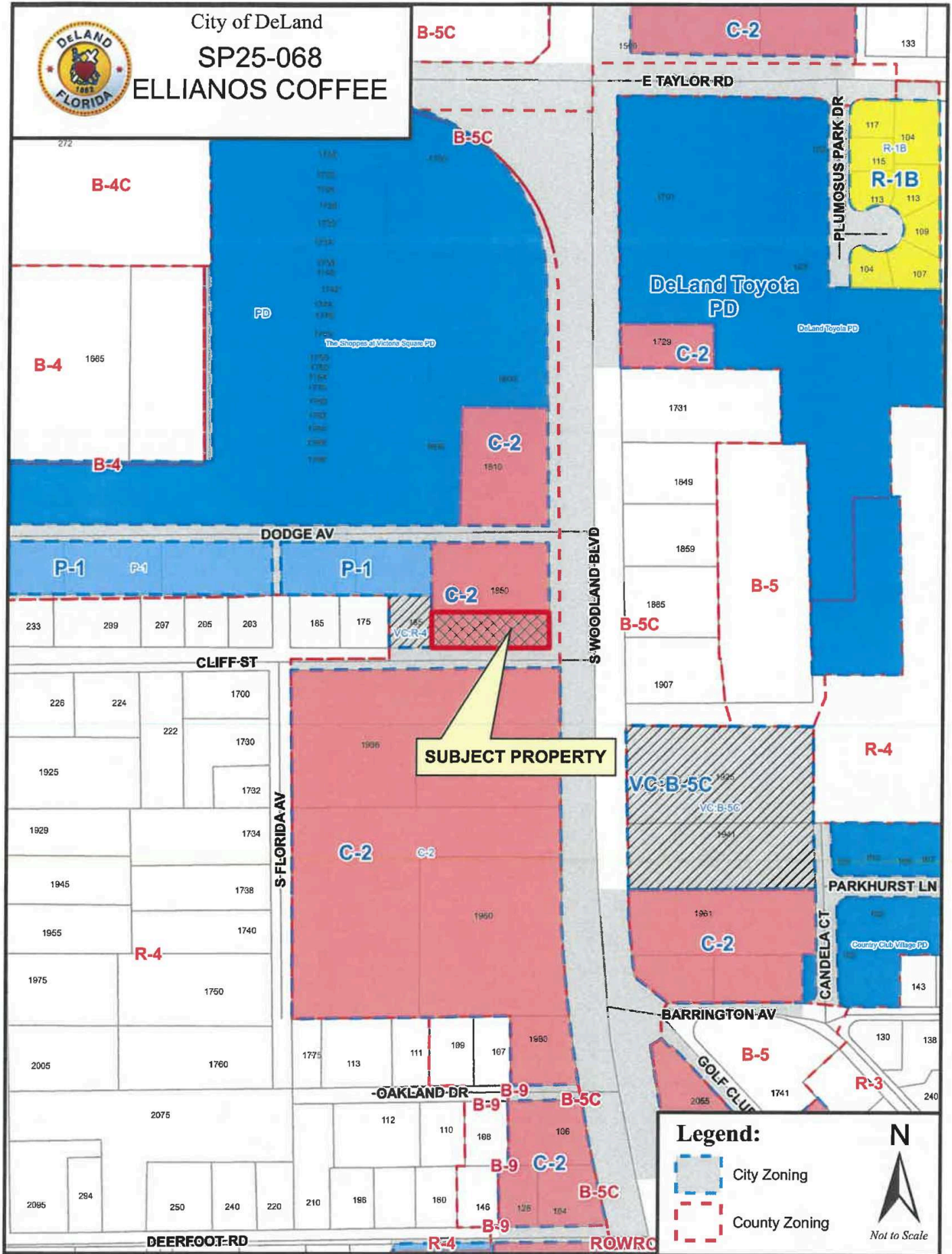
**Legend:**

- City Zoning
- County Zoning

**N**  
  
 Not to Scale



City of DeLand  
 SP25-068  
 ELLIANOS COFFEE



**SUBJECT PROPERTY**

**Legend:**

- City Zoning
- County Zoning

**N**  
  
 Not to Scale

**Issues for record SP24-068**

**Job Address: 1850 S WOODLAND BLVD, DELAND FL 32720**

**Job Description: The proposed drive-through coffee shop restaurant is located on Parcel #PID# 702806000120 and shares the site with a Burger Kind Restaurant located at 1850 S Woodland Blvd, DeLand, FL 32720 and proposes to remove a large area of the existing site improvement on the southern portion of the site, construct the restaurant, drive through lanes, and expand the existing stormwater management facilities while preserving the exfiltration pipes.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	<b>Grading</b> Provide grading information to ensure proper drainage.	C-200	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Asphalt Thickness</b> Typically, 1.5" SP-9.5 Asphalt is the thinnest utilized, unless a Geotechnical Report indicates otherwise.	C-100	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Sidewalk Width</b> The apparent 5' wide sidewalk between the parking spaces and drive thru lanes is adversely impacted by the location of the handicapped parking sign. Ensure that the sign is located as close to the parking space as possible to leave as wide a path as possible. A detail would be helpful.	C-100	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Concrete?</b> It is unclear what surface the 5' wide area between the 6" curbs separating the parking spaces from the drive thru lanes is intended to be. The landscape plans seem to indicate concrete, but there is no hatch pattern shown. Please review for consistency.	C-100	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Sign Detail</b> Per previous comment, please provide a handicapped parking sign detail.	C-100	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	<b>Stormwater</b> 1. The Engineer shall provide a signed and stamped letter attesting that the existing exfiltration system is performing as originally designed and permitted. 2. There appears to be a concrete weir separating retention areas SMF #1 and SMF #2, but there are no details. Provide details.  <b>Last comment from reviewer:</b> Provide with next submittal.  <b>Last response:</b> 1. We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can then dedicate the resources to complete the existing infiltration system evaluation. We appreciate your patience.	C-200	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>2. We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details of these components. We appreciate your patience.</p>				
		<p><b>Traffic and Access</b></p> <ol style="list-style-type: none"> <li>1. There is no clear path of travel for entering and exiting the site.</li> <li>2. There is not a clear path for emergency access around the building.</li> <li>3. Road widths do not meet the required 20 feet for two way traffic and 14 feet for one way traffic.</li> </ol>				
Fire	Not Accepted	<p><b>Last response:</b> 1. We have made significant revisions to the site layout incorporating an alternative building design based on City feedback.</p> <p>2. We have an adjacent parking lot meeting FL NFPA 18.2.3.2.1.2 and also provide a bypass lane and there are adjacent roads to the south that are within 50 ft of the building with clear access. And per FL NFPA 18.2.3.2.2 the path just has to be less than 150ft and so we believe we meet the access criteria.</p> <p>3. We have made significant revisions to the site layout incorporating an alternative building design based on City feedback.</p>	C-100	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	<p><b>Tree Protection Note 2</b> Please clarify what "Section 329000" is.</p>	C-050	Laureen Kornel	Laureen Kornel	Yes
		<p><b>Part 1 General Notes: Substitutions of Plant Material</b> Add line to this section stating that substitutions must also be approved by the City Forester.</p>				
Forestry	Not Accepted	<p><b>Last comment from reviewer:</b> Add line to this section stating that substitutions must also be approved by the City Forester.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	LS-03	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Minimum Coverage</b> AT .48 AC the site requires 8 trees and 48" DBH. Your plan currently provides 16 trees and 110" DBH. Minimum coverage would be met.</p> <p><b>Last comment from reviewer:</b> AT .48 AC the site requires 8 trees and 48" DBH. Your plan currently provides 16 trees and 110" DBH. Minimum coverage would be met.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p> <p><b>Tree Mitigation Table</b> The removed Magnolias are both specimen trees. Mitigation is 50% DBH for specimen trees. The mitigation for the two magnolias will be 18" DBH. Your current plant list provides 36" DBH. Please correct the Tree Mitigation table.</p> <p><b>Last comment from reviewer:</b> The removed Magnolias are both specimen trees. Mitigation is 50% DBH for specimen trees. The mitigation for the two magnolias will be 18" DBH. Your current plant list provides 36" DBH. Please correct the Tree Mitigation table.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Winged Elm</b> The specs for a 4" caliper Winged Elm for grade 1 are 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.</p> <p><b>Last comment from reviewer:</b> The specs for a 4" caliper Winged Elm for grade 1 are 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Crape Myrtle</b> In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper Crape Myrtle for Grade 1 are 8' HT, 3.5' Spread, 45 gallon container or 32" Root Ball.</p> <p><b>Last comment from reviewer:</b> In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper Crape Myrtle for Grade 1 are 8' HT, 3.5' Spread, 45 gallon container or 32" Root Ball.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>East Palatka Holly</b>                      In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper East Palatka Holly for Grade 1 are 8' HT, 2' Spread, 45 gallon container or 32" Root Ball.</p> <p><b>Last comment from reviewer:</b> In order to receive replacement or coverage credit for these trees, the caliper will need to be increased to 3". The specs for a 3" caliper East Palatka Holly for Grade 1 are 8' HT, 2' Spread, 45 gallon container or 32" Root Ball.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Live Oak</b>                      The plant list indicates 9 will be planted but there are 10 located on the plan. Please correct whichever is incorrect.                      The specifications for a 4" caliper Live Oak in order to meet Grade 1 standards should be revised to show 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.</p> <p><b>Last comment from reviewer:</b> The plant list indicates 9 will be planted but there are 10 located on the plan. Please correct whichever is incorrect.                      The specifications for a 4" caliper Live Oak in order to meet Grade 1 standards should be revised to show 10' HT, 6' Spread, 100 gallon container or 40" Root Ball.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	LS-01	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Oaks</b>                      Identify all Oaks by species.</p> <p><b>Last comment from reviewer:</b> Identify all Oaks by species.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Grading Near Existing Trees</b>                      It appears you are planning to grade within a few feet of existing trees that are proposed to remain. How far from the trees is the grading to begin? You may want to consider removing these trees and replanting after the grade has been established.</p> <p><b>Last comment from reviewer:</b> It appears you are planning to grade within a few feet of existing trees that are proposed to remain. How far from the trees is the grading to</p>	C-200	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>Tree Protection Area</b>                      At .48 AC the site requires 3,136 sqft of designated Tree Protection Area. Please identify the area on the plans and state the total area provided. Label the area "Tree Protection Area."  <b>Last comment from reviewer:</b> At .48 AC the site requires 3,136 sqft of designated Tree Protection Area. Please identify the area on the plans and state the total area provided. Label the area "Tree Protection Area."  <b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Protection Note 7</b>                      Reword the note to state that only light equipment and the materials needed for landscaping within the area are permitted.  <b>Last comment from reviewer:</b> Reword the note to state that only light equipment and the materials needed for landscaping within the area are permitted.  <b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Protection Note 6</b>                      Reword the note to state that landscaping within a protection area is to be accomplished with light machinery or manual labor only. Grubbing and similar activities are prohibited.  <b>Last comment from reviewer:</b> Reword the note to state that landscaping within a protection area is to be accomplished with light machinery or manual labor only. Grubbing and similar activities are prohibited.  <b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>Tree Protection Note 5</b> Add "from the City Forester" after the word "approval" at the end of the note.</p> <p><b>Last comment from reviewer:</b> Add "from the City Forester" after the word "approval" at the end of the note.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Protection Note</b> Remove all references to "UF" and their associated contact information and standards.</p> <p><b>Last comment from reviewer:</b> Remove all references to "UF" and their associated contact information and standards.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Barricade Detail</b> Please replace the Tree Protection Detail with the City of Deland's Tree Barricade Detail. The detail can be found on our website.</p> <p><b>Last comment from reviewer:</b> Please replace the Tree Protection Detail with the City of Deland's Tree Barricade Detail. The detail can be found on our website.</p> <p><b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p>	C-050	Kit Dennis	Laureen Kornel	Yes
Planning	Draft	<p><b>Parking - Excess Space</b> Per the parking area calculation and bicycle parking space reduction, 7 vehicular parking spaces are required. The ADA space counts towards this total, so please remove a space if possible.</p>	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p><b>Landscape Buffering &amp; Tree Protection Area - Variances</b> It does not appear that the required landscape buffers along Woodland Blvd and Cliff St or the required Tree Protection Area can be met on site due to the property size. A variance from the Planning Board must be obtained to permit a reduction.</p>		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	<p><b>Traffic Flow</b> Please revise the traffic flow arrows to be one-way only. Also, can the parking stalls be revised to be angled to ensure that traffic is one-way?</p>	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p><b>Side Setback</b> The building now appears to be encroaching into the required 10' side setback. Please relocate or reduce the size of the building to be outside of this area.</p>	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	<p><b>Dumpster Enclosure</b> 1. Will garbage collection take place during business hours? If so, it appears that the garbage pickup may conflict with the drive-thru. 2. Please provide a detail for the dumpster enclosure showing materials used and color. <b>Last comment from reviewer:</b> The new located of the enclosure is within the required 10' side setback, please relocate. <b>Last response:</b> 1. Garbage collection is always scheduled to be off-peak hours especially for a coffee shop, we're only busy in the mornings till 11am with only a few customers for lunch. So plenty of time for garbage collection and it has never been an issue at our other locations. 2. We do apologize with this submittal as we have not provided dumpster enclosure details and we will get them in the next submittal if we can get a site plan layout that City staff can approve.</p>	C-100	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	<p><b>Tree Protection Area</b> Fifteen percent of the development must be designated as tree protection area. Please show where this is being met. 33-57.07. (b) Note: As this project is redevelopment the total TPA may be reduced subject to TRC vote. Note: Trees may not be placed within the stormwater management areas. <b>Last comment from reviewer:</b> Fifteen percent of the development must be designated as tree protection area. Please show where this is being met. 33-57.07. (b) Note: As this project is redevelopment the total TPA may be reduced subject to TRC vote. Note: Trees may not be placed within the stormwater management areas. <b>Last response:</b> We revised the site layout trying to incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we</p>	LS-01	Samuel Nelson	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	<p>have a good way forward on the site layout, we can provide the specific details for the proposed landscape revisions. We appreciate your patience.</p> <p><b>Impervious Coverage</b> Please provide a data table showing the proposed impervious and pervious lot coverage.</p> <p><b>Last comment from reviewer:</b> Comment must be addressed prior to site plan approval.</p> <p><b>Last response:</b> We will be happy to add this note as we settle on a site plan layout that City staff feel can be approved.</p>	C-000	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	<p><b>Upward Lighting</b> Please confirm any upward lighting meets the criteria of Sec. 33-94.03 (g).</p> <p>9.All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except:</p> <p>a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.</p> <p>b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.</p> <p><b>Last comment from reviewer:</b> Comment must be addressed prior to site plan approval.</p> <p><b>Last response:</b> We do apologize with this submittal as we have not provided site lighting plans as requested. We had significant comments from other departments and so we needed to focus on seeing if there was a revised site layout that would incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details you are requesting. We appreciate your patience.</p>	A6	Samuel Nelson	Samuel Nelson	Yes
Planning	Not Accepted	<p><b>Photometric Plan</b> Please provide a photometric plan for the project showing any proposed site lighting and foot-candles to the property line. (33-94.03. (g))</p> <p>1.Site lighting shall be scaled for the intended use and be compatible with the architectural character of the building. The use of thematic lighting is encouraged for projects with a historical character, or where such historic character helps the project relate to the surrounding neighborhood or to the historic Deland streetscape. Proposed historic fixtures are subject to city review and the appropriateness of such fixtures will be determined during the site review process. Landscape lighting is encouraged. A lighting plan, including photometric calculations, shall be submitted to the city for review.</p> <p>2.Off-site areas shall be shielded from offensive or excessive illumination. Illumination</p>		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles.

