

TRC AGENDA



**CITY OF DELAND
THURSDAY SEPTEMBER 15, 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 August 18, 2022 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Adam Long – Axia Putnam LLC
Project Name: SP22-157 – Class III Site Plan for Putnam Estates
Project Location: 1.64 located at 225 W New York Ave
Project Description: Renovations and site improvements
2. **Applicant Name:** Michelle Haneiph – Amherst Homes LLC
Project Name: FSB22-164 – Final Site Plan for Oak Grove
Project Location: 9.23 acres located at South Pine and E Voorhis Ave
Project Description: 35 Single Family Homes (aka Arlington Heights)
3. **Applicant Name:** Rand Hudak – Zev Cohen and Associates
Project Name: SP22-165 – Class II Site Plan for City of DeLand
Project Location: 2 acres located at 1101 S Amelia Ave
Project Description: 24,241 SF Utility Administration Building
4. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc.
Project Name: SP22-166 – Class II Site Plan for Solid Ground Concrete Pumping
Project Location: 3.2 acres located at 411 N Boundary Ave
Project Description: 3360 SF maintenance building with equipment and truck parking

E. OTHER BUSINESS

1. None

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, AUGUST 18, 2022 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Mike Holmes, Chairperson

Carol Kuhn

Debi Glick

Kendall Story

Danevsky Joseph

Jim Ailes

Ray Bahrami

Tuan Huynh

Scott Zender

Terry Griffiths

Fred Link

Jerry Hindman

OLD BUSINESS:

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

Mariellen Calabro moved to approve the minutes,

Ray Bahrami 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:

Gene Lozano – GRAEF

Yihua Li – Otter Self Storage

Applicant will address all comments and resubmit for review including providing Fire Flow, drainage and tree removal information as discussed at the meeting.

***Ray Bahrami moved to conditionally approve the application subject to providing fire flows, drainage report and tree information,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

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

Applicants Present:
Nika Hosseini – Cobb Cole
William Zeh -MMS
Mark Gather – Atlantic Housing
David Stokes - MMS

Applicant will need to address all comments and resubmit by August 24, 2022 in order to be placed on the September 21, 2022 Planning Board meeting agenda

***Ray Bahrami moved to forward the application to the September 21, 2022 Planning Board meeting conditioned upon receiving the revised plans by August 24, 2022,
Tuan Huynh seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

NEW BUSINESS:

1. **Applicant Name:** Chris Wrenn – Pulte Homes
Project Name: SP22-125 – Class II Site Plan for Canopy Terrace
Project Location: .287 located at 3021 Green Park Dr.
Project Description: Temporary Sales Trailer

Applicants Present:
Sean Fortier – KCG
Grant Ritter - KCG

Applicant will address all comments and resubmit plans for review.

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

2. **Applicant Name:** Jonathon Tempel – Geyer Morris
Project Name: SP22-131 – Class II Site Plan for 7 Brew
Project Location: .77 acres located on S Woodland 200' south of Orange Camp Rd
Project Description: 480 sf drive thru coffee shop

Applicants Present:

No applicants present

Mariellen Calabro moved to continue the application to the September 15, 2022 TRC meeting conditioned upon receiving revised plans by August 24, 2022,

Tuan Huynh seconded the motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes
Project Name: SSB22-132 – Concept Plan for Summit Place
Project Location 59.88 acres located on the east side of 44 and Kepler Rd
Project Description: 304 Townhomes

Applicants Present:

Mark Watts – Cobb Cole

Chad Moorehead – Madden Moorehead and Stokes

Steve Costa - CWC

Jonathan Byron – DR Horton

Applicant will need to address all comments and resubmit by August 24, 2022 in order to be placed on the September 21, 2022 Planning Board meeting agenda

Concept Only no vote required

4. **Applicant Name:** Leigh Paul – Brixmor Property Group
Project Name: SP22-136 – Class II Site Plan for Chipotle
Project Location .803 acres located at 101 E International Speedway Blvd
Project Description: 2332 sf restaurant

Applicants Present:

None present

Fred Link moved to continue the application to the September 15, 2022 TRC meeting conditioned upon receiving revised plans by August 24, 2022,

Mariellen Calabro seconded the motion.

The TRC Committee voted unanimously in favor of motion.

5. **Applicant Name:** Sean Fortier – KCG
Project Name: PSB22-138 – Preliminary Plat for Trinity Gardens
Project Location 183.93 acres located at the NE corner of Blue Lake and Beresford Ave
Project Description: 543 Single Family Lots

Applicants Present:

Sean Fortier – KCG

Grant Ritter – KCG

Ben Snyder – Hanover Land Company

Applicant will address all comments and resubmit plans for review by September 19, 2022 to be placed on the October TRC agenda.

***Mariellen Calabro moved to continue the application to the October 20, 2022 TRC meeting conditioned upon receiving revised plans by September 19, 2022,
Tuan Huynh seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

6. **Applicant Name:** Carolyn Haslam – Volusia Initiative for Church and Community
Project Name: Z22-139 – PD Rezoning for Aquarius Landing
Project Location: 2.65 acres located at 1365 Aquarius Ave
Project Description: 47 Multi-Family Units

Applicants Present:
Mark Schrader – VICC
Rob Cassata - VICC

Applicant will need to address all comments and resubmit by August 24, 2022 in order to be placed on the September 21, 2022 Planning Board meeting agenda

***Kendall Story moved to forward the application to the September 21, 2022 Planning Board meeting conditioned upon receiving the revised plans by August 24, 2022,
Mariellen Calabro seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

7. **Applicant Name:** Slava Yedlin – Yedlin & Co, LLC
Project Name: Z22-143 – PD Rezoning for The Canopy at Blue Lake
Project Location: 4.87 acres located at NE corner of Wisconsin Ave and Miller Rd
Project Description: 12 Single Family Lots

