

TRC AGENDA



**CITY OF DELAND
THURSDAY MAY19, 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 April 21, 2022 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Nick Every – Landis Graham French
Project Name: Z22-046 – PD Rezoning for Hillpointe LLC
Project Location 16 acres located on Spring Garden Ave south The Cascades
Project Description: Rezone from PD to PD for multifamily

E. OTHER BUSINESS

1. None

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, APRIL 21, 2022 -1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Mike Holmes, Chairperson

MarLa Ivey

Kendall Story

Belinda Williams Collins

Danevsky Joseph

Mariellen Calabro

Jim Ailes

Tuan Huynh

Scott Zender

Terry Griffiths

Jerry Hindman

OLD BUSINESS:

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

Mariellen Calabro moved to approve the minutes with one correction to a misspelling,

Jim Ailes 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 revised plans.

***Kendall Story moved to conditionally approve the application,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

3. **Applicant Name:** AL Tehani – 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:
Applicant not present

The applicant did not attend the meeting. Staff requested revised plans to be submitted addressing staff comments by May 2, 2022. No plans were received.

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

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

Applicants Present:
Applicant not present

The applicant did not attend the meeting. Staff requested revised plans to be submitted addressing staff comments by May 2, 2022. No plans were received.

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

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

Applicants Present:
None Present

Applicant will be asked to address all comments and resubmit for review.

*Belinda Williams-Collins moved to forward the application to the May 18, 2022 Planning Board meeting conditioned upon receiving the revised plan by May 2, 2022,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:
Lia Villar – Lakewood Project, LLC
Megan Wilber – Lakewood Project, LLC

Applicant will address all comments and resubmit for review.

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

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

Applicants Present:
Mark Watts – Cobb Cole
Nick Glockman – Taylor Morrison
Chip Bryan – Condev
Kelly Roberts – Taylor Morrison
Brandon Machiela – Level Up Consulting, LLC
Charlotte Davidson – Traffic & Mobility Consultants LLC
Stephan Sposato – Level Up Consulting, LLC
Stephanie Mandello – Traffic & Mobility Consultants, LLC

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.

*Jim Ailes moved to forward the application to the May 18, 2022 Planning Board meeting conditioned upon Scott Zender receiving the revised plan by May 2, 2022, seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:
Mark Watts – Cobb Cole

Applicant will address all comments and resubmit for review.

*Belinda Williams-Collins moved to forward the application to the May 18, 2022 Planning Board meeting conditioned upon receiving the revised plan by May 2, 2022,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:
Mark Watts – Cobb Cole

Applicant will address all comments and resubmit for review.

*Scott Zender moved to forward the application to the May 18, 2022 Planning Board meeting conditioned upon receiving the revised plan by May 2, 2022,
Mariellen Calabro seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Richard Paulin – Native Engineering

Applicant will address all comments and resubmit for review.

*Ray Bahrami moved to conditionally approve the application,
Scott Zender seconded the motion.*

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Mark Watts – Cobb Cole

The applicant will address all comments and resubmit for review.

*Kendall Story moved to forward the application to the May 18, 2022 Planning Board meeting conditioned
upon receiving the revised plan by May 2, 2022,
Mariellen Calabro seconded the motion.*

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Michael Wojtuniak – Engineered Permits Inc.

Rick Henrickson – Henric Mac Corp

The applicant will address all comments when submitting a site plan application for approval.

No Action Required – Concept Plan review only

OTHER BUSINESS:

None.

ADJOURNMENT:

3:34 pm

NEW BUSINESS

1

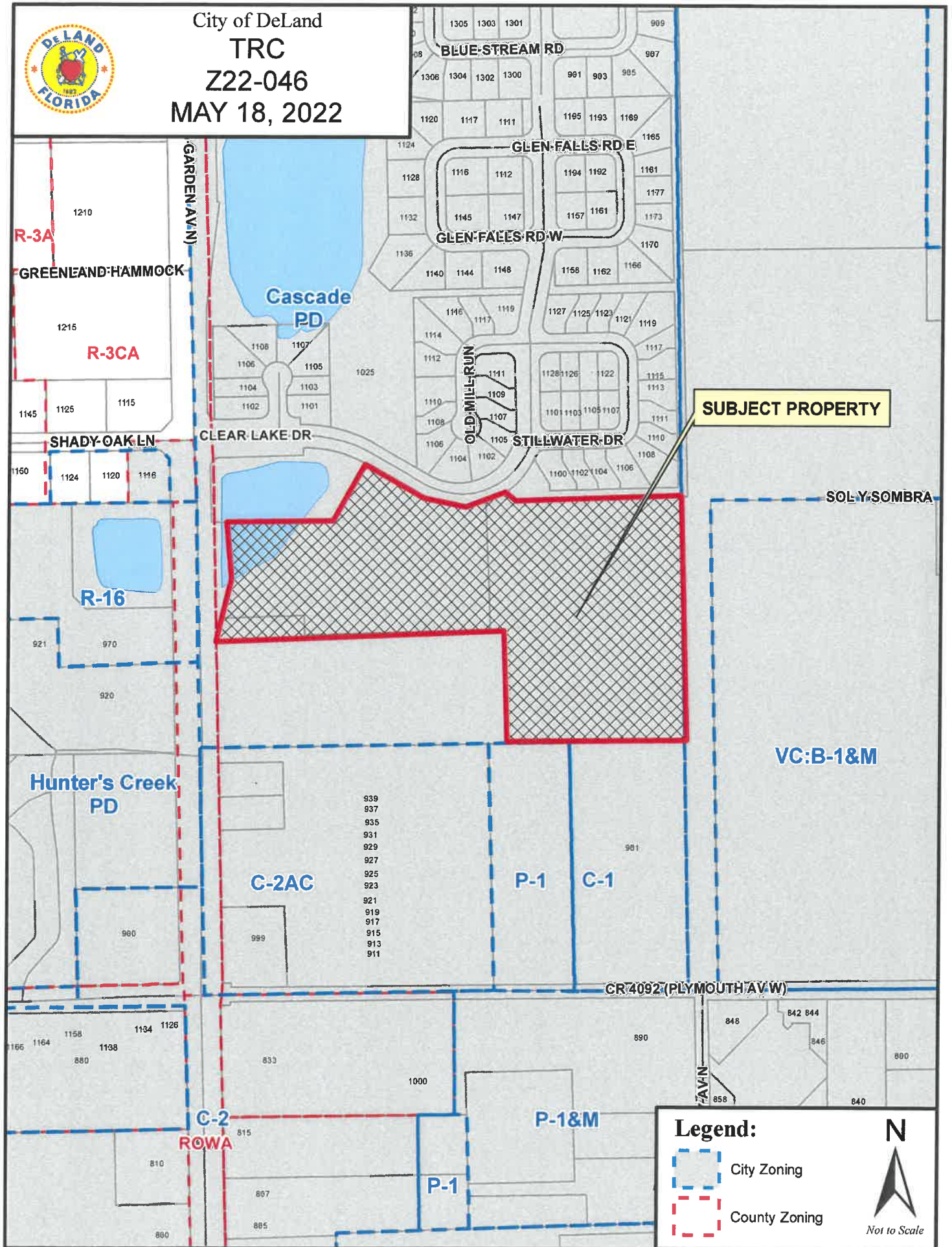


City of DeLand
TRC
Z22-046
MAY 18, 2022





City of DeLand
TRC
Z22-046
MAY 18, 2022



Issues for record Z22-046

Job Address: 0 N Spring Garden RD, Deland FL 32720

Job Description: Proposed 228-unit multifamily apartment development on 16 acres in Deland Florida.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Stormwater - Low Impact Development (LID)					
Engineering	Draft	Please add following note on Plan: 1. Low Impact Development (LID) is recommended for 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.	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
Pond Discharge Location					
Engineering	Draft	1. Will proposed retention ponds be designed for positive discharge or closed basin? If pond has positive discharge, please show the anticipated discharge location on the plan.	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
On-site Soil					
Engineering	Draft	1. Please show the property soil limits, type, and hydrological soil group (HSG) per the National Resource Conservation Soil (NRCS) online map.	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
Dark Lines around Pond					
Engineering	Draft	What are the dark lines next next to the west and southeast retention ponds represent?	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
Emergency Access Gate - Typo					
Engineering	Draft	Should boxed note on plan say "Knox Box" instead of "Know Box"?	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
Roadway Typical Section					
Engineering	Draft	Please call-out the circled numbers on the Roadway Typical Section at bottom right corner of sheet C-1.	Concept Plan.pdf	Tuan Huynh	Tuan Huynh
Handicap Space Dimension					
Engineering	Draft	Handicap Space dimension is 12' x 20'. Please revise under Provided Parking Note and Concept Plan.	Concept Plan.pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Draft	Amendments	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Fred Link	Fred Link
		Add to PD Amendments must be reviewed by the Fire prevention Division.			
Fire	Draft	Site plan	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Fred Link	Fred Link
		Add to PD Land clearing- no burning is allowed.			
Fire	Draft	Emergency Access	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Fred Link	Fred Link
		Add to PD A second entrance or a emergency access road is required.			
Forestry	Draft	Tree Preservation	Concept Plan.pdf	Mariellen Calabro	Mariellen Calabro
		Please change "Tree Preservation" to "Tree Protection Area" in Notes 21 and 22 and in the legend at the bottom of the page.			
Forestry	Draft	Typo in Note 23	Concept Plan.pdf	Mariellen Calabro	Mariellen Calabro
		Fix spelling of "greatest" on line 1.			
Planning	Draft	Wetland buffer	Concept Plan.pdf	Kendall Story	Kendall Story
		Wetland buffer must be at least 25' consistently (not on average) – Sec. 33-58			
Planning	Draft	Emerging Gateway Corridor	Concept Plan.pdf	Kendall Story	Kendall Story
		A minimum 40-foot-wide landscape buffer shall be required along the overlay street frontage. Sec. 33-36.05			
Planning	Draft	Walking trail	Concept Plan.pdf	Kendall Story	Kendall Story
		Show the location of the walking trail as described in the PD.			
Planning	Draft	Site Data	Concept Plan.pdf	Kendall Story	Kendall Story
		Note the Overlay District in Site Data: Emerging Gateway Corridor			
Planning	Draft	Signs	Concept Plan.pdf	Kendall Story	Kendall Story
		Show location of monument signs. Design standards in Sec. 33-36.04			
Planning	Draft	No burning	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
		Add a no burning condition			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Phasing Phasing plan details must be provided in PD; add note saying no mass grading.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	# Stories Note the # of stories also. (Per R-16 zoning: One-, two-, three-story: 50 percent)	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Parking State the parking requirement details.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Landscaping State the LS requirement details (type; width). North: Type B South and East: Type C West: Type D (Emerging Gateway)	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	west buffer West buffer should be 40' wide (Emerging Corridor)	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Access & Emergency Access Spell out details instead of referring to the concept plan. Emergency access must be to a paved or stabilized road.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Gated entry? Will the main entrance be gated?	Concept Plan.pdf	Kendall Story	Kendall Story
