

TRC AGENDA



CITY OF DELAND
THURSDAY APRIL 21, 2022 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 March 17, 2022 TRC Meeting Minutes**
2. **Applicant Name:** J Valente Holdings LLC
Project Name: SP22-006 – Class II Site Plan for Boston Coffeehouse
Project Location: .66 acres located at 855 S Woodland Blvd
Project Description: Demolish existing building and construct 1,400 new building
3. **Applicant Name:** AL Tehani – Tehani Consulting Engineering
Project Name: SP22-026 – Class II Site Plan for Dixie Lodge
Project Location: 1.99 acres located at 647 S Woodland Blvd
Project Description: Extended stay motel
4. **Applicant Name:** Ryan Risse – Sullivan Goulette & Wilson
Project Name: SP22-037 – Class II Site Plan for Storage Facility
Project Location: 2.564 acres located at 1015 S Woodland Blvd
Project Description: 3 story climate-controlled self-storage facility

D. NEW BUSINESS

1. **Applicant Name:** Frank Ford, Jr – Landis Graham French
Project Name: Z21-186 – PD Rezoning for Glasshouse
Project Location: Located at 130 W. New York Ave
Project Description: Mixed Use PD
2. **Applicant Name:** Megan Willbur – Lakewood Park Project 1, LLC
Project Name: FSB22-052 – Final Plat for Lakewood Park Phase 2
Project Location: 40 acres located at 0 CR 4139 Btwy
Project Description: Plat 124 lots
3. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z22-053 – PD Rezoning for a CTC DeLand PD
Project Location: 28.64 acres located at the SE corner of Cassadaga Rd and MLK Btwy
Project Description: 238 multi-family units

4. **Applicant Name:** Nika Hosseini – Cobb Cole
Project Name: Z22-057 – PD Rezoning for Woodland Crossing
Project Location: 1.1 acres located on the west side of N Woodland Blvd north of Violetwood Dr.
Project Description: Amend existing PD
5. **Applicant Name:** Mark Watts – Cobb
Project Name: Z22-060 – PD Rezoning for North West Square PD
Project Location: 1.45 acres located at 306 W Wisconsin
Project Description: Mixed Use PD
6. **Applicant Name:** Robert Ladas – Metrolube Enterprises Inc
Project Name: SP22-062 – Class II Site Plan for Valvoline
Project Location: .69 acres located at 310 E International Speedway Blvd
Project Description: Demolish and rebuild 1985 sq ft building
7. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z22-063 – PD Rezoning for DeLand Tech Park PD
Project Location: 142.8 acres located at 1465 Cassadaga Rd
Project Description: Non-Residential development
8. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc
Project Name: CP22-065 – Concept Plan for DeLand Industrial Park
Project Location: 24.13 acres located on Bennett Drive
Project Description: 5 Commercial Industrial buildings totaling 254,480 sf

E. OTHER BUSINESS

1. **None**

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, MARCH 17, 2022 -1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Rick Werbiskis, Chairperson

Debi Glick

Kendall Story

Belinda Williams Collins

Mariellen Calabro

Jim Ailes

Tuan Huynh

Scott Zender

Terry Griffiths

Bobby Wu

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from February 17, 2022

Jim Ailes Calabro moved to approve the minutes,

Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** J Valente Holdings LLC
Project Name: SP22-006 – Class II Site Plan for Boston Coffeehouse
Project Location: .66 acres located at 855 S Woodland Blvd
Project Description: Demolish existing building and construct 1,400 new building

Applicants Present:

Kevin Herbert – MEI Partners

Applicant will address all comments and resubmit for review by April 4, 2022 in order to be placed on the April 21, 2022 TRC agenda for review.

*Mariellen Calabro moved to continue the application to the April 21, 2022 TRC meeting conditioned upon receiving the revised plans addressing staff comments by April 4, 2022,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Jordan Reimer – Maronda Homes
Project Name: MS22-014 – Minor Subdivision for Maronda Homes
Project Location: 1.39 acres located at on the eastside of Boundary south of Pennsylvania Ave
Project Description: Create 3 lots

Applicants Present:
Applicant not present

The applicant did not attend the meeting. Staff requested revised plans to be submitted addressing staff comments by April 4, 2022. No plans were received.

*Mariellen Calabro moved to continue the application until such time the applicant resubmit revised plans,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Toni Boone – Dewberry
Project Name: FSB22-015 – Final Plat for Beresford Woods
Project Location: 50.37 acres located on the west side of S Spring Garden Ave north of Beresford Rd
Project Description: Plat 130 lots

Applicants Present:
Bill Donely – Dewberry

Applicant will address all comments and resubmit for review.

*Ray Bahrami moved to forward the application to the next available City Commission upon addressing all comments,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

2. **Applicant Name:** Chris Wrenn – Pulte
Project Name: SP22-019 – Class II Site Plan for Canopy Terrace
Project Location: .75 acres located at the NE corner of MLK Blvd and Cassadaga Rd
Project Description: Amenity Center

Applicants Present:
Dustin Culver - KCG

Applicant will address all comments and resubmit for review.

*Ray Bahrami moved to conditionally approve subject to addressing all staff comments,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** AL Tehrani – Tehrani Consulting Engineering
Project Name: SP22-026 – Class II Site Plan for Dixie Lodge
Project Location: 1.99 acres located at 647 S Woodland Blvd
Project Description: Extended stay motel

Applicants Present:
AL Tehrani – Tehrani Consulting
Leif Leopry – The Alternative Paving
Jeff Yuzefpoly – Mila ALF

The applicant will address all comments, staff requested revised plans to be submitted addressing staff comments by April 4, 2022 in order to be placed on the April 21, 2022 TRC agenda.

*Mariellen Calabro moved to continue the application to the April 21, 2022 TRC meeting conditioned upon receiving the revised plan by April 4, 2022,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

4. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes LLC
Project Name: SP22-033 – Class II Site Plan for Beresford Woods
Project Location: .70 acres located on the west side of S Spring Garden Ave north of Beresford Rd
Project Description: Model Home Center

Applicants Present:
Applicant not present

The applicant did not attend the meeting but advised that they will be addressing all comments.

*Ray Bahrami moved to conditionally approve subject to addressing all staff comments,
Mariellen Calabro seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Ivan Moreno – DeLand Florida Developers, Inc
Project Name: SSB22-035 – Sketch Plat for DeLand Townhomes
Project Location 5.961 acres located at 422 E Beresford Ave
Project Description: 48 Townhomes

Applicants Present:

Ken Leeming – Ken Leeming PE

The applicant's representative will be addressing all staff comments when submitting the preliminary plat application.

The TRC Committee recommended the concept be forwarded to the Planning Board.

6. **Applicant Name:** Ryan Risse – Sullivan Goulette & Wilson
Project Name: SP22-037 – Class II Site Plan for Storage Facility
Project Location 2.564 acres located at 1015 S Woodland Blvd
Project Description: 3 story climate controlled self-storage facility

Applicants Present:

Applicant not present

The applicant did not attend the meeting. Staff requested revised plans to be submitted addressing staff comments by April 4, 2022 in order to be placed on the April 21, 2022 TRC agenda.

Mariellen Calabro moved to continue the application to the April 21, 2022 TRC meeting conditioned upon receiving the revised plan by April 4, 2022,

Jerry Hindman seconded the motion.

The TRC Committee voted unanimously in favor of motion.

7. **Applicant Name:** David Cooke – Dewberry Engineers
Project Name: PSB22-038 – Preliminary Plat for Oak Hammock
Project Location 37.66 acres located at the NW corner of W Beresford Rd and Spring Garden Ave
Project Description: 110 lot subdivision

Applicants Present:

David Cooke - Dewberry

The applicant will address all comments and resubmit by April 4, 2022 in order to be placed on the April 20, 2022 Planning Board Agenda.

Mariellen Calabro moved to forward the application to the April 20, 2022 Planning Board meeting conditioned upon receiving the revised plan by April 4, 2022,

Belinda Williams Collins seconded the motion.

The TRC Committee voted unanimously in favor of motion.

8. **Applicant Name:** Michael Woods – Cobb Cole
Project Name: Z22-040 – PD Rezoning for The Oaks Community
Project Location 51.86 acres located at 475 S Blue Lake Ave
Project Description: Rezone and amend existing PD

Applicants Present:

Nika Hosseini – Cobb Cole
Isaac Titcomb – AMICORP
Kent Titcomb - AMICORP

The applicant will address all comments and resubmit by April 4, 2022 in order to be placed on the April 20, 2022 Planning Board Agenda.

*Jerry Hindman moved to forward the application to the April 20, 2022 Planning Board meeting conditioned upon receiving the revised plan by April 4, 2022,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:

None.

ADJOURNMENT:

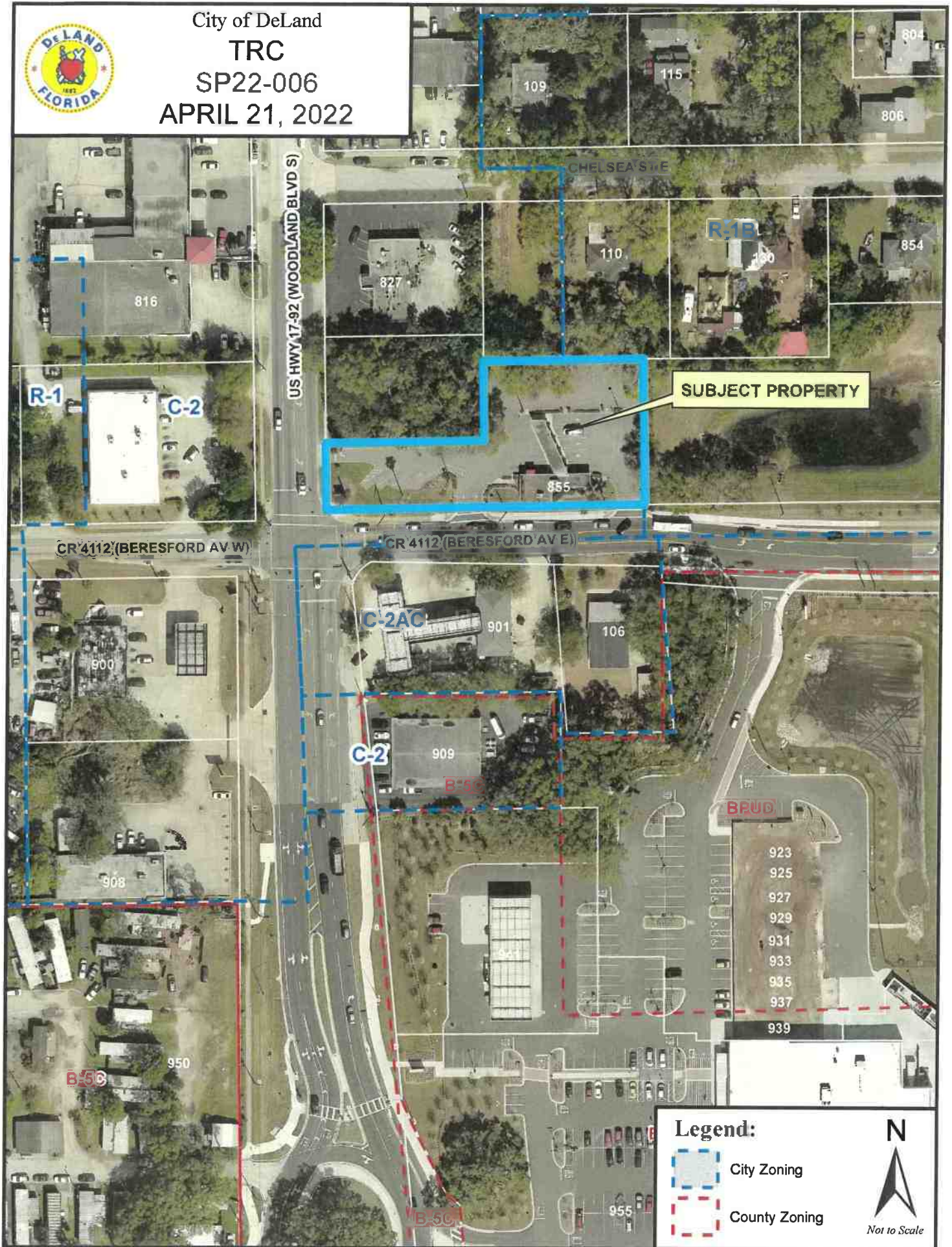
3:34 pm

OLD BUSINESS

2

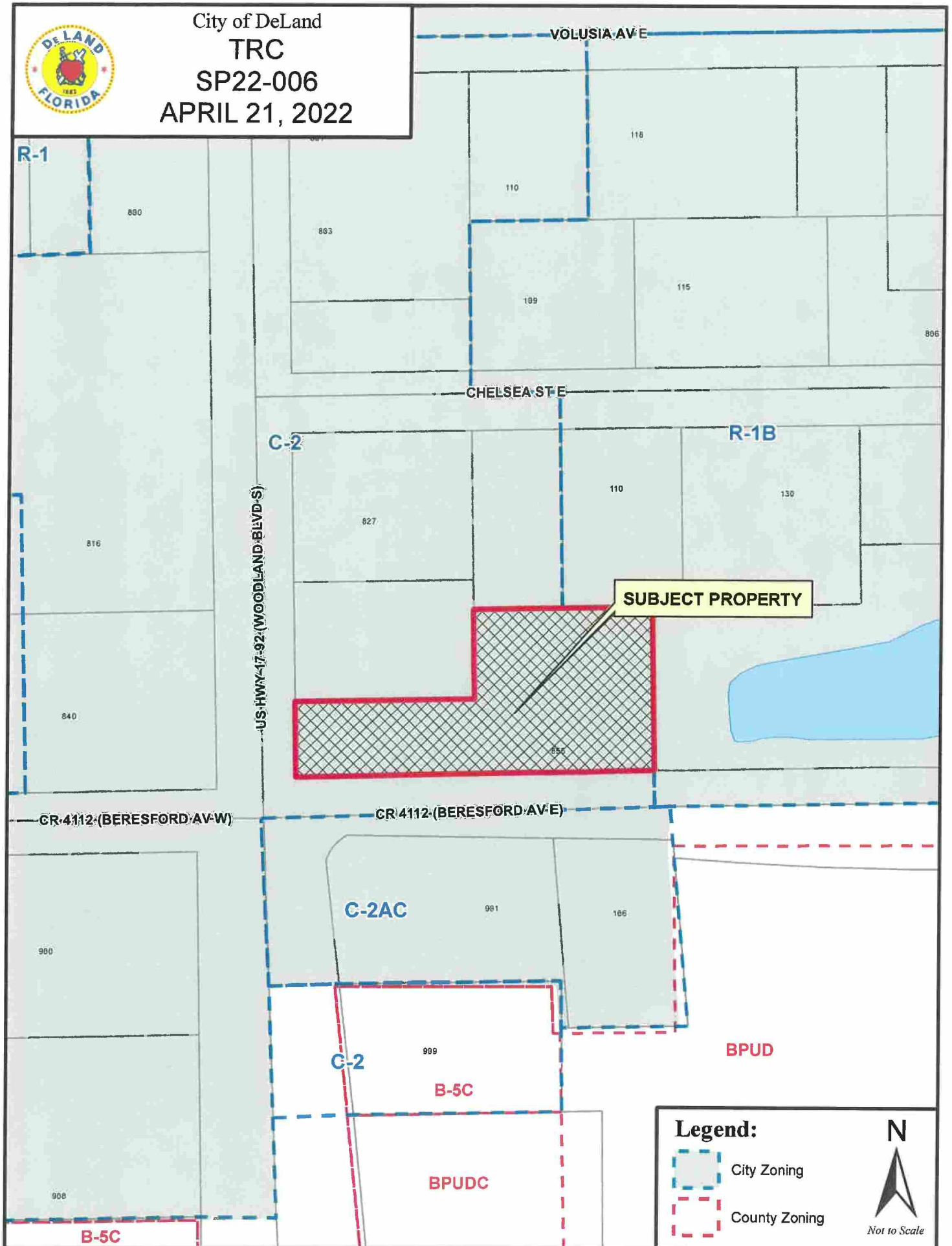


City of DeLand
TRC
SP22-006
APRIL 21, 2022





City of DeLand
TRC
SP22-006
APRIL 21, 2022



Issues for record SP22-006

Job Address: 855 S WOODLAND BLVD, DELAND FL 32720

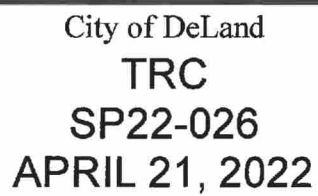
Job Description: Demolish the existing building and drive-thru canopy. Redevelopment of existing parking field including sealcoating exiting parking lot and drive aisles. Existing driveway connections to East Beresford Avenue and S. Woodland Boulevard to remain.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Not Accepted	Access Show the apparatus can make access around the building. Apparatus dimensions have been uploaded into documents and attachments.	3	Fred Link	Terry Griffiths
		Last comment from reviewer: Please call our office to discuss the curbing for the ATM on the east side. 386-626-7042			
		Last response: Completed – Truck routing has been revised. The apparatus does not conflict with any proposed improvements (see C401).			
Fire	Not Accepted	Curbing The fire truck can not negotiate the turn indicated. Removal of the curbing for about 6 feet should fix the problem.	6	Terry Griffiths	Terry Griffiths
		Last comment from reviewer: Curbing needs to be removed for fire apparatus to make turn.			
		Last response: Completed – The closest fire hydrant (approximately 380-ft to proposed building) is located at intersection between E. Beresford Avenue and S. Alabama Avenue (see C400).			
Forestry	Not Accepted	Tree Specifications Add 45 gallon container size to the tree specifications.	LS-01	Mariellen Calabro	Mariellen Calabro
		Last comment from reviewer: You have increased the size of the trees planted. You need to increase the container sizes to match the new specifications. 4" Live Oaks, Crape Myrtle, and Bald Cypress require 100 gallon container sizes.			
		Last response: Completed –Trees are all specified to be b&b. Container sizes if used are specified as well.			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	DBH Change CAL to DBH under 4 existing crape myrtles	LS-01	Mariellen Calabro	Mariellen Calabro
Planning	Not Accepted	impervious impervious surface area in Mixed Commercial may not exceed 60%; however, for redevelopment projects such as this one, TRC may vote to increase the amount. State the amount for TRC to vote on. Last comment from reviewer: Requires TRC approval Last response: Noted – Existing impervious area is approximately 74.24%, proposed impervious area is approximately 65.15%.	3	Kendall Story	Kendall Story
Planning	Not Accepted	vehicle use area The min. separation required between vehicle use areas and the property line is 10'; this is not being met. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent. State your request to be voted on in TRC. Last comment from reviewer: Requires TRC approval Last response: Noted – Existing separation does not comply. Generally, proposed improvements are within existing edge-of-pavement or inside side yard setbacks.	3	Kendall Story	Kendall Story
Planning	Draft	Mechanical Equipment Per City Architect: Are building mechanical equipment, service, delivery and work areas screened from public view? None are shown on plan; please provide.	1	Kendall Story	Kendall Story

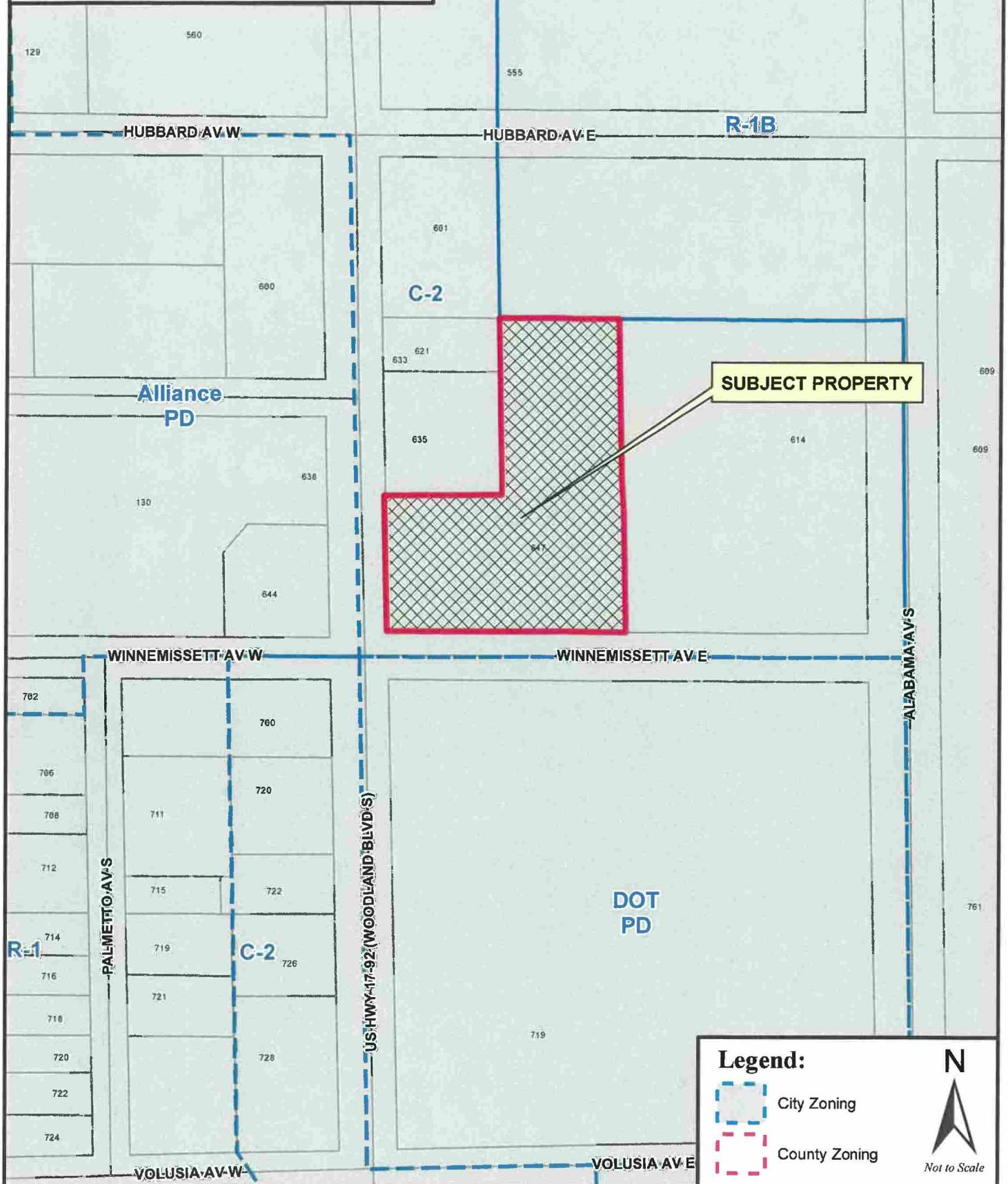
OLD BUSINESS

3





City of DeLand
TRC
SP22-026
APRIL 21, 2022



Legend:

-  City Zoning
-  County Zoning



**CONTINUE
NO REVISED
PLANS
RECEIVED**

OLD BUSINESS

4



City of DeLand
TRC
SP22-037
APRIL 21, 2022



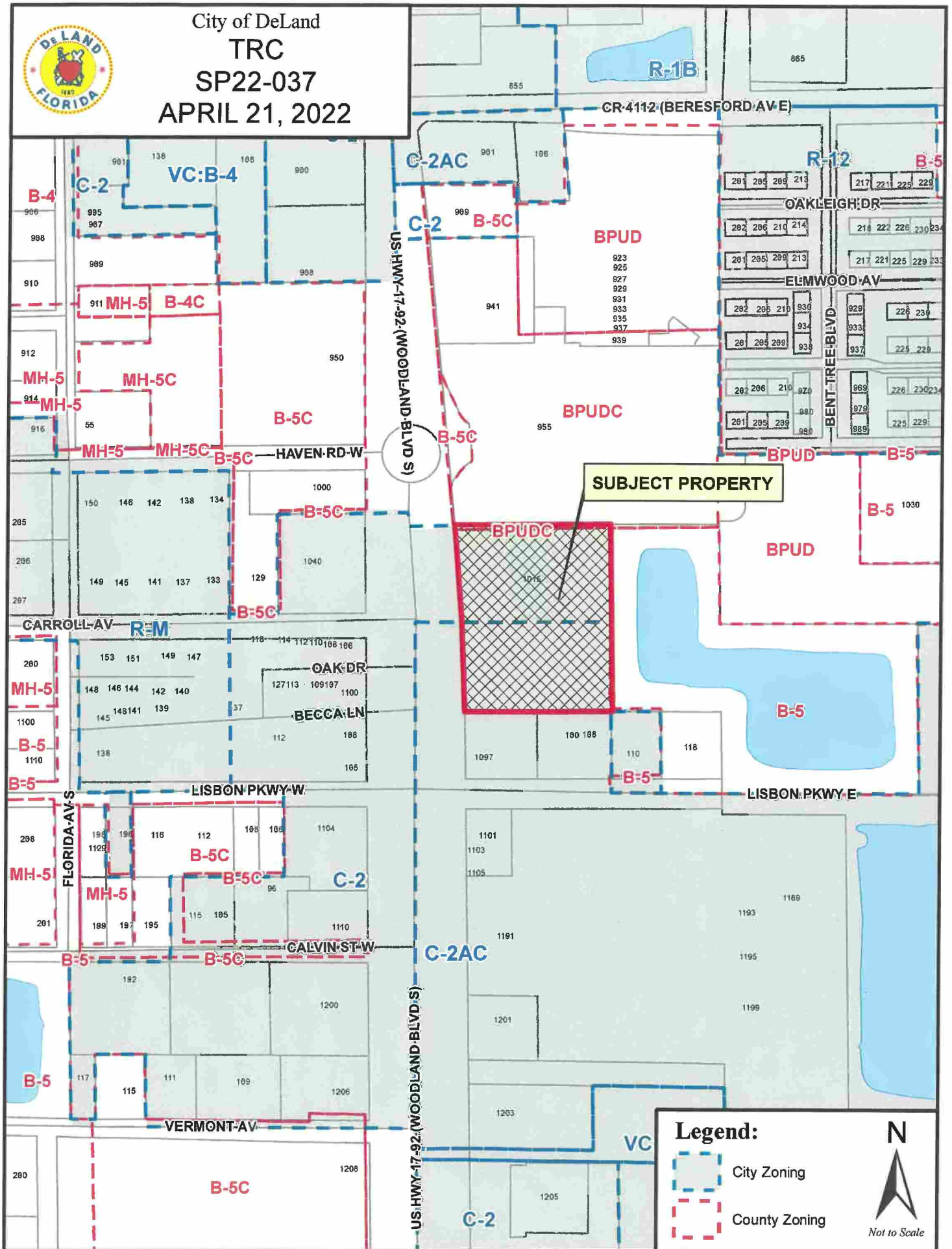
Legend:

-  City Zoning
-  County Zoning



Not to Scale

City of DeLand
TRC
SP22-037
APRIL 21, 2022



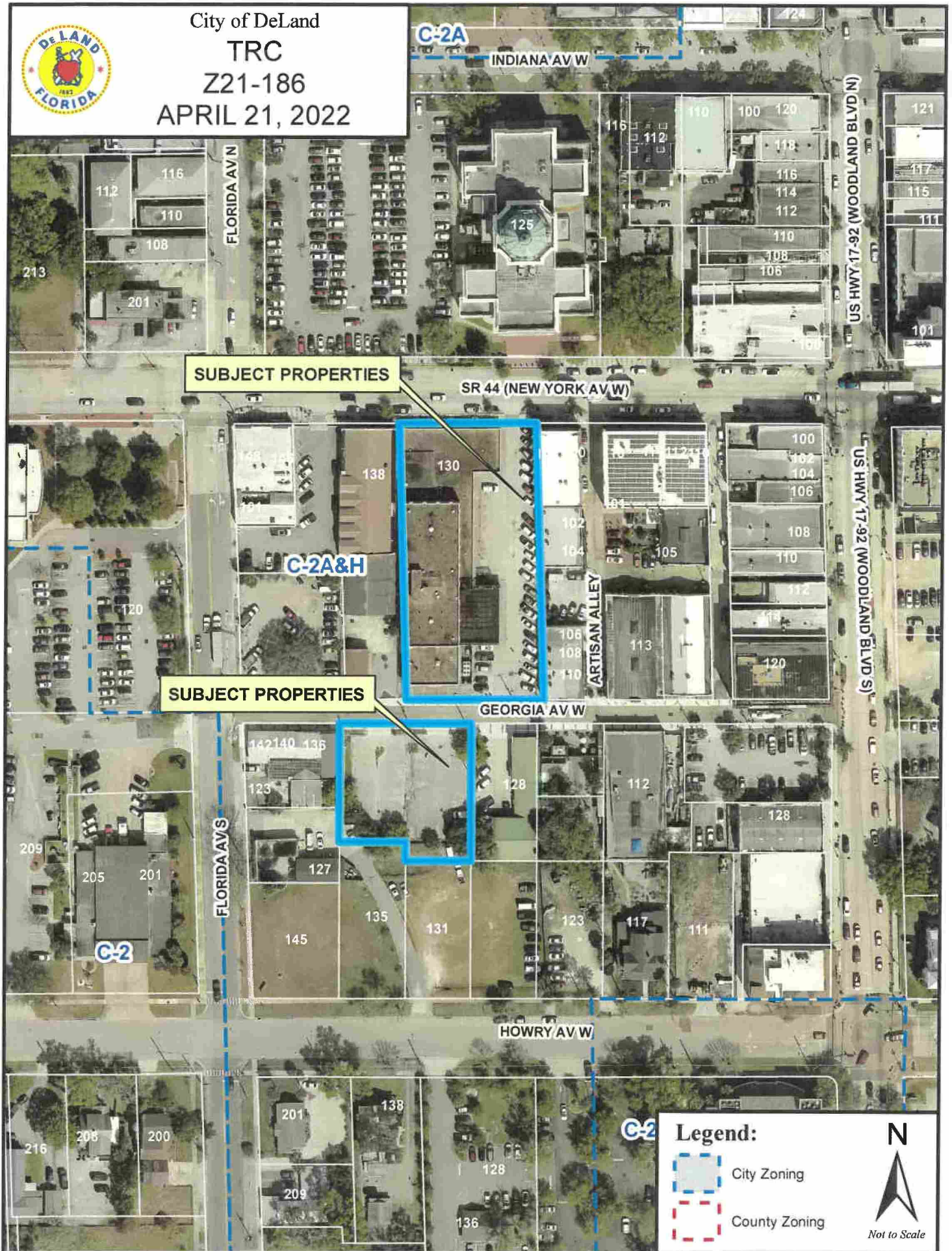
**CONTINUE
NO REVISED
PLANS
RECEIVED**

NEW BUSINESS

1

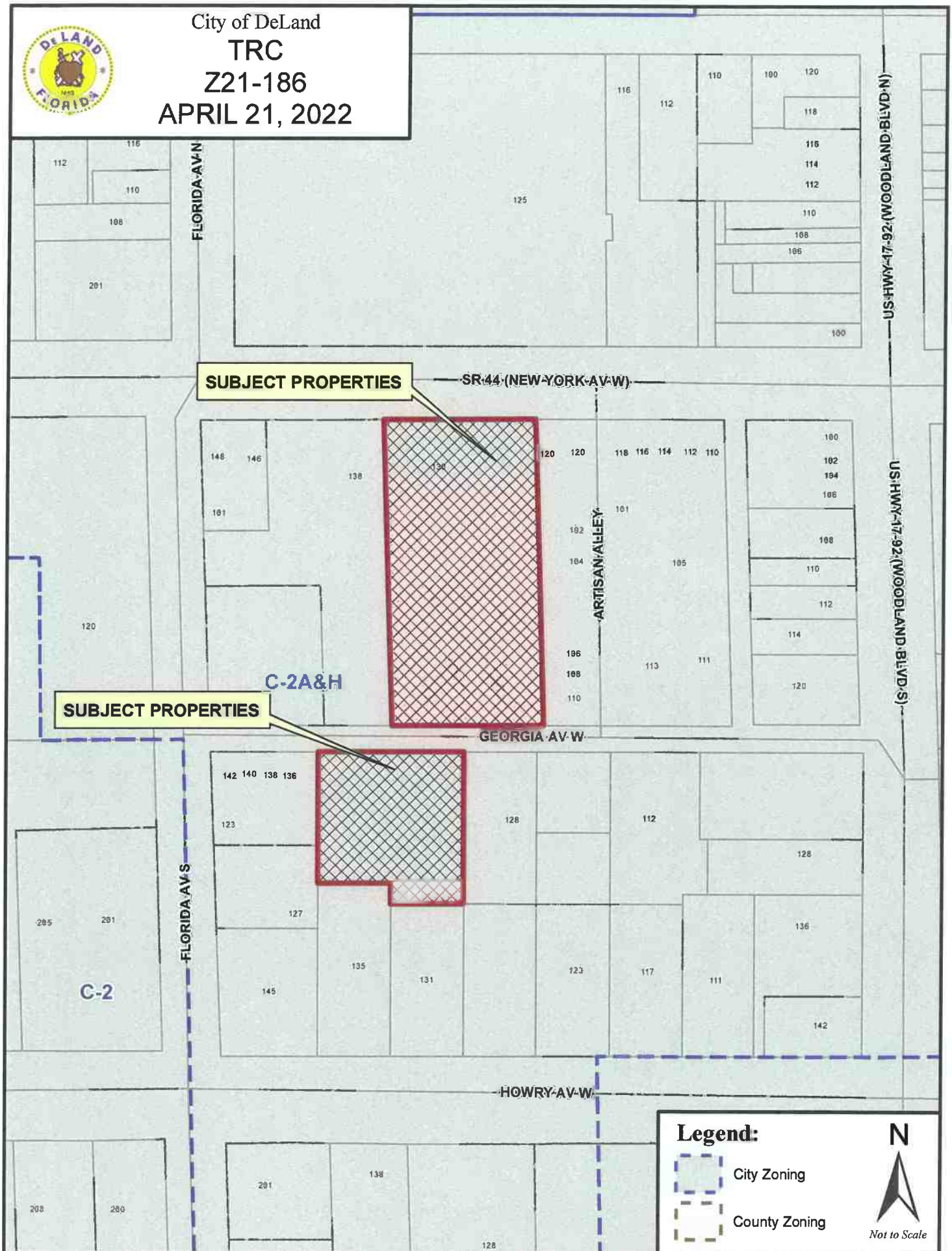


City of DeLand
TRC
Z21-186
APRIL 21, 2022





City of DeLand
TRC
Z21-186
APRIL 21, 2022



Issues for record Z21-186

Job Address: 130 W NEW YORK AV, DELAND FL 32720

Job Description: Rezone

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Section H - Stormwater Drainage Please note following: 1. If project discharges to New York Avenue (SR 44) then a FDOT Drainage Connection Permit is required in addition to SJRWMD permit requirements. 2. Where is the anticipated discharge location (outfall) into the City Stormwater System? Please provide more detail.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Project Phasing PD Agreement Section C mentions two Phases 1 and 2 for this development. Can the phasing limits be shown on Exhibit B for clarity?	Exhibit B - Development Plan Map.pdf	Tuan Huynh	Tuan Huynh
Forestry	Draft	Green Building The City encourages the incorporation of green building practices in the design, construction, and operation of the building.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Mariellen Calabro	Mariellen Calabro
Planning	Draft	Green space This site has an impervious surface ratio of 100% (or close to it). Incorporate vegetation into the project with planters or other means as a public benefit for the PD.		Belinda Collins	Belinda Collins
Planning	Draft	Community Design Standards The project is subject to the Community Design Standards and will be reviewed by the city's review architect.		Belinda Collins	Belinda Collins
Planning	Draft	Permitted uses The uses include "All permitted uses within the C2-AH zoning District" however, there are several on that list that are already included with certain conditions. Re-word line 22 of page 6 of 19 to add the verbiage "...except as outlined above." Otherwise the conditions may be eliminated.		Belinda Collins	Belinda Collins
Planning	Draft	Parking for residential Explain the size of the residential units and how parking will be provided for the units.		Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
		Dumpster access			
Planning	Draft	In the concept plan Building 1 appears to be built right up to the adjacent building on New York, however, the elevation view indicates a gap between the two buildings. There also appears to be a dumpster area on the west side of Building 1. Any access to the dumpster should be via Georgia Ave. and not from New York and the dumpster area should be hidden from view (and odors).		Belinda Collins	Belinda Collins
		Artisan alley connection			
Planning	Draft	Consider a connection to artisan alley to create synergy between the spaces.		Belinda Collins	Belinda Collins
		HPB review			
Planning	Draft	Historic Preservation Board review will be required.		Belinda Collins	Belinda Collins
		MOU/PD			
Planning	Draft	Some of the language between the MOU and the PD agreement are in slight conflict as relates to the GSF for Buildings 1 and 2. The permitted area in the PD is greater than the MOU. The language in the PD agreement can modify the MOU.		Belinda Collins	Belinda Collins
		Connection to parking			
Planning	Draft	Memorialize (and verify) the connection of parking through the public parking lot		Belinda Collins	Belinda Collins

Conditions and notes for record Z21-186

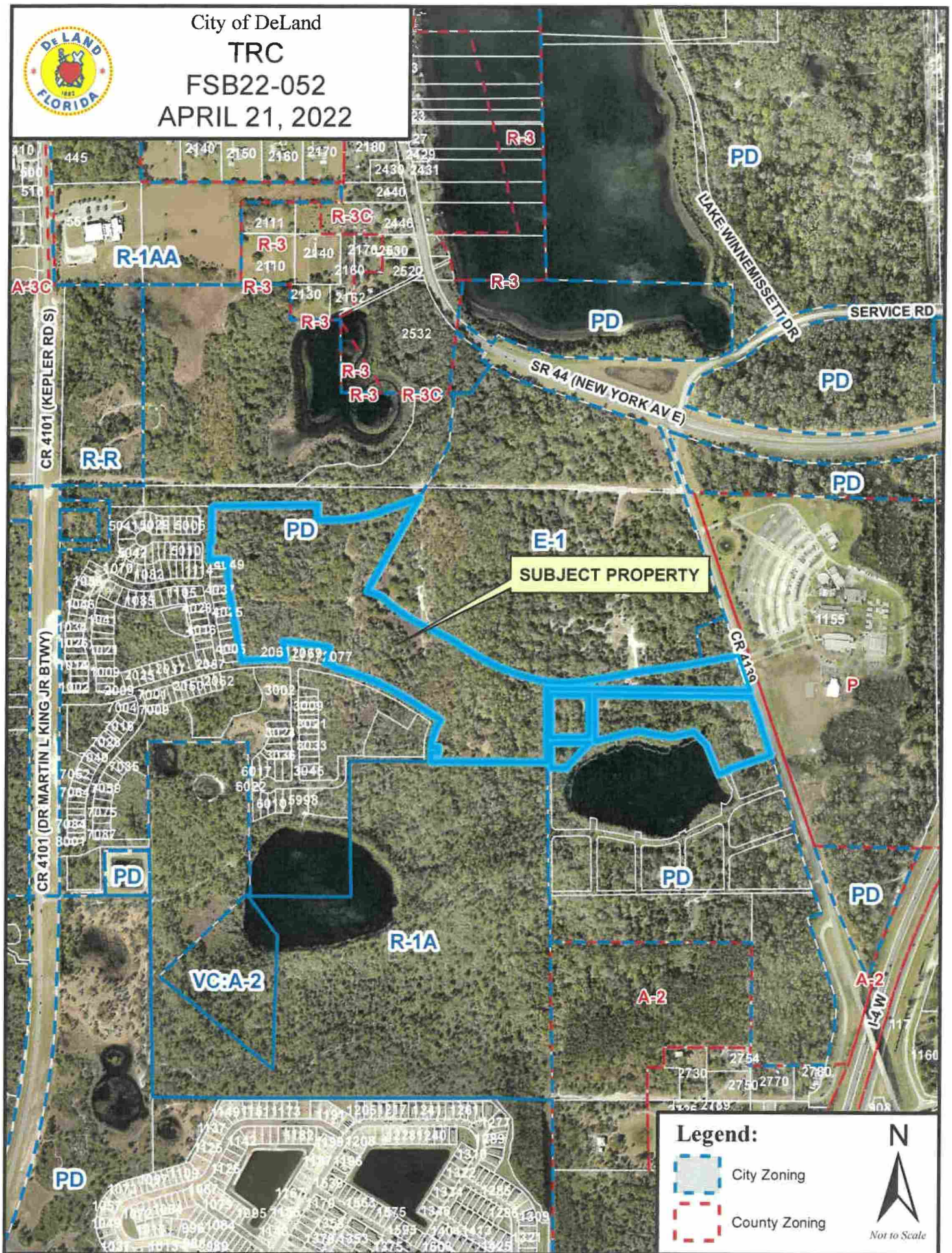
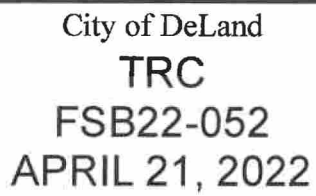
Job Address: 130 W NEW YORK AV, DELAND FL 32720

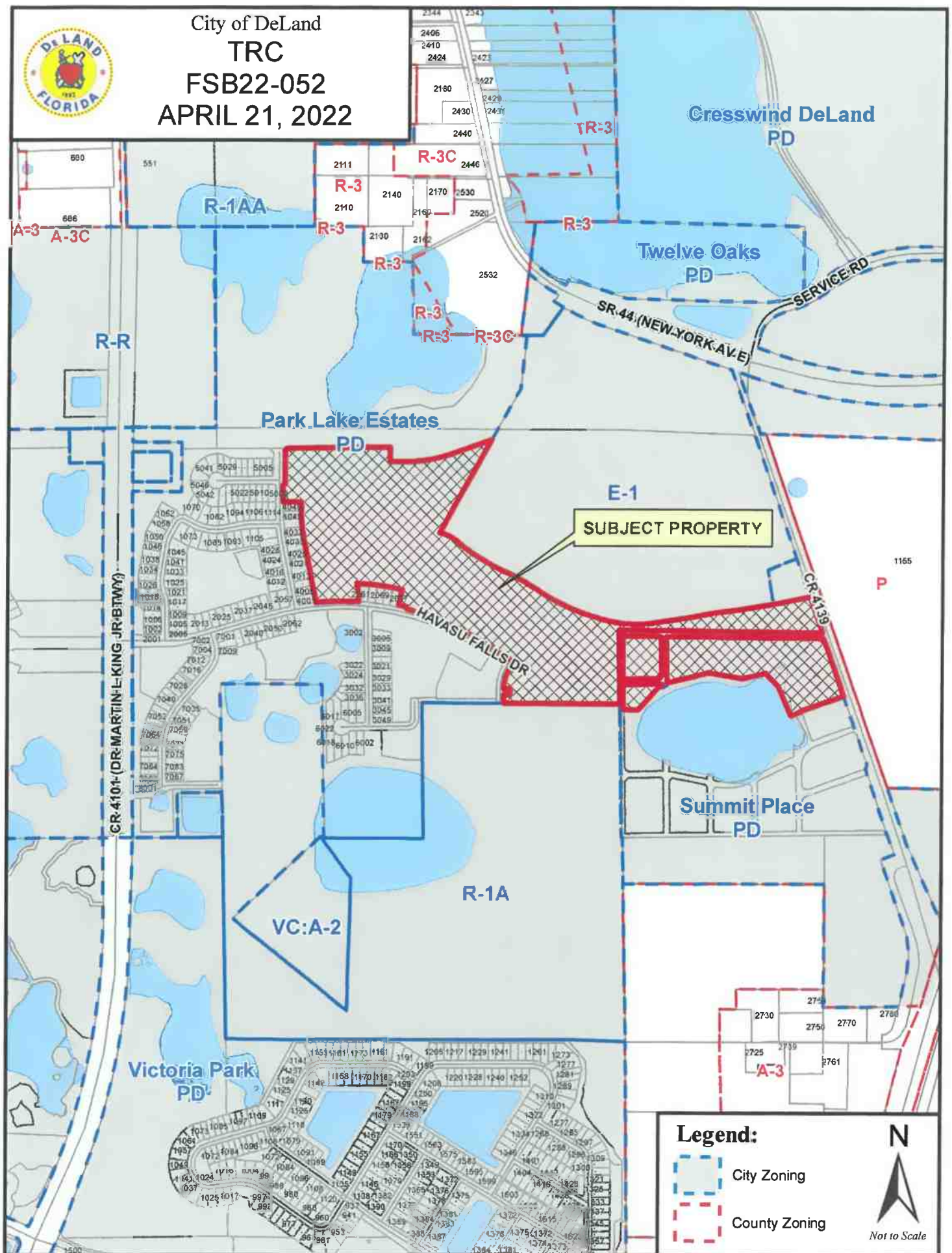
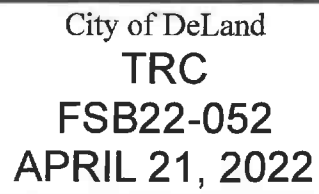
Job Description: Rezone