**Last comment from reviewer:** Comment must be addressed prior to site plan approval.

**Last response:** We do apologize with this submittal as we have not provided site lighting plans as requested. We had significant comments from other departments and so we needed to focus on seeing if there was a revised site layout that would incorporate the feedback from City staff into a design that we think can feasibly meet the concerns. Once we all think we have a good way forward on the site layout, we can provide the specific details you are requesting. We appreciate your patience.

**WW Line**

What size is the WW line?

Utilities  
Not Accepted

**Last comment from reviewer:** Show the 6" line size on plan set.

C-200  
Scott Zender  
Jim Ailes  
Yes

**Last response:** It is 6 inch.

**Conditions and notes for record SP24-068**

**Job Address: 1850 S WOODLAND BLVD, DELAND FL 32720**

**Job Description: The proposed drive-through coffee shop restaurant is located on Parcel #PID# 702806000120 and shares the site with a Burger Kind Restaurant located at 1850 S Woodland Blvd, DeLand, FL 32720 and proposes to remove a large area of the existing site improvements on the southern portion of the site, construct the restaurant, drive through lanes, and expand the existing stormwater management facilities while preserving the exfiltration pipes.**

Discipline	Status	Type	Details	Attached To	Created By
Planning	Open	Note	<p>Signage</p> <p>All signage shown is for illustrative purposes only. A separate sign permit will be required.</p> <p>Maximum signage area is calculated per 33-75.04 of the code. An excerpt is below:</p> <p>2. For buildings and for each tenant storefront 50 feet in length or less, the maximum sign area shall be determined by multiplying the building front foot (length of building that faces street) by 1.5 feet.</p>	A6	Samuel Nelson

# OLD BUSINESS

3





**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
		<p><b>Ditto</b> See Planning Comment.</p> <p><b>Last comment from reviewer:</b> Please identify the trees that were saved as a result of consideration of this comment.</p> <p><b>Last response:</b> Comment acknowledged. We have reviewed the site conditions in relation to this comment and confirm that no additional trees can be preserved. The inability to retain additional trees is due to the established development lot layout, lot grading requirements, overall site grading needs, stormwater infrastructure placement, and other required site improvements. All impacted historic trees will be mitigated in accordance with the City requirements.</p>	L0.77	Mariellen Calabro	Belinda Collins	Yes

Forestry	Not Accepted	<p><b>Historic Trees near Matchline to Sheet L0.64</b> Can these contours be adjusted to preserve additional historic trees?</p> <p><b>Last comment from reviewer:</b> Several of trees to be removed have been retained (east side of the residential lot), however, it appears that there are others (west of the residential lot) that could be preserved as well.</p> <p><b>Last response:</b> Due to the extent of the proposed grading in this area, additional historic trees cannot be preserved. We were able to retain the tree highlighted on the plans where the proposed and existing grades were more compatible. However, the historic trees located west of the residential lot cannot be preserved because the grading differential between the property boundary and their location cannot be reasonably accommodated within the required site design. The park located to the south (Sheet L0.65) requires approximately 5 feet of fill to make the site feasible for development. The park to the north (Sheet L0.65) was able to preserve three trees, two historic and one specimen. The pond shown on Sheet L0.64 cannot be modified due to its location, the need to tie back into the proposed lots, and the maximum allowable slope of</p>	L0.65	Mariellen Calabro	Belinda Collins	Yes
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Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		4-1. All impacted historic trees will be mitigated in accordance with City requirements				
		<b>Historic and Specimen trees around Pond G</b> Can the pond's perimeter be adjusted to save additional trees? <b>Last comment from reviewer:</b> Verify whether or not the pond can be adjusted. <b>Last response:</b> The pond perimeter cannot be adjusted due to necessary grading and stormwater volume requirements with the maximum allowable slope of 4:1. The current pond configuration is essential to meeting both site drainage and regulatory stormwater capacity criteria. As such, no additional adjustments can be made to preserve trees within this area. All impacted historic trees will be mitigated in accordance with the City requirements.	L0.65	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted					
		<b>Tree 983</b> Can the pipes be adjusted to save an additional historic tree? <b>Last comment from reviewer:</b> Efforts to preserve tree 983 as well as the one adjacent to it would provide added value to the property and diversion of the pipes to preserve the trees is encouraged. <b>Last response:</b> The storm pipes cannot be adjusted to preserve Tree 983 or the adjacent historic tree. Due to the size of these trees, the required undisturbed root zone diameter would encroach into the adjoining residential lots. The park space also requires approximately 5 feet of fill to make the site feasible for development. With the lot configuration flanking the open space, the proposed lot grading determined the most feasible location for the storm pipe. Given the tight grading constraints, realignment or adjustments to the pipe are not possible without significantly impacting the lot layout and overall site design. All impacted historic trees will be mitigated in accordance with the City requirements.	L0.65	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted					
		<b>Historic Trees around Pond F</b> Could the outline of this pond be adjusted to preserve additional historic trees. <b>Last comment from reviewer:</b> Adjust the outline of this pond to preserve additional historic trees. <b>Last response:</b> The outline of Pond F cannot be adjusted due to stormwater management requirements, grading constraints, and the necessary pond size to meet required volume capacity.	L0.64	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted					

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p>As a result, modifications to the pond shape are not feasible for the preservation of additional historic trees. All impacted historic trees will be mitigated in accordance with the City requirements.</p> <p><b>Tree III and possibly Tree 110</b>                      Could this park be expanded to save one or two more historic trees?</p> <p><b>Last comment from reviewer:</b> Preserving these trees could add value to the property and is encouraged.</p> <p><b>Last response:</b> The park space cannot be expanded or enlarged due to site and lot grading requirements as well as the constraints of the overall lot layout. While we recognize the these historic trees could add, preservation is not feasible within the current design parameters. All impacted historic trees will be mitigated in accordance with the City requirements.</p>	L0.63	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Lot 98</b>                      Could this lot be converted into a park to save Trees 83 and 82?</p> <p><b>Last response:</b> Lot 98 cannot be converted into additional park space due to grading restrictions and the constraints of the overall site lot layout. This area requires approximately 8 feet of cut, which would significantly impact the root systems and overall viability of Trees 83 and 82. As a result, preservation of these trees is not feasible. All impacted trees will be mitigated in accordance with City requirements.</p>	L0.62	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Tree 87 and the Historic Tree next to it</b>                      Can the stormwater be re-routed to save these trees (and can you adjust the label on the tree under Tree 87)?</p> <p><b>Last response:</b> Alternative stormwater alignments were reviewed in this area; however, due to lot grading constraints, the pipes cannot be re-routed to preserve Tree 87 or the adjacent historic tree. The grading limitations make preservation infeasible without significant impacts to the lot layout and site design. The tree label near Tree 87 has been adjusted as requested. All impacted trees will be mitigated in accordance with City requirements.</p>	L0.62	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Tree 136</b>                      Could the pond grading be adjusted to save this tree and the unlabeled tree that is split by the match line?</p> <p><b>Last response:</b> The pond grading in this location cannot be adjusted due to stormwater</p>	L0.61	Mariellen Calabro	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		design requirements and the need to maintain proper volume and grade transitions. As a result, preservation of Tree 136 and the adjacent unlabeled tree split by the match line is not feasible. All impacted trees will be mitigated in accordance with City requirements				
		<b>Trees 373, 374, 379, 1046, 1047, and 2443</b> Can the dry pond be adjusted to save additional historic trees?				
Forestry	Not Accepted	<b>Last response:</b> The dry pond in this area cannot be adjusted due to stormwater overflow requirements and grading constraints necessary to meet regulatory design standards. As a result, preservation of Trees 373, 374, 379, 1046, 1047, and 2443 is not feasible. All impacted historic trees will be mitigated in accordance with City requirements.	L0.60	Mariellen Calabro	Belinda Collins	Yes
		<b>Historic Trees near Road G</b> What is proposed for these areas? Can any of these trees be saved?				
Forestry	Not Accepted	<b>Last response:</b> This area is proposed as an open park space with hardscape improvements. Due to significant grade differentials approximately 8 feet of fill required between existing and proposed elevations preservation of the historic trees is not feasible. The grading necessary to construct the park would adversely impact the health and stability of these trees. All impacted historic trees will be mitigated in accordance with City requirements.	L0.60	Mariellen Calabro	Belinda Collins	Yes
		<b>Pond I</b> Could the contours of this pond be modified to save Tree 711, Tree 844, and possibly Tree 845?				
Forestry	Not Accepted	<b>Last response:</b> The contours of Pond I cannot be modified to preserve Trees 711, 844, and 845. The grading adjustments required to retain these trees are not feasible due to stormwater design and volume requirements. As a result, the preservation of these trees is not possible. All impacted trees will be mitigated in accordance with City requirements.	L0.59	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<b>Trees 630 and 456</b> Could you expand the TPA to save these trees if they are in good condition?	L0.59	Mariellen Calabro	Belinda Collins	Yes
		<b>Last response:</b> The TPA cannot be expanded to preserve Trees 630 and 456, as both are located within proposed residential lots. Expanding the TPA in this area would remove these lots from the overall site layout, which is not feasible within the approved development program. The				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p>lot lengths in this area have already been reduced in order to maximize the TPA. All impacted trees will be mitigated in accordance with City requirements.</p> <p><b>Historic Tree Adjacent to TPA</b> Can this TPA be expanded and the contours adjusted to preserve another historic tree?</p> <p><b>Last comment from reviewer:</b> (Four historic trees saved)</p> <p><b>Last response:</b> The TPA cannot be expanded and the contours cannot be further adjusted in this area due to grading constraints and the established lot layout. The pond size has already been reduced to maximize the TPA. However, four historic trees adjacent to this location have been preserved, as shown on the updated plans. All impacted trees will be mitigated in accordance with City requirements.</p>	L0.58	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Trees 387 and 367</b> Rather than removing these trees now, is it possible to try to incorporate them into the design of the future community amenity?</p> <p><b>Last response:</b> Incorporating Trees 387 and 367 into the design of the future community amenity is not feasible. The required critical root zones conflict with the necessary grading for both the proposed lots and the amenity areas. Additionally, Tree 387 is located near the property boundary, further limiting design flexibility, and approximately 6 feet of fill is required in this area. As a result, these trees must be removed to allow the proposed site development program to proceed. All impacted historic trees will be mitigated in accordance with City requirements.</p>	L0.57	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Overlapping Historic Trees</b> 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?</p> <p><b>Last comment from reviewer:</b> Please provide a response to the comment.</p> <p><b>Last response:</b> The tree labels in this area will be adjusted as requested. There is not a historic tree present; however, there is a 73" DBH historic tree located near the center of a proposed lot. Unfortunately, the park space cannot be enlarged to accommodate preservation of this tree, as doing so would significantly reduce the overall lot count and create conflicts with the</p>	L0.56	Mariellen Calabro	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		approved development program. All impacted historic trees will be mitigated in accordance with City requirements.				
Forestry	Not Accepted	<p><b>Tree 184</b> 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?</p> <p><b>Last comment from reviewer:</b> Please respond. Acknowledgement is inadequate.</p> <p><b>Last response:</b> Although Tree 184 is located within the pocket park, its size results in a critical root zone that extends into the adjacent residential lots. The necessary lot grading in this area restricts preservation of the tree, as the root zone disturbance cannot be avoided. Similarly, the park to preserve Trees 185 and 186 is not feasible, as it would impact the overall lot layout and grading design. All impacted trees will be mitigated in accordance with City requirements.</p>	L0.56	Mariellen Calabro	Belinda Collins	Yes
		<p><b>Perimeter Landscaping</b> Is it possible to retain some of the perimeter trees and incorporate them into the landscape plan?</p> <p><b>Last comment from reviewer:</b> Staff acknowledges that some trees are now being retained due to the addition of TPA, however, there are others nearby that appear to be available for retention as well. Explain the rationale for their removal.</p> <p><b>Last response:</b> Additional perimeter tree preservation in this area is not feasible due to grading constraints. A 4:1 slope is required from the back of the lots, and Tree 2135 is located only 4 feet from the cut line, making preservation infeasible. Similarly, Tree 2138 is located 7 feet from the cut line and would also be significantly impacted. The steep grade differentials along the rear of these lots adversely affect the critical root zones of the remaining trees, preventing their retention. The current TPA designation reflects the only viable locations where trees can be preserved under the proposed grading conditions. All impacted trees will be mitigated in accordance with City requirements.</p>	L0.55	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Lots 179 and 180</b> Could these lots be converted to a passive park to preserve additional historic trees?</p> <p><b>Last response:</b> Conversion of Lots 170 and 171 into a passive park space is not feasible, as doing so would eliminate required residential lots and conflict with the overall development program.</p>	L0.52	Mariellen Calabro	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>While we recognize the value of the historic Live Oaks in this area, preservation is not possible within the current site design. All impacted historic trees will be mitigated in accordance with City requirements.</p>				
		<p><b>Historic Trees adjacent to Euclid</b> Please indicate why these trees cannot be preserved.</p>				
Forestry	Not Accepted	<p><b>Last response:</b> The historic trees adjacent to Euclid have been preserved and are reflected within the updated TPA area on the plans. No additional preservation is feasible beyond what is shown due to grading and lot layout constraints.</p>	L0.52	Mariellen Calabro	Belinda Collins	Yes
		<p><b>Lots 170 and 171</b> There are several historic Live Oaks clustered in this location. Could these lots be turned into a passive park to preserve additional historic trees?</p>				
Forestry	Not Accepted	<p><b>Last response:</b> Conversion of Lots 170 and 171 into a passive park space is not feasible, as doing so would eliminate required residential lots and conflict with the overall development program. While we recognize the value of the historic Live Oaks in this area, preservation is not possible within the current site design. All impacted historic trees will be mitigated in accordance with City requirements.</p>	L0.51	Mariellen Calabro	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>Specimen Tree Impacts</b> It does not appear that you will be preserving sufficient specimen trees. Please indicate why additional specimen trees cannot be preserved.</p> <p><b>Last comment from reviewer:</b> Please indicate why additional specimen trees cannot be preserved.</p> <p><b>Last response:</b> Specimen tree preservation has been evaluated throughout the site, and we are preserving all trees feasible under the existing conditions and within the designated TPA areas. Unfortunately, many of the specimen trees are located in areas that directly conflict with fine grading, lot grading, stormwater ponds, utilities, and building pads for the proposed lots. While every effort has been made to identify opportunities for preservation, additional specimen trees cannot be saved without compromising the development program and necessary site infrastructure. All impacted specimen trees will be mitigated in accordance with City requirements.</p> <p><b>Tree Replacement Calculations</b> 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.</p> <p><b>Last comment from reviewer:</b> Numerous suggestion on methods to save more trees have been provided. Explain why they cannot (or) are not being implemented.</p> <p><b>Last response:</b> The project is preserving more than the required 15% TPA area, as shown in the updated calculations on Sheet L0.50. While we have evaluated and considered numerous options to increase preservation of the historic trees, additional inches cannot be retained due to constraints created by grading, stormwater management, utilities, and the overall lot layout necessary for development. Every effort has been made to maximize preservation where feasible, and the current plan reflects the balance between tree retention and essential site improvements.</p> <p>We recognize that this project will require a presentation to the Tree Advisory Committee and City Commission, and we are prepared to demonstrate the efforts undertaken, the technical limitations encountered, and the mitigation measures proposed in accordance with City requirements.</p>	L0.50	Mariellen Calabro	Belinda Collins	Yes
Forestry	Not Accepted	<p><b>Historic Tree Impacts</b> According to the data you have provided, there are about 150 historic trees on this</p>	C0.0	Mariellen Calabro	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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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 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.

