TRC AGENDA

CITY OF DELAND
THURSDAY JULY 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 June 16, 2022 TRC Meeting Minutes**

2. **Applicant Name:** Ely Jean-Philipp – Florida Mechanical Solutions
   Project Name: SP21-245 – Class II Site Plan for Commercial Building
   Project Location .55 acres located at 333 N Adelle Ave
   Project Description: 9000 sf commercial building

D. NEW BUSINESS

1. **Applicant Name:** Christina Doidic – Advent Health
   Project Name: SP22-093 – Class II Site Plan for Primary Care Clinic
   Project Location .87 acres located at 128 Fenway Dr
   Project Description: 6,000 SF Medical Clinic

2. **Applicant Name:** Pete Glover
   Project Name: MS22-105 – Minor Subdivision
   Project Location 4.38 acres located at on E. Taylor Rd
   Project Description: Create 3 lots

3. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes LLC
   Project Name: SP22-124 – Class IV Site Plan for DeLand Commons
   Project Location 5.36 acres located at 225 S Woodland Blvd
   Project Description: Mix Use -Multi-family

4. **Applicant Name:** Tyler Williams – Dream Finders Homes, LLC
   Project Name: SP22-127 – Class II Site Plan for Model Center Parking
   Project Location .1377 acres located at 2033 Havasu Falls Dr
   Project Description: Lakewood Park Model Center – Dream Finders Homes

E. OTHER BUSINESS

1. ***None***

F. ADJOURNMENT

OLD BUSINESS

1

CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JUNE 16, 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
Danevsky Joseph
Sam Nelson
Mariellen Calabro
Ray Bahrami
Tuan Huynh
Scott Zender
Bobby Wu
Jerry Hindman

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from May 19, 2022

Scott Zender moved to approve the minutes,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.

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

   Applicants Present:
   Applicant not present

The applicant did not attend the meeting. Staff requested revised plans to be submitted addressing staff comments.

Mariellen Calabro moved to continue the application,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.

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

   Applicants Present:
   Lori Wasman - Excelsior
   Lee Munizzi - Excelsior

   Applicant will address all comments and resubmit for review.

Mariellen Calabro moved to forward the application to the July 20, 2022 Planning Board meeting conditioned upon receiving the revised plan by June 23, 2022,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.

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

   Applicants Present:
   Mike McKinnan – Heidner Family Office

   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.

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

   Applicants Present:
   Evan Futch – Avid Group
   Roger Baumgartner – Baumgartner Co.

Applicant will need to address all comments and resubmit a Class II site plan for review.

No Action Required

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

   Applicants Present:
   Brad Walker – Kolter Homes
   Emily Vaughn – Kolter Homes

   Applicant will address all comments and resubmit for review.

   Ray Bahrami moved to conditionally approve the application,
   Jerry Hindman seconded the motion.
   The TRC Committee voted unanimously in favor of motion.

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

   Applicants Present:
   Lance Jackson – Amherst Homes
   Jason Good – Landcore Development Group

   Applicant will address staff comments and resubmit for review prior to Planning Board.

No action required, application will be forwarded to the July Planning Board pending the submittal of revised plans addressing staff comments as discussed. Plan must be submitted by June 23, 2022 to be placed on the July 19, 2022 Planning Board meeting.

OTHER BUSINESS:

None.

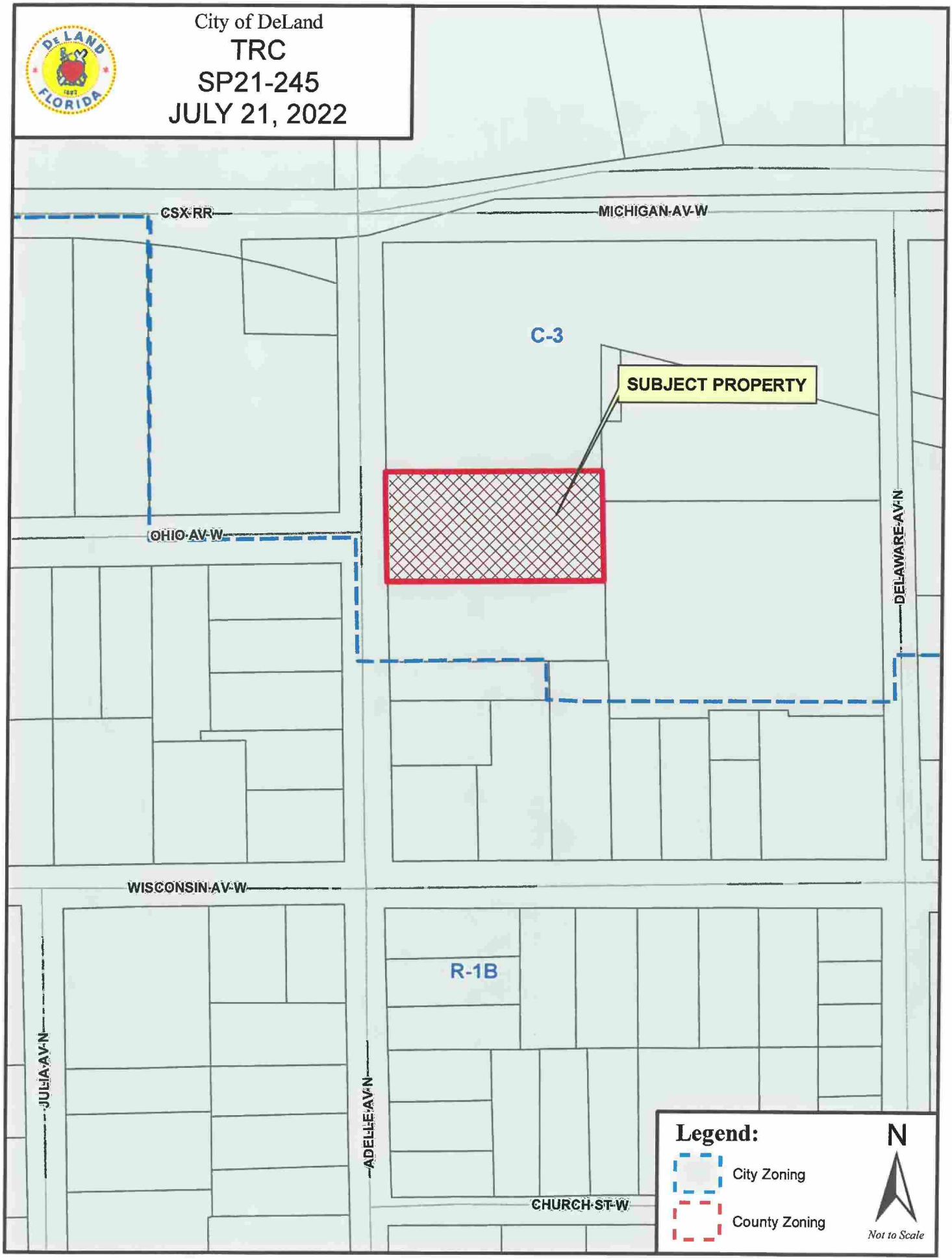
ADJOURNMENT:
3:30 pm

OLD BUSINESS

2

City of DeLand

TRC
SP21-245
JULY 21, 2022


City of DeLand
TRC
SP21-245
JULY 21, 2022
CSX RR
MICHIGAN AV W
C-3
SUBJECT PROPERTY
OHIO AV W
DELAWARE AV N
WISCONSIN AV W
R-1B
JULIA AV N
ADELLE AV N
CHURCH ST W
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP21-245
Job Address: 333 N ADELLE AV, DELAND FL 32720
Job Description: TRC Review / Plan Review for New Construction

