

TRC AGENDA



**CITY OF DELAND
THURSDAY JUNE 16, 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 May 19, 2022 TRC Meeting Minutes**
2. **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:** LAM Development
Project Name: Z22-080 – PD Change of Zoning for 425 Woodland
Project Location: 1.9 acres located at 425 S. Woodland Blvd
Project Description: Amend previously approved PD
2. **Applicant Name:** Troy Paionk – Heidner III, LLC
Project Name: MS22-086 – Minor Subdivision for 310 E International Speedway
Project Location: 1.2 acres located at 310 E International Speedway Blvd
Project Description: Split Parcel
3. **Applicant Name:** Waldo Carbo – AVID Group
Project Name: CP22-090 – Concept Plan for QSR with Drive through and Retail
Project Location: 2.42 acres located at 210 E International Speedway Blvd
Project Description: Multi-tenant retail building
4. **Applicant Name:** Todd Popelka – Heidt Design, LLC
Project Name: SP22-092 – Class II Site Plan for Cresswind Amenity Center
Project Location: 6.87 acres located at 2751 E New York Ave
Project Description: Amenity Center serving Phase 1

5. **Applicant Name:** Jason Good – Landcore Development
Project Name: SSB22-099 – Sketch Plan for Blue Lake Townhomes
Project Location 9.25 acres located at 263 N Blue Lake Blvd
Project Description: 46 Townhomes

E. OTHER BUSINESS

1. ***None***

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, MAY 19, 2022 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:
1:30 pm

Members Present:
Mike Holmes, Chairperson
Debi Glick
Kendall Story
Sam Nelson
Chris Jackson
Jim Ailes
Tuan Huynh
Scott Zender
Terry Griffiths

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from April 21, 2022

*Jim Ailes moved to approve the minutes,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Nick Every – Hillpointe, LLC
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

Applicants Present:
Tom Faber – Evans Engineering
Nick Everly – Hillpointe
Mark Watts – Cobb Cole

Applicant will address all comments and resubmit for review.

***Kendall Story moved to forward the application to the June 15, 2022 Planning Board meeting conditioned upon receiving the revised plan by June 1, 2022,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

OTHER BUSINESS:

None.

ADJOURNMENT:

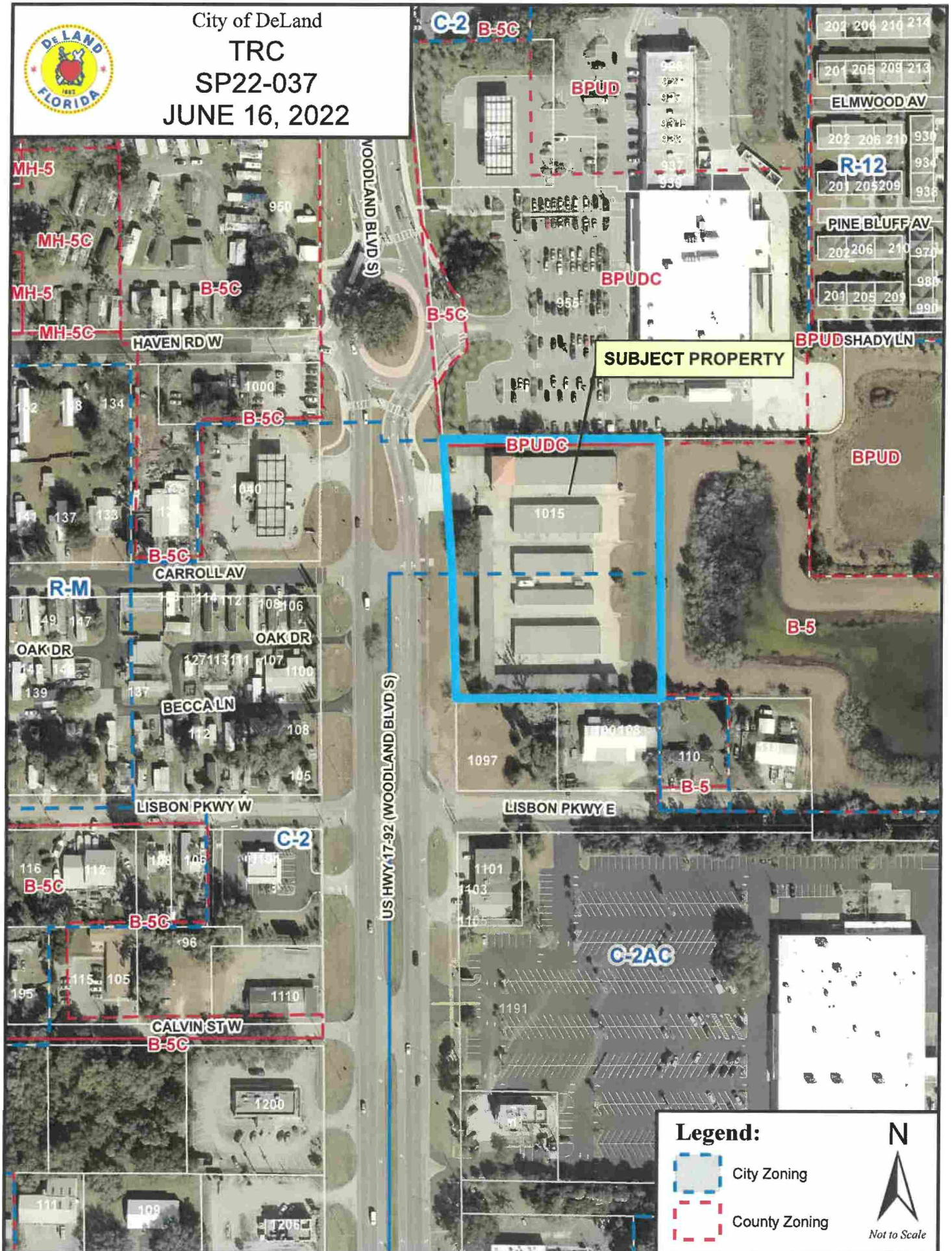
2:15 pm

OLD BUSINESS

2

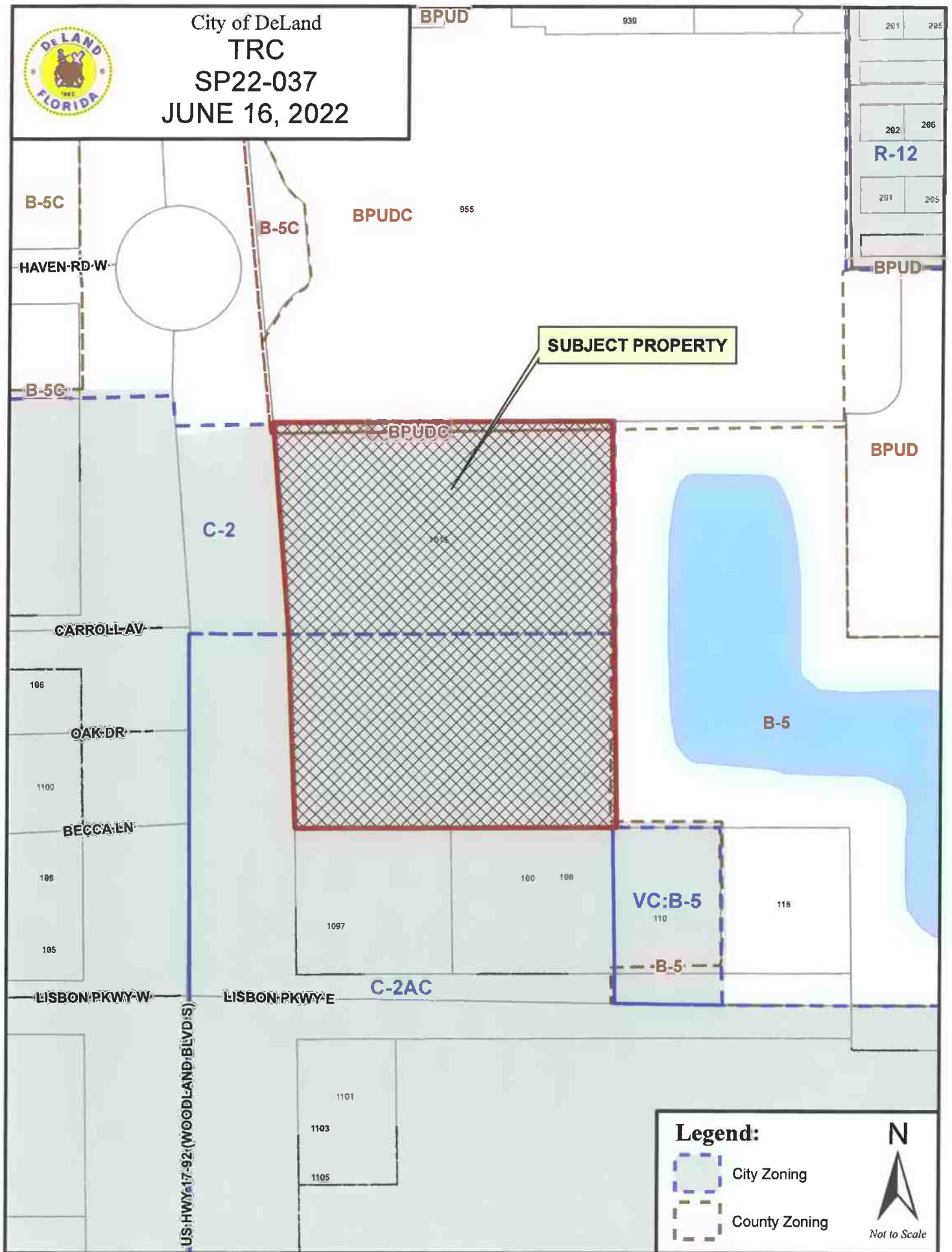


City of DeLand
TRC
SP22-037
JUNE 16, 2022





City of DeLand
TRC
SP22-037
JUNE 16, 2022



Legend:



City Zoning

County Zoning



Not to Scale

Issues for record SP22-037

Job Address: 1015 S WOODLAND BLVD, DELAND FL 32720

Job Description: New 3-story, climate controlled, self-storage facility built behind existing self-storage units.

Discipline	Status	Details	Attached To	Created By	Last Updated By
		Drainage Calculations 1. Please note post-development impervious coverage will increase due to the new building and pavement areas being constructed over the existing dry pond (open space grass). Curve number (CN) will increase from pre-development. Therefore, Stormtech chambers must be sized not only for the dry pond volume being displaced (11,000 CF) but for the increase in runoff volume due to pre to post CN values. Please use 25yr-24hr storm event, since site is over 1.0 acre. 2. Please provide the existing dry pond stage/storage calculations to confirm the pond volume being displaced is 11,000 CF. 3. Please provide recovery calculations to ensure Stormtech chamber will recover the treatment volume. Refer to SJRWMD Permit Information Manual, Part V, Section 7.0 Exfiltration Trench Criteria for requirements.			
Engineering	Not Accepted	Last comment from reviewer: 1. Please provide drainage report and calculations to support the stormwater Stormtech Chamber design. 2. Please provide sign/seal geotechnical soil report and borings to determine the seasonal high water table (SHWT). Geotechnical is needed to support the drainage design and chamber recovery analysis. Last response: 1. The building is designed so that there is minimal soil storage impact and will determine storm events when design is determined. 2. The building is designed so that there is minimal soil storage impact and will determine pond calculations when design is determined. 3. The building is designed so that there is minimal soil storage impact and will determine calculations when design is determined. ~ See Graef Comment Response		Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Not Accepted	Stormtech Chambers 1. Please provide Stormtech Chamber Typical Section with design grades and elevations to evaluate the design. Chamber details on sheet C-5 shows generic dimensions recommended by Stormtech in their design brochures. 2. Chamber typical section must include top of pavement grade, bottom of limerock base, top and bottom of aggregates envelop, top and bottom of chambers. This information is needed to check for minimum cover and pavement & base clearances above the chambers and aggregates envelop. 3. Chambers layout are close to the new building pad on east side and existing building on west side. Please verify with Stormtech engineers for require minimum horizontal clearance from building to chamber aggregates envelop. Revise plans as needed.	C-3	Tuan Huynh	Tuan Huynh
		Last comment from reviewer: 1. Stormtech Chamber layout with 24 chambers is not adequate to displace approximately 11,000 CF of volume due to the existing retention pond to be filled for the proposed building at rear of property. Last response: 1. The building is designed so that there is minimal soil storage impact and will determine calculations when design is determined. 2. Chamber typical section will be provided. 3. Plans have been revised and chambers have been relocated towards the center. ~ See Graef Comment Response			
Fire	Not Accepted	Access Must meet the requirements for height/weight/slope and turning radius. Must show on plans.	C-2	Fred Link	Fred Link
		Last comment from reviewer: Shows apparatus has to pass into two parking spaces to make the turns. Apparatus has equipment under the undercarriage-apparatus must stay completely over hard top. Last response: Shown on civil sheet C-2 ~ See Graef Comment Response			
Fire	Not Accepted	Limited Access Structure Requires more access than only one side.	C-2	Fred Link	Fred Link
		Last comment from reviewer: FFPC 7th edition NFPA 101 Chapter 11.7 Last response: Access is shown through two gates on civil sheet SWPPP-2. ~ See Graef Comment Response			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Not Accepted	Fire Hydrant(s)	C-2	Fred Link	Terry Griffiths
		Show all fire hydrant locations within 1000ft of the project.			
		Last comment from reviewer: Fire Hydrant is required within 400 ft. of the new building. A water analysis is required. Last response: Fire hydrants shown on civil sheet C-2. ~ See Graef Comment Response			
Fire	Not Accepted	Fire Flow analysis	C-2	Fred Link	Terry Griffiths
		Show required fire flow and how it will be met.			
		Last comment from reviewer: Hydrant required to be within 400 ft. of building Last response: From NFPA 1, Table 18.4.5.2.1; NFPA Fire Class – ii(000) @ 28,400 sf Fire Flow Area = 3500 gpm 75% reduction for automatic sprinkler system = (875 gpm) 1000 gpm min. 1000 gpm met with 1 Hydrant within 500'.			
Fire	Not Accepted	Land Clearing	C-2	Fred Link	Terry Griffiths
		No burning is allowed.			
		Last comment from reviewer: Plans speak of burn pit page L0.51 Last response: Noted. See L0.51 for Tree Removal Specifications			
Fire	Not Accepted	Access Gate	SWPPP-2	Fred Link	Fred Link
		Must meet apparatus requirements. See documents/attachments. Must have access to get in and out of the complex.			
		Last comment from reviewer: Gate open width must be at least 20Ft wide. FFPC 7th edition NFPA1 18.2.3.5.1.1 Last response: Shown on Civil sheet SWPPP-2 and dimension. ~ See Graef Comment Response			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Not Accepted	Utilities	G0-00	Fred Link	Terry Griffiths
		No fire line shown or FDC location for the project.			
		Last comment from reviewer: Show FDC and backflow in relation to roadway.			
		Last response: Fire line and FDC shown on civil sheet C-3. ~ See Graef Comment Response			
Forestry	Not Accepted	Tree Survey	L0.100	Mariellen Calabro	Mariellen Calabro
		Please indicate the species and diameter of all trees to be removed and preserved on site.			
		Last comment from reviewer: This sheet is listed as "Tree Removal Plan." You need to include species and diameter on this page in addition to L0.50 if that is the case. If you don't add species and diameter, change title of page to remove the Tree Removal Plan. Last response: See Tree Mitigation Plan, L0.50			
Forestry	Draft	Tree Species ID	L0.50	Mariellen Calabro	Mariellen Calabro
		Please identify oaks by species.			
Forestry	Draft	Tree Barricade Detail	L0.50	Mariellen Calabro	Mariellen Calabro
		Please update your graphic with the current Tree Barricade Detail. I have added a copy to the documents section.			
Forestry	Draft	Tree Removal/Replacement	L0.50	Mariellen Calabro	Mariellen Calabro
		It appears that you will be removing four 18" DBH palms. If this is the case, your replacement requirement would be 24" DBH. As our code requires palm tree replacement inches to be divided by 3, your replacement inches provided would be 43" DBH, which would provide sufficient replacement. Please update your mitigation calculations on this page.			
Forestry	Draft	Notes A 9 and 10	L0.51	Mariellen Calabro	Mariellen Calabro
		Any construction within the dripline of existing trees needs to be indicated on the plans, and any tree wells need to be identified on the plan.			
Forestry	Draft	Tree Barricade Limits	L0.50	Mariellen Calabro	Mariellen Calabro
		I'm assuming that x---x---x is Tree Barricade. Please add this to your legend. Extend the limits of the Tree Barricade fencing so it covers the dripline of the trees to remain.			