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	Exhibit B - Development Plan Map.pdf	Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	Exhibit D - Architectural Standards.pdf	Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Fred Link
Fire	Draft	Condition	Phases All Fire Safety Systems must be operational throughout. Any deviation would need approval from the Fire Marshal during phasing.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Fred Link
Fire	Draft	Condition	Land Use (Part D) All use must meet the current adopted FFPC edition.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Fred Link
Fire	Draft	Condition	Rooftop All buildings & site development must meet FFPC 7th edition.	2022.03.02 PD Agt - AF edits (edits after submittal) (CC).pdf	Fred Link

NEW BUSINESS

2





Issues for record FSB22-052

Job Address: 0 CR 4139 BTWY, DeLand 32724

Job Description: Lakewood Park Subdivision - Phase 2 - 124 Lots

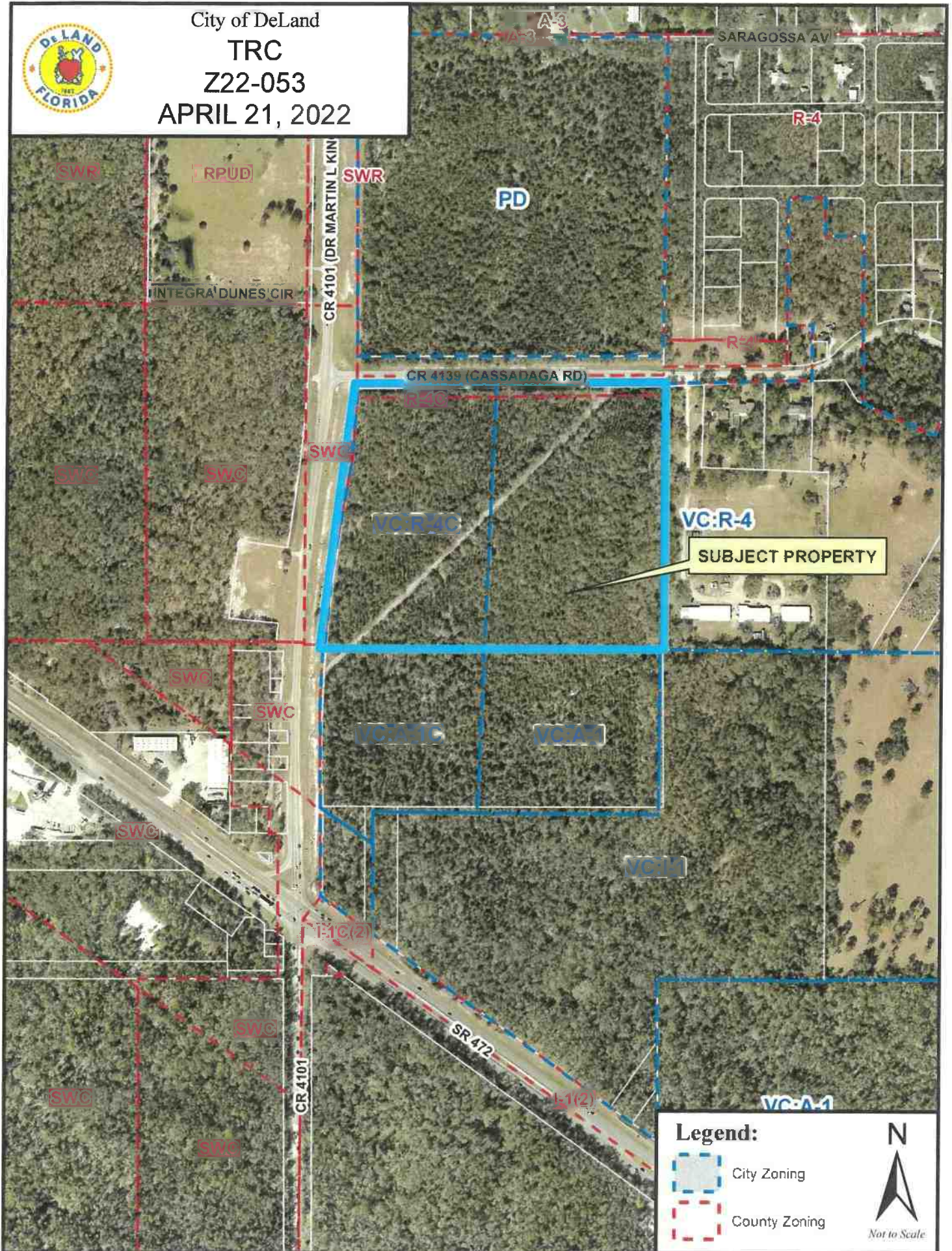
Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Closed	Street name	4	Belinda Collins	Belinda Collins
		Verify and provide approval of street name where missing Last comment from reviewer: Provide verification that the County has approved the street names selected.			
Planning	Draft	Acreage Verify the total acreage of phase 2.	C100	Belinda Collins	Belinda Collins
Planning	Draft	Net buildable area Net buildable area should exclude retention and open spaces as well as the wetlands/buffers.	C100	Belinda Collins	Belinda Collins
Planning	Draft	Approval of street names Verify and provide approval of street name where missing and that the County has approved of the names.—		Belinda Collins	Belinda Collins

NEW BUSINESS

3

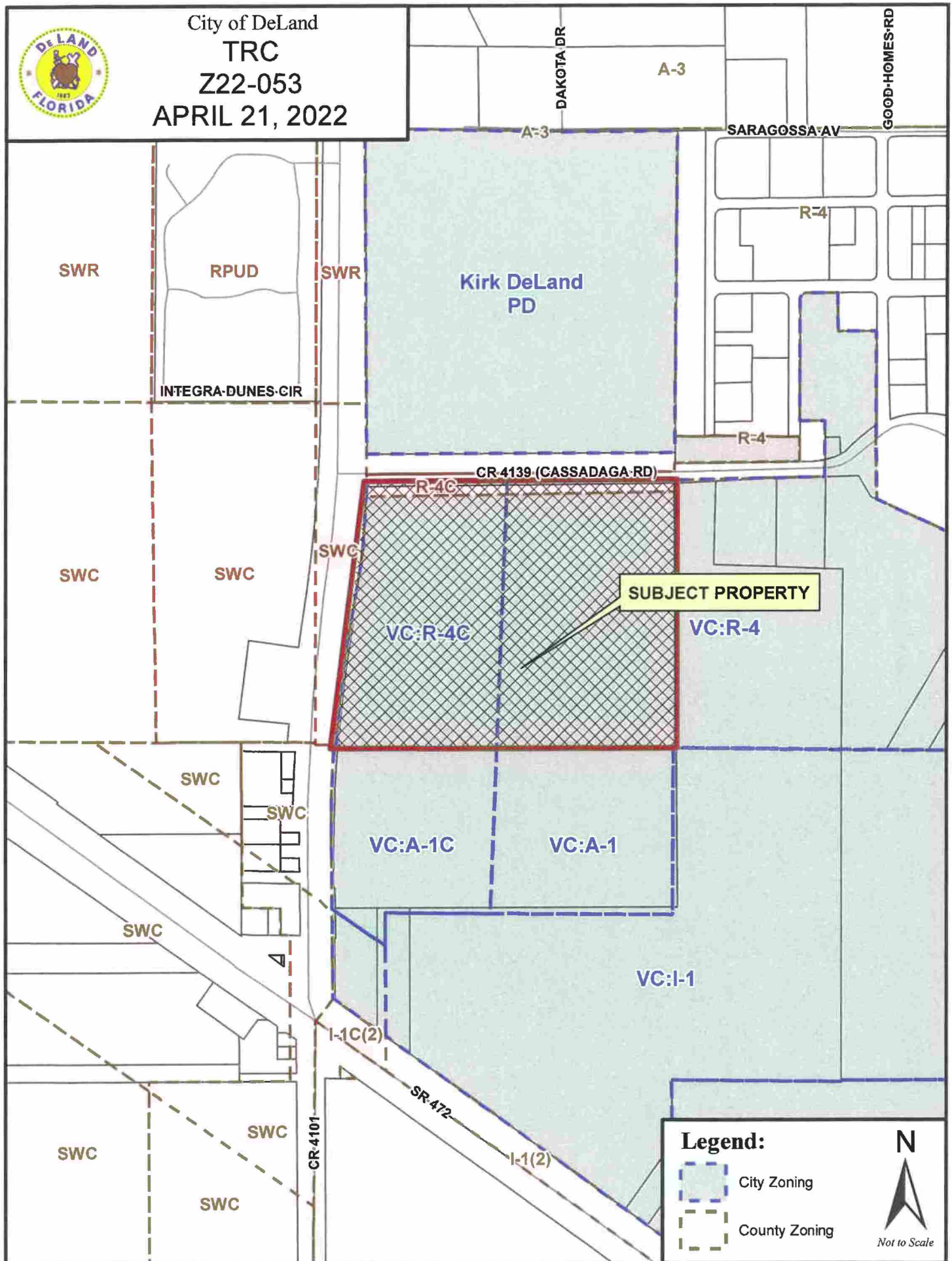


City of DeLand
TRC
Z22-053
APRIL 21, 2022





City of DeLand
TRC
Z22-053
APRIL 21, 2022



Legend:

- City Zoning
- County Zoning



Issues for record Z22-053

Job Address: 0 Cassadaga RD, DeLand FL 32724

Job Description: To rezone the property from County R-4C & R-4 to City PD for a multi-family residential project.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Stormwater Drainage - Low Impact Development Please add following to Section K: Low Impact Development (LID) should be incorporated in the Planned Development stormwater management master plan. LID design such as bioretention swales, rain gardens, stormwater re-use and harvesting, and BMP treatment train to minimize runoff pollutant and increase stormwater recharge and natural infiltration processes.	PD Agreement with exhibits (3-15-2022).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Access - Misspelling Line 12 Replace "9s" with "is".	PD Agreement with exhibits (3-15-2022).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Access - County Road ID Please add (CR4101) after Dr. Martin Luther King Jr. Beltway and (CR 4139) after Cassadaga Road.	PD Agreement with exhibits (3-15-2022).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stormwater Ponds Maintenance Who is responsible for maintenance of the Stormwater Ponds? Please clarify in Section K.	PD Agreement with exhibits (3-15-2022).pdf	Tuan Huynh	Tuan Huynh
Forestry	Draft	Money Tree Please replace \$ with actual DBH on Tree 6255.	20210467 TREE SURVEY C3D 1-27-22.pdf	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Tree 5388 Tree is shown as a 76" DBH oak. If it is a Live Oak in good condition, measures should be taken to preserve it. Your project may have as many as 16 historic trees. Any historic tree removals would require review by the Tree Advisory Committee and approval by the City Commission. We recommend that you identify historic trees and evaluate their condition prior to the next phase of this project.	20210467 TREE SURVEY C3D 1-27-22.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Preservation Area Change Tree Preservation Area to Tree Protection Area. You may want to adjust the location of the TPA depending on the location of historic trees on your property.	CTC DeLand PD Plan.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Preservation In Line 24, change Tree Preservation to Tree Protection for consistency with Code language.	PD Agreement with exhibits (3-15-2022).pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Missing punctuation Line 17, add period between "project" and "Trees."	PD Agreement with exhibits (3-15-2022).pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 17 change "of" to "or" at the end of the line.	PD Agreement with exhibits (3-15-2022).pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 3 Change "all trees in excess of 6 inches DBH" to "all trees 6" DBH and larger."	PD Agreement with exhibits (3-15-2022).pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 20 The project is referenced as Trinity Gardens PD, but it is called CTC DeLand PD on page 4. Please make sure project name is consistent.	PD Agreement with exhibits (3-15-2022).pdf	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Mass grading Mass grading is prohibited.		Belinda Collins	Belinda Collins
Planning	Draft	Ponds Utilization of dry ponds as amenities is suggested.		Belinda Collins	Belinda Collins
Planning	Draft	Public benefit Identify the public benefit proposed for this PD (i.e. provision of affordable units, enhanced landscaping etc.)		Belinda Collins	Belinda Collins
Planning	Draft	Low impact development - REPEAT COMMENT 1. In order to implement a sustainable development using low impact development standards it is suggested to: - Assess the existing topography, hydrology, soils and vegetation for the benefit of the development and to minimize impacts to the existing environment. - Preserve valuable open space and vegetation to the benefit of the development. - Utilize the existing vegetation for the 40-foot buffer. - Include GSI (green stormwater infrastructure) elements throughout the project in order to protect the environmental features. - Utilize clustering of buildings in order to maximize the space and preserve the existing natural features.		Belinda Collins	Belinda Collins
Planning	Draft	Community Design Standards The city architect will use the Community Design Standards to evaluate the buildings		Belinda Collins	Belinda Collins
Planning	Draft	TIA A traffic impact analysis should be provided for projects generating in excess of 1000 additional trips per day.		Belinda Collins	Belinda Collins
Planning	Draft	Environmental/habitat impacts Impact to trees, shrubs and habitat on the property will require a site and near site proximity ecological/environmental survey for listed, threatened and/or endangered species including, but not limited to, impact to gopher tortoise and threatened, endangered and protected plant species on and in the vicinity of the site. As the site is wooded, numerous trees of potential historic significance and/or of specimen quality may be present. A tree survey will, and a tree removal permit may be required prior to initiating land clearing and/or construction. Removal of any historic tree requires the review of the City Forester, recommendation by the City Planning Board and approval by City Commission. Preservation of historical and specimen trees is required.		Belinda Collins	Belinda Collins
Planning	Draft	Intended use of other property owned nearby It appears that the applicant also owns acreage south of this parcel. Describe the plans for that property.		Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Gateway requirements 9. This site is located in the Emerging Gateway and the following standards apply: a. Minimum 40-foot buffer along MLK b. Buffer standard D (for landscaping) 1. Canopy 7.2 trees /100 l.f. of frontage 2. Understory 4 trees /100 l.f. of frontage 3. Shrubs 30 shrubs /100 l.f. of frontage		Belinda Collins	Belinda Collins
Planning	Draft	Activity Center connection Show how this project connects into the rest of the activity center.		Belinda Collins	Belinda Collins
Planning	Draft	Multi-family use This entire parcel is viewed as one development, the PD should prohibit the future subdivision of the parcel.		Belinda Collins	Belinda Collins
Planning	Draft	Property split The portion of property to be used for this development should be split from the larger parcel and a legal description for the parcel remaining in the PD should be provided.		Belinda Collins	Belinda Collins
Planning	Draft	Trail Add a 10-foot trail adjacent to MLK .		Belinda Collins	Belinda Collins