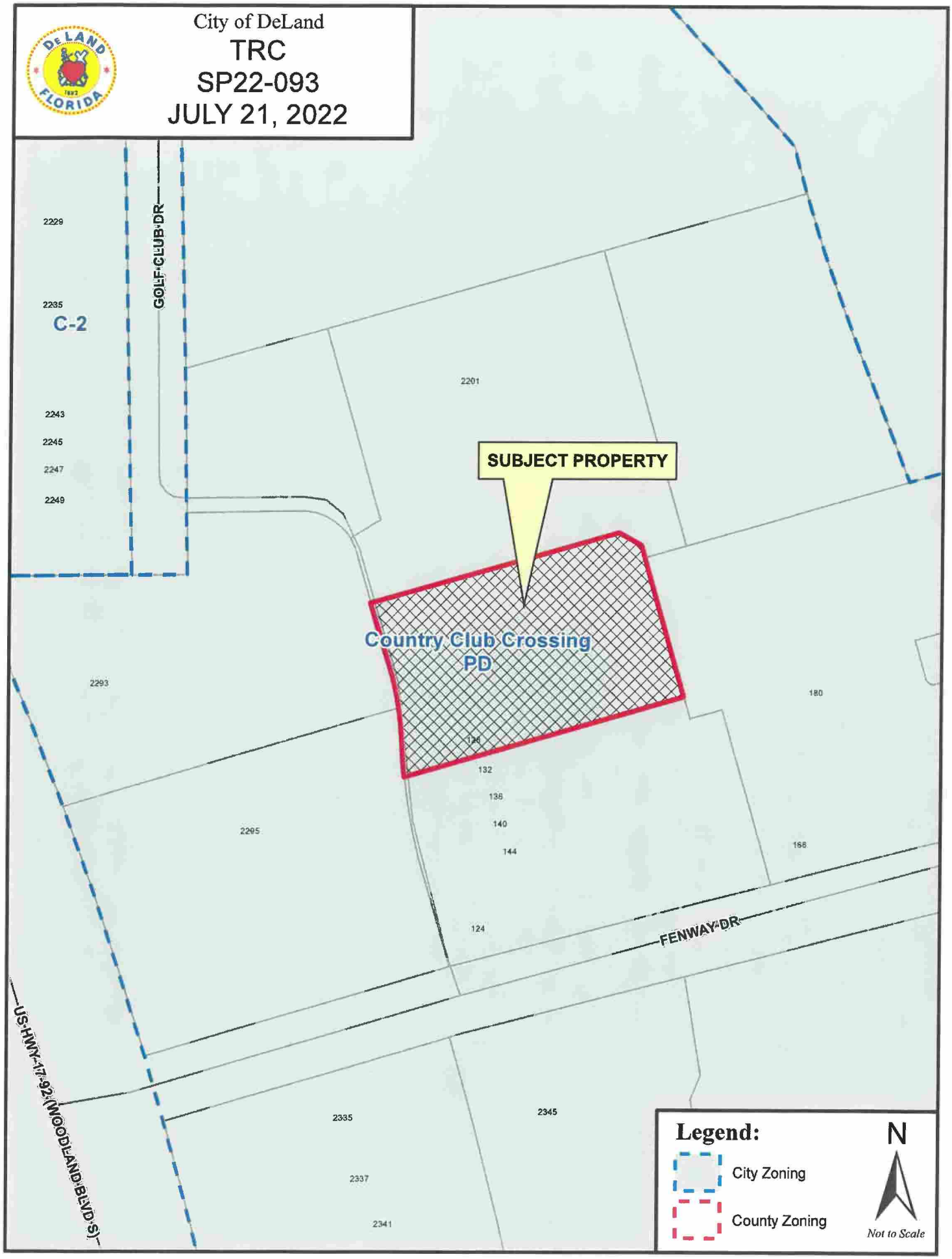
Discipline	Status	Details	Attached To	Created By	Last Updated By
Fire	Not Accepted	**Land Clearing** No burning is allowed. **Last comment from reviewer:** Shall be added to general notes. **Last response:** Noted, no burning is proposed	C-0	Fred Link	Fred Link
Fire	Not Accepted	**Apparatus Road** Road must meet apparatus height/weight access. Specifications are uploaded into documents/attachments. **Last comment from reviewer:** Access road shows trees encroaching on 20 ft wide road. Must be at height of no less then 13'6" NFPA 1 chapter 18 access **Last response:** The materials specified to be installed within the access roads meet the apparatus height and weight specifications.	C-2.0	Fred Link	Fred Link
Forestry	Not Accepted	**Tree Legend** Please add legend identifying tree species, CHYL = Cherry Laurel, PM = Palm, etc. **Last comment from reviewer:** I do not see it on this page. Please highlight it or let me know what page it is on. **Last response:** Tree legend has been included.	C-1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	**Tree Removal** Please confirm that no trees will be removed for this project. **Last comment from reviewer:** Please correct species ID on plan. **Last response:** The 28" live oak at the north end of the property will be removed.	C-1.0	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	**Historic Tree** There may be a historic 28" Live Oak at the north end of your property. Please mark it as historic and show 1.5 times the dripline of the tree on your plan. Unless the applicant proposes a method of root protection which is acceptable to the City, no construction activity shall take place within an area equal to one and one-half times the area of the drip line. **Last comment from reviewer:** The 28" DBH LO needs to be shown on the plan as a Laurel Oak. A legend identifying the species of the trees on the plan needs to be shown. **Last response:** This tree has been deemed non-historic by the City of Deland Arborist and as such will be removed.	C-1.0	Mariellen Calabro	Chris Jackson

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Not Accepted	**Project size, minimum coverage, and TPA** How large is your total project area? It appears to be about 0.5 acres. If this is the case about 60" DBH will be required to met minimum coverage and about 3,600 sf of Tree Protection Area (TPA) will be required. As this is a redevelopment project, some of these requirements may be reduced; however, we need to know how much TPA you can provide before we vote on any changes to the amount required by the Code. **Last comment from reviewer:** TRC will need to vote on whether 881 sf is sufficient. It appears that more area around the pond could be used towards meeting your 3,605 sf requirement. Why is this not an option? **Last response:** 3,605 sq.ft of TPA area has been denoted on Landscape plan as required and 881 sq.ft. of TPA provided. There is one 6" oak and one 14" Cedar for 20" DBH existing trees.	L-1	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	**Historic Live Oak** If the 28" DBH LO is a historic Live Oak, mark it as historic and show 1.5 times its dripline. **Last comment from reviewer:** If it is a Live Oak, it would still be historic. **Last response:** Live oak has been deemed not worth saving and not historic.	L-1	Mariellen Calabro	Mariellen Calabro
Forestry	Not Accepted	Tree **Worksheets** Please provide tree worksheets to show that minimum coverage, specimen tree, tree replacement and tree protection area requirements have been met. **Last comment from reviewer:** Tree Worksheets will need to be provided based on proposed removal of 28" DBH oak. **Last response:** Landscape plan has minimum coverage shown on plan and in table. No specimen trees exist and no tree replacement is required	L-1	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	Tree **Replacement Provided** Caliper is not the same as DBH. Your plan currently adds 10" DBH of Holly, 6" DBH of Crape Myrtle, 15" DBH of Magnolia, and 12" DBH of Live Oak for a total of 43" DBH. Please update the table on the bottom left of the page.	L-1	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Specimen Tree** Which tree are you considering specimen?	L-1	Mariellen Calabro	Mariellen Calabro
Utilities	Draft	**RPZ Piping** Brass or copper is the only excepted material for the RPZ	C-4.0	Scott Zender	Scott Zender