Planning	Draft	Fence/walls Call out the location of all fencing/walls being added for LS buffering. Label on the concept plan.	Concept Plan.pdf	Kendall Story	Kendall Story
Planning	Draft	Gated? Will the development be gated?	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Historic trees Have you done a tree survey? Historic trees may not be removed.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Not needed Not needed unless you intend on having 1 bedroom or efficiency units	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	wetland buffer Add wetland buffer standards if applicable	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Parking Provide parking standard details	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	open space Where will the open space be? Provide the areas of land devoted to publicly owned open space, publicly owned recreational areas, publicly owned plazas, common area, open space, common area recreational areas, and common area plazas, all expressed as percentages of the total site area. 33-133.03(e)(3)(h)	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Site amenities Where will the trail be? It cannot be in a TPA	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Line 11 change "may" to "will"	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Low Impact Development standards In the Stormwater Drainage section, add LID standards.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Trail Where will trail be? Cannot be in TPA	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Re-word Try finding an alternate way to word this section. The fact that you will be providing the "minimum" requirements is not a good showing of faith at this time.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Community Design Standards FYI the following of Community Design Standards will be required	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Access for southern property Be sure to maintain shared access to the southern parcel 700500000122 (via parcel 700500000012A)	Concept Plan.pdf	Kendall Story	Kendall Story
Planning	Draft	Internal Roadway - Names from VC Internal roadways will require names from VC. Please begin coordination with them.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Improvements Either list the improvements or remove this statement.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Kendall Story	Kendall Story
Planning	Draft	Close access to north Close off any access to the north subdivision	Concept Plan.pdf	Kendall Story	Kendall Story

Conditions and notes for record Z22-046

Job Address: 0 N Spring Garden RD, Deland FL 32720

Job Description: Proposed 228-unit multifamily apartment development on 16 acres in Deland Florida.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Emergency Access Road will need to be paved due to multiply developments using the road. The width turning into the emergency access road may not be wide enough. Apparatus information is uploaded into documents/attachments.	Concept Plan.pdf	Fred Link
Fire	Draft	Condition	Road the road between building 1 and building 2 is over 150FT. Will need a FD turnaround.	Concept Plan.pdf	Fred Link
Fire	Draft	Condition	Water supply Complete water analysis to ensure it meets Florida Fire Prevention Code 7th edition.	Concept Plan.pdf	Fred Link
Fire	Draft	Condition	Phases If done in phases, each phases must meet all Fire Code & land development codes.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Fred Link
Forestry	Draft	Note	Environmental Considerations The minimum requirements of the Land Development Regulations Ordinance #2013-11, as amended, shall be met.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Mariellen Calabro
Forestry	Draft	Note	Tree Survey No Tree Survey information has been provided.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Mariellen Calabro
Utilities	Draft	Condition	Reclaim Extension Reclaim water is required for irrigation and the 12" reuse line will need to be extended south to just past the proposed entrance way. It is currently, just south of the Cascades entrance.	Concept Plan.pdf	Jim Ailes
Utilities	Draft	Condition	Reclaim water This section needs to add the requirement for the use of reclaim water for irrigation.	Pointe Grand Apartments PD Agreement - 4.7.2022.pdf	Jim Ailes