Conditions and notes for record Z22-053

Job Address: 0 Cassadaga RD, DeLand FL 32724

Job Description: To rezone the property from County R-4C & R-4 to City PD for a multi-family residential project.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Access All buildings & site development must meet FFPC 7th edition.		Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.		Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	PD Agreement with exhibits (3-15-2022).pdf	Fred Link
Fire	Draft	Condition	All Amendments Shall be reviewed at Fire Prevention Division for Code compliance.	PD Agreement with exhibits (3-15-2022).pdf	Fred Link
Fire	Draft	Condition	Phases All buildings & site development must meet FFPC 7th edition.	PD Agreement with exhibits (3-15-2022).pdf	Fred Link
Fire	Draft	Condition	Signage Monument Signs-Road Access must still remain a minimum of 20 FT. Cant be reduced for the sign.	PD Agreement with exhibits (3-15-2022).pdf	Fred Link
Fire	Draft	Condition	Connection locations Must be approved by the Fire Prevention Division.	PD Agreement with exhibits (3-15-2022).pdf	Fred Link
Fire	Draft	Condition	Access to the building All buildings & site development must meet FFPC 7th NFPA 1-Chapter 18.2.3.2	CTC Deland PD Plan.pdf	Fred Link
Fire	Draft	Condition	Secondary Entrance Must be connected out to Cassadaga Rd or be a approved emergency access road.	CTC Deland PD Plan.pdf	Fred Link

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Butterfly Garden As Florida's first Monarch City USA, we are pleased to see a butterfly garden included in your design.	CTC Deland PD Plan.pdf	Mariellen Calabro
Forestry	Draft	Note	Tree ID by species In future submissions, you will need to ID oaks and pine by species. Based on the information provided, you may have historic trees in the project area.	20210467 TREE SURVEY C3D 1-27-22.pdf	Mariellen Calabro

NEW BUSINESS

4

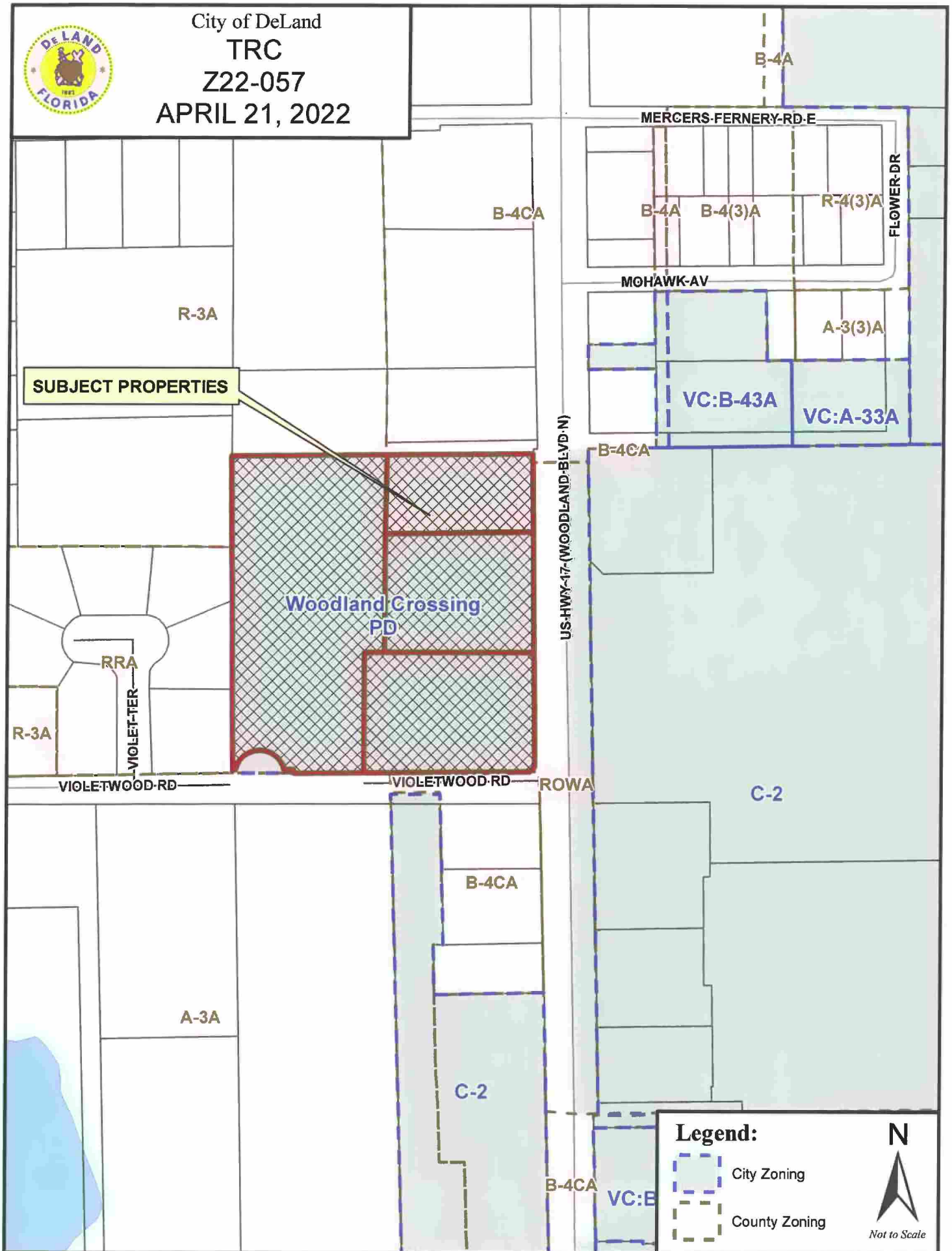


City of DeLand
TRC
Z22-057
APRIL 21, 2022





City of DeLand
TRC
Z22-057
APRIL 21, 2022



Issues for record Z22-057

Job Address: 0 N Woodland BLVD, DeLand FL 32720

Job Description: To amend the original Woodland Crossings PD to accommodate a conditional use.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Stormwater Management Design Please provide: 1. Please show how stormwater runoff will be collected, treated, and attenuated for Lot 2? 2. Where is the drainage connection point? Please note if connection is on Woodland Blvd. then FDOT Permit is required. 3. Building finish floor elevation (FFE) must be min. 1-foot above the 100yr-24hr storm Design High Water (DHW) elevation of the stormwater management system. 4. Storm sewer Hydraulic Grade Line (HGL) must be below the parking lot lowest inlet with minor and major head losses included.	PD Plan 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Parking lot traffic flow There is "NO ENTRY" shown on west side of parking lot. But the drive aisle is two-way based on traffic arrows shown. This will create confusion for vehicular traffic.	PD Plan 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Flood Zone Please provide the FEMA Flood Zone based on the FIRM Map and provide the panel number and effective date.	PD Plan 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Parking Symbol and Curb Radius Dimensions 1. What are the big arrows shown at the parking spaces represent? 2. Please provide curb radius dimensions on the plan.	PD Plan 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Dumpster Location 1. Provide 50 feet clear line of sight for the dumpster pad area. There is concerned that garbage truck backing out will hit the curb at the entrance driveway.	PD Plan 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Planning	Draft	Access Clarify that the proposed second Woodland access point for Lot 2 is not directly accessing Woodland. Access is via an easement which then connects Lot 2 to Woodland. Submit easement document	First Amended PD Agreement with exhibit.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Parking Provide specifics and/or refer to the LDRs. Note: A reduction in parking will require action by the CC.	First Amended PD Agreement with exhibit.pdf	Kendall Story	Kendall Story
Planning	Draft	punctuation Add hyphens in between the 3 different road names like shown on the original document.	First Amended PD Agreement with exhibit.pdf	Kendall Story	Kendall Story
Planning	Draft	Replat You may not build over easements; a replat will be necessary.	PD Plan 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Woodland LS buffer Delineate LS buffer adjacent to Woodland; You only state the setback.	PD Plan 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	drive aisle Note that the drive-thru service line proposed on Lot 2 directly abuts another drive aisle going the opposite way, running parallel, east to west... How will these two areas be separated?	PD Plan 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	changing access points Any changes made to access points should be run by Fire, Volusia Co. and FDOT.	PD Plan 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Data table The data table is confusing; what is "Level 1" or "Level 2"? a. Remove line items that are N/A or fill in the data... don't leave them blank b. Data table says the proposed zoning is BR; should say PD c. State overlay district d. Building setbacks: what is major/minor? e. Land use buffers? f. State the Parking ratios; not "TBD"	PD Plan 3-21-2022.pdf	Kendall Story	Kendall Story

Conditions and notes for record Z22-057
Job Address: 0 N Woodland BLVD, DeLand FL 32720
Job Description: To amend the original Woodland Crossings PD to accommodate a conditional use.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Access All buildings & site development must meet FFPC 7th edition. Apparatus must have a turnaround or an secondary exit due to length of parking lot.	PD Plan 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Water analysis All buildings & site development must meet FFPC 7th edition. Building meets water flow requirements and hydrant spacing.	PD Plan 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Land Clearing No burning is allowed.	First Amended PD Agreement with exhibit.pdf	Fred Link

NEW BUSINESS

5

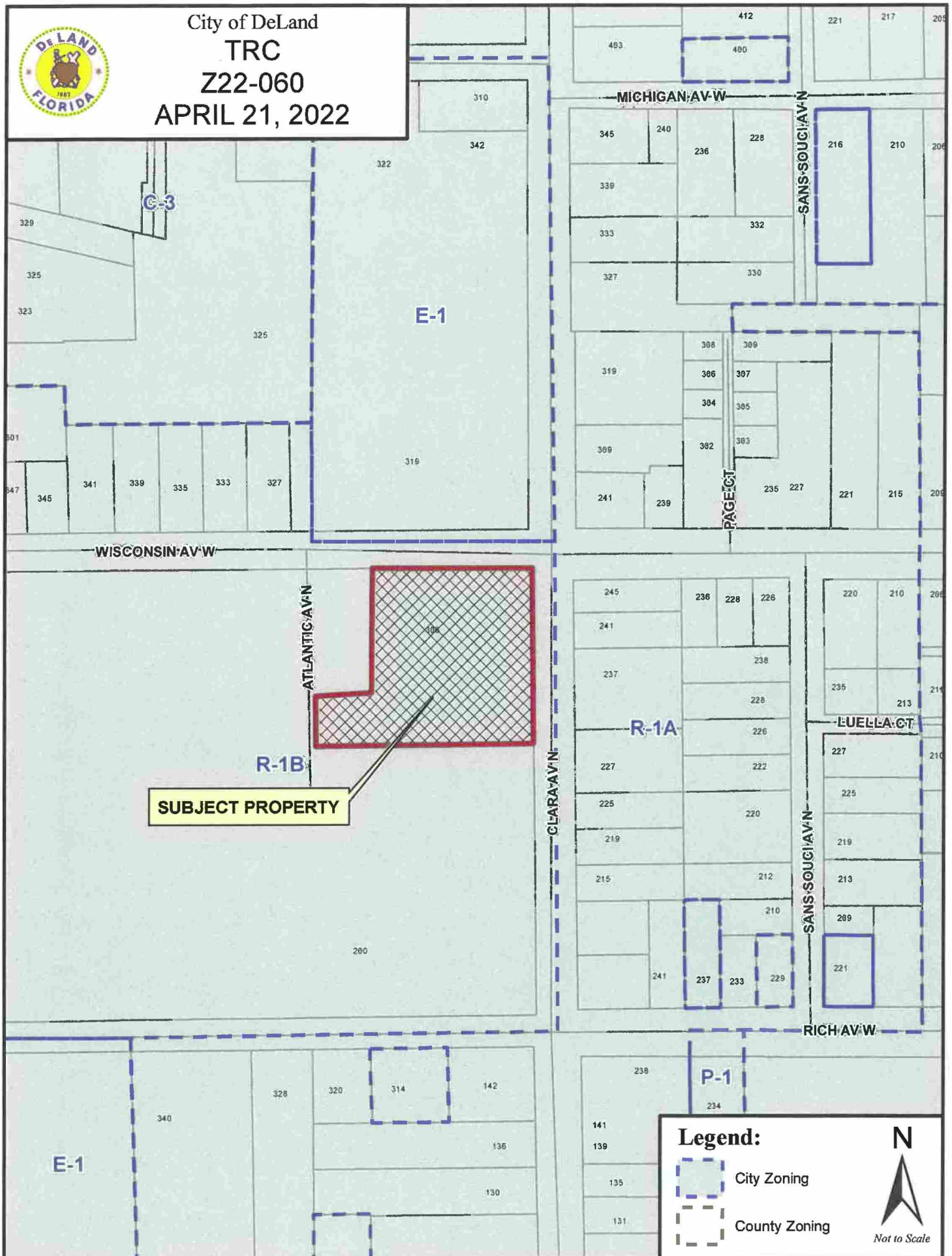


City of DeLand
TRC
Z22-060
APRIL 21, 2022





City of DeLand
TRC
Z22-060
APRIL 21, 2022



Issues for record Z22-060

Job Address: 306 W WISCONSIN AV, DELAND FL 32720

Job Description: To rezone from R1-B to PD to develop mixed commercial & residential uses in an existing building.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Development Plan - Site Plan information Please submit Development Plan with site plan information for engineering review. Development plan submitted in Exhibit "B" only shows building improvements.	PD Agreement with exhibit 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Forestry	Draft	Line 25 Remove unnecessary comma after DeLand.	PD Agreement with exhibit 3-21-2022.pdf	Mariellen Calabro	Mariellen Calabro
Planning	Draft	Uses - Public benefit 1. The proposed permitted uses include few of the ones currently permitted under the R-1 zoning designation. Many of the proposed uses are permitted in commercial zoning districts which typically are not permitted in the existing land use. The PD along with the land use amendment is what allows this to happen. As such a public benefit needs to be determined and presented. This could be in the form of enhanced landscaping or architecture etc.		Belinda Collins	Belinda Collins
Planning	Draft	Lot & building requirements Wisconsin does not have a 10-foot buffer available as listed in the PD agreement. Because the building is existing, the lot and building requirements will be determined based on existing conditions. Re-word the agreement to state that the lot and building requirements are as currently provided with the existing structure.		Belinda Collins	Belinda Collins
Planning	Draft	Building height Verify the current building height and if any building additions that would increase the height or size are anticipated.		Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
		Residential density			
Planning	Draft	Max du = 15 which equates to a density of 10.3 upa. R-1B density = 5.81 (Clustered housing would be permitted at a max. of 5.8 dua). The PD agreement states a maximum of 15 units, however the development plan shows 16 units – including the ADA accessible unit.		Belinda Collins	Belinda Collins
		Parking count			
Planning	Draft	40 parking spaces + 4 h/c proposed. Verify the existing parking availability. The survey shows some as being rock parking. Pavement will be required.		Belinda Collins	Belinda Collins
		Stormwater			
Planning	Draft	Verify how stormwater is handled for/on this site.		Belinda Collins	Belinda Collins
		Units			
Planning	Draft	Verify if the units will be market rate or otherwise.		Belinda Collins	Belinda Collins