NEW BUSINESS

1

City of DeLand
TRC
SP22-093
JULY 21, 2022
KINCAID AV
COUNTRY CLUB RD
PD
C-2
VC:B-4
GOLF CLUB DR
COUNTRY CLUB RD
SUBJECT PROPERTY
R-1A
FENWAY DR
US HWY 17-92 (WOODLAND BLVD S)
C-2
BR
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
TRC
SP22-093
JULY 21, 2022
GOLF CLUB DR
2229
2235
C-2
2243
2245
2247
2249
2201
SUBJECT PROPERTY
Country Club Crossing
PD
2293
2295
120
132
136
140
144
124
180
188
FENWAY DR
US HWY 17-92 (WOODLAND BLVD S)
2335
2337
2341
2345
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP22-093
Job Address: 128 FENWAY DR, DELAND FL 32724
Job Description: Construction of a +/-6,000 square-foot, ground-up primary care center within the city of Deland. Construction will also include associated parking as well as a storm water collection system that will connect to the master storm water system within the Country Club Crossings Planned Development.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	**Wrong Details** Need to get the correct details dated 11/5/2022	C9	Scott Zender	Scott Zender
Utilities	Draft	**Potable service** The city does not allow connecting the potable water service to the dedicated fire line. Will need to go to the main and do a 1inch tap.	C7	Scott Zender	Scott Zender
Utilities	Draft	**Potable Note #20** Polyethylene piping is to be used for 2" or less and not glued fittings for potable service.	C3	Jim Ailes	Jim Ailes
Planning	Draft	**Land use table** The land use table should be corrected to list the Impervious amount as 67.8% and Pervious amount as 32.2%. (Max of 75% is met.)	C1	Belinda Collins	Belinda Collins
Planning	Draft	**curious** Curious - What relation does this have to the other Advent Clinic in Country Club?	C1	Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	**Parking count** Note: Parking count includes 2 spaces for future electric vehicle charging stations. Signage indicating such may be appropriate.	C5	Belinda Collins	Belinda Collins
Planning	Draft	**signage** Provide details for signage to be added to the site. Signage shall be compatible in scale, design, color, materials and construction with the proposed principal structure.	LA1	Belinda Collins	Belinda Collins
Planning	Draft	**Retaining wall** Provide details for the retaining wall.	LA1	Belinda Collins	Belinda Collins
Planning	Draft	**Required plantings** Note: Per the PD the City Forester is tracking the required plantings for this lot and will verify the requirements have been met.	LA1	Belinda Collins	Belinda Collins
Planning	Draft	**Irrigation plans** Note: Irrigation plan will be provided upon substantial approval of the site plan.	LA1	Belinda Collins	Belinda Collins
Planning	Draft	**Lighting** Off-site areas shall be shielded from offensive or excessive illumination. illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. There appears to be light exceeding this limit along the north and east property boundaries. The property to the north is a storage facility and this may not be an issue, however, a hotel is located to the east and this may impact that use.	LA1	Belinda Collins	Belinda Collins
Planning	Draft	**Mulch walkways** Verify any differences in use of mulch for the walkways as opposed to the curb island grading detail. Provide detailed walkway design and information on the type of mulch to be used for walkways.	LA1	Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	**Directional signage** Indicate the location of any directional signage proposed. In particular for the parking areas located at the rear of the building.	LA1	Belinda Collins	Belinda Collins
Fire	Draft	**Fire Supply Lines** Any work involving fire supply underground lines, FDC, Hydrants and Fire Backflow must all be submitted for a separate fire permit.	C9	Jamie Lunsford	Jamie Lunsford
Engineering	Draft	**SJRWMD Permitting** 1. Please provide a copy of the approved SJRWMD Permit Modification Letter upon issuance. This is required before scheduling the pre-construction meeting.		Tuan Huynh	Tuan Huynh
Engineering	Draft	**Discharge Pipe** 1. Downstream discharge pipe (18" RCP) has a slope of 8.7% from manhole ST-6 to existing DBI connection on Golf Club Drive. This translates to pipe velocity of 18 ft/sec. Per FDOT Drainage Manual (2022), Section 3.6.1, max. pipe velocity should be no greater than 15 ft/sec. Please revise pipe invert to reduce velocity, preferable less than 10 ft/sec.	C6	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	**Grading and Spot Shots** 1. Provide spot grades at the bottom SE corner of the parking lot near the bike rack to ensure positive drainage. 2. Please check spot grade 49.35 at the bottom SW corner of the parking space. There is concerned that runoff will be trapped at this location with grade downstream at 49.46. 3. Spot grade north of the HC parking space falls outside the parking lot. 4. Show striping within HC parking spaces so that proposed spot grades shown can be checked for ADA requirement that slopes do not exceed 2% slopes in all direction. 5. Provide a spot grade outside the doorway entrance on south side of the building. 6. Provide more spot grades for the perimeter sidewalks around the building. This is needed for ADA requirements that cross-slopes do not exceed 2% and longitudinal slopes do not exceed 5%. 7. Provide spot grades for positive drainage at rear dumpster pad area. 8. Please show existing EOP grades along rear drive aisle to ensure the parking spaces has positive drainage away from the parking spaces toward the drive aisle. 9. Please check to ensure slopes tie-down to adjacent properties do not exceed 1:4 (V:H). Please add this note on the plan.	C6	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Driveway Cross-section** 1. Please provide a typical section for proposed driveway entrance. Please refer to FDOT Index 000-515 (sheet 7 of 7) for Turnouts and Driveways. Provide length (L) for smooth transitioning if driveway slopes exceed 6%. Also, refer to FDOT Driveway Information Guide, Section 4.2, which states maximum algebraic difference of 12% to prevent vehicles bottom-out at driveway location.	C6	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	**Drainage Structures and System** 1. Is it possible to use J-Bottom structure for inlet ST-7 to connect pipes from ST-5 and ST-8 with the 18" outfall discharge pipe? This will eliminate extra manhole ST-6 within parking space. 2. It appears that storm manhole ST-4 (48" DIA.) is mainly to connect 6" roof drain from the building. Is it possible to use J-bottom for adjacent upstream manhole ST-3 and eliminate structure ST-4 at this location? Currently two storm manholes are located at SE corner of the building. 3. Project uses Type 7 manholes within grass areas. Type 7 manhole tops are commonly used within pavement areas since it has concrete slab top. Is it better to use Type 8 manhole for constructability since it will be easier for contractor to sod up to the manhole frame tops. Please refer to FDOT Standard Plans Index 425-001. 4. Driveway entrance trench drain with 12" rectangular grate at middle of driveway may be difficult to construct with 45-degrees 10" HDPE outlet pipe to Inlet ST-8. Please consider moving 12" grate to west side of driveway at end of the trench drain. At this location, the 10" HDPE pipe connection to ST-8 has smaller angle for constructability. 5. Can structures ST-3, ST-4, and ST-5 manhole tops be converted to DBI with top grates so that the runoff along south side of the building can be collected and not discharged onto adjacent property?	C6	Tuan Huynh	Tuan Huynh
Forestry	Draft	**Tree Survey and Tree Barricade Detail** Add tree survey and tree barricade detail or add a note that the project area contains no trees as it was cleared as part of the overall subdivision site plan.	C4	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Plant Schedule** The trees that you have specified do not meet minimum size requirements. The minimum size for each species is: ED: 3" caliper, 8' ht, 28" spread, 32" root ball, and/or 45 gallon container. LI: 3" caliper, 8' ht, 42" spread, 32" root ball, and/or 45 gallon container size MGL & UA: 3" caliper, 8' ht, 54" spread, 32" root ball, and/or 45 gallon container size. With the changes above, your plan would provide 30" DBH replacement. 23" DBH of palms can be used toward your 91" DBH minimum coverage requirement, so you would still need 68" DBH. Because your plan provides 30" DBH, you still need to add 38" DBH to meet minimum coverage. You will need to increase the size of the trees planted or add additional trees to meet this requirement.	LA1	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	**Irrigation Plan** Please provide irrigation plan for the project.	LA1	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Planting Details 2, 3, and 4** Add a note similar to Planting Detail 1 that indicates that mulch will avoid contact with trunk.	LA2	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Landscape Specifications 9** Add note that any plant substitutions must be approved by the City Forester.	LA2	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Landscape Specifications 15** Fertilization at planting is not necessary. We recommend that fertilizer only be used if the soil testing indicates a deficiency.	LA2	Mariellen Calabro	Mariellen Calabro
Fire	Draft	**Hydrants** Verify location of the nearest fire hydrant to the FDC. Hydrant needs to be located within 50 feet of the FDC.	C7	Jamie Lunsford	Jamie Lunsford