Applicants Present:
Tyler Malmberg – Newkirk Engineering

Applicant will need to address all comments and resubmit by August 24, 2022 in order to be placed on the September 21, 2022 Planning Board meeting agenda

***Kendall Story moved to forward the application to the September 21, 2022 Planning Board meeting conditioned upon receiving the revised plans by August 24, 2022,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

OTHER BUSINESS: None

ADJOURNMENT: None

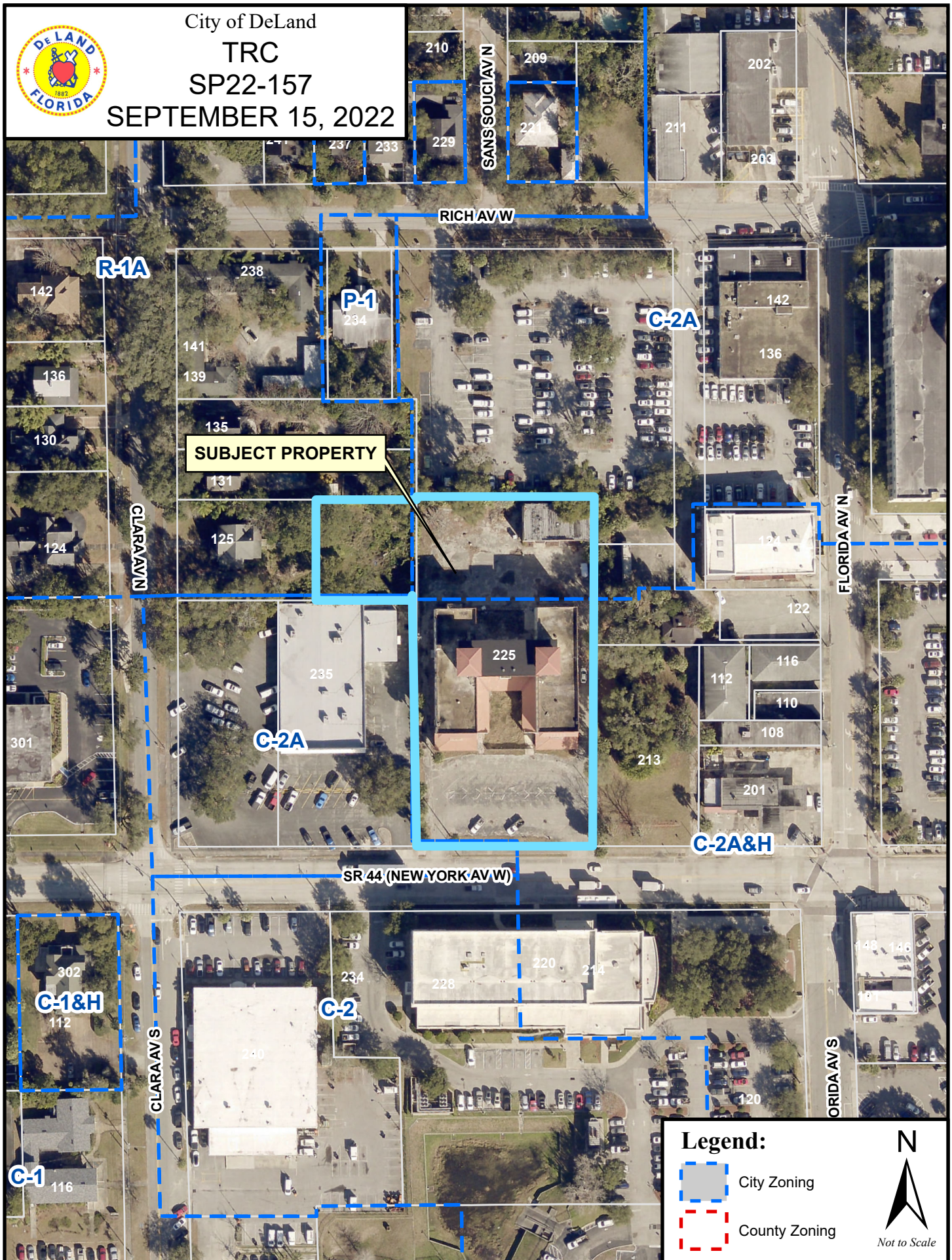
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NEW BUSINESS