**Last comment from reviewer:** While some efforts have been made, there are several other adjustments that could be made to save more trees that were not made but were only acknowledged.

**Last response:** istoric tree preservation has been a primary consideration throughout the design of this project. We have expanded the TPA areas to capture and preserve as many historic trees as possible, and grading adjustments were evaluated in multiple locations to attempt to save additional trees. In addition, we have made significant design modifications in an effort to maximize preservation, including adjusting pond depths, reducing pond sizes, reducing lot dimensions, and reorienting utilities and storm pipes based on grading requirements. These efforts demonstrate that every possible measure has been explored to balance preservation with the technical needs of the site.

Despite these efforts, further adjustments to save more trees are not feasible without compromising the viability of the development. The project is exceeding the minimum required TPA and includes a mitigation plan that proposes replacement with 6" caliper trees, totaling thousands of inches, in accordance with City requirements. We understand that this project will require review by the Tree Advisory Committee and the City Commission. At that time, we are prepared to demonstrate the extensive preservation and redesign efforts that have been undertaken, the technical limitations that prevent additional preservation, and the comprehensive mitigation plan we are implementing to offset necessary removals. We respectfully ask that the City work with us to recognize these efforts and allow this development to move forward.

Forestry	Not Accepted	<b>Area to be Preserved</b> 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	Belinda Collins	Yes
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Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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Forestry	Not Accepted	<p><b>Last comment from reviewer:</b> Explain why the laurels were preserved.</p> <p><b>Last response:</b> The preservation of the Laurel Oaks and Loblolly Pines in this area is based on where the proposed grading allowed viable retention. Preservation efforts were not about hand-selecting certain trees, but rather identifying those that could realistically survive within the site's grading and infrastructure constraints. While these trees are not the historic Live Oaks referenced in the comment, they remain part of our overall preservation effort, and they contribute toward meeting and exceeding the required TPA.</p> <p>All historic and specimen trees were evaluated for preservation potential; however, where preservation was not feasible due to grading, utilities, and lot layout requirements, mitigation has been provided in accordance with City standards.</p> <p><b>Historic Tree mitigation</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <p><b>Last comment from reviewer:</b> Specimen tree replacement inches should total 50% of inches removed. Page L0.78 is the page containing the table requested, however, the information provided for Specimen trees does not indicate the number of inches to be removed, only the number of trees removed.</p> <p>Based on the total preserved inches for ALL trees, I deducted that approximately 7,597 inches of specimen trees is to be preserved which exceeds the requirement, however, it is requested that this number be verified and added to the table on page L0.78.</p> <p><b>Last response:</b> The requested list of historic, specimen, and Laurel Oak trees (separate from the overall Tree Mitigation Plan) has been provided. Please refer to the updated tree mitigation sheets (L0.79 – L0.86) for this information, including DBH values for verification of removals and replacements.</p>	L1.00	Belinda Collins	Belinda Collins	Yes
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Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>The tree protection areas do contain historic and specimen trees that will be maintained, as noted on the updated plans. Laurel Oak trees designated for removal have also been identified within the plan set. The "Total Inches to be Mitigated" in the note's spreadsheet on Sheet L0.78 has been corrected to read 18,642 in accordance with staff's comment.</p>				
Planning	Draft	<b>Sign</b> Sign in R/W. Please relocate to be on property.	C4.2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<b>Lot 50</b> Verify lot 50 width. 40' required.	C4.3	Christopher Carson	Christopher Carson	Yes
		<p><b>Road Names</b> Be sure road names are updated throughout all sheets.</p> <p><b>Last comment from reviewer:</b> Some sheets show the old road names still.</p> <p><b>Last response:</b> Comment acknowledged, road names are updated and concise throughout plan sheets</p>	C4.0	Christopher Carson	Christopher Carson	Yes
		<p><b>Density (Sheet C4.0)</b> Please add density calculation to site data table.</p> <p><b>Last comment from reviewer:</b> Please update density, should be 2.58 DU/AC, based on 139 acres.</p> <p><b>Last response:</b> The density calc. was added to the site data table.</p>	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<b>LID</b> Please include additional LID elements. Some elements to consider include permeable driveways, rain gardens, vegetated bioswales, bioretention, etc.	C4.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>Last comment from reviewer:</b> See redlined LID narrative.</p> <p><b>Last response:</b> Comment Acknowledged, LID memo included in next submittal</p>				