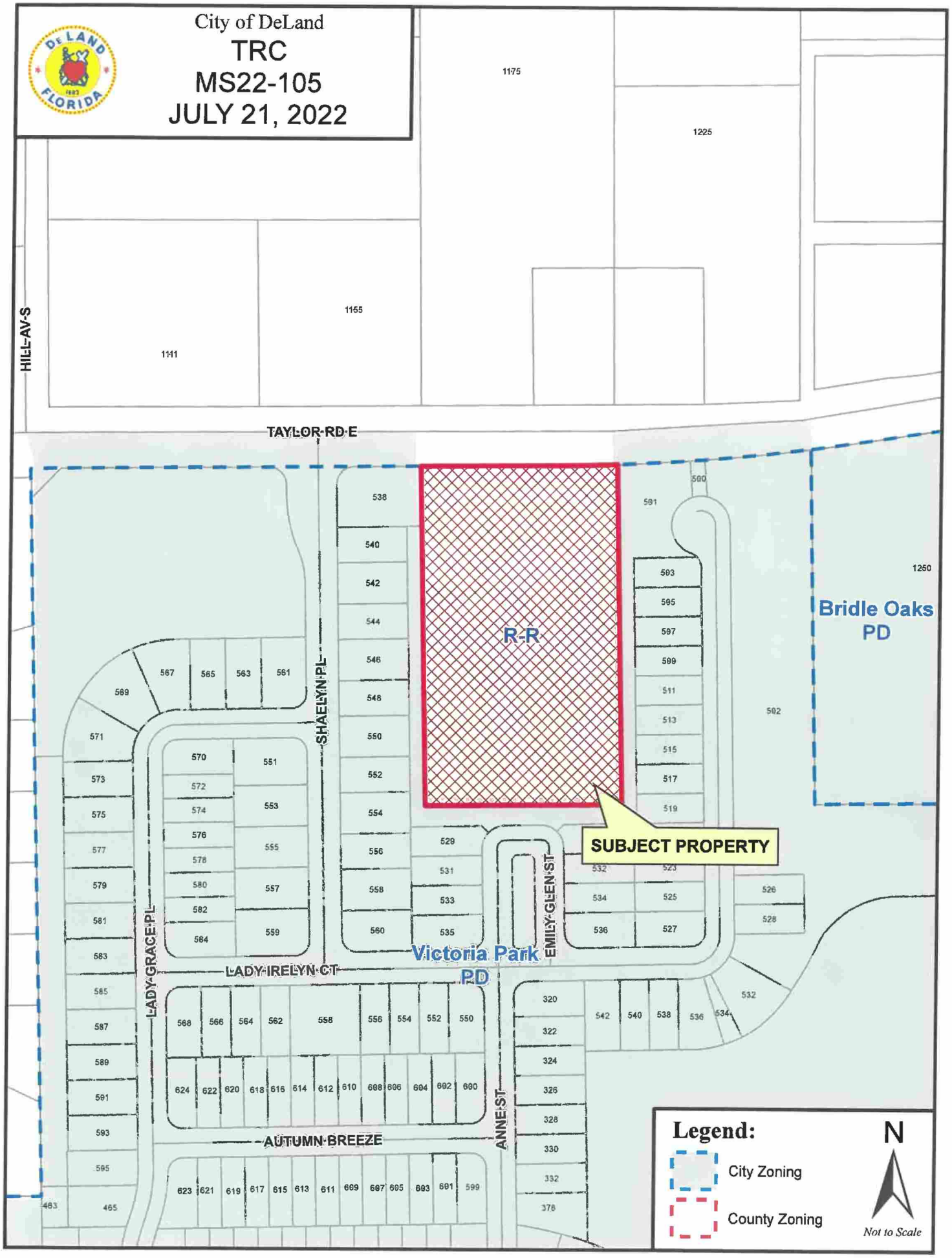
Conditions and notes for record SP22-093
Job Address: 128 FENWAY DR, DELAND FL 32724
Job Description: Construction of a +/-6,000 square-foot, ground-up primary care center within the city of Deland. Construction will also include associated parking as well as a storm water collection system that will connect to the master storm water system within the Country Club Crossings Planned Development.