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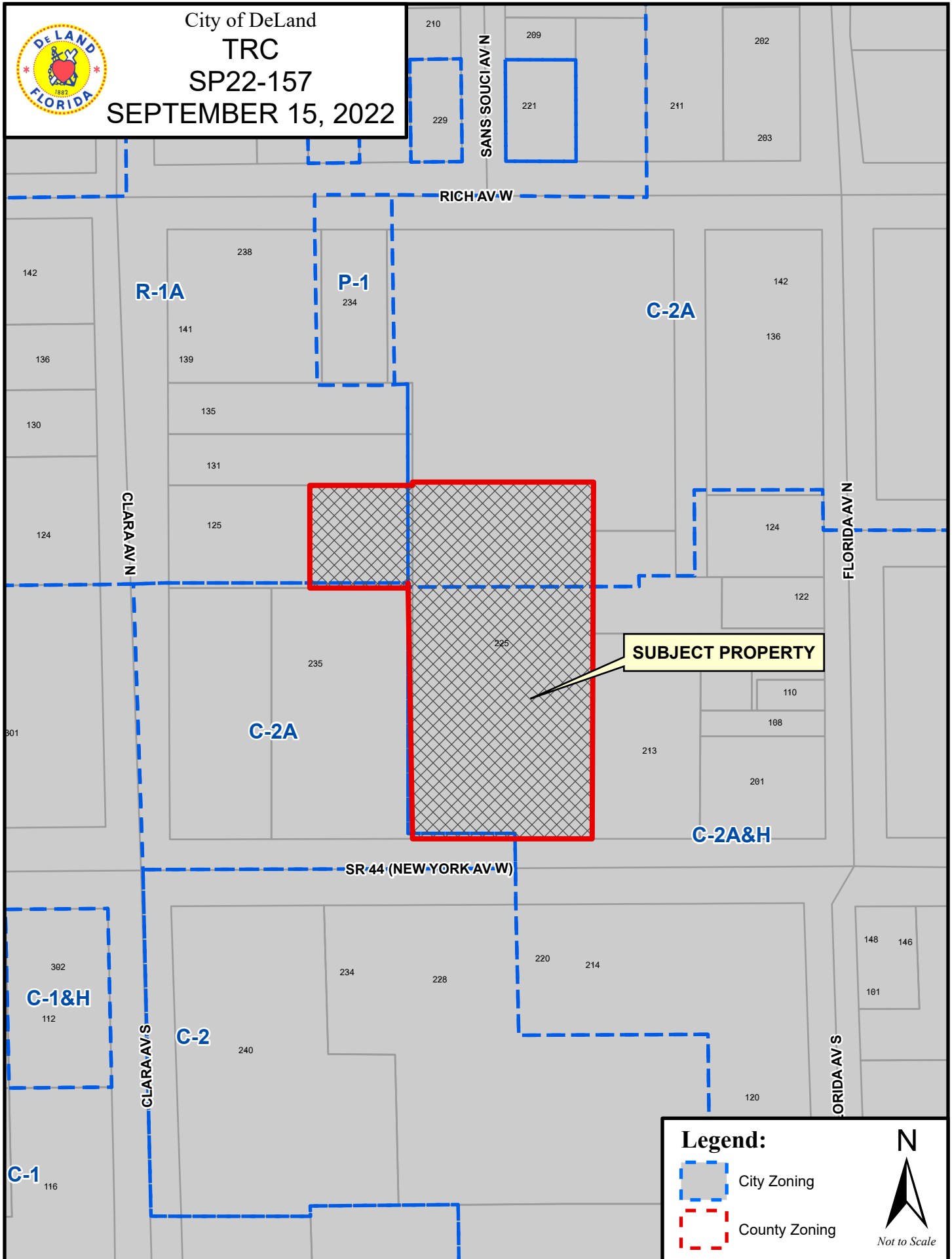


City of DeLand
TRC
SP22-157
SEPTEMBER 15, 2022





City of DeLand
TRC
SP22-157
SEPTEMBER 15, 2022



Legend:

-  City Zoning
-  County Zoning



Issues for record SP22-157

Job Address: 225 W NEW YORK AV, DELAND FL 32720

Job Description: This project is a historical, vacant, 5-story building located in downtown City of Deland. This project will consist of the renovation of the existing building and reconstruction of the existing parking areas and drive lanes within the same general footprint.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Angled Parking Space 1. Please show the parking stall depth and angle for the 5 angled parking spaces.	C-200	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Drainage Calculations 1. Water Quality Section, Page 2 – Report states “wet detention” volume criteria but the proposed system is “online dry retention”. Please correct. 2. Post Development ICPR Input – Stormtech Chamber Node CH-1, please use stage vs. cumulative volume data input from stormwater report instead of stage vs. area. This will more accurately account for the void spaces and different stage/volume of the underground chambers. Please revise and update ICPR model. 3. Provide a Drainage Structure summary table or structures/pipes callout on plan sheet C-300 Grading & Drainage Plan. This is needed to check the ICPR input data such as warning stages, pipe inverts, and structure connectivity.		Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Parking Signage and Striping 1. Show 24” Stop Bar at the exit location for the one-way drive aisle. 2. Keynote Legend, callout R5-1 for Do Not Enter sign. 3. Is the 24’ drive aisle a one-way or two-way drive for NW corner parking lot? It is not clear on the plan. If two-way drive, then provide directional arrow, stop sign and 24” stop bar at the entrance to parking lot per FDOT Standard Plans Index 711-F001.	C-200	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Parking Stall Dimensions 1. Per LDC Chapter 33, Figure 33-91.06, for 90-degrees required parking dimensions are 9’ x 19’. Plans show 9’ x 18’ stalls.	C-200	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Grading 1. Please check spot grade 39.25 at NW corner of the small parking lot. There is concerned that ponding can occur with the flat grade of 39.22 downstream. 2. Please move text so that Inlet D-01 grate elevation can be read. 3. Provide additional spot grades within 90-degrees parking row and adjacent drive aisle (next to 8’ Storage) to ensure positive drainage from parking spaces toward Inlet D-02, preferably at min. 1% slope.	C-300	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Stormtech Chamber 1. Provide a typical section of the Stormtech Chamber and parking lot area. Please include bottom of pavement base elevations to ensure it is located outside top of chamber envelop (aggregate). It is preferred at least 6” of separation from bottom of road base to top of chamber envelop. 2. Include in the plans set, the Stormtech Chamber construction details, sections, and connection layout information from the Stormtech Design Tools for constructability.	C-300	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	Fire Standpipe The fire service Standpipes and underground will remain until new temp system is in service.	C-100	Terry Griffiths	Terry Griffiths	Yes
Fire	Draft	Code Reference Code edition is incorrect. Florida is working with the 2016 edition of NFPA 24.	C-400	Terry Griffiths	Terry Griffiths	Yes
Fire	Draft	Fire Hydrants Show map of all fire hydrants within 1,000 Ft. Provide scale and bar.		Terry Griffiths	Terry Griffiths	Yes
Fire	Draft	Fire Flow Analysis Provide on site plan		Terry Griffiths	Terry Griffiths	Yes
Fire	Draft	Apparatus Access Information shown on plans is incorrect. Apparatus information has been uploaded into documents. Resubmit.	C-201	Fred Link	Terry Griffiths	Yes
Forestry	Draft	Project Limits Please clearly show the limits of your project boundary. Sheet C-100 does not show areas shown on Sheets C-200 to C-400.	C-000	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Landscape and Irrigation Plan No Landscape or Irrigation Plan has been provided.	C-000	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	C2A Zoning This project is zoned C2A, so Tree Protection Area and Minimum Coverage Requirements do not apply. Replacement of removed trees is still required.	C-000	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	ID Oaks by Species All oak trees need to be identified by species to determine whether they are specimen or historic trees.	C-100	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees Retained It appears that your project area will retain three trees (20" DBH palm, 30" DBH oak, and 52" DBH oak).	C-100	Mariellen Calabro	Mariellen Calabro	No
Forestry	Draft	Historic Trees Mark historic trees on the plan and show limits of their drip lines.	C-200	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees Mark historic trees on the plan and show limits of their drip lines.	C-201	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Historic Tree - 2	C-100	Mariellen Calabro	Mariellen Calabro	Yes
		Historic Trees: There may be historic tree(s) on the property. Each historic tree and the limits of its dripline need to be clearly identified on the site plans.				
Forestry	Draft	52" Oak	C-100	Mariellen Calabro	Mariellen Calabro	Yes
		Tree barricade on this tree and other protected trees needs to extend to the dripline of the tree. Sufficient Tree Barricade does not appear to be provided based on this drawing.				
Historic Tree Preservation						
Forestry	Draft	For historic trees that will be preserved, tree barricade fence must be installed by the contractor and inspected by the City Forester prior to any land disturbing activity. 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.	C-100	Mariellen Calabro	Mariellen Calabro	Yes
Adjacent Historic Trees						
Forestry	Draft	There may be historic trees adjacent to the project area (Lot 8 and Lot 12). As they are outside of the limits of the silt fence, please make sure that these areas do not become parking or storage areas for the project.	C-100	Mariellen Calabro	Mariellen Calabro	Yes
Trees Removed						
Forestry	Draft	It looks like your project will remove 7 palm trees. You can either provide 1/3 diameter replacement of the 107" DBH removed by planting 36" DBH of canopy trees in the project area or plant back 7 palm trees to mitigate for the trees removed.	C-100	Mariellen Calabro	Mariellen Calabro	Yes
Rectangular structure near 52" and 30" oaks.						
Forestry	Draft	What is the rectangular structure shown north of the 52" Oak? There is one near the 30" Oak as well.	C-400	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Please update with City of DeLand Tree Barricade Detail. It can be found at: https://www.deland.org/441/Tree-Permitting	C-500	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees	C-300	Mariellen Calabro	Mariellen Calabro	Yes
		Mark historic trees on the plan and show limits of their drip lines.				
Forestry	Draft	Historic Trees	C-400	Mariellen Calabro	Mariellen Calabro	Yes
		Mark historic trees on the plan and show limits of their drip lines.				
Planning	Draft	Handicapped parking	C-200	Belinda Collins	Belinda Collins	Yes
		Explain the lack of provision of handicap spaces at the front of the building.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Core Gateway						
Planning	Draft	1. The Property is located in the Core Gateway Overlay District and a 15-foot buffer is required along the street frontage. As the property is a redevelopment project the TRC has the authority to adjust this requirement as needed; the number of trees to be provided is based on Buffer standard A; canopy trees are required to be 14' in height and 4" dbh upon planting. Provide a landscape and irrigation plan. Please be advised this project will require compliance with Volusia County Health Department Water Wise Ordinance for landscaping and irrigation.	C-200	Belinda Collins	Belinda Collins	Yes
Landscaped areas						
Planning	Draft	Distinctly mark and label landscaped areas intended to demonstrate sufficiency with the interior landscaping requirements for vehicular use areas (IE 10% of all vehicle use areas). Use of solid, but transparent gray scale markings are preferred. Please provide the calculations used to determine the total percent area of interior landscaping.	C-200	Belinda Collins	Belinda Collins	Yes
Signage						
Planning	Draft	Provide details on signage that will be used for the project – building, monument, directional etc. Signage shall conform to article 7 of the city's regulations and shall be compatible in scale, design, color, materials and construction with the principal structure.	C-000	Belinda Collins	Belinda Collins	Yes
County parking access						
Planning	Draft	Verify that an agreement has been provided between the property owner and the County of Volusia for the rear parking access through their adjacent lot to the north.	C-200	Belinda Collins	Belinda Collins	Yes
Elevations						
Planning	Draft	Elevations are required for review by architect as part of the community design standard review. Indicate the colors that will be used for the exterior of the building. For historical buildings, the architectural design needs to reflect, enhance or favorably relate to the existing historic architectural character of the city.	C-000	Belinda Collins	Belinda Collins	Yes
Unit count						
Planning	Draft	Indicate the total number of units on the plans. This zoning designation permits up to 20 units per acre, however, in the downtown the number of units permitted is flexible dependent upon the total reservation of units permitted.	C-000	Belinda Collins	Belinda Collins	Yes
Lighting						
Planning	Draft	Provide details on the kind of lighting that will be used on the building. Provide a photometric analysis. Landscape lighting is encouraged. 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.	C-000	Belinda Collins	Belinda Collins	Yes
Traffic impact						
Planning	Draft	Provide information that will indicate the necessity, or not, for a traffic impact analysis.	C-000	Belinda Collins	Belinda Collins	Yes
Cleanouts						
Utilities	Draft	Need cleanouts out in right-away	C-400	Scott Zender	Scott Zender	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utility Service Agreement						
Utilities	Draft	A USA will be required to show ownership of utilities in the public ROW and describe where it will become private.	C-400	Jim Ailes	Jim Ailes	Yes
Project Team						
Utilities	Draft	Utility Provider is the City of DeLand 1101 S. Amelia Ave. DeLand, FL 32724 (386) 626-7250	C-000	Jim Ailes	Jim Ailes	Yes
Irrigation						
Utilities	Draft	How will site be irrigated? No irrigation plans submitted showing a well or connection. A separate irrigation meter is not allowed in the city and reclaim is not currently available in this area.	C-400	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record SP22-157