Conditions and notes for record Z22-060

Job Address: 306 W WISCONSIN AV, DELAND FL 32720

Job Description: To rezone from R1-B to PD to develop mixed commercial & residential uses in an existing building.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	PD Plan (draft & not final).pdf	Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Fire Protection All buildings & site development must meet FFPC 7th edition. Water supply analysis should be done to ensure water supply and locations are met.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Signage The address is required to meet NFPA 1, 10.11 for premise identification.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Access All buildings & site development must meet FFPC 7th edition. Chapter 18-FD Access	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Forestry	Draft	Note	Tree Survey No tree-related information has been provided at this phase.	SURVEY 20220113_170556.pdf	Mariellen Calabro

NEW BUSINESS

6

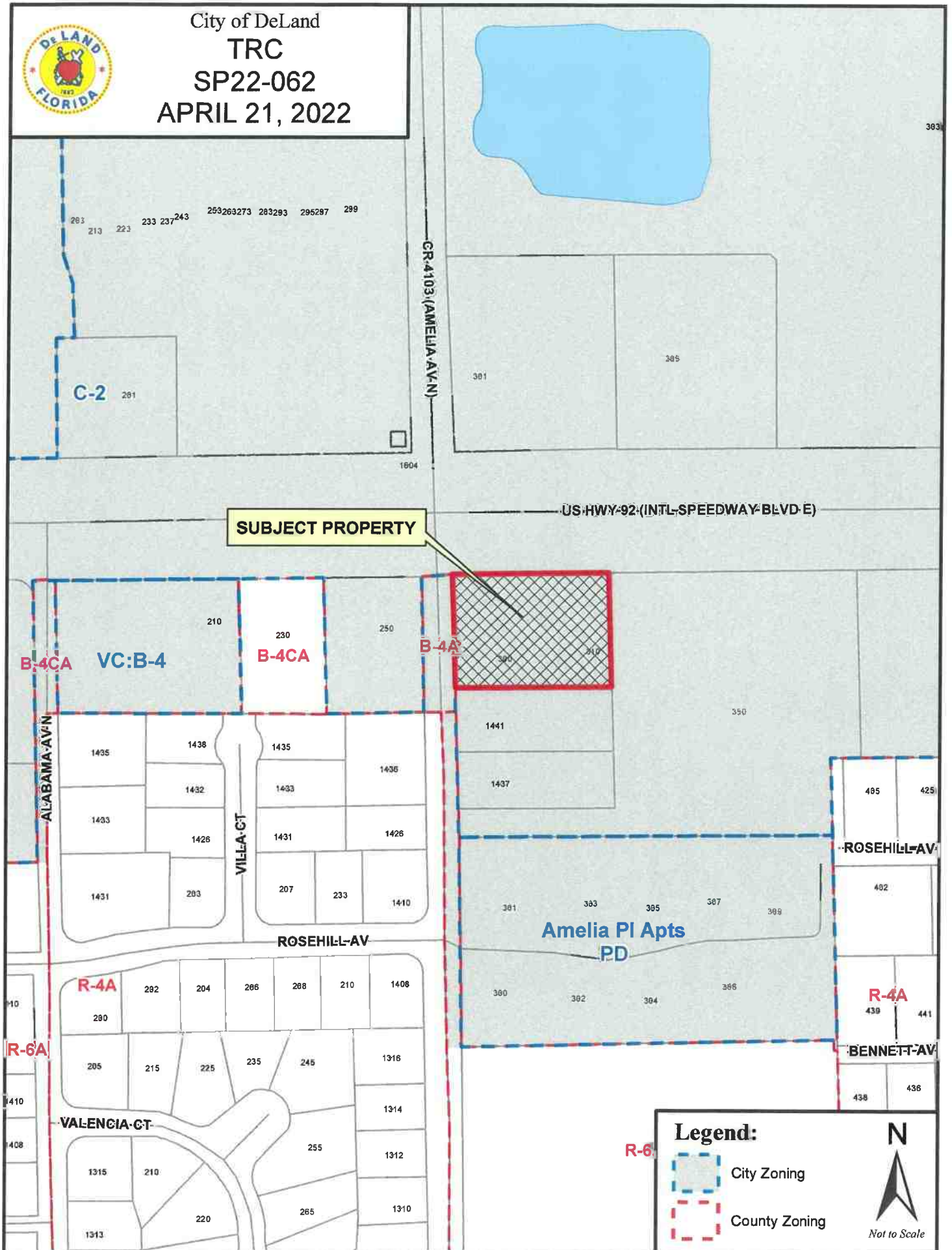


City of DeLand
TRC
SP22-062
APRIL 21, 2022





City of DeLand
TRC
SP22-062
APRIL 21, 2022



Issues for record SP22-062

Job Address: 310 E INTL SPEEDWAY BLVD, DELAND FL 32724

Job Description: New oil change facility with associated utilities, parking, and drive aisles.

Discipline	Status	Details	Attached To	Created By	Last Updated By
General Comments					
Engineering	Draft	1. This development is adjacent to International Speedway Blvd.; therefore, FDOT Permit is required. 2. Amelia Ave. is Volusia County maintained road. County Use Permit is required. 3. Please provide SJRWMD / FDEP permit or exemption letter upon approval.		Tuan Huynh	Tuan Huynh
FDOT Notes					
Engineering	Draft	1. Note # 4: Please use latest FDOT Standard Plans and FDOT Road & Bridge Specification eBooks. Plans submitted references FY 2018-2019.	C2.0	Tuan Huynh	Tuan Huynh
City Notes					
Engineering	Draft	1. Note #4: Please remove references to City of DeLand Public Works Transportation Technical Manual and replace with "City of DeLand, Land Development Regulations, Chapter 33".	C2.0	Tuan Huynh	Tuan Huynh
Temporary Construction Entrance					
Engineering	Draft	1. Please show on plan Temporary Construction Entrance location with soil tracking gravel.	C4.0	Tuan Huynh	Tuan Huynh
Native Engineering LLC Note					
Engineering	Draft	1. Notes #2 and #3: Plan references "Southwest Florida Water Management District (SWFWMD)" instead of "St. Johns River Water Management District (SJRWMD)". Revise plans where applicable.	C4.0	Tuan Huynh	Tuan Huynh
Legend					
Engineering	Draft	1. Hatch patterns show "ADA truncated domes and ADA ramps". But not clear where this is used on Plans. Please clarify or revise plan.	C5.0	Tuan Huynh	Tuan Huynh
Impervious Area Calculations					
Engineering	Draft	1. Please check Impervious Surface Areas calculations. Impervious areas do not match the Drainage Letter under Proposed Conditions narrative.	C5.0	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Site Plan - Text and Dimensions					
Engineering	Draft	1. For 6" bollards on south side of building, please add "TYPICAL OF 4" on the plans. 2. There is circled number 6 on south side of building? What is this number? May be confused with parking spaces count. 3. Please add "FDOT" as well as "County" to the Note box regarding signage protection and replacement during construction. 4. Please add two (2) bollards at rear of dumpster area. 5. Please add more curb radius dimensions within internal parking areas, near dumpster, entrance and exit locations to auto service bay area.	C5.0	Tuan Huynh	Tuan Huynh
Parking Lot					
Engineering	Draft	1. Per City LDR, Chapter 33, Section 33-91.06 (b): Handicap space must be 12' wide x 20' long. Plans submitted show 12' wide x 19' long. Please revise plan. 2. Type "D" Curb is shown on north side of the handicap space. This area is flushed with the pavement. Please remove the curb line on plan for clarity or call-out "Pavement Flushed with Sidewalk" in this area.	C5.0	Tuan Huynh	Tuan Huynh
Parking Lot - Striping					
Engineering	Draft	1. Please setback proposed 24" white stop bar on Amelia Ave. 4 ft. from property line. This will provide a buffer between vehicular and pedestrian traffic if there are future sidewalks. 2. Please add 20 LF of 6" double yellow striping at both stop bar locations at the rear. 3. Please add directional arrows within parking lot area in addition to the auto service bay area per FDOT Standard Plans Index 711-00. 4. Please extend proposed 6" white striping thru concrete area on both sides of the auto service bay areas. Also, correct mis-spelling for "Stripe".	C5.0	Tuan Huynh	Tuan Huynh
Sidewalk Connections					
Engineering	Draft	1. Please extend small gap of concrete sidewalk (on north side building) from entrance door to auto service bay area for better connectivity. 2. New sidewalk approach to existing ramp on International Speedway Blvd (ISB) is very close to the road edge of pavement. There is safety concerned for pedestrian when vehicles make a right-turn from Amelia onto ISB this close to the sidewalk. Please discuss other options with FDOT or revise plan.	C5.0	Tuan Huynh	Tuan Huynh
Grading					
Engineering	Draft	1. Please provide flow arrows on grading plan and provide note "Min. 1% pavement slope". 2. Please show existing pavement grades (+/-) at the centerline of both rear drive aisles to ensure existing and new pavement matches. 3. Please provide note within swale area, "Max. 1:4 (V:H) Slope".	C6.0	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Storm System and Structures 1. Please check roof drain pipe sizes on east side of the building. Downstream pipe (6") is smaller than upstream pipe (8"). 2. Please check roof drain cover on east side of the building when it crosses 5' shallow swale area. Min. 1-foot cover is required. 3. Please callout storm sewers per FDOT Standard Plans. For example, instead of storm sewer "A2000" please call-out as "PVC or HDPE or RCP". 4. Please label mitered end section as MES and not FES to match FDOT Standard Plans Index. 5. Please add applicable FDOT Standard Plans Index on Details Sheet C8.0. For example, Index 425-052 for Type "C" Inlet and Index 430-022 for side drain MES. 6. Please provide Detail on Sheet C8.0 for the existing weir structure conversion to manhole structure for constructability.	C6.0	Tuan Huynh	Tuan Huynh
Fire	Draft	Water Supply Provide water supply analysis for project fire protection.	C7.0	Terry Griffiths	Terry Griffiths
Fire	Draft	Code References The 7th Edition Florida Fire Prevention Code will be followed for this project.	C1.0	Terry Griffiths	Terry Griffiths
Forestry	Draft	Tree Species Identify oak trees by species. There may be historic trees in the project area.	C3.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Barricade Detail It might be helpful to add the Tree Barricade Detail to this page.	C4.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Species ID Identify oaks by species. You may have historic trees on site.	C4.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Barricade Tree Barricade is not shown around several trees that appear to be retained.	C4.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Oak Trees On all pages, identify oaks by species. You most likely have historic trees on site.	C1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Species Identify oak trees by species. There may be historic trees in the project area.	C5.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Species Identify oak trees by species. There may be historic trees in the project area.	C6.0	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Tree Species Identify oak trees by species. There may be historic trees in the project area.	C7.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Species Identify oak trees by species. There may be historic trees in the project area.	L3.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Note 8 Change County to City in last line.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Crape Myrtle Add 3" caliper total and 45 gallon container size.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Yaupon Holly 2" caliper trees do not meet the minimum size requirements. Please increase to 3" caliper,	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Removals Your plan will remove at least one 32" DBH oak and one 30" DBH oak tree. If these trees are historic, it would need to be reviewed by the Tree Advisory Committee and approved by the City Commission. If approved, at least 100% DBH replacement would be required. Please provide a listing a all proposed tree removals. If these trees are historic, none of the replacement trees proposed would meet minimum replacement size requirements.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Protection Area Please show the limits of your 15% Tree Protection Area. For a 30,029 sf site, your TPA would need to be at least 4,504 sf.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Worksheets Your Tree Protection Area Worksheet indicates that you will be 2,970 sf deficient in the required 4,504 sf TPA. Please show the limits of TPA and indicate why it cannot be increased, if applicable.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Historic Tree - 4 Historic Trees: Any historic tree that is proposed for removal will require a review by this office, the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. The minimum size for replacement of historic trees is 6" caliper and 4" DBH.	L1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Typical Tree Planting Top of root ball should be an inch or two above finish grade.	L2.0	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Concrete Walk Over Critical Root Zone Detail This detail is not consistent with our Code.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Note 5 Replace County with City.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Plant Materials Note 2 All trees planted will need to meet the criteria for a Florida #1 tree as described in the most current edition of the Florida Department of Agriculture and Consumer Services Grades and Standards for Nursery Plants. The minimum size for replacement trees is 3" caliper and eight feet in height.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Plant Materials Note 3 Plants larger than specified will only be acceptable if specifications match their caliper and still would meet the Grade 1 requirements of Florida Grades and Standards. For example, a 4" diameter tree in a 45 gallon container would not pass the final landscape inspection.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Planting Soil Mixture Notes 4 to 8 These notes look like they should be a, b, c, and d. Note 9 would become 4, and not 10 would become 5.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Mulch Notes Add a note to not place mulch directly on top of root ball or within 6" of existing trees.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Container Plants Note 3 needs to reference Florida Grades and Standards.	L2.0	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Substitutions Any substitutions must be approved by the City Forester.	L2.0	Mariellen Calabro	Mariellen Calabro
Planning	Draft	Signage Show the size and location of any signs and provide sketches or other details.		Danevsky Joseph	Danevsky Joseph