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Forestry Requirements The project is 37,897.2 sf. The minimum coverage requirement is 15 trees and 91" DBH. 5,685 sf of TPA is needed. Lot is currently cleared of trees larger than 6" DBH.	C1	Mariellen Calabro

NEW BUSINESS

2

City of DeLand
TRC
MS22-105
JULY 21, 2022
SUBJECT PROPERTY
R-R
PD
TAYLOR RD E
HILL AV S
BENT OAKS BLVD
TORCHWOOD DR
LADY GRACE PL
SHAELYN PL
LADY IRELYN CT
EMILY GLEN ST
AUTUMN BREEZE
ANNE ST
CAMILLA RD
LIU LN
VICTORIA OAKS BLVD
HENRY ST
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
TRC
MS22-105
JULY 21, 2022
1175
1225
1155
1111
HILL AV S
TAYLOR RD E
R-R
SUBJECT PROPERTY
Bridle Oaks PD
1250
Victoria Park PD
SHAELYN PL
LADY GRACE PL
LADY IRELYN CT
EMILY GLEN ST
ANNE ST
AUTUMN BREEZE
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record MS22-105
Job Address: 0 E Taylor RD, deland FL 32720
Job Description: Divide parent parcel #7027-0000-0000 into 3 new parcels with each having 100ft. frontage on East Taylor Road.

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	**Utilities** Show how these three parcels will be served by water, reclaim, and sewer. This site does lie in the BMAP area for Blue Springs requiring connection or at least advance septic aerated system.	IS-70151-PT-Model (2).pdf	Jim Ailes	Jim Ailes
Engineering	Draft	**General Permitting** 1. E. Taylor Road is Volusia County maintained road. County Use Permit is required. 2. Provide stormwater retention on-site per City LDC, Chapter 33, Section 33-93 Stormwater Management and SJRWMD requirements.	IS-70151-PT-Model (2).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Driveway Entrance Road** 1. Proposed driveway asphalt milling is not allowed. Please revise plan with standard asphalt pavement, base, and subgrade typical section.	IS-70151-PT-Model (2).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Streets Maintenance** 1. Is the subdivision road private or public maintained? Public streets need to meet City requirements with minimum 50' right-of-way, curb & gutter section, drainage collection system, and public sidewalks. Private gated subdivisions are maintained by HOA. Please confirm public or private streets.	IS-70151-PT-Model (2).pdf	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	**ROW Use Permit** FYI: you would need to contact the county to see if a ROW Use Permit is required. Any work being done in the ROW, for example, additional driveways/curb cuts that are created or moved would need county approval.	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Street names** FYI: be sure to reserve street names and addresses with the county's Mapping Division.	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Tree survey** Tree survey required, identifying all historic/specimen trees (dbh, height and species).	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Threatened/Endangered species study not required** FYI: Exempt from providing a threatened & endangered species study if <5 acres. 33-60.02(c)	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Power lines** If power lines do not already exist, please provide documentation from power company confirming availability to extend lines.	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	RR **Zoning District** FYI Development must meet the minimum standard requirements of the RR (Rural Residential) zoning district. 33-17.01	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Signage** FYI Signage (if any), such as ground-mounted monument signs, shall follow the standards for the Emerging Gateway overlay district, as applicable. 33-36.04(c)	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	**25' between subdivisions** The foregoing standards shall be applied between abutting parcels as follows..... • Where residential property is abutting residential property, a minimum width of 25' between subdivisions is required; therefore, the 15' side setbacks noted along the west property line of Parcel A, and the east property line of Parcel B, must be adjusted to 25'. 33-92.02(b)	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**Parking FYI** FYI Single-family residential parking spaces required: • 1, 2- & 3-bedroom units require 2 interior (garage) parking spaces and another 2 exterior parking spaces (driveway). • 4+ bedroom units require 1 additional parking space.	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Planning	Draft	**LS Buffer & Emerging Gateway Overlay** This property is within the Emerging Gateway Overlay. This overlay would normally require a 40' wide landscape buffer along the overlay street frontage. 33-36.05(c)(1)(a). *However... "Single-family lots may be exempt from these requirements if they are not to be utilized as businesses or do not abut onto a major roadway". 33-36.05(c)(3)(a). *Taylor Road is not considered a "major roadway", therefore landscaping requirements will default to the general Landscape section of the code section 33-92. This section requires a "Type D" buffer where adjacent to the right-of-way. 33-92.02(b).	IS-70151-PT-Model (2).pdf	Kendall Story	Kendall Story
Fire	Draft	**Subdivision type** Verify the type and amount of occupancies being constructed within subdivision to determine the proper fire codes and land development codes that should be met. Re: Townhomes, Single Family Homes, Apts. Etc.		Jamie Lunsford	Jamie Lunsford

Conditions and notes for record MS22-105
Job Address: 0 E Taylor RD, deland FL 32720
Job Description: Divide parent parcel #7027-0000-0000 into 3 new parcels with each having 100ft. frontage on East Taylor Road.

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	No Tree Survey Information Provided This is a heavily wooded parcel surrounded by the Victoria Oaks subdivision. No tree survey information has been provided. Prior to development, a tree survey will be required. Any potential historic tree impacts would need to be reviewed by the Tree Advisory Committee and approved by the City Commission prior to development.		Marlellen Calabro

NEW BUSINESS

3

City of DeLand
TRC
SP22-127
JULY 21, 2022
SUBJECT PROPERTIES
PD
HAVASU FALLS DR
CHELAN FALLS DR
BALSAM FALLS RD
LANIER FALLS RD
1049
1045
1041
1035
1025
1021
1017
1013
1009
1005
1001
2005
1089
1093
1097
1101
1105
4036
4032
4028
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4016
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4008
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2013
2017
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7048
7035
Legend:
City Zoning
County Zoning
N
Not to Scale

City of DeLand
TRC
SP22-127
JULY 21, 2022
Park Lake Estates
PD
SUBJECT PROPERTIES
HAVASU FALLS DR
CHELAN FALLS DR
BALSAM FALLS RD
LANIER FALLS RD
1089
1093
1097
1101
1105
4036
4032
4028
4024
4020
4016
4012
4008
4033
4029
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7036
7040
7044
7048
7035
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP22-127
Job Address: 2033 Havasu Falls DR, Deland FL 32724
Job Description: Parking lot application