Discipline	Status	Details	Attached To	Created By	Last Updated By
Tree Protection Area Limits					
Forestry	Draft	It looks like existing Buildings are immediately adjacent to Tree Protection Areas. As no machinery is allowed in Tree Protection Areas, please make sure that you have planned for future maintenance of the buildings when designating this area.	L0.50	Mariellen Calabro	Mariellen Calabro
Burn Pits					
Forestry	Draft	It is unlikely that the Fire Department will allow burn pits.	L0.51	Mariellen Calabro	Mariellen Calabro
Stamp Location					
Forestry	Draft	Move stamp so it doesn't cover text.	L1.00	Mariellen Calabro	Mariellen Calabro
Landscape Note 6					
Forestry	Draft	All newly planted trees should have at least 3 inches of mulch around the base of the tree; however, no mulch should be placed directly on top of the root ball. Existing trees should be be mulched under the dripline, with no mulch placed within six inches of the trunk.	L1.00	Mariellen Calabro	Mariellen Calabro
Fertilizer at Planting					
Forestry	Draft	Adding slow release fertilizer of any type at planting has not been associated with improved or reduced survival. While application of slow release fertilizer is not likely to hurt the plant provided it is applied according to the directions on the product, adding soluble fertilizer to a newly installed plant could burn roots if too much is applied. Since survival will not be improved, growth increases are unlikely (except in very poor soils), and the potential for fertilizer burn is real, it might be best to make the first fertilizer application at least a few months to a year after planting. When fertilizer is applied, it should be spread on top of the root ball and backfill soil or on top of the mulch. There is no need to mix it with the backfill soil or place it at the bottom of the planting hole since most roots end up close to the soil surface in urban and suburban landscapes.	L1.50	Mariellen Calabro	Mariellen Calabro
Minimum Coverage					
Forestry	Draft	Minimum Coverage requirements have not been met on this site. You will be preserving 140" DBH, and your minimum requirement is 268" DBH. You need to add 128" DBH to your plan. You have proposed adding palm trees, but only 25% of palms can be counted towards this requirement. We recommend adding additional non-palm canopy trees to the project. It appears that you have room on the west side of your property for additional plantings.	L1.00	Mariellen Calabro	Mariellen Calabro
Species ID and DBH					
Forestry	Draft	Please add species ID and DBH to existing trees on the property.	L1.00	Mariellen Calabro	Mariellen Calabro
Landscaping					
Planning	Draft	Additional landscaping has been placed at the rear of the property. Preference would be for additional planting materials to be placed at the front of the property where they are visible to the general public.	L1.00	Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	Fire Hydrants Utilities feels that a 6" fire loop should be installed with a hydrant at the north and south end of the building at a minimum.	C-3	Jim Ailes	Jim Ailes
Utilities	Draft	Utility Details Utility Details need to be added to this plan set for construction of fire loop and hydrants.	C-7	Jim Ailes	Jim Ailes

Conditions and notes for record SP22-037

Job Address: 1015 S WOODLAND BLVD, DELAND FL 32720

Job Description: New 3-story, climate controlled, self-storage facility built behind existing self-storage units.

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	City Details Please include the City of Deland Details dated 11/5/21	G0-00	Scott Zender
Utilities	Draft	Condition	USA A Utility Service Agreement will be required for this project.	C-3	Jim Ailes

NEW BUSINESS

1



City of DeLand
TRC
Z22-080
JUNE 16, 2022



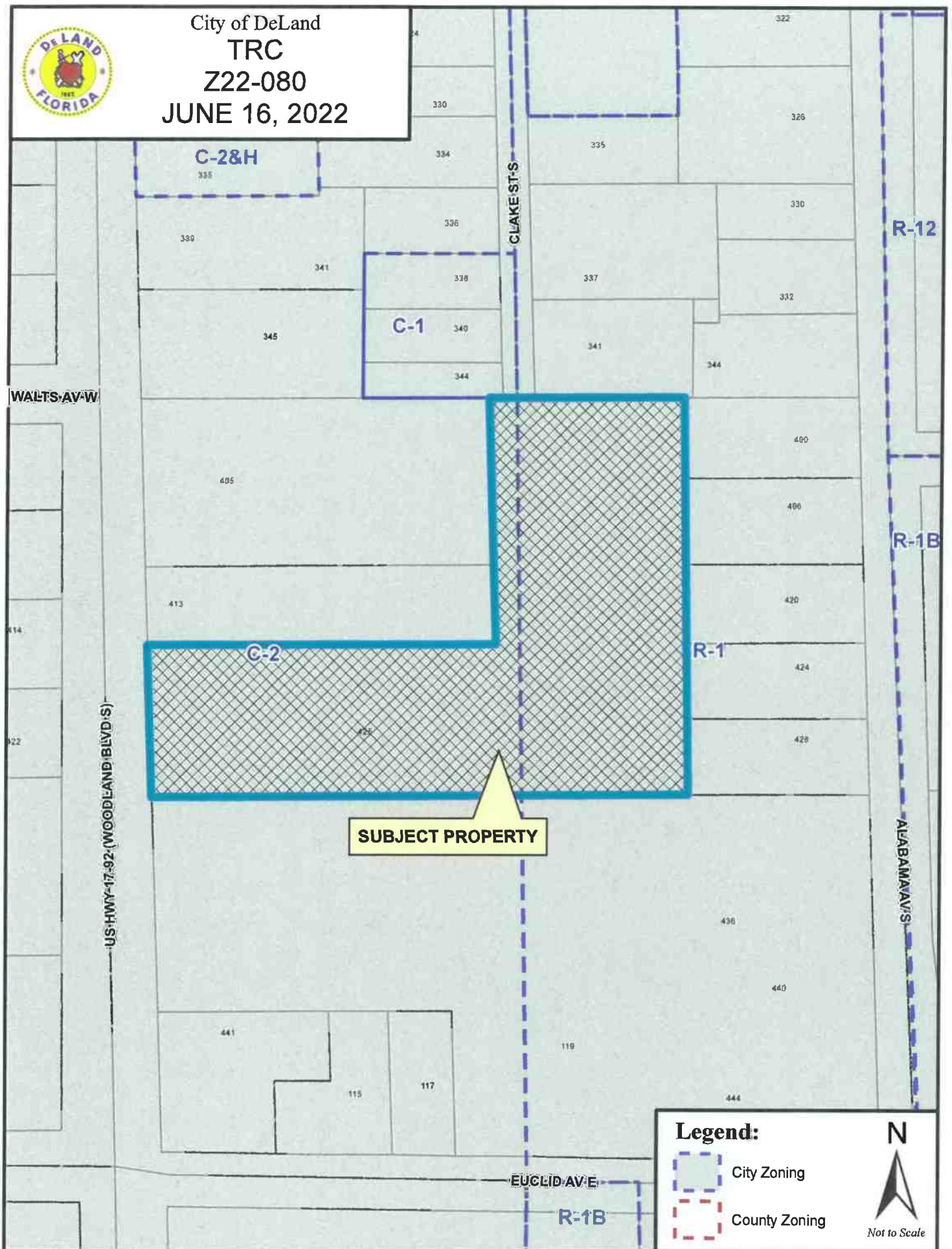
Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
Z22-080
JUNE 16, 2022



Issues for record Z22-080

Job Address: 425 S WOODLAND BLVD, DELAND FL 32720

Job Description: 2 story office business building with owners parking garage and equipment storage