Job Address: 225 W NEW YORK AV, DELAND FL 32720

Job Description: This project is a historical, vacant, 5-story building located in downtown City of Deland. This project will consist of the renovation of the existing building and reconstruction of the existing parking areas and drive lanes within the same general footprint.

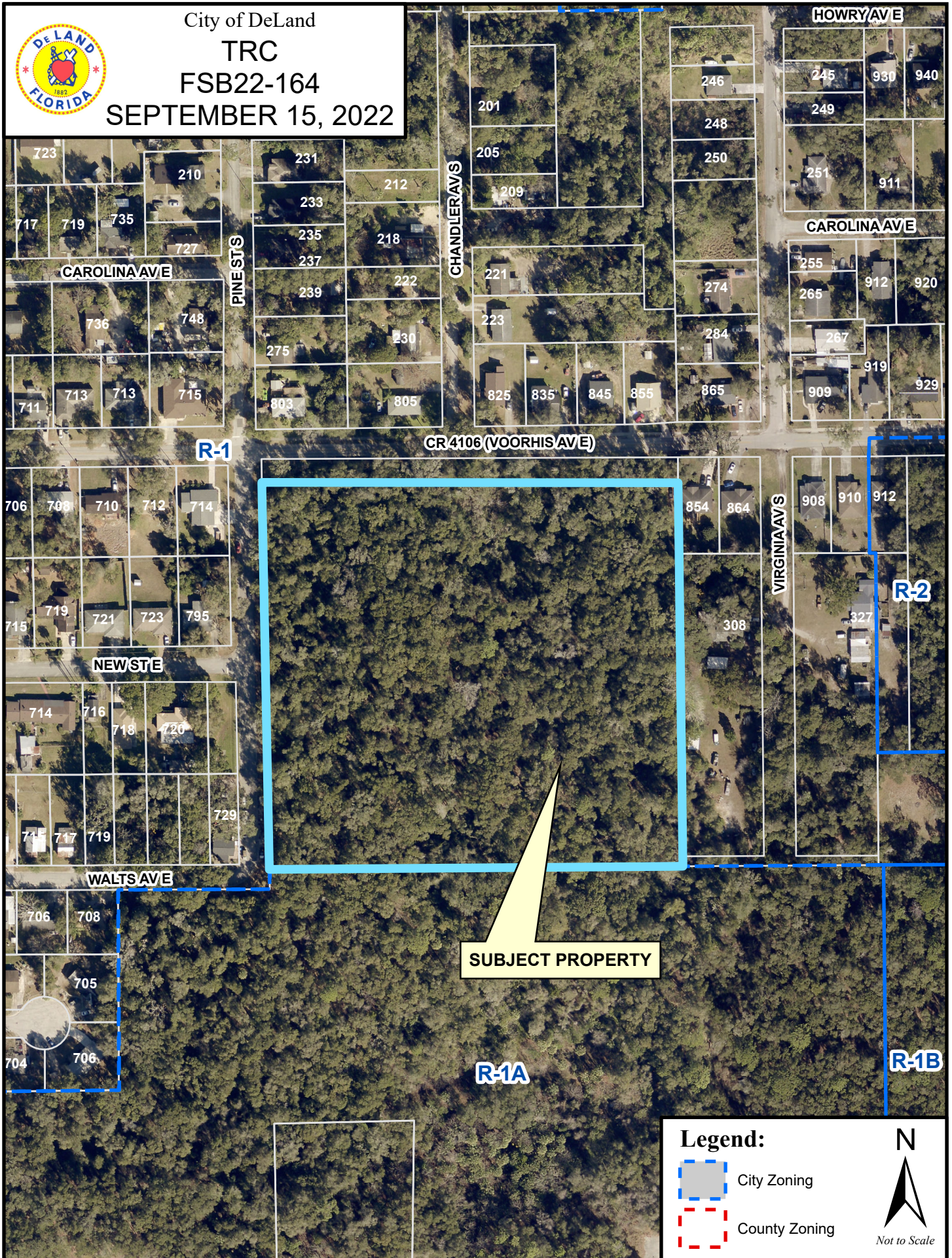
Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Water Main Location	C-400	Scott Zender
			May want to verify water main location, water main should be between sidewalk and curb.		
Utilities	Draft	Condition	Vault	C-400	Scott Zender
			What is going to happen with the vault that is approximately where the new sewer manhole is going?		