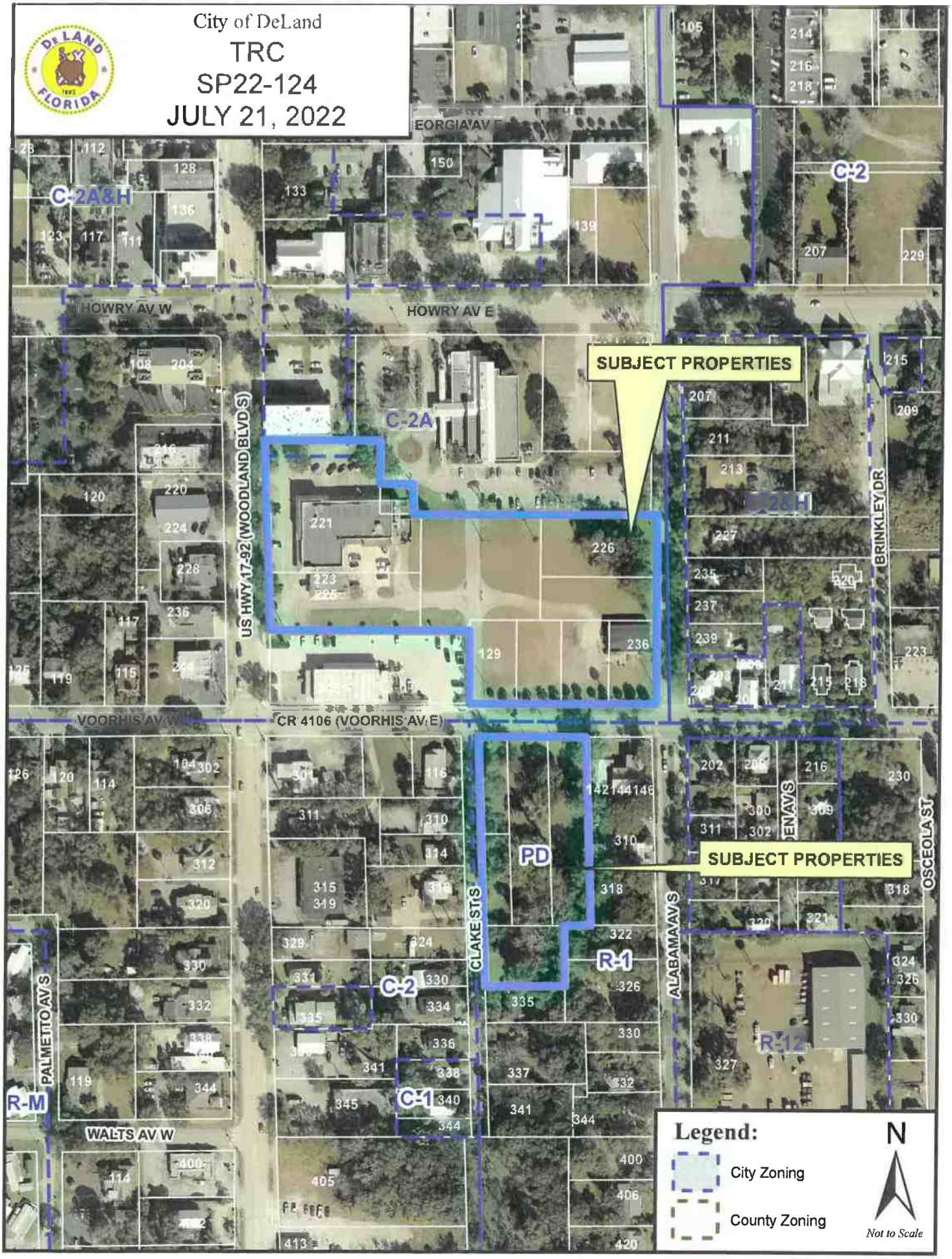
Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	**Grading** 1. Show grading with spot shots within proposed parking lot to ensure positive drainage from the parking spaces toward drive aisle and to street at min. 1% grade.	Composite plot plan (Sales Center + parking).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Stop sign and stop bar** 1. Proposed stop sign and stop bar are set-back too far from right-of-way line. Please show stop bar and signage 4' from right-of-way line. 2. Please note on plan, "Stop sign and stop bar to be installed per FDOT Standard Plans Index 711-001".	Composite plot plan (Sales Center + parking).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Parking Lot and Driveway** 1. Please note on plan, "Parking lot and driveway to be constructed with min. 6" thick concrete and 3,000 PSI".	Composite plot plan (Sales Center + parking).pdf	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Sidewalk and ADA** 1. Please note on plan, "Public sidewalks and walkways must be constructed per ADA to not exceed 2% cross-slopes and 5% longitudinal slopes". 2. Please note on plan, "ADA parking space slope cannot exceed 2% in all direction per ADA".	Composite plot plan (Sales Center + parking).pdf	Tuan Huynh	Tuan Huynh
Forestry	Draft	**Landscape and Irrigation** Please provide landscape and irrigation plans for these lots.	Composite plot plan (Sales Center + parking).pdf	Mariellen Calabro	Mariellen Calabro
Planning	Draft	**landscaping plan** Please provide a landscaping plan.	Composite plot plan (Sales Center + parking).pdf	Danevsky Joseph	Danevsky Joseph
Planning	Draft	**Tree protection** At least 15% of the site needs to be dedicated to tree protection. Identify the tree protection area(s).		Danevsky Joseph	Danevsky Joseph
Planning	Draft	**Signage** Show the size and location of any signs and provide sketches or other details.		Danevsky Joseph	Danevsky Joseph

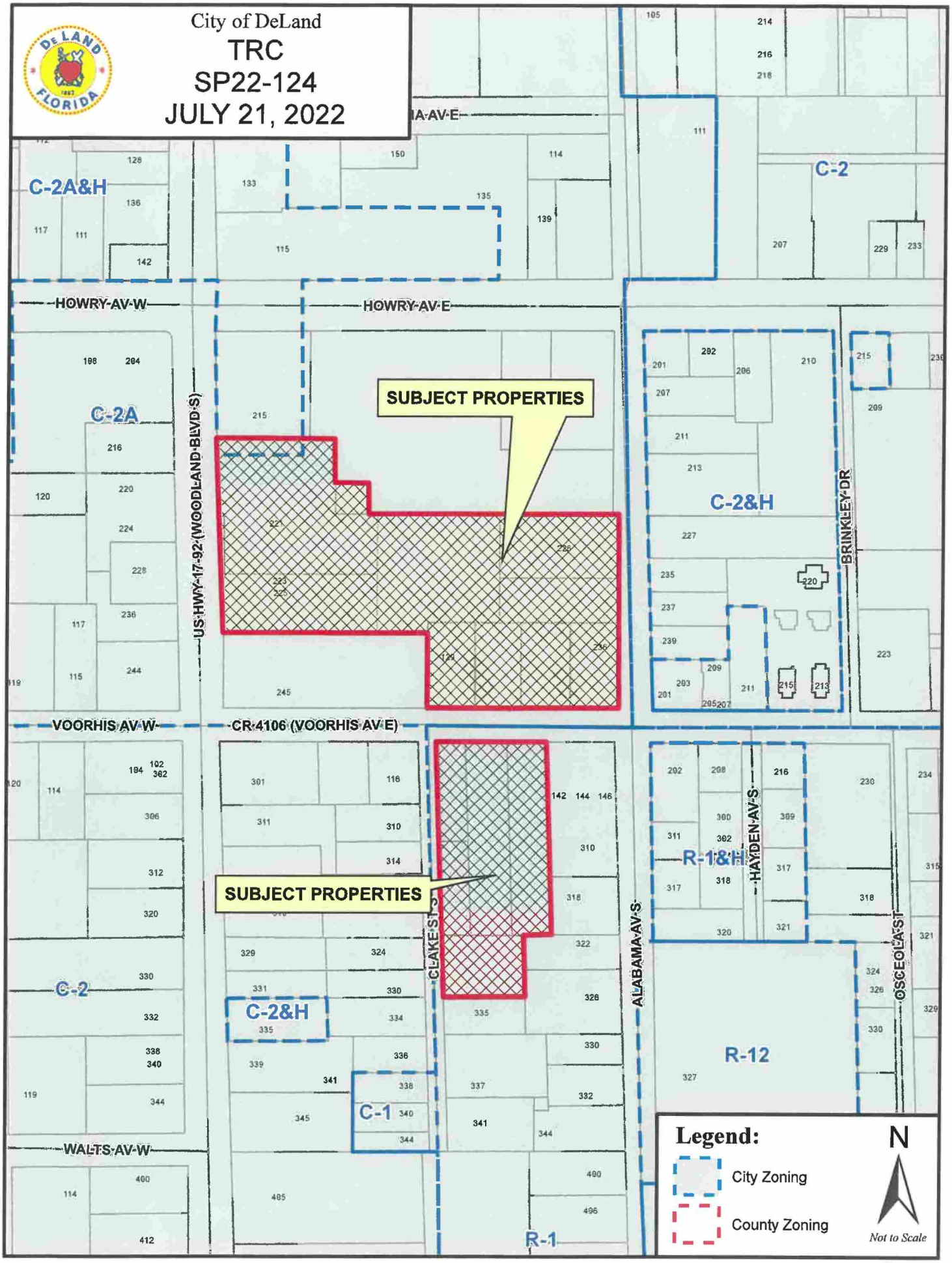
Conditions and notes for record SP22-127
Job Address: 2033 Havasu Falls DR, Deland FL 32724
Job Description: Parking lot application