# OLD BUSINESS

4





City of DeLand  
Z25-209  
PD REZONING FOR  
DELAND APARTMENTS



**Legend:**

- City Zoning
- County Zoning

N  
 Not to Scale

**Issues for record Z24-209**

**Job Address: 1107 E NEW YORK AV, DELAND FL 32724**

**Job Description: A three-story building, on the first floor there would be 8 commercial spaces and 5 apartments, the second and third floors would have 10 apartments each. For a total of 25 apartments and 8 commercial spaces.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	<p><b>M. Low Impact Development Standards</b> The existing pond area in the northwest quadrant of the property receives runoff from the developments to the north. These existing onsite flows must not be adversely impacted by the development.</p>	PLANNED DEVELOPMENT AGREEMENT sign.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<p><b>Storm Video</b> The storm drain piping shall be video recorded and submitted to the City.</p>	2.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<p><b>As-Builts</b> As-Built plans shall be submitted electronically in both pdf and CAD formats. pdfs must be signed and sealed on each sheet.</p>	2.0	Steven Danskine	Steven Danskine	Yes
Engineering	Not Accepted	<p><b>Stormwater</b> Section H, Stormwater Drainage. The development shall retain the 100-yr/24-hr storm event onsite. The development shall continue to accept all stormwater discharges that currently flow onto the site both from developed and undeveloped sites, to include the stormwater runoff from the Lofts and Alhambra Villas developments to the north of this development. All stormwater modeling and calculations shall include evaluation of these existing onsite flows.</p>	PD Agreement - DELAND APARTMENT S.pdf	Steven Danskine	Steven Danskine	Yes
<b>Last response: ADJUSTMENT INCORPORATED INTO THE NEW PLAN</b>						
Forestry	Draft	<p><b>Planned Development Agreement</b> Please coordinate this agreement with the Planning Department in accordance with the City of Deland Planned Development template.</p>	PLANNED DEVELOPMENT AGREEMENT sign.pdf	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<p><b>N. Environmental Considerations</b> Change the word "Preservation" to "Protection".</p>	PLANNED DEVELOPMENT AGREEMENT sign.pdf	Laureen Kornel	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Clarification</b> 1. What is the difference between landscape cover existing trees and new landscape cover tables?</p>	10.2	Belinda Collins	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p><b>Last comment from reviewer:</b> 1. What is the difference between landscape cover existing trees and new landscape cover tables?</p> <p><b>Last response:</b> Table names were changed to provide clearer information.</p> <p><b>General comments</b></p> <ol style="list-style-type: none"> <li>Landscape Specifications Note 1.3.1 should reference Florida Grades and Standards for Nursery Plants 2022 – Florida Department of Agriculture and Consumer Services.</li> <li>Landscape Specifications Note 1.4. all substitutions must be approved by the City Forester</li> <li>Notes 1.10, 1.11, and 4.10 fix spacing</li> <li>Note 4.1: text is missing after the word "healthy"</li> <li>Plant schedule needs multiple revisions. Remove Basswood. Change all to 3" caliper minimum. Add and "I" to the end of muscar</li> <li>The small tree planting detail is missing text in two areas on the right side of the graphic. The first describes stake placement, and the second is related to rootball requirements.</li> </ol>				
Forestry	Not Accepted	<p><b>Last comment from reviewer:</b> 1. Landscape Specifications Note 1.3.1 should reference Florida Grades and Standards for Nursery Plants 2022 – Florida Department of Agriculture and Consumer Services.</p> <ol style="list-style-type: none"> <li>Landscape Specifications Note 1.4. all substitutions must be approved by the City Forester</li> <li>Notes 1.10, 1.11, and 4.10 fix spacing</li> <li>Note 4.1: text is missing after the word "healthy"</li> <li>Plant schedule needs multiple revisions. Remove Basswood. Change all to 3" caliper minimum. Add and "I" to the end of muscar</li> <li>The small tree planting detail is missing text in two areas on the right side of the graphic. The first describes stake placement, and the second is related to rootball requirements.</li> </ol> <p><b>Last response:</b> 1. Reference updated 2. Note added. 3. Notes fixed. 4. Corrected paragraph. 5. Plant schedule removed of this sheet. 6. Detail text completed.</p>	10.1	Belinda Collins	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Oak Species</b> Oak trees need to be identified by species. The charts will need to be updated.</p> <p><b>Last comment from reviewer:</b> Oak trees need to be identified by species. The charts will need to be updated.</p> <p><b>Last response:</b> Oak trees identified. Tables updated.</p>	10.2	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	<p><b>Plant Schedule</b> Update the plant schedule. Basswood has been removed from the plan. The minimum size replacement tree is 2" DBH (3" caliper), 8' HT, 45 Gallon container size. If your tree survey identifies historic trees, and removal is approved, you will need to provide replacement trees for 100% of the historic DBH removed. The minimum size replacement tree for historic removals is 6" caliper, 17' HT, 200-gallon container.</p> <p><b>Last comment from reviewer:</b> Update the plant schedule. Basswood has been removed from the plan. The minimum size replacement tree is 2" DBH (3" caliper), 8' HT, 45 Gallon container size. If your tree survey identifies historic trees, and removal is approved, you will need to provide replacement trees for 100% of the historic DBH removed. The minimum size replacement tree for historic removals is 6" caliper, 17' HT, 200-gallon container.</p> <p><b>Last response:</b> All tables and calculations for removed, preserved, and proposed trees have been updated in accordance with the requirements of the code.</p>	10.1	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Protection Area</b> Please label the TPA on the plan. Add TPA to the "Area Schedule".</p> <p><b>Last comment from reviewer:</b> Please label the TPA on the plan. Add TPA to the "Area Schedule".</p> <p><b>Last response:</b> TPA added on the plan and table.</p>	5.0	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Tree Protection Area</b> 15% of the site will need to be Tree Protection Area. The buffers may be used, but they would need to meet the minimum requirements for TPA widths (30' for areas with existing trees to remain, and 20' for areas to be replanted).</p> <p><b>Last comment from reviewer:</b> 15% of the site will need to be Tree Protection Area. The buffers may be used, but they would need to meet the minimum requirements for TPA widths (30' for areas with existing trees to remain, and 20' for areas to be replanted).</p> <p><b>Last response:</b> Buffers area shown on the plans and table. It comply with the 15% minimum required.</p>	10.0	Kit Dennis	Laureen Kornel	Yes
Forestry	Not Accepted	<p><b>Conflicts with Trees Shown to be Preserved</b> 1.5 times the dripline must be protected for historic trees that are to be preserved. The dripline or 10' (whichever's greater) must be protected for all other trees to be preserved. This plan shows development that looks to be within the protected are of existing trees that are shown to be preserved.</p> <p><b>Last comment from reviewer:</b> 1.5 times the dripline must be protected for historic trees that are to be preserved. The dripline or 10' (whichever's greater) must be protected for all other trees to be preserved. This plan shows development that looks to be within the protected are of existing trees that are shown to be preserved.</p>	10.0	Kit Dennis	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
<b>Last response: ADJUSTMENT INCORPORATED INTO THE NEW PLAN</b>						
<b>Tree Survey</b>						
A complete tree survey of all protected trees 6" DBH and greater will be required. Trees must be identified by species. There are several "oaks" shown that would be historic if they are Live Oaks. Identifying them early in the process will prevent delays later on if they are discovered to be historic.						
Forestry	Not Accepted	<b>Last comment from reviewer:</b> A complete tree survey of all protected trees 6" DBH and greater will be required. Trees must be identified by species. There are several "oaks" shown that would be historic if they are Live Oaks. Identifying them early in the process will prevent delays later on if they are discovered to be historic. Provide a tree legend.	4.0	Kit Dennis	Laureen Kornel	Yes
<b>Last response: ADJUSTMENT INCORPORATED INTO THE NEW PLAN</b>						
Planning	Draft	<b>Replace with additional parking</b> Close this aisle and add parking. See mark ups.	5.0	Kendall Story	Kendall Story	Yes
Planning	Draft	<b>Remove details</b> Remove sq. footage details. See mark ups.	5.0	Kendall Story	Kendall Story	Yes
Planning	Draft	<b>Add Dimension</b> Add dimension. See Mark Ups.	5.0	Kendall Story	Kendall Story	Yes
Planning	Draft	<b>Remove - see mark ups</b> Remove. See markups	5.0	Kendall Story	Kendall Story	Yes
<b>Totals only</b>						
First Floor:						
Planning	Draft	Remove details. Make blank box and provide Total Commercial Area Sq. Ft. only	5.0	Kendall Story	Kendall Story	Yes
Second & Third Floor:						
Remove details. Make blank box and provide Total number of units.						
<b>Reduce Aisle Widths to 16'</b>						
Planning	Draft	Reduce drive aisle widths to 16' for one-way traffic. See markups and Concept Plan Mark Ups from staff.	5.0	Kendall Story	Kendall Story	Yes
<b>One way drive aisles</b>						
Planning	Draft	Make these one-way drive aisles. See mark ups and uploaded Concept Plan Mark Ups from staff.	5.0	Kendall Story	Kendall Story	Yes
<b>Reverse angled parking</b>						
Planning	Draft	Reverse angled parking. Concept Plan Mark Ups from staff.	5.0	Kendall Story	Kendall Story	Yes
<b>Landscaping Diversity</b>						
Planning	Not Accepted	Please provide additional canopy tree species. Some types to consider, especially for the	10.0	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>southern buffer include Tulip Poplar, Bluff Oak, Turkey Oak, Pine, etc.</p> <p><b>Last comment from reviewer:</b> Remove specific planting species from exhibit. Species diversity now addressed in suggested PD language. Change landscape buffer name from 1, 2, 3, 4 to N, S, E, W as applicable.</p> <p><b>Last response:</b> Cabbage palms and Southern red cedar (canopy trees) have been proposed for the southern buffer.</p>				
Planning	Not Accepted	<p><b>Setback</b> Is this a 20' setback? Seems off from other lines with same dimension.</p> <p><b>Last comment from reviewer:</b> The circled portion measures at just over 10'.</p> <p><b>Last response:</b> Yes it's supposed to be, adjusted. Dimension shown on the plan.</p>	5.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>Parking layout</b> Shifting all drive aisles to one way with angled parking seems like it will be most efficient layout.</p> <p><b>Last comment from reviewer:</b> Thank you for adjusting the layout to one-way drive aisles. Please reduce the width of the drive aisles to 16-ftq. Coordinate with fire for any further reduction.</p> <p>For the eastern most drive aisle, make this a one way drive-aisle going from south to north. Adjust the affiliated parking to be angled.</p> <p>Adjust the one way aisle immediately east of the building to go from north to south. Also shift the angled parking spaces to match.</p> <p>Adjust the one way aisle immediately north of the building to go from west to east. Also shift the angled parking spaces to match.</p> <p>Please coordinate with the property owner to the north to provide cross-access.</p> <p>Show cross access connection to the north.</p> <p><b>Last response:</b> All parking spaces are proposed with angles, and the drive aisles are proposed to be one-way, with the exception of the drive aisle at the rear of the building with access to the tandem parking spaces.</p>	5.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>Driveway orientation</b> Please orient driveway to maximize tree preservation. A separated right-in, right-out configuration with one-way drive aisles, and vegetated median could possibly accomplish this.</p> <p><b>Last comment from reviewer:</b> See provided markups &amp; other comments for revisions.</p> <p><b>Last response:</b> The suggested possibility was adopted.</p>	10.0	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p><b>Survey &amp; RW</b> Please use survey to draw this plan. Boundary dimensions and labels should be shown. A bit tough to review without this.</p>				
Planning	Not Accepted	<p>Does right of way need to be dedicated for E. New York Ave?  <b>Last comment from reviewer:</b> Be sure to show boundary dimensions and boundary markers to match survey.  <b>Last response:</b> Boundary lines and dimensions are shown on the plan.</p>	5.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>Driveway</b> Adjust driveway to make right-in, right-out only.  <b>Last comment from reviewer:</b> Will be addressed through suggested PD language.  <b>Last response:</b> Driveway modified.</p>	5.0	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>PD</b> See attached PD template. Please ensure the language is modified to be consistent with the PD template.  <b>Last comment from reviewer:</b> Be sure to just use a blank template as provided. See suggested PD verbiage attached.  <b>Last response:</b> PD AGREEMENT REVIEW SUBMITTED</p>	PD Agreement - DELAND APARTMENT S MOD.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>LID</b> Add LID Standards.  <b>Last comment from reviewer:</b> Show LID area on plan exhibit. What percentage of the property is this?  <b>Last response:</b> PD AGREEMENT REVIEW SUBMITTED</p>	PD Agreement - DELAND APARTMENT S MOD.pdf	Christopher Carson	Christopher Carson	Yes
Planning	Not Accepted	<p><b>Amendments</b> Update to match template.  <b>Last comment from reviewer:</b> Will be addressed through suggested PD verbiage.  <b>Last response:</b> PD AGREEMENT REVIEW SUBMITTED</p>	PD Agreement - DELAND APARTMENT S MOD.pdf	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<b>TPA</b> Show Tree Preservation Area on table and denote area on plan.				
Planning	Not Accepted	<b>Last comment from reviewer:</b> Show potential tree protection areas on plan. Need to add up to 15 % of the land use to ensure theoretical compliance. Add a separate legend item for tree protection area(s) to distinguish from green area (Open space).  <b>Last response:</b> TPA added to the table and shown on the plan.	5.0	Christopher Carson	Christopher Carson	Yes
		<b>Photometric</b> Why do these appear different than the other renderings in the submittal?				
Planning	Not Accepted	<b>Last comment from reviewer:</b> Awaiting new design concept, as stated by applicant.  <b>Last response:</b> A NEW DESIGN CONCEPT IS CURRENTLY BEING PRESENTED. ONCE IT IS APPROVED, WE WILL ADJUST ALL ATTACHMENTS ACCORDINGLY.	A9	Christopher Carson	Kendall Story	Yes
		<b>Plant Schedule</b> Can this be moved to the previous sheet?				
Planning	Not Accepted	<b>Last comment from reviewer:</b> Remove all references to specific plantings, instead keep it generic, groundcovers, shrubs, understory trees, canopy trees.  <b>Last response:</b> This table was removed from this sheet and updated tables are on the sheet .....	10.1	Christopher Carson	Christopher Carson	Yes
		<b>Building Height</b> The max. height does not match the PD.				
Planning	Draft	<b>Last comment from reviewer:</b> Building height is incorrect.  <b>Last response:</b> Building height proposed is 44.33 ft.	5.0	Christopher Carson	Kendall Story	Yes
		<b>Sidewalk</b> These sidewalks can be combined to create a wider sidewalk.  Tie in sidewalk with R/W.				
Planning	Not Accepted	<b>Last comment from reviewer:</b> Please show sidewalk connection to E. New York Ave. and N. Hill Ave. See markups  <b>Last response:</b> A single 5' sidewalk is proposed.	5.0	Christopher Carson	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Not Accepted	<p><b>Vicinity Map</b> Provide Scale</p> <p><b>Last comment from reviewer:</b> Scale not added to cover sheet of resubmittal from Oct. 2025.</p> <p><b>Last response:</b> Scale added.</p>	1.0	Christopher Carson	Kendall Story	Yes
Planning	Not Accepted	<p><b>Legal Description</b> Refer to Exhibit "A" of PD.</p> <p><b>Last comment from reviewer:</b> Legal description not on cover sheet.</p> <p><b>Last response:</b> Legal description added on plan.</p>	1.0	Christopher Carson	Kendall Story	Yes
Planning	Not Accepted	<p><b>Property line</b> Please outline the property boundary in bold, black ink, with dimensions.</p> <p><b>Last comment from reviewer:</b> repeat comment.</p> <p><b>Last response:</b> Property line and dimensions shown on the plan.</p>	5.0	Kendall Story	Kendall Story	Yes
Planning	Not Accepted	<p><b>List of Deviations</b> Your list of deviations should be from the City's Land Development Regulations, not from The Lofts. Please be specific. For example, the code requires a parking space for every 200 sq. ft. of commercial use, and you are proposing to provide 1 space for every 300 sq. ft. Your deviation is from the Off-Street Parking standards (sec. 33-91) to allow for a reduction of 100 sq. ft. the required 200 sq. ft., by proposing 1space/300 sq. ft.</p> <p><b>Last comment from reviewer:</b> Document outlining list of deviations was not submitted.</p> <p><b>Last response:</b> ADJUSTMENT INCORPORATED INTO THE NEW PLAN</p>		Kendall Story	Kendall Story	Yes
Planning	Not Accepted	<p><b>ADA Parking Spaces</b> ADA parking spaces must be at least 22' long and 12' wide (+5' loading area). I do not know the width of the ADA spaces and they are only 19' long. Please revise.</p> <p><b>Last comment from reviewer:</b> repeat comment. They are still not the correct size.</p> <p><b>Last response:</b> Dimensions corrected and shown on the plan.</p>	5.0	Kendall Story	Kendall Story	Yes
Utilities	Not Accepted	<p><b>Reuse</b> Show connection to 10" reuse line on Hill Ave. It is a white pipe instead of purple.</p> <p><b>Last comment from reviewer:</b> No reclaim connection for irrigation shown.</p> <p><b>Last response:</b> A NEW DESIGN CONCEPT IS CURRENTLY BEING PRESENTED.</p>	7.0	Jim Ailles	Jim Ailles	Yes