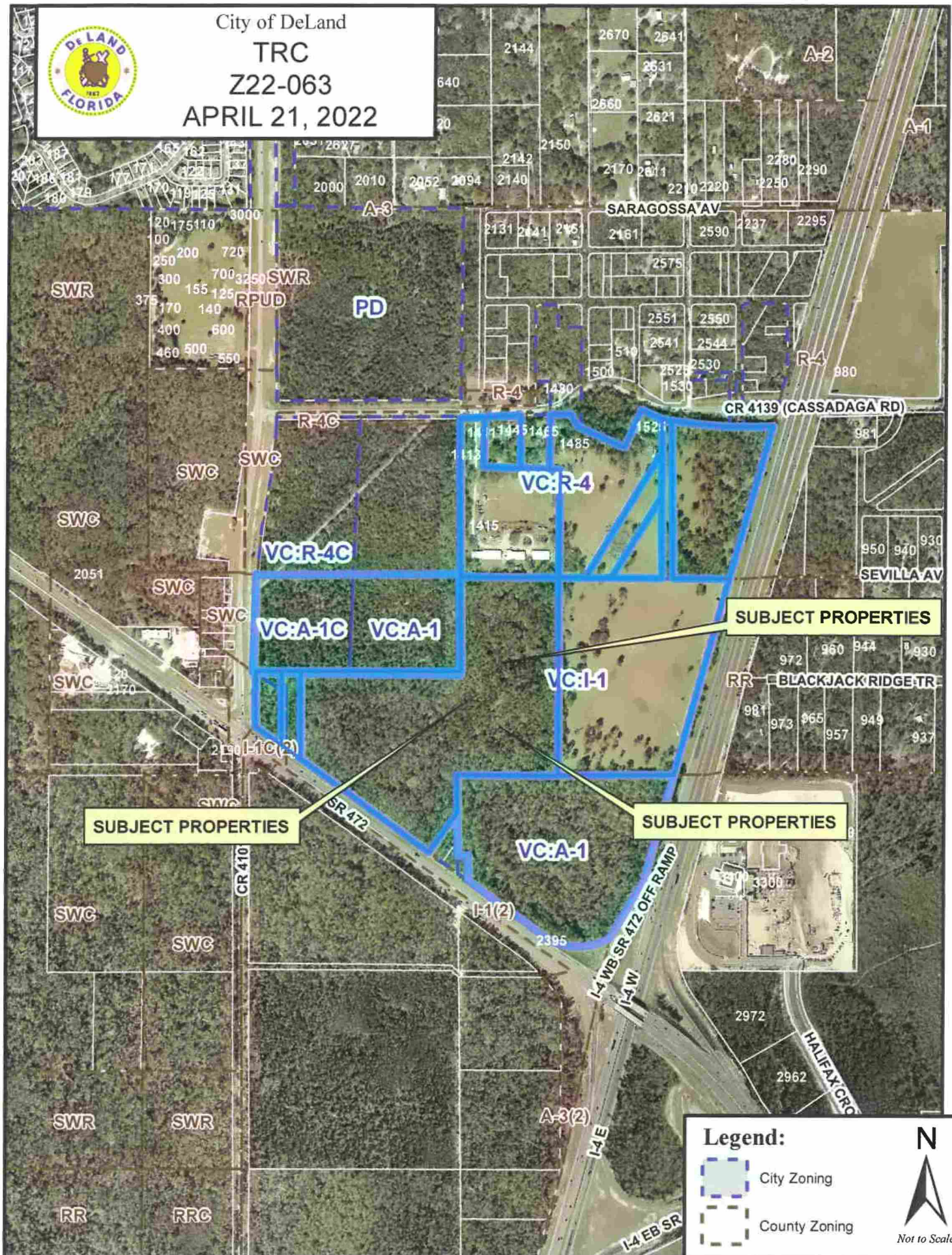
Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Overlay District Regulations (Emerging Gateway District) - Signs			
		1.Ground-mounted monument signs shall comply with the following criteria:			
		a. Size of sign.(1)Any property having a total area of less than 2½ acres may have one double-faced sign per street frontage, with a maximum of 48 square feet of sign area per side.			
		(2)Any property having a total area of 2½ acres to five acres may have one double-faced sign per street frontage, with a maximum of 68 square feet of sign area per side.			
		(3)Any property having a total area of more than five acres may have one double-faced sign per street frontage, with a maximum of 128 square feet of sign area per side.		Danevsky Joseph	Danevsky Joseph
Planning	Draft	(4)Any property having a total area of more than 20 acres may have one double-faced sign per street frontage, with a maximum of 150 square feet of sign area per side.			
		b. Height of sign. The maximum height of any monument sign shall be eight feet, including base, sign area, supporting structure, and/or architectural embellishments.			
		c. Building signs. Building signs are permitted and shall comply with the relevant portions of article VII of this chapter.			
		Overlay District Regulations (Emerging Gateway District)- Landscape			
		1.Landscape buffer requirements.			
Planning	Draft	a. A minimum 40-foot-wide landscape buffer shall be required along the overlay street frontage.			
		b. The buffer shall be planted with material appearing on the city's approved plant list.			
		c. Canopy trees shall have a minimum four-inch diameter at breast height (DBH) and 14 feet in height at planting. The number of trees shall be based on meeting the requirements of Buffer Standard "D" along the overlay street frontage. The technical review committee will determine the actual spacing of the vegetation, which may include the grouping of trees.		Danevsky Joseph	Danevsky Joseph
		d. Residential uses shall utilize a six-foot decorative wall as part of the landscape buffer requirements. This wall shall be no closer than 20 feet to the right-of-way and shall include landscape material in between the wall and right-of-way.			
		e. Nonresidential uses that select to use a decorative wall shall not place the wall between the landscape buffer and the right-of-way.			
Planning	Draft	Roadway		Danevsky Joseph	Danevsky Joseph
		Please provide a status update on related roadway improvements.			
Utilities	Draft	Reclaim			
		A 16" reclaim water main is on International on the south side of the road. Depending on depth this can be used instead of drilling a well.	L3.0	Jim Alles	Jim Ailes

NEW BUSINESS

7



City of DeLand
TRC
Z22-063
APRIL 21, 2022



Legend:

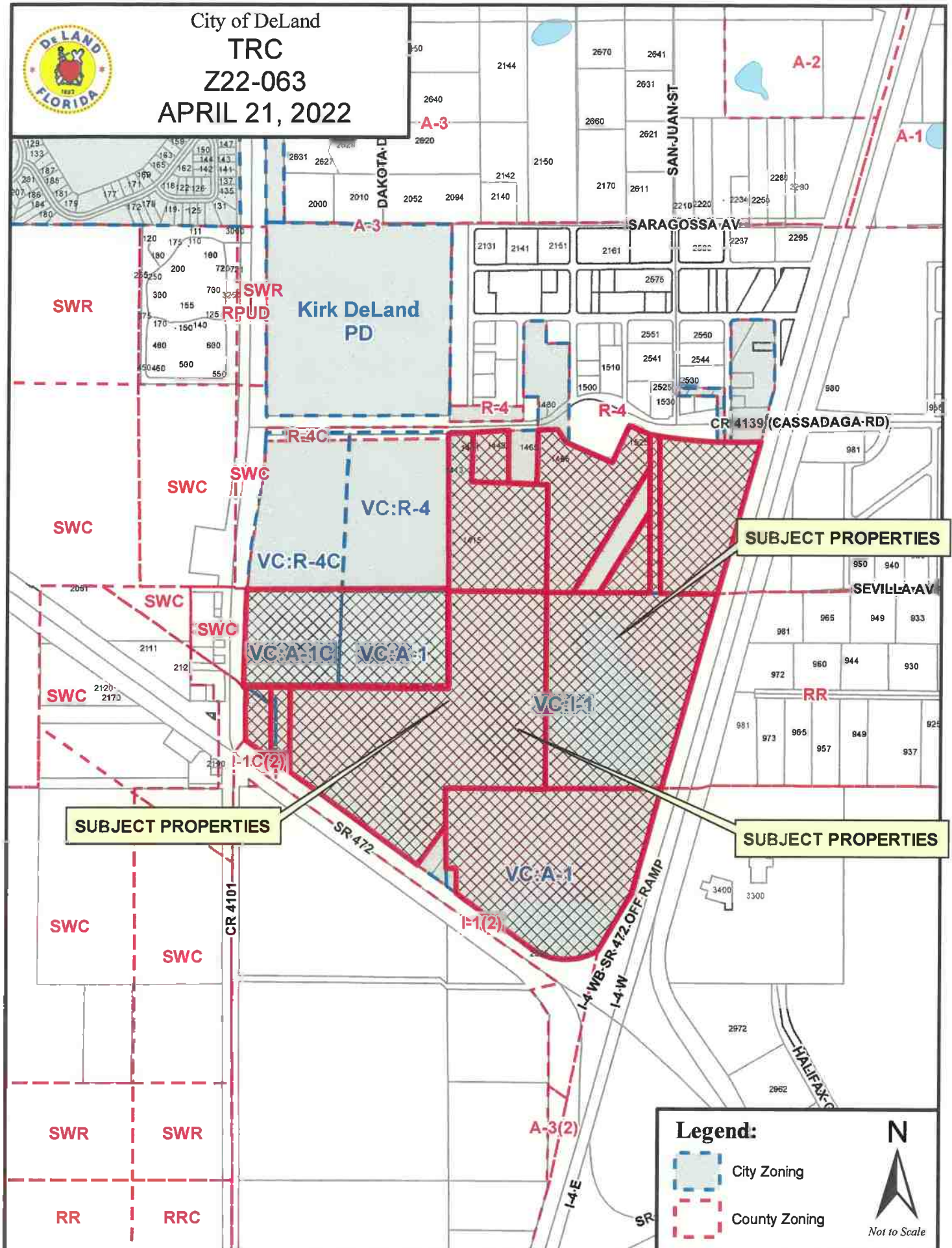
-  City Zoning
-  County Zoning



Not to Scale



City of DeLand
TRC
Z22-063
APRIL 21, 2022



Issues for record Z22-063

Job Address: 1465 CASSADAGA RD, DELAND FL 32724

Job Description: To rezone from County R-4C, R-4, A-1C, A-1, I-1C & I-1 to BPUD

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Typical Road Section Right-of-ways and pavement width dimensions do not match PD Agreement Section J, Internal Roadways. PD Agreement need to match Development Plan.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Road ID Please label existing roads adjacent to the project boundaries.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Parcel 2 - Area Text Please fix typo for Area.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stormwater Facilities - Master System Will the stormwater management facilities be inter-connected and constructed as a master pond system? Or will the ponds be constructed in separate phases? Please clarify on the Plan.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Neighborhood Connector - Typical Road Section Please clarify on the Section, is the 20 feet wide pavement in each direction is for two lanes of traffic or one-lane of traffic plus on-street parallel parking?	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Section J - Internal Roadways Road specifications in PD Agreement do not match the Development Plan Typical Cross Sections for Local Street and Neighborhood Connector roads.	PD Agreement with exhibit 3-21-2022.pdf	Tuan Huynh	Tuan Huynh
Forestry	Draft	LDC In the Development Notes, Section 33-57 pertains to historic trees. Please check Notes 2 to 7 to make sure that you are referencing the correct code sections.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Legend Please clearly label the project boundary. Your legend shows a line with two dots, and what I think is the boundary shows a line with two dashes. Also, please label roadways to help identify the project location.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 22 Insert "be" between shall and installed.	PD Agreement with exhibit 3-21-2022.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Street and Median Trees Will roads and sidewalks be the maintenance responsibility of the HOA or City? If it is the City's responsibility, the Public Works Department would prefer that trees not be planted between the streets and sidewalks. Any median trees would need to be limited to smaller trees that are less likely to damage infrastructure.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Mariellen Calabro	Mariellen Calabro
Planning	Draft	missing word missing the word "by"	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	No burning Add a statement restricting burning during development.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	extended stay restrict extended stays	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Building materials Be more specific. Storage of building materials? Sale of building materials? Manufacturing of building materials?	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Manufacturing - limited provide further detail	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	perimeter perimeter of the entire DeLand Tech Park boundaries or internal parcels?	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Parking standards Please spell out the regulations or refer to the applicable LDC section.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	no mass grading You may only grade per phase	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Separate Uses Separate permitted uses into Industrial and Commercial sections to match the concept plan.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Simplify list of Permitted Uses These two categories (Retail Sales; Retail and service land uses) can cover a wide range of uses. If you keep these, you do not have to list a lot of the other uses. Try to simplify.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Min. 50' ROW ROW must be a min. of 50' wide; pavement must be a min. of 24' wide.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Trips Section fl 3.6.4 sw of the SWAC Local Plan provides the maximum trip generation rates per district. Exceeding these will require a large scale land use amendment.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Kendall Story	Kendall Story
Planning	Draft	VC Trail You will be required to construct your portion of the 10' wide VC trail (along MLK Jr. Bltwy)	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Kendall Story	Kendall Story
Planning	Draft	Traffic Study In your traffic study, ITE code 130 (Industrial Park) is being used to calculate the number of trips in the industrial section. However, it's being calculated based on number of employees; I believe it should be based on the KSF calculations. Please verify.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Kendall Story	Kendall Story
Planning	Draft	472 Access Any access onto 472 will require coordination with FDOT	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Kendall Story	Kendall Story
Planning	Draft	Phasing plan must be determined Phasing plan must be determined	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Kendall Story	Kendall Story
Planning	Draft	Modify permitted uses Staff would like to have this list modified: These two categories ("Retail Sales"; "Retail and service land uses") can cover a wide range of uses. If you keep those, you do not have to list a lot of the other uses. Try to simplify.	PD Agreement with exhibit 3-21-2022.pdf	Kendall Story	Kendall Story

Conditions and notes for record Z22-063

Job Address: 1465 CASSADAGA RD, DELAND FL 32724

Job Description: To rezone from County R-4C, R-4, A-1C, A-1, I-1C & I-1 to BPUD

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	PD Plan-DelandTechPark-MLUP-C3_REV0321_2.pdf	Fred Link
Fire	Draft	Condition	Fire Code All buildings & site development must meet FFPC 7th edition.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Amendments All must be reviewed and approved by the Fire Prevention Division.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Phases All fire safety systems must be in place for all phases unless approved by the Fire Marshal.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Signage All buildings & site development must meet FFPC 7th edition. Landmark signs should have the address located at the top to not be covered by landscaping.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Access Any changes need to be reviewed and approved by the fire prevention Division.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Roads All buildings & site development must meet FFPC 7th edition. NFPA 1 Chapter 18 Access Must also meet the apparatus height/weight/slope and turning radius.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link
Fire	Draft	Condition	Land Clearing No burning is allowed.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link