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Landscape prior to SFR CO When this project is converted to single family residential usage, landscaping per the approved overall project plan will need to be installed.	Composite plot plan (Sales Center + parking).pdf	Mariellen Calabro

NEW BUSINESS

4


City of DeLand
TRC
SP22-124
JULY 21, 2022
SUBJECT PROPERTIES
SUBJECT PROPERTIES
C-2A&H
C-2
C-2A
C-2A&H
PD
R-1
R-12
C-2
C-1
R-M
HOWRY AV W
HOWRY AV E
VOORHIS AV W
CR 4106 (VOORHIS AV E)
US HWY 17-92 (WOODLAND BLVD S)
BRINKLEY DR
CLAKE ST S
ALABAMA AV S
OSCEOLA ST
PALMETTO AV S
WALTS AV W
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
TRC
SP22-124
JULY 21, 2022
C-2A&H
C-2
C-2A
C-2&H
R-1&H
R-12
R-1
C-1
HOWRY AV W
HOWRY AV E
VOORHIS AV W
CR 4106 (VOORHIS AV E)
WALTS AV W
US HWY 17-92 (WOODLAND BLVD S)
BRINKLEY DR
CLARK ST
HAYDEN AV S
ALABAMA AV S
OSCEOLA ST
SUBJECT PROPERTIES
SUBJECT PROPERTIES
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP22-124
Job Address: 225 S WOODLAND BLVD, DELAND FL 32720
Job Description: 5.36 acre multi-family apartment development

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	**General Comments** 1. This development is adjacent to Voorhis Ave.; therefore, Volusia County Use Permit is required. 2. This development is adjacent to Woodland Blvd.; therefore, FDOT Permit is required.		Tuan Huynh	Tuan Huynh
Engineering	Draft	**Drainage Report and Calculations** 1. Drainage analysis and ICPR calculations compared only the Mean Annual Storm for pre versus post discharge from development. Per City LDC, Chapter 33, Section 33-93, the 25yr-24hr storm is also required for development over one acre. 2. This development is within a closed drainage basin. Did SJRWMD require the 25yr-96hr storm analysis? Please confirm. 3. Drainage analysis and ICPR calculations combined the project pre-development discharge rates at two different locations (on Voorhis Ave and Alabama Ave) as the total allowable discharge. This is not recommended. Instead, please compare Basin Post-1 discharge to Pre-1 allowable on Alabama Ave. Do likewise and compare Basin Post-2 to Pre-2 allowable discharge on Voorhis Ave. We are concerned that Post-2 discharge exceeding Pre-2 allowable on Voorhis Ave. will impact the local streets drainage system. 4. ICPR Input Data. For both exfiltration trench nodes, please use the stage and cumulative storage volume (ac-ft) per the spreadsheet calculations instead of stage and area. 5. Geotechnical report is preliminary and was completed in June 2018. Please provide update geotechnical report with percolation rates and recovery calculations for proposed exfiltration trench design. 6. Secondary drainage system StormCAD calculations. Please note that storm sewer hydraulic grade line (HGL) can be at the inlet grate or ground elevation as long as minor and major head losses are included. Otherwise, HGL need to be min. 6" below the grate or ground elevation. Please check or revise calculations.		Tuan Huynh	Tuan Huynh
Engineering	Draft	**Parallel Parking at North Site Entrance** 1. There is concerned that proposed parallel parking spaces at North Site entrance may cause queuing and traffic safety issues on Voorhis Ave. For example, vehicles entering the site have to stop and allow parallel parking maneuvers. Please consider eliminating the first parallel parking space.	C101	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Connection Pipe Invert on Alabama Ave.** 1. Please show the connecting pipe invert to existing curb inlet on Alabama Ave. Provide a note that "Existing pipe invert must be verified prior to construction".	C301	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Building Roof Drain** 1. Please note that building roof drain must directly connect to the proposed storm sewer system and exfiltration trench. Please show roof drain connection for each building.	C301	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Storm and Sanitary Crossings** 1. Provide storm and sanitary pipes crossing clearance information just west of inlet DS002 and north of YD08.	C301	Tuan Huynh	Tuan Huynh

Discipline	Status	Details	Attached To	Created By	Last Updated By
Engineering	Draft	**Yard Drain YD15** 1. Yard drain YD15 rim elevation is 48.50 and adjacent building FFE is also 48.50. Is this inlet set too high for positive drainage from building toward yard drain?	C301	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Exfiltration Trench** 1. Please more information on the Isolator Row Detail. For example, is the header shown a concrete vault or large pipe connecting the inflow pipe and exfiltration pipes?	C302	Tuan Huynh	Tuan Huynh
Engineering	Draft	**Handicap Space Slopes** 1. Handicap parking space adjacent to Building #2 slope exceeds max. 2% per ADA. Please check and revise plans where applicable.	C401	Tuan Huynh	Tuan Huynh
Fire	Draft	**FDC** Verify the location of the FDC for Bldg. 3&4	C202	Jamie Lunsford	Jamie Lunsford
Fire	Draft	**Fire Hydrant** Relocate Hydrant. Fire Hydrant is not located to meet the operational needs to effectively service the the building and parking area due to being on a dead end.	C202	Jamie Lunsford	Jamie Lunsford
Fire	Draft	**FDC** Connections need to be dual 2.5" connections not 4" stortz.	C202	Jamie Lunsford	Jamie Lunsford
Forestry	Draft	**Tree Barricade Detail** Please add Tree Barricade Detail showing trees to be preserved. If you do not plan to surround each individual tree with tree barricade, show groupings of trees to be preserved on the plan and add tree barricade to the legend.	C010	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Historic Trees** You may have more than one historic tree on the site. We recommend contacting the Forestry office for a review of the site. Any historic tree removals will require a review by the Tree Advisory Committee and approval by the City Commission. This can be a two month process. Once you have reduced historic tree impacts to the maximum extent possible, please contact the Forestry Division to be added to the Tree Advisory Committee agenda.	C010	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**24" DBH Live Oak** We recommend that you contact Chris Jackson to schedule a site visit to determine whether the 24" DBH Live Oak is historic. Reduced replacement cannot be provided without an arborist evaluation.	PL-001	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Historic Trees** Show drip line of all historic trees on the plan and label them as historic.	PL-001	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Rounding** Round grand total from 395.77 to 396. This number may change based on revisions needed to tree replacement above.	PL-001	Mariellen Calabro	Mariellen Calabro