NEW BUSINESS

2

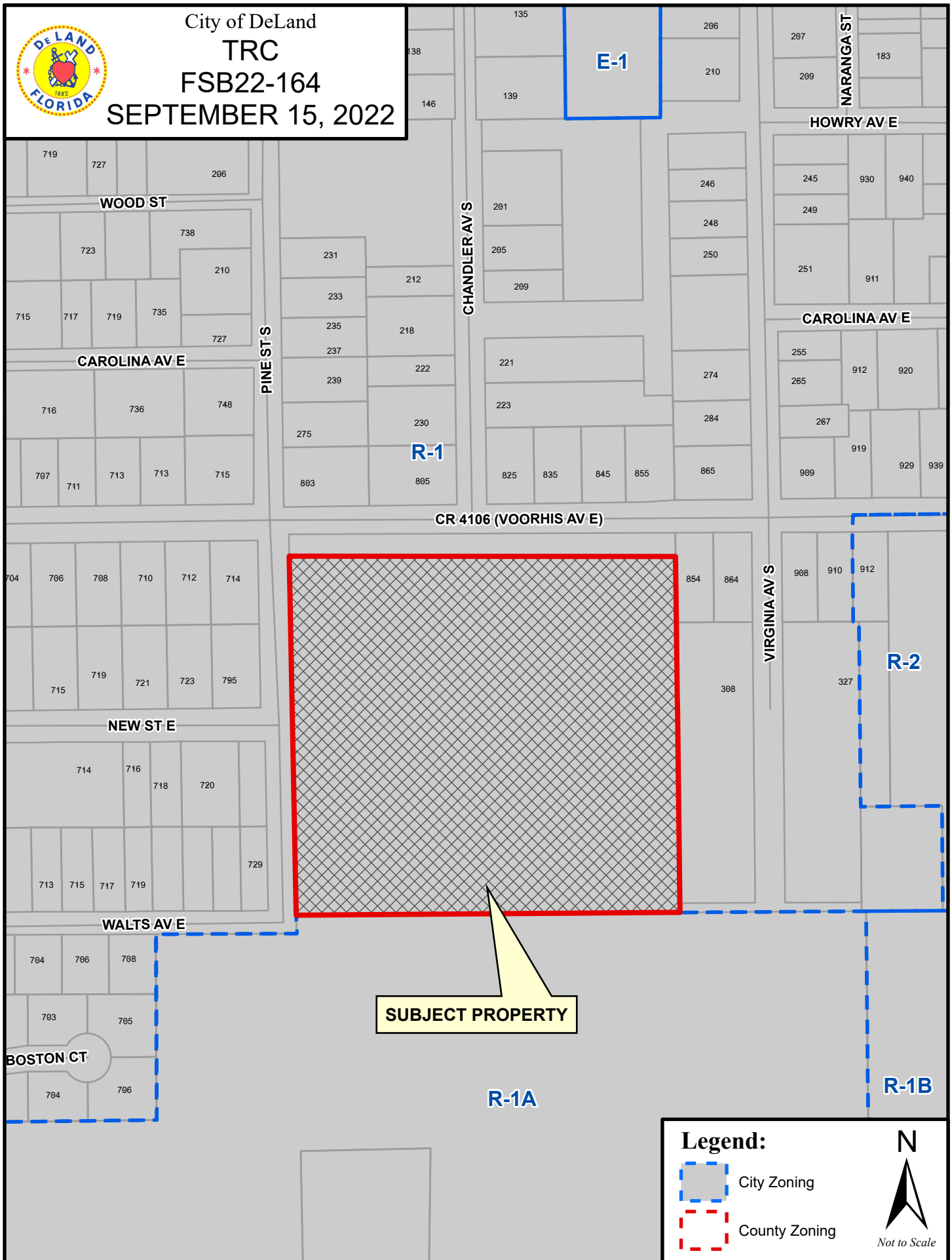


City of DeLand
TRC
FSB22-164
SEPTEMBER 15, 2022





City of DeLand
TRC
FSB22-164
SEPTEMBER 15, 2022



Issues for record FSB22-164

Job Address: 0 S. Pine ST, Deland FL 32724

Job Description: Subdivision consisting of 35 lots for Single Family Residential Properties.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. Final Plat was forwarded to City Surveyor and City Attorney for review. Comments may be forthcoming after TRC meeting on September 15, 2022.		Tuan Huynh	Tuan Huynh	Yes
Planning	Draft	Survey date Indicate the date of the survey and plat preparation.	1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Deed restrictions Indicate if there are any deed restrictions or protective covenants for this subdivision.	1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Property acreage Indicate the total acreage of the property.	1	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Monuments Clarify the location of the monuments, markers and control points.	2	Belinda Collins	Belinda Collins	Yes
Tract E - clarification						
Planning	Draft	Clarify the size of Tract E and its exact boundary. Verify that a portion of this easement will not be used for a Stabilized Emergency access/utility easement similar to property on the other side of the road.	2	Belinda Collins	Belinda Collins	Yes
Non-vehicular access						
Planning	Draft	The 1' non-vehicular access easement along the northern boundary should only be provided for lots 8 and 13 and Tract A.	2	Belinda Collins	Belinda Collins	Yes

Conditions and notes for record FSB22-164
Job Address: 0 S. Pine ST, Deland FL 32724
Job Description: Subdivision consisting of 35 lots for Single Family Residential Properties.