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	FDOT Permit 1. This development is adjacent to Woodland Blvd.; therefore, FDOT Permit is required.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Parallel Parking Space 1. There is concerned that proposed parallel parking spaces at the entrance may cause queuing and traffic safety issues on Woodland Blvd. For example, vehicles entering the site have to stop and allow parallel parking maneuvers. Please consider eliminating the first two parallel parking spaces. There are ample areas on site plan to make-up for these two spaces elsewhere.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stop Sign and Bar at Entrance 1. Stop bar at entrance must be setback min. 4 feet from the back of sidewalk on Woodland Blvd. 2. Please relocate the stop sign or shift sidewalk slightly at the driveway entrance. Stop sign location is blocking the on-site sidewalk path to the public sidewalk on Woodland Blvd.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Retention Pond 1. Please call-out each Retention Pond area to support the Site Data information. 2. Please show retention pond side slopes and note that it cannot exceed 1:4 (V:H) slopes.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Handicap Spaces 1. Handicap (HC) spaces must be min. 12 ft. wide at the narrowest point and 20 ft. length along the adjacent sidewalk curvature. Please show these dimensions on site plan. 2. Based on total number of parking spaces, four (4) handicap spaces are required per 2010 ADA Manual, Table 208.2. Site plan shows only three.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Site Data - Impervious Area 1. Site Data, please check impervious area calculation. Total impervious area of 48,890 SF does not match the impervious areas breakdown category total.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Internal Sidewalk Connectivity 1. Sidewalks to building should be extended to the rear parking spaces to enhance pedestrian connectivity. This can be further discussed at TRC meeting.	Exhibit B 425 South Woodland conceptplan07.pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Draft	Amendments Add to PD Must be reviewed by the Fire prevention Division for code compliance.	425 Planned Development Agreement - r-04.27.2022.pdf	Fred Link	Fred Link
Fire	Draft	Final Site Add to PD Land clearing-No burning allowed.	425 Planned Development Agreement - r-04.27.2022.pdf	Fred Link	Fred Link
Forestry	Draft	City of DeLand Historic Trees This project is located within the City of DeLand, not Volusia County unincorporated areas. The definition for historic trees within the City limits is 25" DBH for Cedar and Live Oak and 20" DBH for Bald Cypress.	Tree Survey 12.23.21.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Ligustrum Ligustrum is not exempt under Section 33.57.06 (a) 2.	Tree Survey 12.23.21.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Volusia County Under Conclusions and Recommendations, this project will be submitted to the City of DeLand.	Tree Survey 12.23.21.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Protection Area At least 15% of the site will need to be designated as Tree Protection Area.	Exhibit B 425 South Woodland conceptplan07.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Date The date on line 16 will need to be updated.	425 Planned Development Agreement - r-04.27.2022.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 10 Remove extra comma after DeLand.	425 Planned Development Agreement - r-04.27.2022.pdf	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Line 13 Add comma after "herein." Remove comma after DeLand.	425 Planned Development Agreement - r-04.27.2022.pdf	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	PD Agreement changes 1. The following updates to the PD agreement are needed: • p. 1/11 to Z22-080 (line 4) - Change the application number in the title. • p. 1/11 (line 10) - Change name of PD from "Commercial" to 425 South PD. • p.3/11 (line 16) - Change date of public hearing (or leave it blank) • p. 3/11 line 22, p.9 lines 1,14,24 - Typical: Add "425 South" PD • P. 4/11 – language in Item E needs to be clarified or reworded. • p. 5/11 line 9 – Ensure Development Plan Map is correct. • p. 9/11 - Item L is deleted		Belinda Collins	Belinda Collins

Conditions and notes for record Z22-080

Job Address: 425 S WOODLAND BLVD, DELAND FL 32720

Job Description: 2 story office business building with owners parking garage and equipment storage

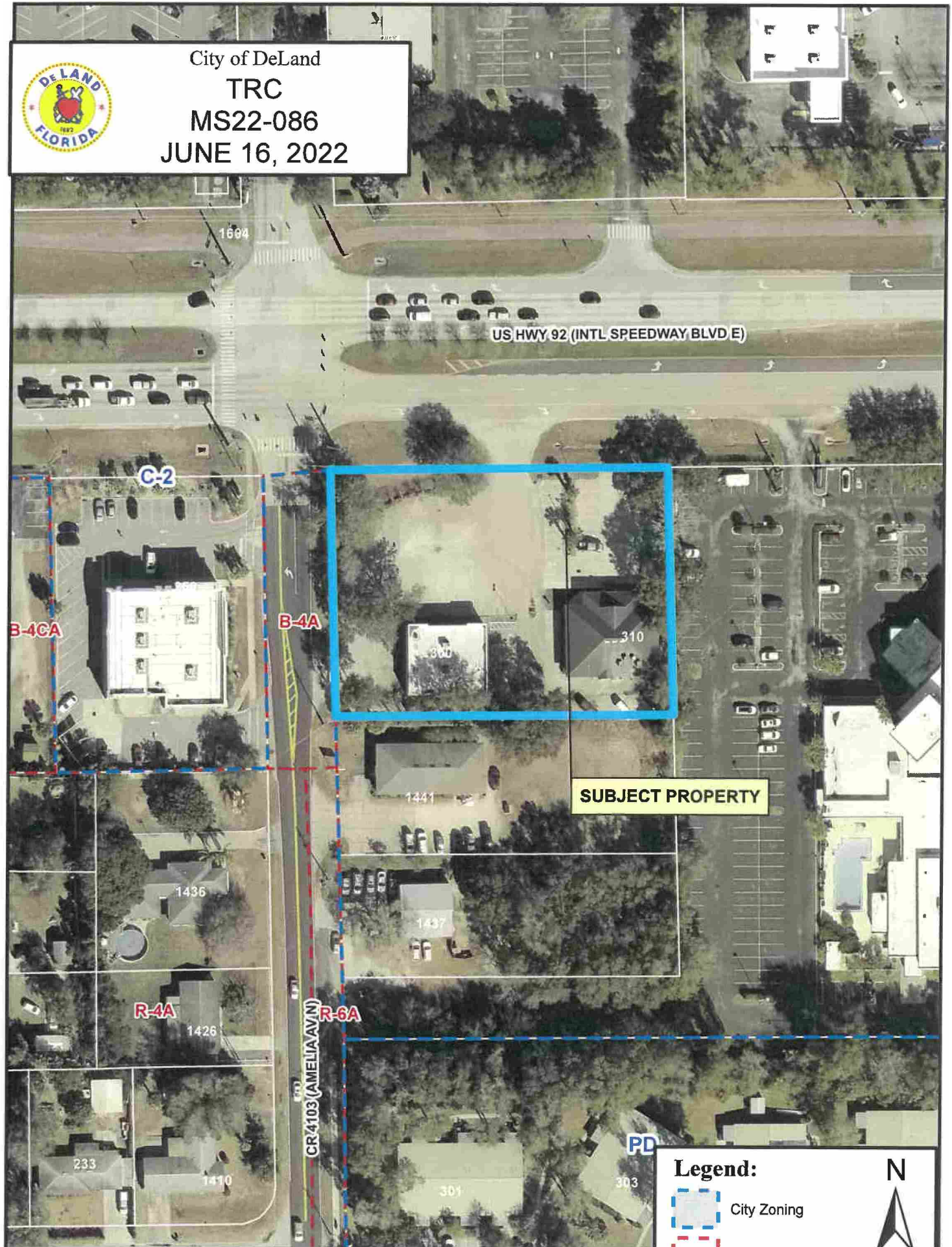
Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Signage Address will be located on top of the monument sign.	425 Planned Development Agreement - r-04.27.2022.pdf	Fred Link
Fire	Draft	Condition	Access Roads must meet FFPC 7th edition Chapter 18 as well as apparatus turning radius. Apparatus information has been uploaded in documents/attachments. Must be shown on site plan submittal.	425 Planned Development Agreement - r-04.27.2022.pdf	Fred Link
Fire	Draft	Condition	Water analysis Verify water supply meets project requirements. Verify hydrant spacing meets FFPC 7th edition chapter 18	425 Planned Development Agreement - r-04.27.2022.pdf	Fred Link
Utilities	Draft	Condition	Utilities No comments to site plan layout is shown with utilities.	Exhibit B 425 South Woodland conceptplan07.pdf	Jim Ailes

NEW BUSINESS

2



City of DeLand
TRC
MS22-086
JUNE 16, 2022



SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
MS22-086
JUNE 16, 2022

395

4103 (AMELIA AV-N)

1604

US HWY 92 (INTL SPEEDWAY BLVD E)

G-2

250

B-4CA

B-4A

SUBJECT PROPERTY

1991

1435

1437

R-4A

1426

R-6A

233

1410

301

303

Legend:

Amelia P
PD



City Zoning

County Zoning

N



Not to Scale

Issues for record MS22-086

Job Address: 310 E International Speedway BLVD, Deland FL 32724

Job Description: Minor Subdivision

Discipline	Status	Details	Attached To	Created By	Last Updated By
Access					
Fire	Draft	Roads must meet FFPC 7th edition Chapter 18 as well as apparatus turning radius. Apparatus information has been uploaded in documents/attachments. Must be shown on site plan submittal.		Terry Griffiths	Terry Griffiths
Water Analysis					
Fire	Draft	Verify water supply meets project requirements. Verify hydrant spacing meets FFPC 7th edition chapter 18.		Terry Griffiths	Terry Griffiths
Stormwater					
Planning	Draft	Who will be maintaining the shared stormwater system?	Proposed Lot Split.pdf	Deborah Glick	Deborah Glick
Cross Access, Utility and shared entrance agreement					
Planning	Draft	Please provide a copy of the proposed agreement for cross access, share entrance and utilities.	Proposed Lot Split.pdf	Deborah Glick	Deborah Glick
Dumpster location					
Planning	Draft	The site plan for the Valvoline shows a new dumpster location, will this be in addition to the existing dumpster?	Proposed Lot Split.pdf	Deborah Glick	Deborah Glick
Shared Parking					
Planning	Draft	Will there be any shared parking? Currently the existing restaurant utilizes parking at the existing site.	Proposed Lot Split.pdf	Deborah Glick	Deborah Glick

NEW BUSINESS

3



City of DeLand
TRC
CP22-090
JUNE 16, 2022



Legend:

-  City Zoning
-  County Zoning



Not to Scale



City of DeLand
TRC
CP22-090
JUINE 16, 2022

PD

201

C-2

US HWY 92 (INTL SPEEDWAY BLVD E)

194

B-4CA

VC-B-4

B-4CA

SUBJECT PROPERTY

1435

1438

1435

1432

1483

1433

R-4A

1426

1431

R-6A

109

1431

203

VILLA CT

Legend:



City Zoning

County Zoning

N



Not to Scale

Issues for record CP22-090

Job Address: 210 E INTL SPEEDWAY BLVD, DELAND FL 32724

Job Description: We would like to request a video-conference pre-application meeting to discuss the project described below, with the zoning, planning, engineering, utilities (water and sewer), transportation, fire, and any other relevant departments you feel would have some input for this project. The project site is approximately 0.75 acres located at 210 E International speedway Blvd in the City of Deland, Volusia County, Florida. The Client would like to redevelop the subject properties for a 7,520 SF multi-tenant retail building with a drive-thru end cap on the eastern portion of the site and a TBD user on the western portion of the site. The east parcel will require annexation and both parcels will require FLUM amendment and rezoning to assign City designations. A rezone to BPUD may also be required. Alt Key 2184507 & 2184469.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	FDOT Permit 1. This development is adjacent to E. International Speedway Blvd.; therefore, FDOT Permit is required.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Notes - Underground Stormwater Chamber 1. Under Notes, it states under-ground stormwater retention chambers will be required. Concept Plan shows proposed stormwater retention pond on Parcel A. Is the proposed under-ground chamber for Parcel B or both parcels? Please clarify on concept plan.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Soil and FEMA Flood Zone Maps 1. List the site soil type and ID per the National Resource Conservation Soil (NRCS). 2. List the site FEMA Flood Zone, FIRM panel number, and effective date.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Parking Lot Dimensions 1. Provide curb radius dimensions at all driveway locations and internal drive aisle curb radius. 2. Provide dimensions and angle for the one-way parking spaces in Parcel B. 3. Handicap parking space are 12' wide x 20' length per City LDC, Chapter 33-91.06. Plans show 19' lengths.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stormwater Pond 1. Provide Stormwater Pond area in acreage or SF. 2. Please note stormwater pond max. side slope is 1:4 (V:H).	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Area Coverages 1. Provide impervious areas breakdown and open space with percentages.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Concrete Areas 1. Please provide hatching pattern for all proposed sidewalks and concrete areas for clarity.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Off-site Runoff 1. Please note off-site runoff must be attenuated or by-pass through this development and cannot be impeded.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Drive Aisle Width near SE Dumpster 1. Consider increasing the drive aisle width to 14' or more at the SE dumpster location to prevent dumpster trucks hitting the curbs when exiting. Auto-turn analysis will be required at final engineering plans.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Sidewalk Connectivity 1. Handicap parking space north of Tire Service building, there are two thickened dark lines connecting to 5' landing strip. Is this supposed to be the pedestrian connectivity path from building to E. International Speedway Blvd (ISB)? If yes, please provide crosswalk striping to the building and show proposed sidewalks on ISB for pedestrian connectivity.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stop Sign near Future Cross Access 1. Provide a stop sign and 24" stop bar on eastern side parking lot (north-south direction) for traffic control when the future cross access connection is constructed.	Concept Plan 1014997 B.pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Access					
Fire	Draft	Roads must meet FFPC 7th edition Chapter 18 as well as apparatus turning radius. Apparatus information has been uploaded in documents/attachments. Must be shown on site plan submittal.		Terry Griffiths	Terry Griffiths
Water Analysis					
Fire	Draft	Verify water supply meets project requirements. Verify hydrant spacing meets FFPC 7th edition chapter 18		Terry Griffiths	Terry Griffiths
Annex, Land Use and Zoning					
Planning	Draft	An annexation is needed for the unincorporated parcel as well as a land use amendment to Highway Commercial. Both parcels will require a rezone to C-2	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Lots					
Planning	Draft	A subdivision plan is required. You may also be required to replat.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
drive-thru					
Planning	Draft	See sec. 33-90.06 for specific drive thru regulations in the code.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
C-2					
Planning	Draft	C-2 allows for an "automobile service station" as a Conditional Use, subject to 33-19.06 -Curb breaks. The number of curb breaks for one establishment shall not exceed two for each 100 feet of street frontage, each having a width of not more than 30 feet and located not closer than 15 feet from a street intersection. -Screening. When the station abuts a residential district, it shall be separated therefrom by a solid fence or equivalent planting screen at least six feet high.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
phasing					
Planning	Draft	Will this be done in one or multiple phases? If multiple, provide phasing plan.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
FDOT					
Planning	Draft	Check with FDOT for driveway access to International Speedway.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Impervious Provide total area of site with percentages allocated to existing/new/total: Building area; Pavement/sidewalks/impervious Open space (and show where this is being provided)	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Redevelopment - impervious All redevelopment projects that require a Class I, II or III site plan shall be required to meet the impervious surface requirements of section 33-87 to the fullest extent possible. Due to site limitations the technical review committee, planning board or city commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations. 33-87.01(c)6(d) (Highway Commercial max. impervious area is 70%).	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Data table Project Data table... Provide: Number, size and location of handicapped spaces as part of your site data Provide building heights/ # of stories For restaurants, entertainment or similar – provide # of seats	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	sidewalk The approval of a plat or a site plan shall require the construction of a sidewalk along the portion of the property adjacent to all roadways 33-90.04 Provide a pedestrian connection to the adjacent property to the east	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Landscape plan You will need to provide a Landscape Plan meeting section 33-92; and Sec. 33-36 as applicable. Plan should include a table that has landscaping and buffer details. • Buffer Type • Length of each buffer and calculations per 100LF • Buffer width • Required Canopy dbh & height • Required # canopy trees vs. Provided # of canopy trees • Required # understory trees vs. Provided # of understory trees	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Community Design Standards Will be required to follow the Community Design Standards 33-94	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	Core Gateway INFORMATIONAL: this parcel lies within the Core Area Gateway overlay district; the standards for signage and landscaping must follow the requirements in Sec. 33-36, as applicable.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	foundation landscaping Foundation landscaping required per article VIII, section 33-94.03(j)(3)(c)	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Wall/fence Adjacent to residential (rear yard): In addition to the specific requirements for Buffer Standards "A," "B," "C," "D" contained in Table 33-92.02(b), the buffer must also include a 100 percent opaque screen (fence or wall) along the rear lot line. Chain link, open mesh, or similar fencing shall not be used to satisfy this requirement. The screen shall be architecturally compatible with the adjacent residential property. The screen shall be a minimum of 6' high and a maximum of 8' high. The screen shall be located no closer than ten feet to the abutting property line and landscape materials shall be located between the screen and the abutting property line.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Photometric plan Will be required to provide a photometric plan showing Max .5 foot candles at property line 33-94.03	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	>1,000 trips needs TIA If the number of trips projected for the project is greater than 1,000 ADT, a full TIA is required.	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story
Planning	Draft	Existing parking Is the plan to demo the existing pavement and parking spaces adjacent to Int'l Spwy and turn it into a LS buffer?	Concept Plan 1014997 B.pdf	Kendall Story	Kendall Story

Conditions and notes for record CP22-090

Job Address: 210 E INTL SPEEDWAY BLVD, DELAND FL 32724

Job Description: We would like to request a video-conference pre-application meeting to discuss the project described below, with the zoning, planning, engineering, utilities (water and sewer), transportation, fire, and any other relevant departments you feel would have some input for this project. The project site is approximately 0.75 acres located at 210 E International speedway Blvd in the City of Deland, Volusia County, Florida. The Client would like to redevelop the subject properties for a 7,520 SF multi-tenant retail building with a drive-thru end cap on the eastern portion of the site and a TBD user on the western portion of the site. The east parcel will require annexation and both parcels will require FLUM amendment and rezoning to assign City designations. A rezone to BPUD may also be required. Alt Key 2184507 & 2184469.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Closed	Condition	Access Roads must meet FFPC 7th edition Chapter 18 as well as apparatus turning radius. Apparatus information has been uploaded in documents/attachments. Must be shown on site plan submittal.	Concept Plan 1014997 B.pdf	Fred Link
Fire	Closed	Condition	Water analysis Verify water supply meets project requirements. Verify hydrant spacing meets FFPC 7th edition chapter 18	Concept Plan 1014997 B.pdf	Fred Link
Forestry	Draft	Note	Tree Info No tree related information has been provided. At least 15% of the site will need to be set aside as Tree Protection Area. A tree survey will need to be provided as part of future submissions.	Concept Plan 1014997 B.pdf	Mariellen Calabro

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Availability Water, Sewer, and Reclaim is available to the site. Sewer will require a lift station possibly.	Concept Plan 1014997 B.pdf	Jim Ailes
Utilities	Draft	Condition	Agreement A Utility Service Agreement may be required for this project.	Concept Plan 1014997 B.pdf	Jim Ailes

NEW BUSINESS

4



City of DeLand
TRC
SP22-092
JUNE 16, 2022





City of DeLand
TRC
SP22-092
JUNE 16, 2022



Legend:



City Zoning

County Zoning



Not to Scale

Issues for record SP22-092

Job Address: 2751 E New York AV, Deland FL 34724

Job Description: Amenity center serving Phase 1 of Cresswind Deland Lake Winnemissett Subdivision.