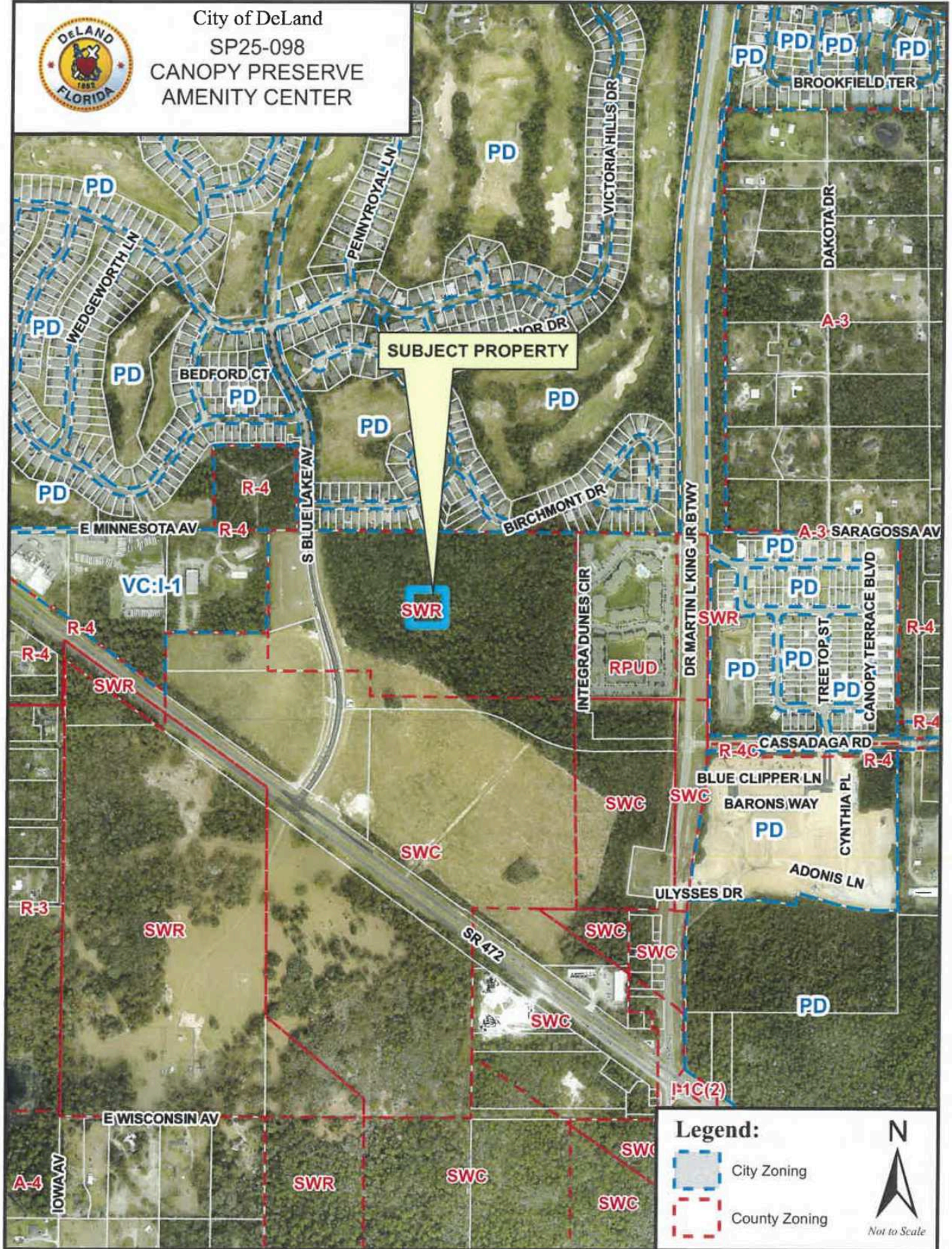
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Not Accepted	<p><b>Utility title</b> City of DeLand and not Volusia county</p> <p><b>Last comment from reviewer:</b> Still same</p> <p><b>Last response:</b> Modified.</p>	1.0	Jim Alles	Jim Alles	Yes

# NEW BUSINESS

1



City of DeLand  
SP25-098  
CANOPY PRESERVE  
AMENITY CENTER



SUBJECT PROPERTY

SWR

Legend:

- City Zoning
- County Zoning





**Issues for record SP25-098**  
**Job Address: 2051 STATE ROAD 472, DELAND FL 32724**  
**Job Description: Amenity Center for Canopy Preserve Subdivision (Formerly Ford 472)**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	<b>Positive Drainage</b> The proposed drainage swales that appear to route stormwater runoff around the sides of the pool deck do not have a positive outfall. Provide a means of evacuating runoff from these areas.	AC-1.0	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Handicap Access</b> Is it feasible to provide wheelchair access to the south side of the pool area from the connecting sidewalk?	AC-1.0	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	<b>Specifications</b> Update specifications for Chickasaw Plum to 3" caliper, 8' height and 45-gallon container size.	L420	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Minimum Coverage</b> Please provide the actual square footage of the project area so that minimum coverage may be calculated. Demonstrate minimum coverage has been met for the Amenity Site.	L401	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree Protection Area</b> Please add a note indicating that Tree Protection Area has been addressed as part of the overall subdivision plan.	L401	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree Survey</b> Please add a note indicating there are no trees are site due to previously approved subdivision site plan.	L401	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Minimum Caliper Size</b> Per the LDR the minimum size for replacement tree is 3" caliper, 8' height, and 45-gallon container. Please update the specifications to reflect the requirement.	L420	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Landscape Notes</b> 2. Please reference Grades and Standards from 2022 rather than "2015".	L420	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Code Plant Schedule</b> Add crown spread and gallon size in accordance with the Florida Grades and Standards 2022.	L420	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	<b>Surface Material</b> Provide a legend of proposed surface material for the site (sod, pavers, asphalt, etc.)	AC-1.0	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	<b>Setbacks</b> Include the dimensions of the setbacks	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Parking Spaces</b> Non ADA parking spaces only need to be 9' x 19', so consider reducing the size and incorporating additional landscaping around the parking lot.	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Impervious Surface</b> Provide a table showing impervious surface required and proposed.	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>TPA</b> Add the identification of TPA to the key table	L401	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Survey</b> Provide a survey of the property/tract - showing the linear dimensions and size of parcel		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Building Elevations</b> Provide the proposed building elevations and color palate		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Landscape Key</b> Please provide the key on the same page as the plan	L420	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Photometric Plan</b> Provide lighting details, location and photometric plan		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Layout Plan Sheet</b> The details (dimensions, callouts, etc.) provided on layout plan sheet need to be added to the site plan sheet.	L201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Bike Rack</b> Details show bike rack - show location and dimensions on plan.	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Fence</b> Add details regarding the size/height of the fence	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Labeling</b> Label each item on the site plan.	AC-1.0	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	<b>Dimensions</b> Revise the site plan to include locations, dimensions and details of all buildings, structures, sidewalks, and pavement. (sidewalk, setbacks, pool deck, fence, parking lot, bathrooms, playground area, etc.)	AC-1.0	Emily Ragusa	Emily Ragusa	Yes

# NEW BUSINESS

2



City of DeLand  
SP25-184  
CANOPY PRESERVE  
MODEL CENTER



SUBJECT PROPERTY

Legend:

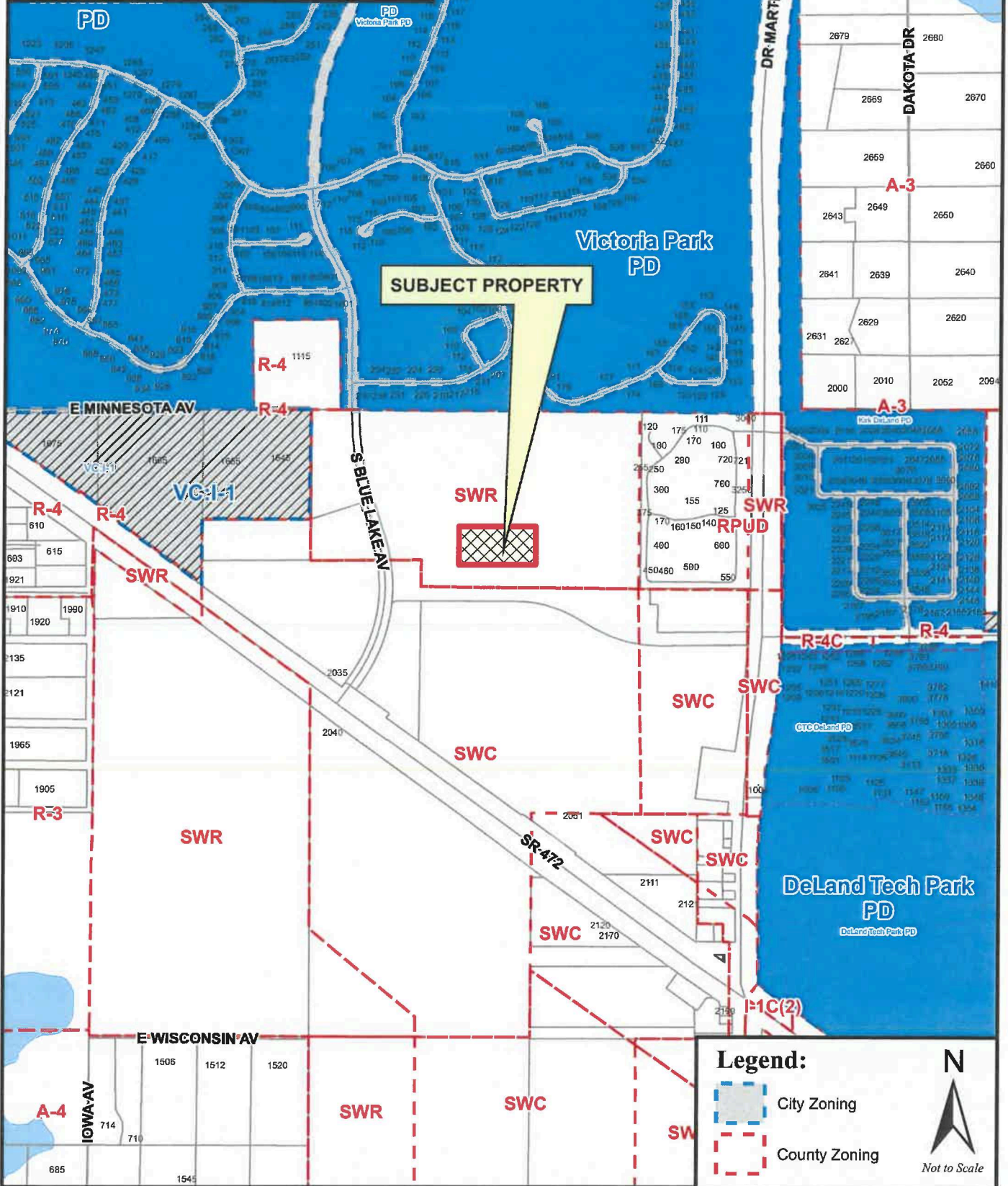
-  City Zoning
-  County Zoning





City of DeLand  
 SP25-184  
 CANOPY PRESERVE  
 MODEL CENTER

Victoria Park  
 PD



Legend:

- City Zoning
- County Zoning



**Issues for record SP25-184**  
**Job Address: 2051 STATE ROAD 472, DELAND FL 32724**  
**Job Description: Canopy Preserve (Ford 472) Model center Proposed model center for the Canopy Preserve (Ford 472) Subdivision project.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	<b>Elevations</b> Provide building elevations for townhomes to determine a need for fire sprinkler systems.	L-301	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	<b>Multi-trunk Planting Detail</b> Adjust detail so that root ball is resting on disturbed sub-grade rather than on the back fill to prevent settling below the natural grade line.	L-303	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>General Notes - Plant Substitutions</b> Please add a note: "Any plant substitutions shall require review and written approval by the City Forester."	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>General Notes</b> Please revise 12" to 6" per American Standard for Nursery stock (ANSI Z60. 1-2014, 1.2.1).	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>TownHomeModel - Plants List (ED)</b> Please adjust specifications to meet Florida Grades and Standards. For ED this would be a 3" caliper, 8" ht., 2' spread and a 45 - gallon container.	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Plant List QS</b> Please adjust specifications to meet Florida Grades and Standards. For QS this would be a 4" caliper, 10" ht., 6' spread and a 100- gallon container. The minimum size caliper is 3", 8 ht., 4' spread and 45-gallon.	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Plant List PO</b> Please adjust specifications to meet Florida Grades and Standards. For PO this would be a 3.5" caliper, 9" ht., 5' spread and a 65- gallon container. The minimum size caliper is 3", 8 ht., 4' spread and 45-gallon.	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Plant List - IAE</b> Please revise the specification to match minimum size requirements of the LDR. For IAE species, that would be 3" caliper, 8ft ht, 3.5' spread and 45-gallon container. The minimum size caliper is 3", 8 ht., 4' spread and 45-gallon.	L-302	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Plant List Tree Replacement Species</b> The first three species are not on the List of Approved Tree Replacement Species. You	L-302	Laureen Kornel	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	may plant it on site; however, it cannot be approved as part of your required tree requirements.				
Forestry	Draft	<b>Tree Protection Area</b> Please add a note indicating that the Tree Protection Area has been addressed as part of the overall subdivision plan.	L-300	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree Survey</b> Please add a note indicating there are no trees on site due to previously approved subdivision site plan.	L-300	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Issuance of Certificate of Occupancy</b> The lots used for the Model Center will need to meet minimum coverage and street tree requirements at the time of conversion to single family residential lots	L-300	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	<b>Lighting</b> Is lighting proposed for the parking area? If so, please show any lighting on the site plan and provide a lighting detail.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Pedestrian Crossing</b> Please provide pedestrian crossing markings from the parking lot to the model home.	I-2	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Sidewalk &amp; ADA Aisle Dimensions</b> Please provide dimensions for the ADA aisle and adjacent sidewalk.	I-2	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Sidewalk - TPA</b> Please confirm the sidewalk on the western side of the townhome units does not conflict with any Tree Protection Area.	N0.68396	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Parking Area Perimeter Landscaping</b> Per Sec. 33-20, the perimeter of the parking area shall be landscaped with one shrub at a spacing of three feet on center. Please provide shrubs on the northern and southern perimeters.	L-300	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Building Elevations</b> Please provide the proposed building elevations with color palette.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Townhome Separation</b> Please show that the separation distance between the rear of the model townhome units and the northern townhome units meets the 25-foot requirement of the PD.	N0.68396	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Maximum Impervious Coverage</b> Per the Canopy Preserve PD, the maximum impervious coverage per townhome lot is 85%, and 70% for the overall townhome area. Please update the table to show the	N0.68396	Samuel Nelson	Samuel Nelson	Yes

**Discipline Status Details**

Discipline	Status	Attached To	Created By	Last Updated By	Modifications Required
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correct maximum impervious coverage requirement.