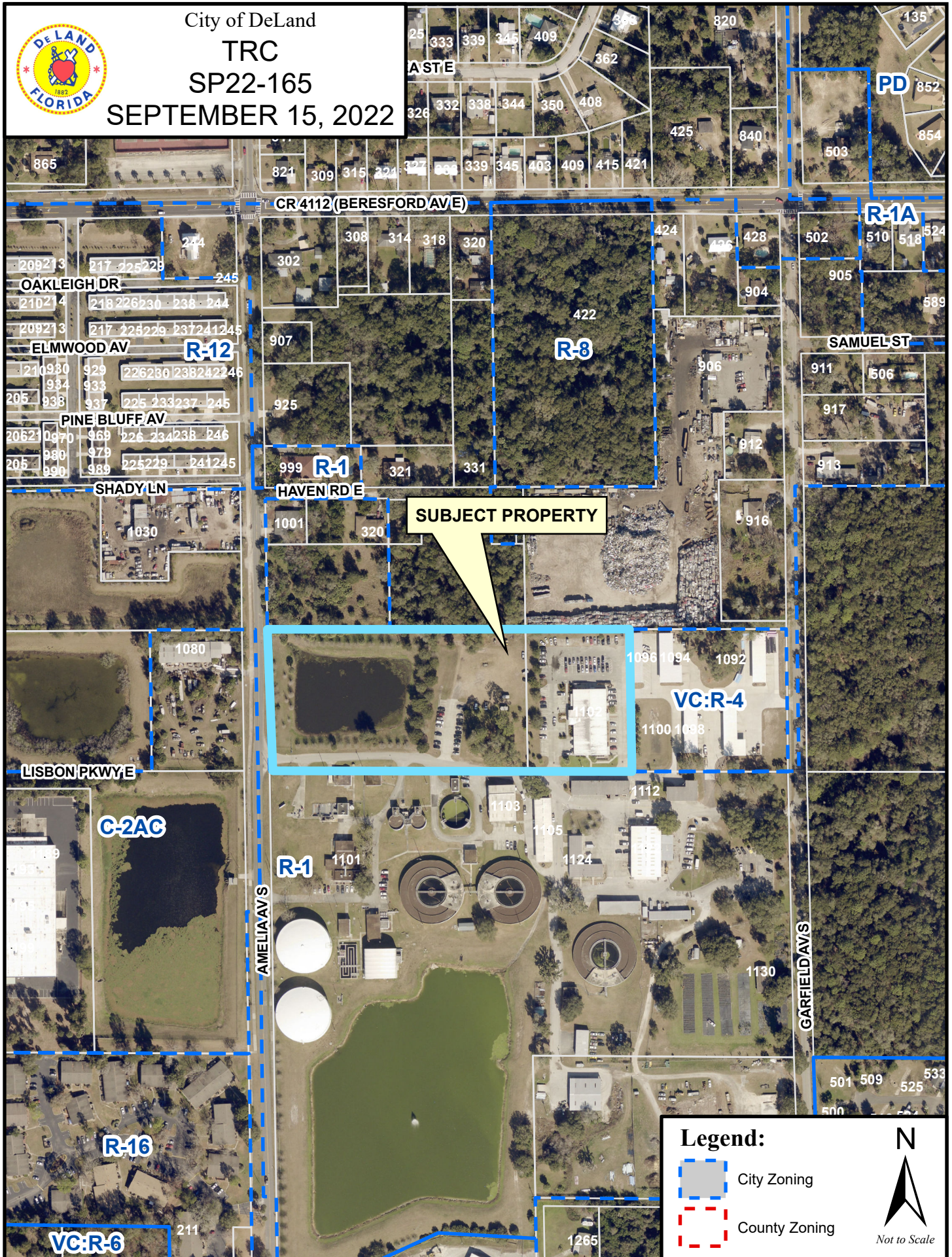
Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	TPA Tree Protection Area provided Tract C: 54,007 sf Tract E: 6,853 sf TOTAL: 60,860 sf		Mariellen Calabro
Forestry	Draft	Note	Tree Protection Area The plat shows 60,860 sf of Tree Protection Area (Tract E 6,853 sf and Tract C 54,007 sf).	1	Mariellen Calabro
Forestry	Draft	Note	Tree Survey and Landscaping No Tree Survey or Landscaping has been provided at this phase.	1	Mariellen Calabro