Discipline	Status	Details	Attached To	Created By	Last Updated By
General Comments					
Engineering	Draft	1. Has Cresswind Amenity Center impervious area of 3.62 acres and post curve number (CN) have been accounted for in the Post-Development drainage calculations and ICPR analysis for Pond 6? 2. Please provide hydraulic grade line (HGL) calculations for proposed clubhouse secondary storm sewer system. HGL must be below inlet grate / top elevations with minor and major head losses included. The 10yr-24hr storm Design High Water (DHW) for Pond 6 should be used as the initial tailwater elevation for the storm sewer HGL calculations.		Tuan Huynh	Tuan Huynh
Silt Fence Limits and Floating Turbidity					
Engineering	Draft	1. Please show floating turbidity barriers for proposed boat dock improvements on Lake Winnemissett. 2. Please extend erosion control silt fence to Lake Winnemissett Road limits and beyond the clubhouse rear entrance gate as shown on plan.	C-103	Tuan Huynh	Tuan Huynh
Handicap Spaces and Dimensions					
Engineering	Draft	1. Please note per City LDC handicap space dimensions are 12' x 20' (W x L). Site plan shows 12' x 19' spaces. 2. Please show radius curb dimensions on site plan throughout parking lot.	C-104	Tuan Huynh	Tuan Huynh
Loading Area					
Engineering	Draft	1. Is loading area space length of 19' adequate for delivery trucks? There is concerned that trucks will encroach onto the adjacent drive aisle when using the space.	C-104	Tuan Huynh	Tuan Huynh
FEMA Firm Panel					
Engineering	Draft	1. Please provide the FEMA Firm Panel number and effective date under the Site Data.	C-104	Tuan Huynh	Tuan Huynh
Notes					
Engineering	Draft	1. Alternative Crushed Concrete Note #2 refers to Pasco County requirements.	C-200	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Structural Number (SN) Calculations 1. Structural Number (SN), layer coefficients, and pavement thickness calculations do not match the Typical drive aisle pavement sections B-B and D-D.	C-200	Tuan Huynh	Tuan Huynh
Engineering	Draft	Typical Sections and FDOT Specs 1. Please note Type S-3 asphalt should be SP 9.5 Structural Course to match current FDOT pavement specifications. 2. Typical Section C-C, please show pavement cross-slope information for the 10' travel lanes. 3. Typical Section D-D, pavement cross-slope arrows are pointing in the wrong direction.	C-200	Tuan Huynh	Tuan Huynh
Engineering	Draft	Scale Missing 1. Drawing sheet missing graphical scale under North Arrow.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	Storm Sewers and Structure Connections 1. Storm Inlet #109 has three incoming pipes and one outgoing pipe. J-Bottom structure is required for constructability. Please note on plan. 2. Storm Inlet # 109, # 129, and # 130. Please check min. pipes separation angle into structure for constructability per FDOT Storm Drains Handbook (2014), Table 4-6. Use J-Bottom structure if pipe angles exceed maximum allowable on Table 4-6.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	Storm Sewer and Roof Drain Pipe Size 1. Please provide storm pipe material and size between Inlet # 109 to # 131. 2. Please provide roof drain pipe sizes in front of the Clubhouse Building.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	Manhole ID number 1. Please label manhole with structure ID downstream of Inlet #88.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	Inlets location with swales for rain garden 1. Please consider moving Inlet #131 and #132 away from concrete flume discharge locations within the dry swales (rain garden). This will allow more percolation of runoff prior to discharge into storm sewer system.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	18 1. Outlet pipe (18" RCP) from Inlet #123 is only 2 feet from the clubhouse building footprint. Please consider shifting pipe to provide more separation from building foundation in case there is pipe joint failure.	C-300	Tuan Huynh	Tuan Huynh
Engineering	Draft	Graphic Scale Missing 1. Drawing sheet missing graphical scale under North Arrow.	C-301	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Grading Slope near Inlet #123 1. Inlet # 123 has a grate elevation of 65.3. The adjacent clubhouse building FFE is 67.50 and is only 4.5 feet away from the inlet. Please note grade slopes cannot exceed 1:4 (V:H).	C-301	Tuan Huynh	Tuan Huynh
Engineering	Draft	Grading Shots and Pavement Ponding 1. Inlet #129 has grate elevation of 66.26 and the pavement spot grade west of this inlet is also 66.26. Will ponding be an issue in this location? 2. Inlet #91 elevation is shown with three question marks and the spot grade to the east is shown with question marks. Please provide missing information. 3. There are flat pavement grades (66.40 and 66.41) along the drive aisle centerline running parallel with the 60" RCP. Will ponding be an issue in this location?	C-301	Tuan Huynh	Tuan Huynh
Engineering	Draft	Inlet #108 - Outlet Pipe Size 1. Inlet #108 is shown with double 18" PVC inflow pipes, but the outlet pipe is only a single 18" RCP outlet pipe. Will HGL and capacity be an issued?	C-301	Tuan Huynh	Tuan Huynh
Engineering	Draft	Elevations for Inlet Grate 1. Please show grate elevations for all storm inlets. For example, Inlets # 127, 128, and 130 are missing the grading elevations on plan.	C-302	Tuan Huynh	Tuan Huynh
Engineering	Draft	Grass Swales 1. For Grass Swale, please provide the minimum depth and note that side slopes cannot exceed 1:4 (V:H) on cross-section F-F sheet C-304.	C-302	Tuan Huynh	Tuan Huynh
Engineering	Draft	Storm Pipe and Roof Drain Connection 1. How will the roof drain connect directly into 15" RCP downstream of Inlet #115? Please provide more detail on plan.	C-302	Tuan Huynh	Tuan Huynh
Engineering	Draft	Floating Turbidity Barriers 1. Why are floating turbidity barrier shown near Section F-F? This area is not a waterbody.	C-302	Tuan Huynh	Tuan Huynh
Engineering	Draft	Graphic Scale Missing 1. Drawing sheet missing graphical scale under North Arrow.	C-303	Tuan Huynh	Tuan Huynh
Engineering	Draft	Elevations for Inlet Grate 1. Please show grate elevations for all storm inlets. For example, Inlets # 100, 102, and 103 are missing the grading elevations on plan.	C-303	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	POND 6 DHW Elevations 1. Please show the Pond 6 DHW Elevations on Section D-D.	C-304	Tuan Huynh	Tuan Huynh
Engineering	Draft	Grass Swale Depth 1. Provide the minimum Grass Swale depths on Section F-F for constructability.	C-304	Tuan Huynh	Tuan Huynh
Fire	Draft	Burning No burning allowed.	C-101	Terry Griffiths	Terry Griffiths
Fire	Draft	Golf Cart parking road FFPC NFPA 1 CH18 Minimum of 20Ft access roads are required.	C-104	Fred Link	Fred Link
Fire	Draft	Dedicated Fire line Point of Service No domestic lines can run off the dedicated fire line.	C-401	Fred Link	Fred Link
Fire	Draft	FDC FDC is located in this area.	L-403	Fred Link	Fred Link
Fire	Draft	Fire Flow analysis Show project meets fire flow.	C-401	Fred Link	Fred Link
Fire	Draft	Fire Hydrant(s) Show fire hydrant for FDC requirements. Show any additional hydrant(s) located within 500FT.	C-401	Fred Link	Fred Link
Fire	Draft	Emergency Access road Must remain a minimum of 20Ft in width. How will the access road be marked and signage will be needed.	L-404	Fred Link	Fred Link
Forestry	Draft	Plant Material Under Plant Materials 4.c.i, all proposed substitution must be submitted in writing to the City Forester for approval.	L-481	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	15 p Do not place mulch on top of the root ball of newly planted trees or within 6 inches of existing trees.	L-481	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	2 B to D I'm not sure that we want to have shredded plant debris added to the bottom of ponds and littoral shelf areas. It seems like it would add an additional nutrient load to structures designed to remove nutrients. Please coordinate with Engineering to determine whether this is an acceptable practice.	C-101	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	3 to 5 B to D and 6 Please coordinate with Engineering regarding this proposed practice.	C-101	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Blank Page This page appears to contain no information. Please remove it unless it is here to reserve a spot for additional details.	C-602	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Phase 1B Phase 1B is not shown on this plan. Will you be providing a separate plan for it? No work can be done west of Lake Winnemissett Dr. that is not shown on this plan until we receive and approve the plan for Phase 1B.	L-200A	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Worksheets Please provide complete tree survey and tree worksheets for this phase of the project.	L-200B	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Existing Tree To Be Removed It looks like you have pointed to a tree to be saved when you meant to show trees to be removed.	L-201	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Scrub Oak What is the genus and species of the trees that you are calling scrub oak? If they are Quercus geminata, we would consider them as Sand Live Oak with a specimen designation.	