Discipline	Status	Details	Attached To	Created By	Last Updated By
Forestry	Draft	**Caliper** Tree replacement in our code is based on DBH, not caliper. Change references to caliper to DBH at top of table and on note to right of table.	PL-001	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Note on Bottom Right Side of Page** This note is a bit confusing. I'd recommend changing it to "Note: See Tree Replacement Information on Sheet PL-303."	PL-001	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**General Notes 3** Change Note 3 to read "Newly installed trees shall have their DBH measured 4.5' above the ground.	PL-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**General Notes 7** Add "Mulch shall be installed to avoid touching the trunks of trees."	PL-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**General Notes 25** Change "Tree Protection Detail" to "Tree Barricade Detail." Add this detail to this page.	PL-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Code Plant Sizes** Many of the trees specified do not meet minimum code size requirements. The minimum size for each species is: IA1: 8' ht, 42" sp., 32" root ball, and/or 45 gallon container size IAE & JVB: 8' ht, 28" sp., 32" root ball, and/or 45 gallon container size QV3: 8' ht, 54" sp., 32" root ball, and/or 45 gallon container size QV6: 17' ht, 10' sp., 54" root ball, and/or 200 gallon container size. With the changes above, your plan would provide 303" DBH replacement. This is not sufficient replacement for the historic trees removed or for total replacement. Please add additional trees or increase their size.	PL-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Notes under Code of Plant List Table** Note 1 needs to be revised to indicate that you are only providing 303" of replacement tree DBH. This does not meet the 396" DBH replacement requirement. You will either need to revise your plant sizes or contribute the difference into the Tree Replacement Reserve Account. Please note that the 396" DBH replacement requirement may increase depending on the results of the on-site field review.	PL-303	Mariellen Calabro	Mariellen Calabro
Forestry	Draft	**Multi Trunk Planting Detail** Show the base of the tree on undisturbed sub grade as shown on the large tree planting detail.	PL-305	Mariellen Calabro	Mariellen Calabro
Planning	Draft	**Tree removal** Removal and replacement of off-site trees within city r.o.w. needs city approval.	PL-301	Belinda Collins	Belinda Collins
Planning	Draft	**Directional signage** identify any additional directional signage to be used.	PL-300	Belinda Collins	Belinda Collins
Planning	Draft	**Elevation approval** Building elevations – HPB design review (and architectural – Community Design Standards) is required.	A6.2A	Belinda Collins	Belinda Collins

Discipline	Status	Details	Attached To	Created By	Last Updated By
Planning	Draft	**TIA** A full TIA will be required for project generating over 1000 trips per day.	C100	Belinda Collins	Belinda Collins
Planning	Draft	**Parking deferral** Subject to certain conditions, a parking deferral can be approved by the city commission per Sec. 33-91.03 (h) of the land development regulations.	C100	Belinda Collins	Belinda Collins
Planning	Draft	**Parking** Parking – it is assumed that overflow parking for the apartments is across the street near the townhomes. On-street parking does not count toward the spaces required for the development. Verify whether or not the proposed on-street parking is included in the overall parking count. Explain the planned location of customer parking in conjunction with the overall parking provided for the residents.	C100	Belinda Collins	Belinda Collins
Planning	Draft	**On-street parking** On-street parking is programmed along Alabama, but there is the Alabama Avenue Greenway Trail to be considered.	C100	Belinda Collins	Belinda Collins
Planning	Draft	**Overhead line burial** Verify that the applicant is volunteering to bury the overhead lines along Voorhis.	PL-301	Belinda Collins	Belinda Collins
Planning	Draft	**Overhead line burial** Verify that the applicant is volunteering to bury the overhead lines along Voorhis.	PL-302	Belinda Collins	Belinda Collins
Planning	Draft	**Parking buffers** The Clake parcel is located adjacent to a number of single-family uses. The parking lots should include fencing to block the view of the parking lots next to those uses.	C100	Belinda Collins	Belinda Collins
Utilities	Draft	**Sewer Notes** Please add a note saying that the lines must be televised and a jump drive provided to the city for review and approval.	C003	Jim Ailes	Jim Ailes
Utilities	Draft	**Water Note** Please add a note that prior to the hydrostatic testing the line needs to be flushed with a swab.	C003	Jim Ailes	Jim Ailes
Utilities	Draft	**Water Note #29** All piping should be lead free.	C003	Jim Ailes	Jim Ailes
Utilities	Draft	**Reclaim Note #8** City does not allow Butterfly valves in any system.	C003	Jim Ailes	Jim Ailes
Utilities	Draft	**Reclaim Note #18** Please add that prior to testing that the pipe shall be flushed with a swab.	C003	Jim Ailes	Jim Ailes

Discipline	Status	Details	Attached To	Created By	Last Updated By
Utilities	Draft	**Note #18** Reclaim needs added to the note.	C100	Jim Ailes	Jim Ailes
Utilities	Draft	**Note #20** This site needs to be irrigated with reclaim water.	C100	Jim Ailes	Jim Ailes
Utilities	Draft	**Water Tap** Domestic meters need to be on a stand alone tap and not connected into fire system.	C201	Jim Ailes	Jim Ailes
Utilities	Draft	**FH Piping** Fire system needs to be on a 6" loop or 8" stand alone piping.	C201	Jim Ailes	Jim Ailes
Utilities	Draft	**Irrigation Well** System needs to connect up to the Reuse system. Line is on Euclid and Alabama. Two blocks away.	C201	Jim Ailes	Jim Ailes
Utilities	Draft	**Water Reinforcement** Recent downtown study showed project area needed to be reinforced with upsizing. A 12" water main needs extended from Euclid and Alabama north to Voorhis and continue to Howry to provide fire protection on the back side of the project along Alabama. A 12" water main would need to extend from the intersection of Voorhis and Alabama west to Woodland.	C201	Jim Ailes	Jim Ailes
Utilities	Draft	**Reclaim** Need to unmark these as not needed.	C913	Jim Ailes	Jim Ailes
Utilities	Draft	**Reclaim** Need to add reclaim detail sheets.	C914	Jim Ailes	Jim Ailes
Utilities	Draft	**USA** A Utility Service Agreement will be required for this project and must be signed before construction starts.	COVER	Jim Ailes	Jim Ailes

Conditions and notes for record SP22-124
Job Address: 225 S WOODLAND BLVD, DELAND FL 32720
Job Description: 5.36 acre multi-family apartment development

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Tree Requirements Your site is 5.36 acres which typically would require 35,022 sf of Tree Protection Area. The minimum coverage for a site this size would be 93 trees and/or 560" DBH. Because you are in C2A zoning, these requirements may not apply. You will still need to replace the DBH of trees removed.	C100	Mariellen Calabro
Utilities	Draft	Note	P.I.V. What does PIV stand for?	C201	Scott Zender
Utilities	Draft	Note	Hydrant I only see one hydrant another one might need to be installed for Bldg 2	C201	Scott Zender