Additionally, please show the provided impervious coverage percentage per townhome lot.

**Dimensions & Setbacks**

Planning	Draft		N0.68396	Samuel Nelson	Samuel Nelson	Yes
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Please show dimensions and setbacks from adjacent property lines for all buildings on the plan.

**ADA Space - Sign**

Planning	Draft		I-2	Samuel Nelson	Samuel Nelson	Yes
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The placement of the Handicap Parking Sign conflicts with the required 20-ft stall length. Please remove or relocate the sign.

**Conditions and notes for record SP25-184**

**Job Address: 2051 STATE ROAD 472, DELAND FL 32724**

**Job Description: Canopy Preserve (Ford 472) Model center Proposed model center for the Canopy Preserve (Ford 472) Subdivision project.**

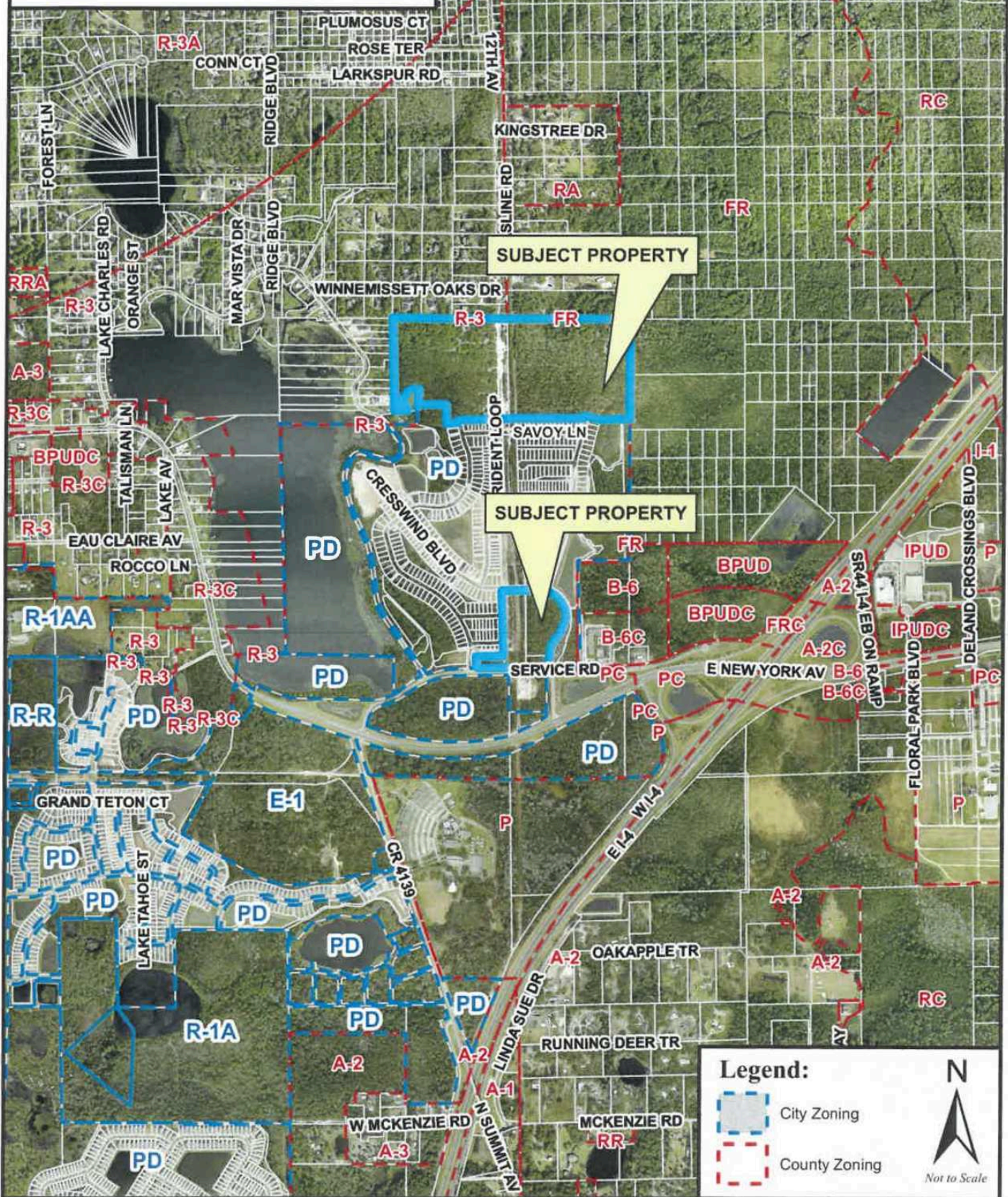
Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Future Models Any additional model homes will be required to provide two parking spaces, either on-site or on a parking lot.	I-2	Samuel Nelson

# NEW BUSINESS

3



City of DeLand  
PSB25-165  
PRELIMINARY PLAT FOR  
CRESSWIND PHASES 4 & 5



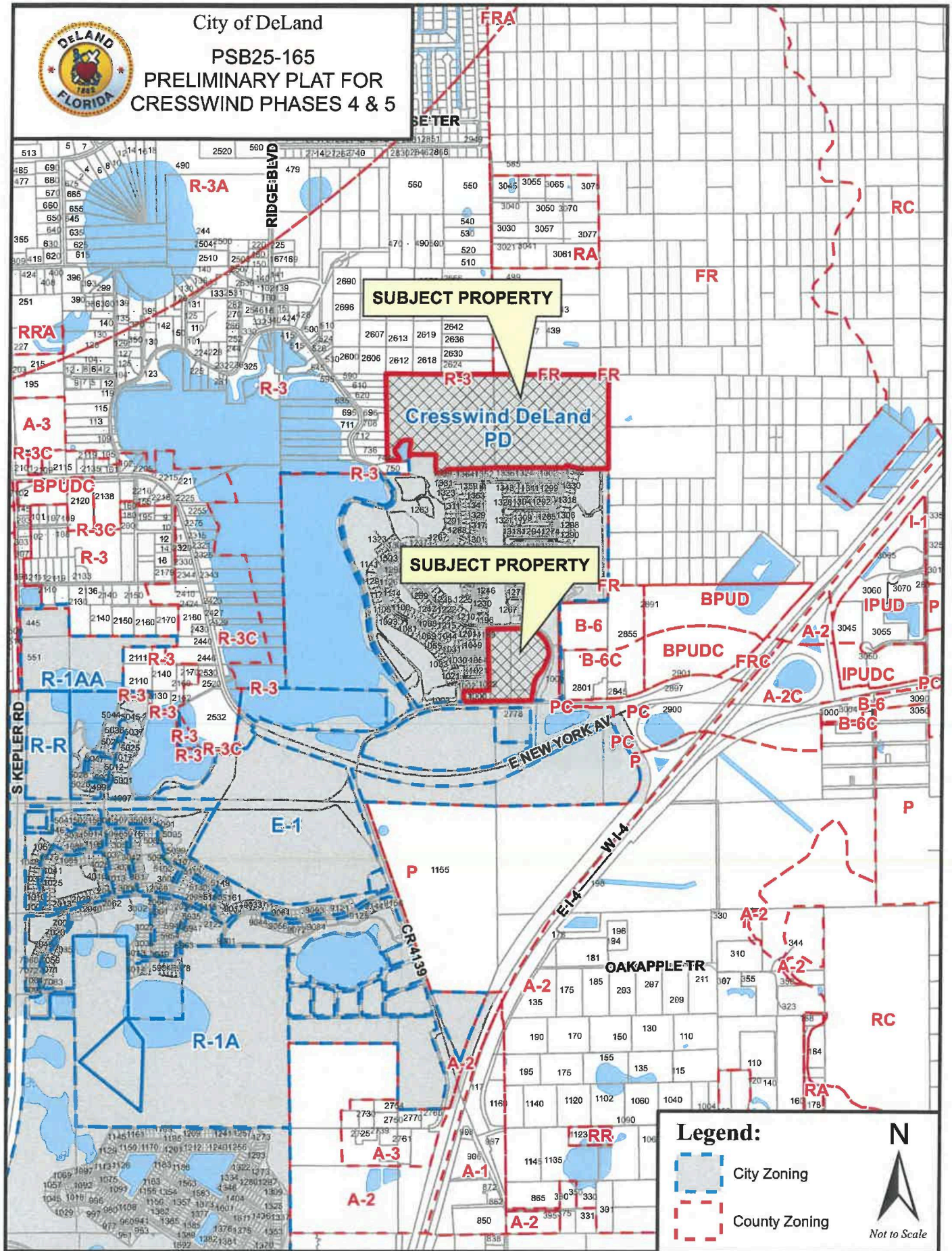
**Legend:**

- City Zoning
- County Zoning





City of DeLand  
PSB25-165  
PRELIMINARY PLAT FOR  
CRESSWIND PHASES 4 & 5



**Issues for record PSB25-165**

**Job Address: 2751 E New York AV, Deland Volusia 32724**

**Job Description: The purpose of the pre-app is to discuss a Preliminary Plat/Construction Plan submittal for Cresswind DeLand Phases 4 & 5. These are the next two phases of construction planned in the Cresswind DeLand development, and they are located directly north of and adjacent to Phases 2 & 3. The project consists of 219 single family detached units in a mix of 40, 50 and 60 ft lots. The project consists of two phases as shown on the included site plan. The project will be consistent with the approved PD for Cresswind DeLand. Water, sewer and reclaimed will connect to the existing facilities in Phases 2 & 3. A modification of the SJRWMD permit has been submitted and will be provided to the City prior to the start of construction.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	<p><b>Structure Table</b> There are a number of inconsistencies between the values in the Storm Structure &amp; Pipe Table and the data listed in the Storm Sewer Calculations in the Drainage Report. Please review for consistency.</p>	C-310	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<p><b>CS Details</b> The Pipe Invert Elevation for Control Structure CS 4B does not match that shown in the Stormwater Report. Please review for consistency.</p> <p><b>Historic and Specimen Trees</b> Please confirm that all historic and specimen trees are included in the tree survey.  Ordinance 2020-19 Exhibit B page 17 (lines 19 to 24) and Page 18 (line 1) states that, "As part of any Preliminary or Final plat submittal, a tree survey shall be required. Both Historical and Specimen trees meeting the species and size requirement of Land Development Regulations Ordinance No. 2013- 11, as amended, shall be located and shown on a survey."  Historic trees located in the tree preservation areas shown on the Planned Development Plan will be preserved. Any historic tree not located in a tree preservation area is permitted to be removed and will be replaced at the required percentage provided for in Section 33-57.05( d) of the Land Development Regulations."  Section 33-57.05(d) requires 100 percent DBH replacement of historic trees and replacement stock of 6" caliper canopy trees. Please provide a summary of historic tree removal and add sufficient trees to your landscape plan to replace the historic trees removed. None of the trees currently proposed meet the historic tree replacement requirement.</p>	C-312	Steven Danskine	Steven Danskine	Yes
Forestry	Draft		L-100	Laureen Kornel	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	<b>DBH Required and totals</b> Please update DBH Required and Totals based on revisions to historic tree calculations.	L-200A	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	<b>509 and 470</b> Update these numbers once you have recalculated historic tree replacement requirements.	L-200C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	<b>Total DBH Removed</b> Change Total DBH Removed to "Total DBH Replacement Required"	L-200C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	<b>Historic Tree Replacement</b> Per Section 33-57.05(d) historic tree replacement is 100% DBH. Please revise your calculations for all trees larger than 24" DBH.	L-200C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	<b>Trees - ED3 Japanese Blueberry Tree</b> Revise specifications to 2" DBH, 8' height and 2' spread.	L-480	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Required and provided Trees &amp; Shrubs Tables</b> Please update Table based on historic tree calculations.	L-400C	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Live Oak 28"</b> Can this live oak tree be preserved?	L-210	Laureen Kornel	Laureen Kornel	No
Forestry	Draft	<b>Tree Replacement Surety Account</b> Please update calculations based on historic tree calculations.	L-200A	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>TPA</b> Based on a 70.55-acre site, the TPA requirement would be 10.6 acres. Because 24.32 acres are shown as being provided TPA requirements for this phase appear to have been met. In addition, overall TPA requirements have been met for the subdivision by providing 22.3% TPA.	L-100	Laureen Kornel	Laureen Kornel	No
Planning	Draft	<b>Right of way</b> On page 4 of 13 of the plat, Phase 4A, show the full r.o.w. width for Cresswind Blvd. with dimensions (tract R-1) and label the Phases.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>TPA Easements</b> Show the locations of the TPA easements		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Tracts</b> Include a table listing the individual tracts including the tract number, size, purpose, ownership and who maintains them.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Legal Description</b> Make sure that the legal descriptions are accurate and consistent throughout the		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	documents. <b>Prop fair share</b> Verify that no additional proportionate fair share issues exist for these phases of the development.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Landscape buffers</b> Landscape buffers noted as remaining natural shall be planted to Buffer C standards and if they contain insufficient vegetation shall be replanted as required.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>SJRWMD permit</b> Add a note regarding the modification of the SJRMD permit for phases 4-5		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Revisions</b> Cloud all revisions made to plans for ease of identification.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Acreage</b> Of the 2 surveys provided by Associated Land Surveying, the acreage is not listed for phases 4B and 5. Please list the acreage for consistency and information.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Acreage use for trees</b> Provide justification for the acreage used to calculate the tree protection area worksheet and ensure consistency with acreage documented on other documents provided.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Tree replacement inches</b> Verify the accuracy of the tree replacement inches as calculated.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Littoral plantings</b> The PD agreement states: "the Developer shall plant littoral zones along the shoreline adjacent to the PD boundary or adjacent to the existing wetland areas within the Planned Development. Littoral zones shall be a minimum of ten (10) square feet per linear foot of shoreline within a buffer adjacent to any property line." Provide plantings as required in Phase 4B.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>phasing</b> Verify how each phase is to be completed, whether individually or concurrently and the anticipated completion dates and when clearing of each is proposed.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Information table</b> Include a table outlining development information for all previously approved phases and the relation to the overall development.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>On-street parking</b> Verify the total number of on-street parking spaces in Phases 4B and 5. There appear to be 20 total. Also verify any spaces in Phase 4A.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	<b>Model homes</b> Verify if the existing model homes provided during previous phases will accommodate this phase of development.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Environmental</b> The Environmental Report indicates disturbance of wetland #6 in Phase 5 due to off-road vehicle trails. Verify impacts to the wetland and any measures undertaken to ensure the quality of the wetland will be adequate for drainage purposes.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Species</b> Identify the presence of any protected species of wildlife that could potentially inhabit these phases and measures taken to remove and relocate them to a suitable environment.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Emergency access</b> Phases 4B and 5 are located at the top of the development and furthest away from the 2 main points of access. Identify any emergency access planned for the area.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Surrounding information</b> Include existing zoning designation of the site, zoning of surrounding uses and names of adjacent subdivisions where applicable.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Phasing</b> The site plan indicates which phases are currently under construction. Update the phasing plan, verify the order of development and provide the true assessment of the phasing .	SITE PLAN	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Survey date</b> Include that date the survey was prepared.	SHEET 1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Vicinity map</b> Include a vicinity map showing the location of the property in context with the city limits.	SHEET 1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Runoff</b> As required by the development agreement, indicate where, if anywhere that runoff from the rear of lots has been directed to the planned open spaces to promote increased infiltration to groundwater prior to entering the stormwater management system and also where vegetative contact in rear yards has been provided.	C-301	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>LID</b> Identify where any LID stormwater strategies, not including natural areas, wetland conservation easements and open space, have been implemented on the plans.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Irrigation - wet pond</b> Verify whether or not the wet pond will be used for irrigation purposes. Although irrigation	SITE PLAN	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	using reclaimed water is not permitted east of the power easements, verify if irrigation will be provided to the west.				
Planning	Draft	<b>Acreeage</b> Ensure that acreages noted throughout the documents are accurate and consistent.	SHEET 2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Mas grading</b> Identify any areas where mass grading will take place and clarify if there will be any stockpiles used or created for these phases.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Spelling - Note 6</b> Correct spelling - September instead of Septemper. = LOL!	SHEET 1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Buffer requirements</b> Verify that the natural landscape buffers contain the amount of plantings needed to qualify as a Buffer C as outlined in the development agreement.	L-400B	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Buffers</b> Verify and demonstrate that the required 50 foot buffers have been provided as required along the property boundaries.	C-107	Belinda Collins	Belinda Collins	Yes
Planning	Draft	<b>Location of note</b> Adjust the location of this note to clearly demonstrate the limits of the phasing line.	C-103	Belinda Collins	Belinda Collins	Yes
Utilities	Draft	<b>FM</b> C-407 calls out a 4" Force Main but lift station is not shown. It is assumed this will be privately owned and serve the Security Building?	C-407	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Looping</b> Same as sheet C-403	C-407	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Looping</b> Same as sheet C-403	C-406	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Looping</b> Same comment as sheet C-403	C-404	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Water Main Size</b> Would like to see water main size remain 12" in this location and stubbed north to property line. City has brought the 12" water line down Ridge to Larkspur for looping at a future time on Gasline Road.	C-403	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Water Main Size.</b> Would like to see pipe size stay 12" in this location.	C-403	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	<b>Looping</b> It is nice that the water and reclaim is shown looped. I would like to suggest a smaller possible poly water main and save on fitting by having more flexibility. Same for reclaim consideration.	C-403	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>Contact #</b> 626-7250	C-100	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<b>City Details</b> Need to have City of DeLand details dated 12/30/24	C-604	Scott Zender	Scott Zender	Yes
Utilities	Draft	<b>City Details</b> Need to have City of DeLand details dated 12/30/24	C-603	Scott Zender	Scott Zender	Yes
Utilities	Draft	<b>City Details</b> Need to have City of DeLand details dated 12/30/24	C-602	Scott Zender	Scott Zender	Yes
Utilities	Draft	<b>City Details</b> Need to have City of DeLand details dated 12/30/24	C-601	Scott Zender	Scott Zender	Yes