L-200B	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Vegetation Fix spelling of Vegetation on Provide Trees and Shrub Table.	L-400A	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Naval Orange Standard You may have a hard time finding this species in the size required to meet minimum specifications.	L-401	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Palms Only the Cabbage Palms can be used toward tree replacement requirements.	L-401	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Sheet L-402 Comments See comments on previous page.	L-402	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Worksheets Please provide Tree Worksheets for this project.	C-100	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Dock construction Is construction of the dock and roadway part of this project?	C-103	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Project Boundary The project boundary is shown on the legend, but I'm not sure where it is on the plan to the left of the legend.	C-104	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Project Boundary The project boundary is shown on the legend, but I'm not sure where it is on the plan to the left of the legend.	C-300	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Project Boundary The project boundary is shown on the legend, but I'm not sure where it is on the plan to the left of the legend.	C-301	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Project Boundary The project boundary is shown on the legend, but I'm not sure where it is on the plan to the left of the legend.	C-302	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Project Boundary The project boundary is shown on the legend, but I'm not sure where it is on the plan to the left of the legend.	C-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Large Laurel Oaks You are preserving a lot of very large Laurel Oaks in this project area. We recommend that an arborist evaluate these trees to make sure that they are in good condition and will not be negatively impacted by construction. Laurel Oak trees, in general, do not handle construction damage to roots very well.	C-303	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
		Large Laurel Oaks			
Forestry	Draft	You are preserving a lot of very large Laurel Oaks in this project area. We recommend that an arborist evaluate these trees to make sure that they are in good condition and will not be negatively impacted by construction. Laurel Oak trees, in general, do not handle construction damage to roots very well.	C-302	Mariellen Calabro	Mariellen Calabro
		Project Acreage			
Forestry	Draft	Is the project acreage 6.3 acres or 6.87 acres? Please correct whichever is incorrect (See Sheet C-104).	L-200A	Mariellen Calabro	Mariellen Calabro
		DBH Inches Provided Permit Landscape Plan			
Forestry	Draft	How is this number different from Total DBH Tree Replacement Inches? This doesn't appear to be consistent with how the data is presented in Phase 1.	L-200A	Mariellen Calabro	Mariellen Calabro
		Tree Barricade 42" Laurel Oak			
Forestry	Draft	The tree barricade for this tree does not appear to be sufficient. What is the distance between the trunk of this tree and the edge of the tree barricade? It appears that you may be within the critical root zone. Please provide an arborist report indicating that the critical root zone will not be impacted, consider adjusting the limits of project impact, or consider removing the tree and providing replacement if it will not survive.	L-201	Mariellen Calabro	Mariellen Calabro
		Tree Barricades Laurel Oak 36 and 44			
Forestry	Draft	The tree barricades are within the drip lines of these trees. Please provide an arborist report indicating that the critical root zone will not be impacted, adjust the limits of construction, or consider removing and replacing one or both trees.	L-201	Mariellen Calabro	Mariellen Calabro
		Several Large Laurel Oaks			
Forestry	Draft	A roadway and structure are proposed to be constructed within the drip lines of several large laurel oaks. Please indicate how you propose to protect the critical root zones of these trees. Can any of the proposed structures be moved outside of the dripline of these trees? What is the condition of these trees? If they will not survive the construction process, consider removing and replacing these trees if they are in poor condition.	L-202	Mariellen Calabro	Mariellen Calabro
		Tree Preservation Area			
Forestry	Draft	Change to Tree Protection Area in legend (dark green and light green areas).	L-400A	Mariellen Calabro	Mariellen Calabro
		New Tree Protection Area			
Forestry	Draft	Roads and structures are shown within the limits of the new Tree Protection Areas. These areas will need to be removed from TPA.	L-400A	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Tree Root Barriers Five feet is still pretty close to sidewalks, curbing, and pavement. Consider adding root barriers if tree is within ten feet of these structures.	L-470	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Multi-Trunk Tree Detail We do not recommend fertilizer at planting unless soil testing indicates a deficiency.	L-470	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Planting Detail for Poor Soil Drainage We do not recommend fertilizing at planting unless soil testing indicates a deficiency.	L-470	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Bioswales/Rain Gardens Are there bioswales or rain gardens in this phase? If so, where are they located?	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Pond Apple Specifications Please check the specifications on this species. The height and spread seem high for a 3" caliper tree.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Red Bay Specifications For 2.5" DBH credit, you need to specify a 3.5" caliper tree. This would be at least 65 gallon container, 8' height, and 36" spread	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Japanese Blueberry The trees you have specified are not large enough to use as replacement or buffer trees. Increase container to 45 gallon with 8' minimum height and 42' spread.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Ligustrum Specifications The Ligustrum you have specified do not meet minimum size requirements. Code minimum is 8' height, even if Grade 1 specifications call for 7'.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Citrus Specifications Grade 1 citrus needs to have a spread of 42" to meet Grade 1 requirements. Also, it is not native.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Southern Red Cedar Specifications The trees specified could be found in a 45 gallon container. You are welcome to specify a larger container, but it is not necessary for the trees you have specified.	L-480	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	Pond Apple Pond Apple is a Zone 10 to 11 species. We are in Zone 9. You are welcome to plant it, but I can't count it towards your replacement requirements unless its use is approved via vote in TRC.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	DBH of trees provided These numbers do not match what is shown in your landscape plan. Your replacement required is 559" DBH. I can count 25% of this replacement in palm trees, which is 140" DBH. This leaves you 419" DBH. If you make the changes shown on the landscape plan, you would have 375" DBH of canopy replacement and 160" DBH of understory tree replacement. Please make sure that the numbers on this sheet match your landscape plan. Correct whichever is incorrect.	L-400A	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree Replacement Calculations These numbers do not match what is shown on Sheet L-400A. Your replacement required is 559" DBH. I can count 25% of this replacement in palm trees, which is 140" DBH. This leaves you 419" DBH. If you make the changes shown on the landscape plan, you would have 375" DBH of canopy replacement and 160" DBH of understory tree replacement. Please make sure that the numbers on this sheet match L-400A. Correct whichever is incorrect.	L-480	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	No Buffer Required? Please confirm with Planning that no buffer will be required adjacent to Lake Winnemissett.	L-401	Mariellen Calabro	Mariellen Calabro
Planning	Draft	Garbage Explain how garbage will be handled on this site	C-104	Danevsky Joseph	Danevsky Joseph
Planning	Draft	Setbacks Why are building setbacks exceeding the required setbacks	C-104	Danevsky Joseph	Danevsky Joseph
Planning	Draft	Tree Protection Verify whether or not any of the tree protection area falls on this site.	C-104	Danevsky Joseph	Danevsky Joseph
Planning	Draft	Buffers Minimum 50-foot perimeter buffer along all boundaries.	C-104	Danevsky Joseph	Danevsky Joseph
Utilities	Draft	1" PVC City does not use PVC Piping prior to the backflow, after back flow pvc can be used but prior poly tubing needs to be used.	C-401	Scott Zender	Scott Zender
Utilities	Draft	City Details City details are the old details please replace with new details that are dated 11/5/21	C-601	Scott Zender	Scott Zender