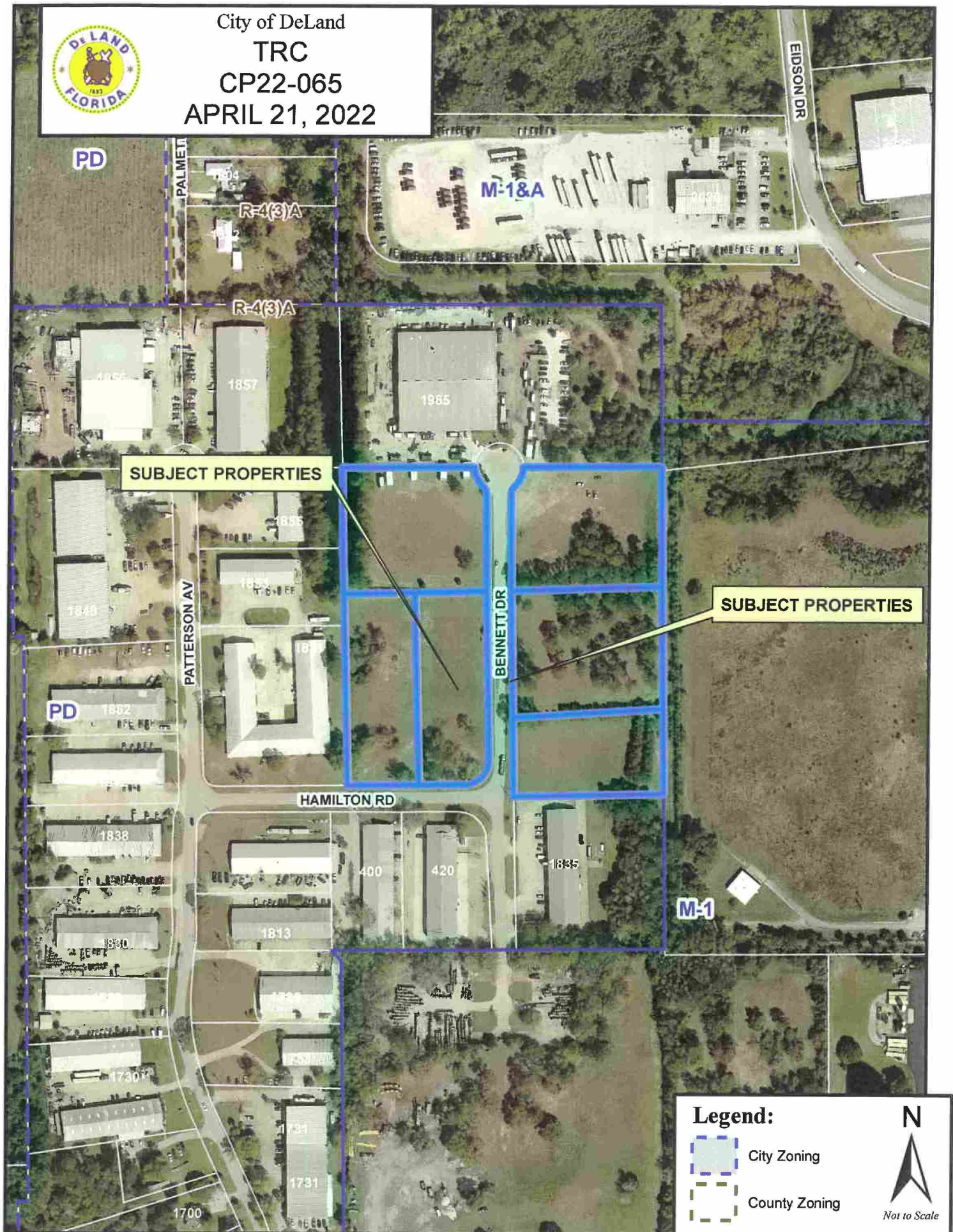
Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Fire Protection All buildings & site development must meet FFPC 7th edition. Water supply analysis should be done to ensure water supply and locations are met.	PD Agreement with exhibit 3-21-2022.pdf	Fred Link

NEW BUSINESS

8

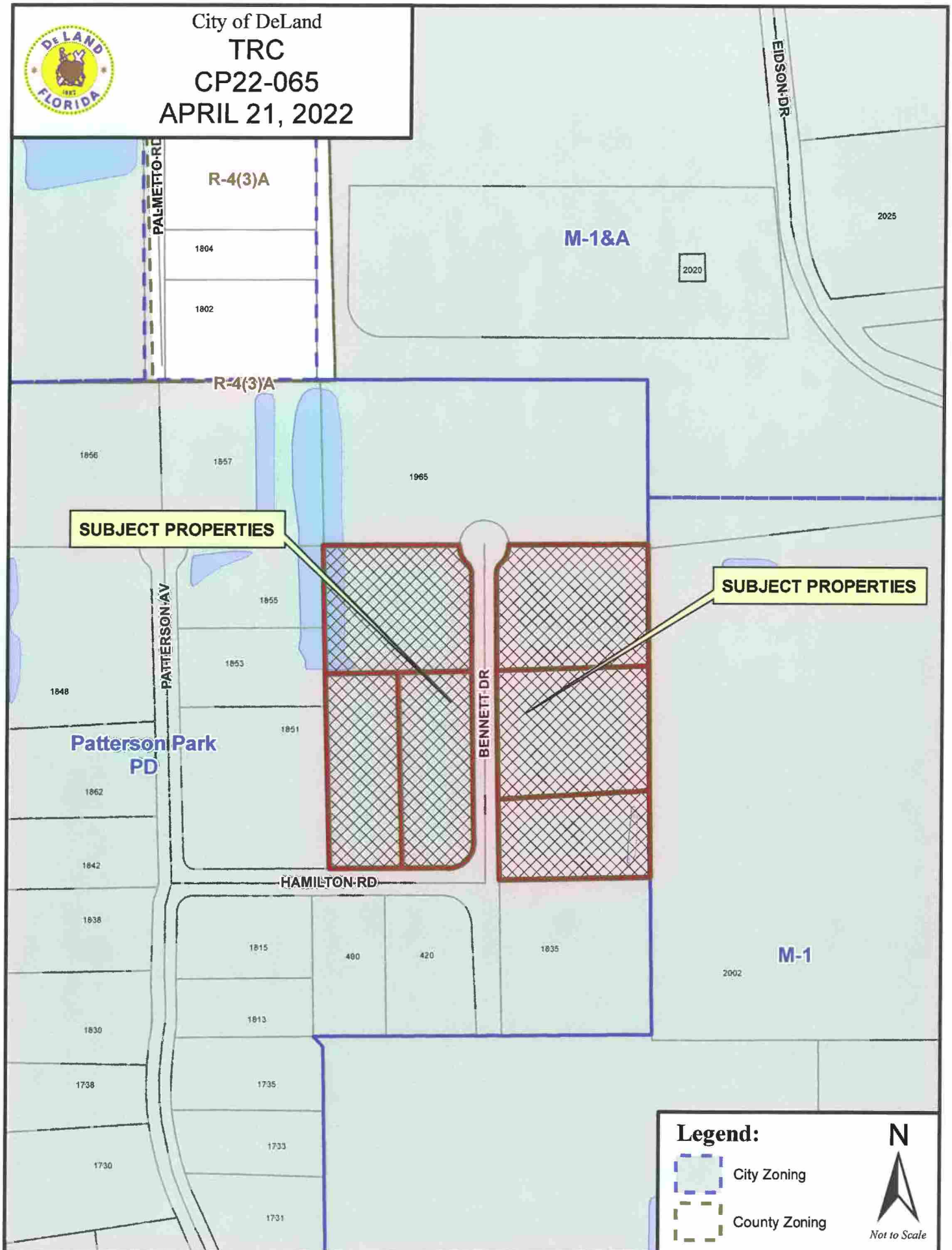


City of DeLand
TRC
CP22-065
APRIL 21, 2022





City of DeLand
TRC
CP22-065
APRIL 21, 2022



Issues for record CP22-065

Job Address: 0 Bennett DR, Deland FL 32720

Job Description: This project will develop three different lots made up of 7 parcels on Bennett Drive. The south lot is 15 acres the west lot is 4 acres and the east lot is 4.65 acres. This was previously designed under PD zoning in 2007.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Ponds Tie-Down Slopes					
Engineering	Draft	1. West and East Lots retention ponds top of berms (TOB) are located right on north property line. Will tie-down slopes be an issued at these locations? Please note maximum tie-down slope is 1:4 (V:H) to existing ground.	N0	Tuan Huynh	Tuan Huynh
South Lot - NE Quadrant Runoff					
Engineering	Draft	1. Consider adding a small retention pond or swale area at northwest quadrant of South Lot to collect and convey the runoff to main Retention Pond.	N0	Tuan Huynh	Tuan Huynh
Ponds Discharge Location					
Engineering	Draft	1. Please show with flow arrows the ultimate discharge locations for the East, West, and South Lots Retention Ponds? Will they have positive discharge offsite?	N0	Tuan Huynh	Tuan Huynh
South Lot - Pond contours					
Engineering	Draft	1. South Lot - Please show missing pond contour lines.	N0	Tuan Huynh	Tuan Huynh
Mitered end sections (MES) along Bennett Drive					
Engineering	Draft	1. There are mitered end section (MES) along Bennett Drive without storm sewers connected to them. Please clarify or revise plan.	N0	Tuan Huynh	Tuan Huynh
Driveway Lane Width and Traffic Striping					
Engineering	Draft	1. Plan show different lane widths at the driveway entrances. For example, West and East Lots show exit lane widths much wider than entering lane widths at two locations. At another location it is opposite or both lane widths are similar. Is this the designer intention or revise plan for consistency. 2. Fix directional arrows striping on Bennett Drive at the South Lot.	N0	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Lot combo Lot combo needed	N0	Kendall Story	Kendall Story
Planning	Draft	Current survey A current survey will be required	N0	Kendall Story	Kendall Story
Planning	Draft	No building on easements Note that there are drainage/utility/roadway easements shown on the plat; the Code does not allow for building on top of easements.	N0	Kendall Story	Kendall Story
Planning	Draft	South Lot Parking Calcs South Lot Required parking calcs for warehouse use need to be revisited. 136,880 overall warehouse space: 1 space/1000 (first 20,000) = 20 1 space/2000 (next 20,000) = 10 1 space/4000 (anything over 40,000) = 25 Total warehouse parking = 55 Required Warehouse spaces should have calculated out to 55 spaces; not 137. More spaces may be provided but should state so on the plans.	N0	Kendall Story	Kendall Story
Planning	Draft	M-1 zoning on south lot The South Lot is zoned M-1; are you proposing to rezone the South Lot (lot #48) to DeLand Business & Industrial Park PD? If yes, this would be considered a major amendment and require an amendment to the PD and development plan.	N0	Kendall Story	Kendall Story
Planning	Draft	Trees Trees and landscaping shall be consistent with Article VI of the LDRs, including tree removal/protected tree requirements found in Sec. 33-57.05 and the minimum tree provision and TPA requirements found in Sec. 33-57.07 of the LDRs Dedication of 15% of the property for TPA is required.	N0	Kendall Story	Kendall Story
Planning	Draft	Type B Buffer A Type D landscape buffer is required to the south of Lot 48. (The stormwater pond is not considered a buffer) Type B Landscape buffer is required where properties abut ROW.	N0	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Vehicular Use Areas See Sec. 33-92.02(a) Required Landscaping, Vehicular Use Areas for when you submit your LS plan	N0	Kendall Story	Kendall Story
Planning	Draft	Required submittals Please note that you will be required to submit an endangered species report (gopher tortoises especially); photometric plan; irrigation plan, landscaping plan; etc.	N0	Kendall Story	Kendall Story
Planning	Draft	Trash How will trash be handled? Dumpsters? show location on plan	N0	Kendall Story	Kendall Story
Planning	Draft	Signs Show the size and location of any signs and provide sketches or other details. Any/all proposed signs and sign locations shall be consistent with Article VIII of the Land Development Regulations.	N0	Kendall Story	Kendall Story
Planning	Draft	bldg height max. building height is 65'	N0	Kendall Story	Kendall Story
Planning	Draft	ISR FYI: Max. impervious permitted is 70%/ Min. pervious is 30%	N0	Kendall Story	Kendall Story
Planning	Draft	INFORMATIONAL: shared drive INFORMATIONAL: Per PD, any shared driveway will require a legal instrument which grants the right of use to the driveway in perpetuity.	N0	Kendall Story	Kendall Story
Planning	Draft	INFORMATIONAL: activities INFORMATIONAL: Per PD, with the exception of parking and off-street loading, all activities on site shall take place within a building or shall be screened within the building envelope.	N0	Kendall Story	Kendall Story
Planning	Draft	Trips Indicate the number of new trips to be generated. TIA must be provided for projects generating in excess of 1,000 additional trips per day.	N0	Kendall Story	Kendall Story
Planning	Draft	INFORMATIONAL: dedication INFORMATIONAL: Plat requires dedication of 15' easements along all water distribution & collection systems.	N0	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Wetlands Any wetlands will require mitigation through the SJRWMD or a 25' buffer from wetland edge will be required.	N0	Kendall Story	Kendall Story
Planning	Draft	INFORMATIONAL: contact FAA INFORMATIONAL: May need FAA permit – recommend speaking with John Eiff.	N0	Kendall Story	Kendall Story
Planning	Draft	Lot 48 Zoning The South Lot is zoned M-1; are you proposing to rezone the South Lot (lot #48) to DeLand Business & Industrial Park PD? -If yes, this would be considered a major amendment and require an amendment to the PD and development plan.	N0	Kendall Story	Kendall Story

Conditions and notes for record CP22-065

Job Address: 0 Bennett DR, Deland FL 32720

Job Description: This project will develop three different lots made up of 7 parcels on Bennett Drive. The south lot is 15 acres the west lot is 4 acres and the east lot is 4.65 acres. This was previously designed under PD zoning in 2007.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Roadways Fire access and roadways to meet local LDC and fire code at site plan.	N0	Terry Griffiths
Fire	Draft	Condition	Water Supply Water supply to meet 7th edition Florida Fire Prevention Code at site plan review.	N0	Terry Griffiths
Fire	Draft	Condition	Hazard Classification Hazard classification to be addressed at Site Plan review.	N0	Terry Griffiths
Fire	Draft	Condition	Applicable Codes 7th Edition of the Florida Fire Prevention Code and local LDC to be meet throughout project.	N0	Terry Griffiths