**Conditions and notes for record PSB25-165**

**Job Address: 2751 E New York AV, Deland Volusia 32724**

**Job Description: The purpose of the pre-app is to discuss a Preliminary Plat/Construction Plan submittal for Cresswind DeLand Phases 4 & 5. These are the next two phases of construction planned in the Cresswind DeLand development, and they are located directly north of and adjacent to Phases 2 & 3. The project consists of 219 single family detached units in a mix of 40, 50 and 60 ft lots. The project consists of two phases as shown on the included site plan. The project will be consistent with the approved PD for Cresswind DeLand. Water, sewer and reclaimed will connect to the existing facilities in Phases 2 & 3. A modification of the SJRWMD permit has been submitted and will be provided to the City prior to the start of construction.**

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-502	Scott Zender
Utilities	Draft	Condition	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-501	Scott Zender
Utilities	Draft	Note	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-407	Scott Zender
Utilities	Draft	Note	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-406	Scott Zender
Utilities	Draft	Note	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-405	Scott Zender
Utilities	Draft	Note	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-404	Scott Zender
Utilities	Draft	Note	Chase for water service line City of DeLand does not require to put chases in for water service lines	C-403	Scott Zender

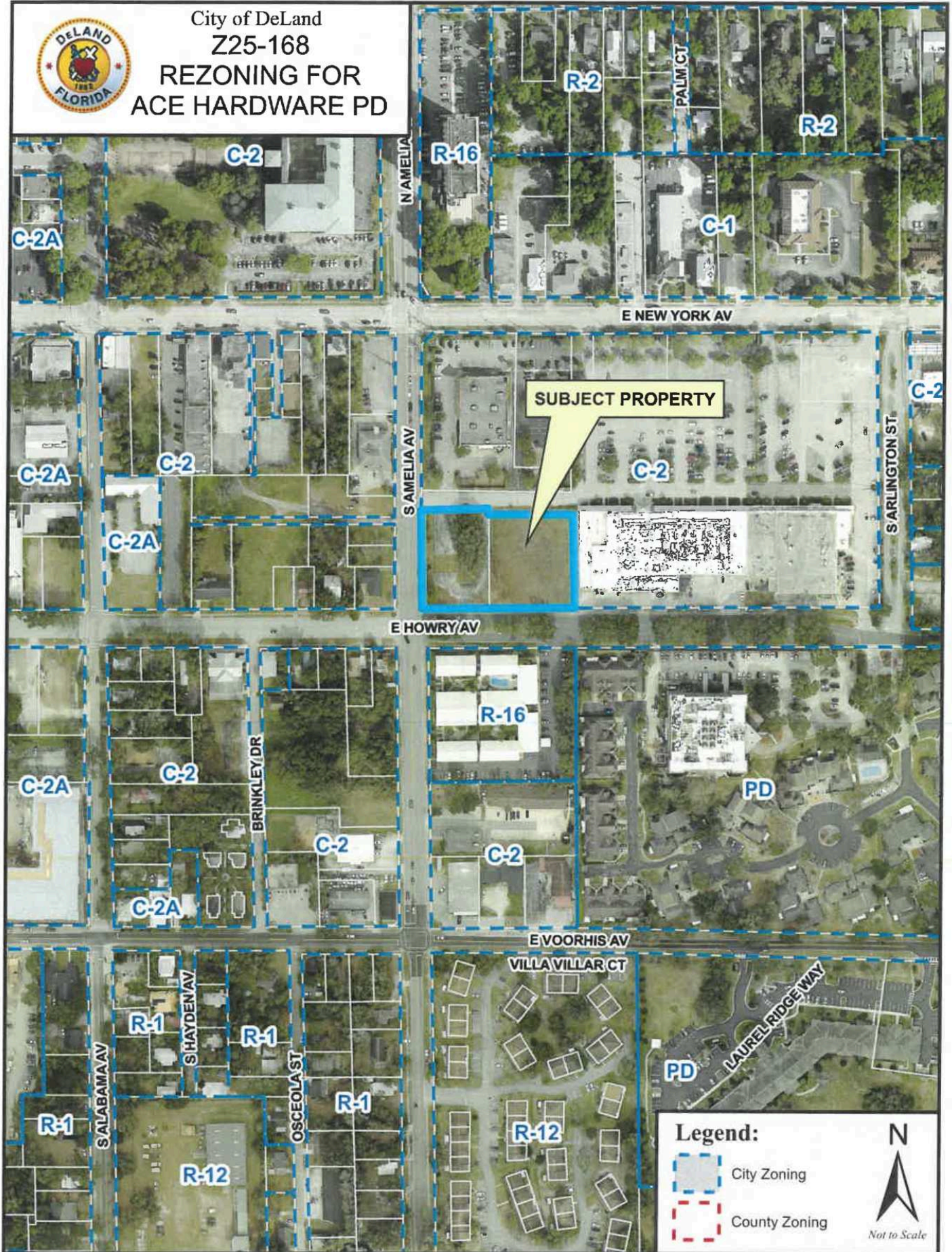
Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Note	Chase Lines for Water Service City of DeLand does not require to put chases in for water service lines	C-402	Scott Zender