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	City Details City details are the old details please replace with new details that are dated 11/5/21	C-603	Scott Zender	Scott Zender

Conditions and notes for record SP22-092
Job Address: 2751 E New York AV, Deland FL 34724
Job Description: Amenity center serving Phase 1 of Cresswind Deland Lake Winnemissett Subdivision.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Food truck parking area Must meet NFPA 1 Chapter 50 NFPA 96	C-104	Fred Link
Forestry	Draft	Note	16 b No sod should be installed in this manner within Tree Protection Areas.	L-481	Mariellen Calabro
Forestry	Draft	Note	Tree Barricade Detail Tree Barricade Detail has been added.	L-480	Mariellen Calabro

NEW BUSINESS

5



City of DeLand
TRC
SSB22-099
JUNE 16, 2022



Legend:

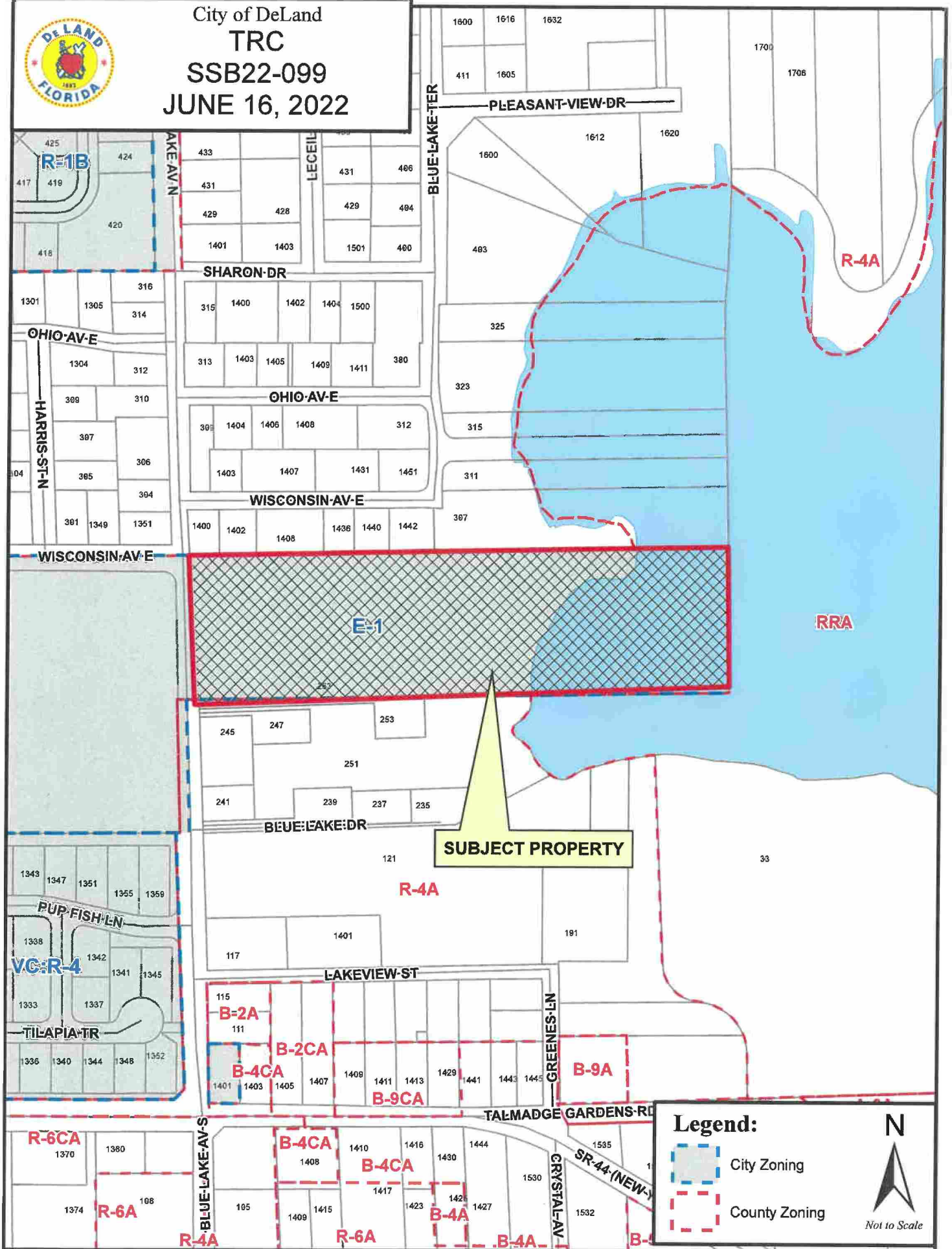
-  City Zoning
-  County Zoning



Not to Scale



City of DeLand
TRC
SSB22-099
JUNE 16, 2022



SUBJECT PROPERTY

Legend:

- City Zoning
- County Zoning

Legend:

N

Not to Scale

Issues for record SSB22-099

Job Address: 263 N BLUE LAKE AV, DELAND FL 32724

Job Description: Townhome development consisting of 9 buildings, totaling 46 units, with open spaces, stormwater management system, and amenity / recreation area.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Dimensioning 1. Provide dimensions on sketch plan. For example, site parcel dimensions, individual townhome lots, roadway pavement widths, radius of cul-de-sac, separation between end units, and wetland buffer...etc.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Street Curb Type 1. Please callout Street 'A' curbing type (i.e. Miami Curb).	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Visitor Parking 1. Are visitor parking areas proposed?	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Public or Private Street 4. Please note if Street 'A' is private or public street. Private streets are gated and maintained by the HOA.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Sidewalks 1. Show 5' wide concrete sidewalks on both sides of Street 'A'.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Stormwater Pond 1. Provide min. 10' setback between stormwater pond top of berm and Lot 46. 2. Please note stormwater pond max. side slope is 1:4 (V:H).	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Soils and FEMA Limits 1. List the site soil type and ID per the National Resource Conservation Soil (NRCS). 2. List the site FEMA Flood Zone, FIRM panel number, and effective date.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Off-site Runoff 1. Please note off-site runoff must be attenuated or by-pass through this development and cannot be impeded	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	Developed and Undeveloped Areas 1. Please delineate clearly the 5.0 acres developable and 4.3 acres undevelopable areas. Please use dashed line to differentiate between areas.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	Aerial Photo Background 1. Please show proposed improvements sketch plan with aerial photo in the background.	BlueLakeTHs-SketchPlan-051822.pdf	Tuan Huynh	Tuan Huynh
Fire	Draft	Access to residential lots CITY LDR 33-90.05 (g) 4	BlueLakeTHs-SketchPlan-051822.pdf	Fred Link	Fred Link
Planning	Draft	Steps Will require either a Preliminary/Final Plat or Class III Site Plan.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	ISR Max. Impervious is 50% for multi-family 2-story units, per E-1 zoning district.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Dual access Per sec. 33-90.05(g)4: All residential subdivisions that exceed 12 lots shall contain a minimum of two separate access points. If two access points are not feasible due to physical constraints then an emergency access must be provided as described in subsection 33-90.03(h)1.b.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Cul-de-sac See section 33-90.03(h) for specific regulations for cul-de-sac	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	wetlands Show wetland boundary line (if any); Permit through SJRWMD for construction adjacent to wetlands.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Setbacks 8. Setbacks: a. 30' from project perimeter line b. (Interior) All buildings shall be set back at least 10' from all interior private roads and parking areas. c. An additional set back from private roads of one foot shall be required for every two feet of height for structures exceeding 35 feet. d. (Space between buildings) 25' between sides of buildings; e. 25 feet between sides and rear of adjacent buildings; f. 50 feet between any combination of fronts or rears of adjacent buildings.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	porches? Will the TH have space for rear yard porches?	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Parking Parking: a. 1 bedroom = 1.5 spaces/unit; b. 2, 3, or more bedrooms = 2 spaces/unit; c. visitor parking = .5 space/unit	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Street Names Prior to final plat, must provide street names approved by the county.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Buffers Type C landscape buffer required north & south boundaries; Type B buffer required for west	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story
Planning	Draft	Berm Residential buffers along an arterial or collector roadway shall contain a berm along with the required plant material to screen the view of the roadway. If existing vegetation provides appropriate screening, a berm will not be required.33-92.02(b)6.	BlueLakeTHs-SketchPlan-051822.pdf	Kendall Story	Kendall Story

Conditions and notes for record SSB22-099

Job Address: 263 N BLUE LAKE AV, DELAND FL 32724

Job Description: Townhome development consisting of 9 buildings, totaling 46 units, with open spaces, stormwater management system, and amenity / recreation area.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Streets-No Bar scale Unable verify distances. CITY LDR 33-90.03 (h)	BlueLakeTHs-SketchPlan-051822.pdf	Fred Link
Forestry	Draft	Note	Tree Info No tree related information has been provided. At least 15% of the site will need to be set aside as Tree Protection Area. A tree survey will be required with any future submissions.	BlueLakeTHs-SketchPlan-051822.pdf	Mariellen Calabro
Utilities	Draft	Condition	Availability Water, Sewer, and reclaim can be provided to this proposed project. Sewer may require a lift station.	BlueLakeTHs-SketchPlan-051822.pdf	Jim Ailes
Utilities	Draft	Condition	Agreement A Utility Service Agreement would be required for this project.	BlueLakeTHs-SketchPlan-051822.pdf	Jim Ailes