# NEW BUSINESS

4



City of DeLand  
Z25-168  
REZONING FOR  
ACE HARDWARE PD





City of DeLand  
Z25-168  
REZONING FOR  
ACE HARDWARE PD



**Legend:**

- City Zoning
- County Zoning

N  
 Not to Scale

**Issues for record Z25-168**  
**Job Address: 0 E HOWRY AV, DELAND FL 32724**  
**Job Description: To amend the zoning from C-2 to PD build an Ace Hardware store**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Open	<b>Code Reference</b> Please revise to include reference to Sections 33-57 and 33-92.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Laureen Kornel	Deborah Glick	Yes
Forestry	Open	<b>Code Reference</b> Please add in "in accordance with Section 33-57.07(b)," before the word "Fifteen".	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Laureen Kornel	Deborah Glick	Yes
Planning	Open	<b>Propane Tank Language</b> Add language that the propane tank is allowed to be separate from the building and does not have to be integrated into the building.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Outdoor Display Note</b> Add notes on the plan that state that the outdoor display area shall be contained and maintained to the specific area shown on the concept plan and cannot exceed the total number of square feet that is shown on the concept plan.	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Outdoor Storage Note</b> Add notes on the plan that state that the outdoor storage shall be contained and maintained to the specific area shown on the concept plan and cannot exceed the total number of square feet that is shown on the concept plan.	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Outdoor Display Language</b> Add language that outdoor display can be allowed in front of the building, but shall be	PD Agreement with	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		contained and maintained to the specific area shown on the concept plan and cannot exceed the total number of square feet that is shown on the concept plan.	exhibits- Ace Hardware (9-19- 2025).pdf			
Planning	Open	<b>Outdoor Storage Language</b> Add language that outdoor storage can be allowed on the Howry side of the building, but shall be contained and maintained to the specific area shown on the concept plan and cannot exceed the total number of square feet that is shown on the concept plan.	PD Agreement with exhibits- Ace Hardware (9-19- 2025).pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Page 10</b> Consider removing the language about the tan vinyl fence and adding that a 5-ft aluminum fence will be added around the entire property with additional landscaping.	PD Agreement with exhibits- Ace Hardware (9-19- 2025).pdf	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Outdoor Storage</b> The sq. ft. on the table doesn't match the total area shown for outdoor storage. Clearly identify the total area (sq. ft.).	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Sign Note</b> Add a note on the plan that states the shown signage is for illustrative purposes only, and a separate sign permit is required.	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Additional Landscaping</b> With removal of the tan vinyl fence, incorporate increased landscaping (hedges/trees) between parking spaces and drive aisle and next to dumpster along Howry to help screen the outdoor storage, but provide necessary spacing from the proposed fire hydrant.	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>Fencing</b> Consider removing the tan vinyl fencing and increasing the height of the black aluminum fence around the whole site to 5-ft and incorporating landscaping with it.	CONCEPT PLAN	Emily Ragusa	Emily Ragusa	Yes
Planning	Open	<b>East Elevation - facing shopping center</b> Consider adding additional landscaping on this elevation and additional vertical architectural elements such as painting the downspouts and around them a different color/material.	PD Agreement with exhibits- Ace	Emily Ragusa	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Hardware (9-19-2025).pdf			
Planning	Open	<b>Note - Signage</b> Add a note on the plan that a separate building permit will be submitted for review of the proposed signage adhering to the LDR.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Deviations</b> Provide a list outlining the proposed deviations from the LDR.		Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Access</b> As the northern point of access is through another property, a cross-access easement with the northern property is required. Provide this easement documentation and add information to the PD	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Building Square Footage</b> Clarify the total building square footage. 5100 SF or 8045SF.	CONCEPT PLAN	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>48" black fence</b> Additional landscaping will be required to effectively screen the fence from view	CONCEPT PLAN	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Concept Plan</b> The concept plan will be an exhibit in the PD. Therefore, if any changes are proposed after the PD is approved, a full PD amendment will be required, as no administrative amendments are allowed. Consider eliminating some detail or providing a bubble plan.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Page 15</b> Revise Reverter Provision to Expiration.	PD Agreement with exhibits-Ace Hardware	Emily Ragusa	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			(9-19-2025).pdf			
Planning	Open	<b>Internal Roadways</b> Include ownership and maintenance of roads and if they will be public or private.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>LID</b> Include additional LID infrastructure.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Page 10</b> Open Space moved to Landscape & Buffer section & LID Section moved to environmental section.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Buffers</b> Buffer language needs to be in a table format. See the PD template for example	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Standard table</b> Revise table to be consistent with PD template. Include all minimums/maximums and setbacks for the lot.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Open	<b>Default Zoning District</b> Where the PD is silent, add a zoning district to default standards to.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Page 6</b> No mass grading on site and No open burning on site. These statements have been moved to page 15	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Articles</b> Since the LDR is being update, the articles may change, so remove all Article references from document.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Page 5</b> Planning Division - not Department.	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Page 3</b> Spell out PD and remove "Article VII of" throughout document	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Open	<b>Exhibit A</b> replace "which" with "(the "Property") described in Exhibit "A" that"	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Date</b> Add the date the application was submitted - 9/19/25	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>PD</b> Spell out PD	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Project Number</b> Add the project number Z25-168	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Emily Ragusa	Deborah Glick	Yes
Planning	Open	<b>Storage Area - Shall</b> As this section is written, all storage, screening, loading, dumpsters, etc. shall only be located on the southern side of the primary structure. Consider revising the "shall" to "may".	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Open	<p><b>Ace Hardware - Concept References</b>                      As the PD is written, the planned development plan shall be approved in accordance with Exhibit B. This exhibit is specific to an Ace Hardware. To prevent the PD from only permitting an Ace Hardware. Please remove specific business names from the concept.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Uses - Residential</b>                      Within the C-2 zoning district multiple-family residential is a conditional use. If the intent is to prohibit any residential uses, please add a note stating that residential is not permitted.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Shared Parking</b>                      Is shared parking proposed? If not, please remove the reference to shared parking.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Perimeter Buffer</b>                      The proposed buffer standard on page 9 states that a minimum 10-ft buffer will run along the perimeter of the property while page 10 states a 5-ft buffer will be placed on the eastern property line. It is also stated on page 10 that no buffer is required along the northern property line. Please correct or remove the perimeter buffer section.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Impervious Surface Ratio</b>                      The maximum permitted impervious surface for a C-2 zoned property in the Mixed Commercial land use category is 60%. Are you proposing to increase the permitted maximum? If not, please revise the table to show a maximum ISR of 60%.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Open	<p><b>Automobile Repair Shops</b> Please remove the automobile repair shop use from the permitted use list. Automobile repair shops are only permitted within the C-2 district by special exception, which reads: Sec. 33-18. 1. Auto body shops shall be located only in areas where the predominant use of the surrounding property is automobile sales; provided however, that there shall be no outside storage of disassembled vehicles or auto parts, no auto salvage operations and no sandblasting; all auto body repair operations shall be conducted within an enclosed facility and have a minimum Class B* landscape buffer between itself and any street and residential land use, and no vehicle shall remain on site for repair for more than four weeks.  The predominant use of surrounding properties is not automobile sales and thus staff will not support the use at this property.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Development Plan Map</b> *DRAFT* Final site plan approval for the development plan map has not been granted.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Community Design Standards - Downtown Support District</b> Within the Downtown Support District, commercial development must comply with the standards of Sec. 33-94.04, which includes the use of colors on the approved historic color pallet. Please update the proposed colors to be from the approved pallet.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Parcel Combinaton</b> The parcels must be combined prior to any development.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>AB. Reverter Provision Underline</b> Please underline the entirety of "Reverter Provision".</p>	PD Agreement with	Samuel Nelson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			exhibits-Ace Hardware (9-19-2025).pdf			
Planning	Open	<p><b>Accessory Structures</b>                      Since the LDR is being updated, remove the specific LDR section callout.                      Note: Section 33-27 of the LDRs refers to accessory uses. Section 33-28 refers to accessory structures.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Maximum Height</b>                      The maximum height for a structure in the C-2 district is 80-ft. Unless the reduced height is intentional, please revise to show 80-ft.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Setbacks</b>                      The standard setbacks for the C-2 district are:                      Front - 20-ft                      Side - 10-ft                      Side Abutting Street - 20-ft                      Side Abutting Residential - 25-ft                      Rear - 10-ft                      Rear Abutting Residential - 25-ft                      Is the intention to increase the required setbacks? If not, please revise the table to show the correct C-2 setbacks.</p>	PD Agreement with exhibits-Ace Hardware (9-19-2025).pdf	Samuel Nelson	Deborah Glick	Yes
Planning	Open	<p><b>Proposed Storage</b>                      Clarify if this is proposed as indoor or outdoor storage</p>	CONCEPT PLAN	Emily Ragusa	Deborah Glick	Yes

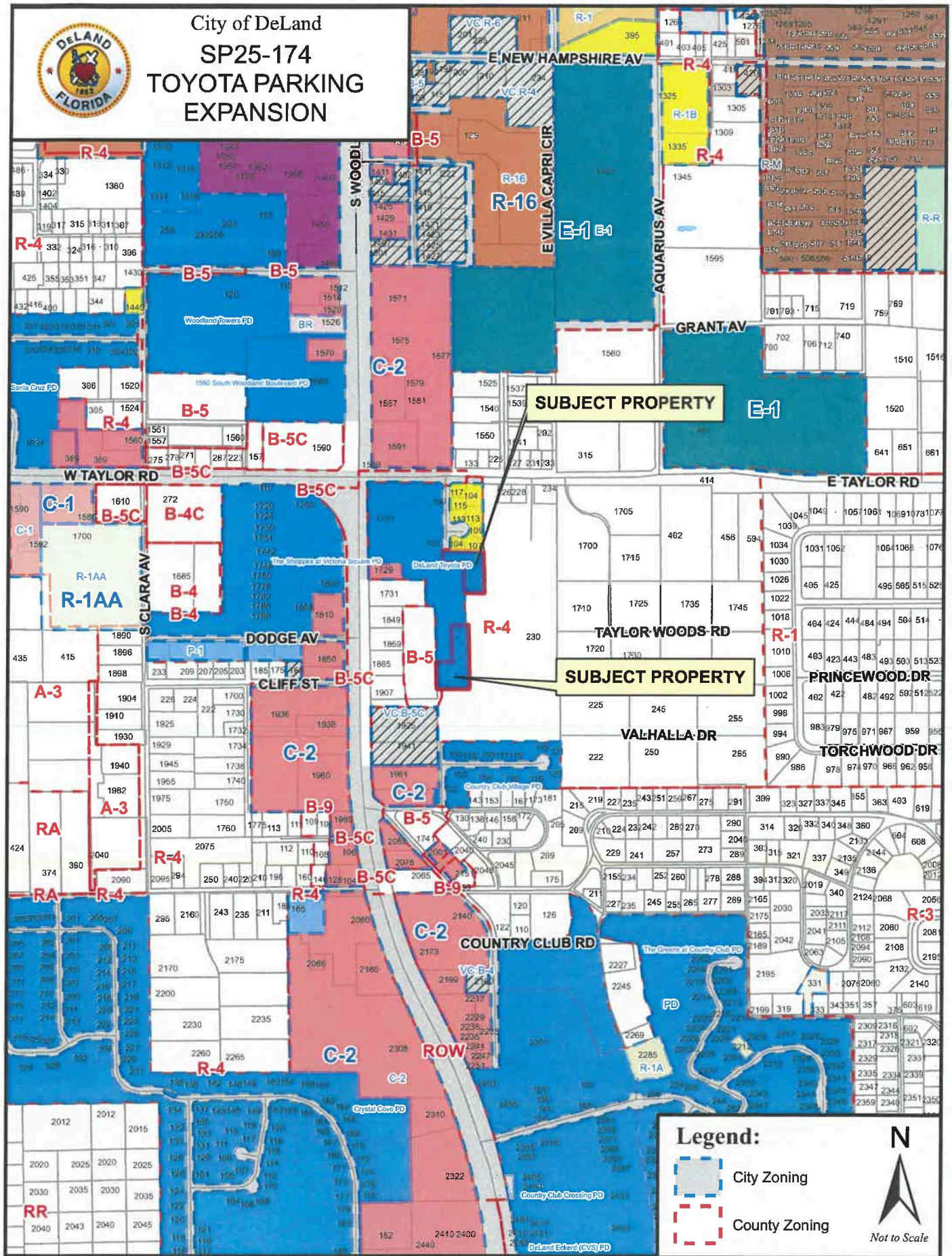
# NEW BUSINESS

5





City of DeLand  
 SP25-174  
 TOYOTA PARKING  
 EXPANSION



**Legend:**

- City Zoning
- County Zoning

**N**

Not to Scale

**Issues for record SP25-174****Job Address: 1701 S WOODLAND BLVD, DELAND FL 32720**

**Job Description: The project will expand the existing parking area and existing storm water management system. The exterior portion of the property will be landscaped and/or naturally landscaped. No new utilities and no new structures.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	<b>Grading Contours</b> Provide contours showing how the proposed improvements are going to tie into existing grades.	06	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Retaining Wall?</b> There appears to be a retaining wall proposed but not identified on the east side of Retention Pond #2 that extends to the adjacent parking area to the south. Please provide details as necessary.	04	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Permeability Rates</b> 1. Typically, the vertical permeability rate is half of the horizontal permeability rate. Please clarify why the difference between these are so much less than that. 2. The Geotech Report does not indicate how these values were determined.	Toyota Drainage Report 2025 ssu.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>Stormwater Retention</b> The City of Deland requires Retention of the 100yr/24hr storm event on site. Demonstrate that there is adequate additional storage provided to the new and expanded ponds to retain 11" of rainfall from the new impervious area.	Toyota Drainage Report 2025 ssu.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	<b>As-Builts</b> As-Builts shall be provided to the City in signed and sealed pdf and CAD formats.	03	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	<b>Trees to be planted</b> It would appear that the calculations have been based on caliper and not DBH. Either revise this table or revise the information on Page 13 to increase from 3" caliper to 4" caliper to receive 3" DBH credit.	12	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree replacement Requirements</b> Based on the information provided on Page 12, the project will require 434" DBH of tree replacement. Based on information on this page, the landscape plan will add 212" DBH. Therefore, the project is 222" DBH deficient in meeting the tree replacement requirements.  To address this deficiency more trees or larger trees will be needed to address this	13	Laureen Kornel	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		deficiency. Once minimum coverage requirement has been met, for inches not planted, the applicant may contribute \$75.00 per inch not planted into the Tree Replacement Reserve Account.				
Forestry	Draft	<b>Landscape Legend</b> Please revise crown diameter from 54" to 42" to match with Florida Grades and Standards.	13	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Landscape Legend</b> Revise Crown diameter from 54" to 48" to match Florida Grades and Standards.	13	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree Protection Area (TPA)</b> Please clarify the project area dimensions. Based on the Cover Sheet, it appears that the project area is 225,835 sq. ft. which would require 33,875 sq. ft. of TPA., as actual project dimensions may impact other calculations.	12	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Tree Protection Area</b> Please show the limits of the tree protection area.	13	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<b>Correct Tables to be consistent Pages 12 &amp; 13 of 17</b> Based on the data provided, 434" DBH replacement will be required. The tables showing tree replacement provided show that either 212" or 318" will be provided. Please correct whichever of these tables is incorrect.  Regardless of which table is correct you will still need to add larger or more trees or contribute \$75.00/inch not planted into the tree replacement account. Minimum coverage requirements must be met prior to contributing into the account.	12	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	<b>Impervious Percentage</b> Please include the impervious area in sf and percentage for each lot within the table.	04	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Proposed Building</b> No new building appears to be proposed. Please remove proposed building reference.	01	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Buffering - Screening Requirement</b> Per Sec. 33-92.02 (b) buffering between commercial uses and single-family residential uses requires a 100% opaque screen, which shall be located no closer than ten feet to the abutting property line and landscape materials shall be located between the screen and abutting property line. Chain link, open mesh, or similar fencing shall not be used for the screen.  If the proposed fencing is intended to serve as the screen, please relocate to at least 10 feet from the property line.	13	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<b>Fire Hydrant TPA</b> Please relocate the fire hydrant from the tree protection area.	11	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	<p><b>Vehicle Use Area - Separation</b> Please show the distance any proposed vehicle use area is set back from adjacent property lines.</p> <p>Note: Per 33-91.06. (a), vehicle use area must have a minimum separation of ten feet from any property line. No language regarding vehicle use area separation is present in the DeLand Toyota PD agreement, so the C-2 standard prevails.</p>	04	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p><b>Fencing</b> Please update the fence note to state the material, color, and height of any proposed fencing.</p> <p>Note: Chain-link is not a permitted fencing material.</p>	04	Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	<p><b>Valves</b> Need to add main line valves for isolation.</p>	08	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p><b>Private piping</b> The DDC and two hydrants and all piping will be privately owned and maintained after this point.</p>	08	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p><b>Water Main connection</b> Their are houses connected after the point shown and must remain in service. A temporary jumper or connection after the Tee going east maybe a better solution in the field.</p>	08	Jim Ailes	Jim Ailes	Yes

**Conditions and notes for record SP25-174**

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**Job Description: The project will expand the existing parking area and existing storm water management system. The exterior portion of the property will be landscaped and/or naturally landscaped. No new utilities and no new structures.**

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Lot Combination Per the PD Agreement, all parcels must be combined prior to any expansion of the building.	01	Samuel Nelson
Utilities	Draft	Condition	Connection to existing WM There might not be a tee where the connection point is called out. Wet tap might need to happen.	08	Scott Zender