NEW BUSINESS

3

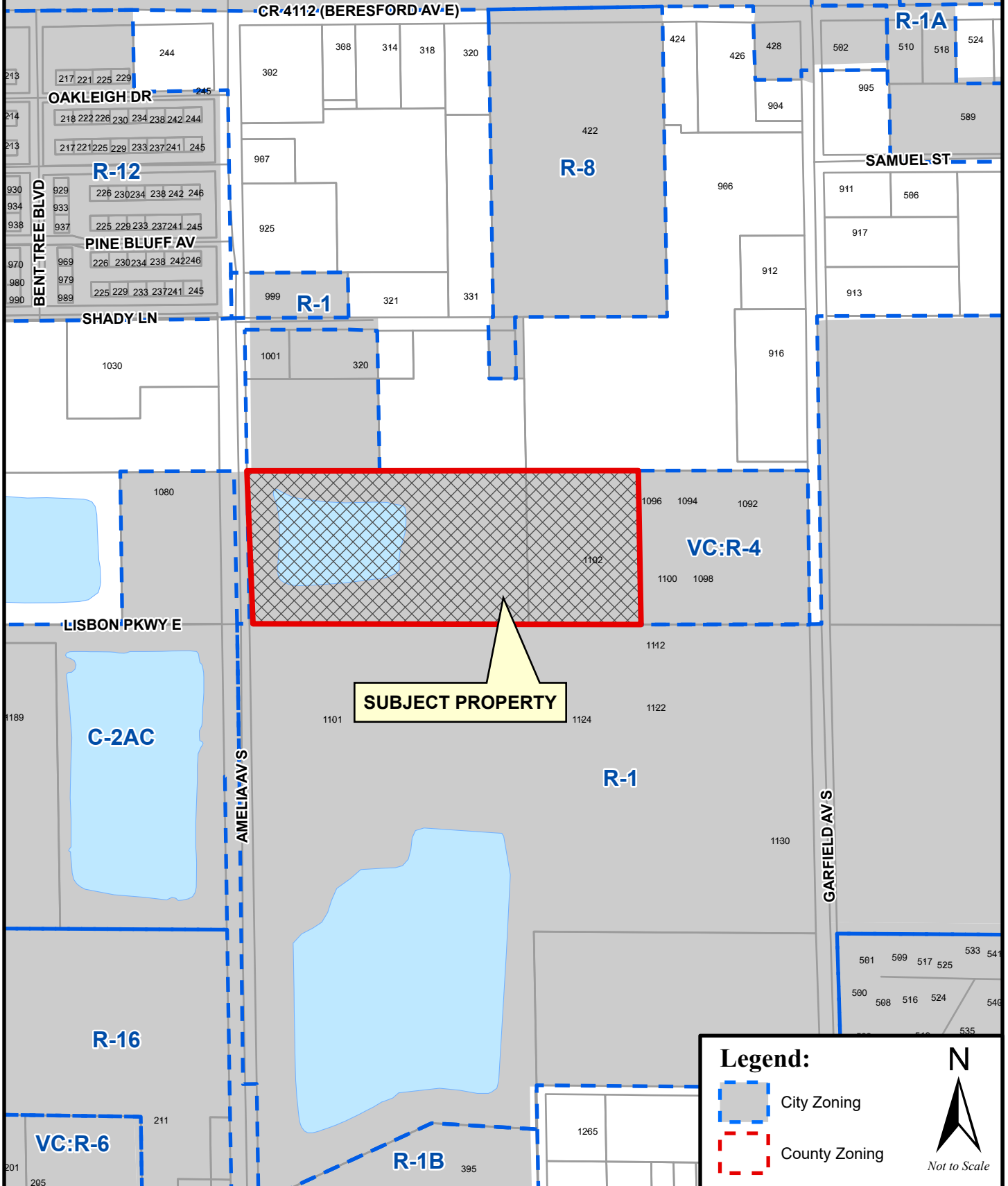


City of DeLand
TRC
SP22-165
SEPTEMBER 15, 2022





City of DeLand
TRC
SP22-165
SEPTEMBER 15, 2022



Issues for record SP22-165

Job Address: 1102 South Amelia AV, DeLand fl 32720

Job Description: The proposed project consists of the construction of an office building and associated site improvements within the Water Reclamation Facility.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Soil Map						
Engineering	Draft	1. Please provide the Hydrological Soil Group (HSG) for each soil type. Do same for the soil map in the stormwater report.	C1	Tuan Huynh	Tuan Huynh	Yes
Survey Field Date						
Engineering	Draft	1. General Notes #12 – Please update survey field date to match latest survey submitted to TRC.	C2	Tuan Huynh	Tuan Huynh	Yes
Max. Slope						
Engineering	Draft	1. Stormwater Construction Notes #13 and #14 – Revise max. allowable slope to 1:4 (V:H).	C2	Tuan Huynh	Tuan Huynh	Yes
Stop Sign and Stop Bar						
Engineering	Draft	1. Provide a stop sign and stop bar at two locations realigned on plan C5 for safety due to cross-traffic vehicular movements.	C5	Tuan Huynh	Tuan Huynh	Yes
Transformer Pad setback						
Engineering	Draft	1. Please move 5' x 5' transformer pad further from the edge of curb to allow greater distance setback from travel lane.	C5	Tuan Huynh	Tuan Huynh	Yes
Wheel Stop for Pedestrian Safety						
Engineering	Draft	1. Provide wheel stops for the regular parking spaces on north side of the building.	C5	Tuan Huynh	Tuan Huynh	Yes
Wet Pond						
Engineering	Draft	1. Please show the existing wet pond normal water level (NWL) and design high water (DHW) level. 2. Proposed 18" RCP discharging into wet pond at ST-10 has 3.82% slope and produces velocity of 12 ft/sec. Will erosion be an issued long-term? If yes, please provide erosion control counter measures.	C6	Tuan Huynh	Tuan Huynh	Yes
Max. Pipe Lengths						
Engineering	Draft	1. Per FDOT Drainage Manual (2022) Section 3.10.1, max. pipe length for 18" is 300 feet. This is exceeded between structures ST-10 to ST-11. Please revise plan.	C6	Tuan Huynh	Tuan Huynh	Yes
Spot Grading and FFE						
Engineering	Draft	1. Provide additional spot grades at the handicap spaces so that max. 2% ADA slope in all directions can be checked. 2. Please show FFE elevation using larger text font size. Do for all sheets in plan set. 3. Provide more spot grades for proposed sidewalks in front of new building can be checked for ADA slope requirements (i.e. max. 2% cross-slope and 5% longitudinal). 4. Please add additional spot grades for new sidewalks on south side of building for constructability.	C6	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Open Cut Existing Pavement	C6	Tuan Huynh	Tuan Huynh	Yes
		1. For 10' open cut strip and pavement replacement area for existing parking lot, please add to note "Existing pavement cross-slopes must be maintained to avoid ponding".				
Engineering	Draft	Drainage Calculations		Tuan Huynh	Tuan Huynh	Yes
		1. Report Summary page shows project drainage area as 1,497 acres. But on plan Cover Sheet site information states project area as 5.19 acres. Please clarify and revise plan or calculations to match. 2. Pre and Post Basin Map, please show the project area, CN, and Tc for Basin A and Basin 1. 3. Stage Storage spreadsheet for DEP-A has "Division by 0!" error note. 4. Pre-Dev Stage Storage spreadsheet for DEP-A shows require treatment volume (12,908 CF) and attenuation Pre vs. Post volume (23,958 CF), which is much greater than node DEP-A stage storage volume (6,035 CF). How is weir elevation set at 22.15 ft, when the require treatment volume is greater than the node storage volume? 5. Please check Post-Dev ICPR input for tailwater 'Node 99'. Node input the initial stage of 26.0', but the time vs. stage elevation is constant at 13.0' for 120 hours. Please verify input or revise ICPR calculations. 6. Post-Dev ICPR input for Node EX-1 stage and volume data do not match the spreadsheet stage storage volumes in the report. Please revise ICPR and calculations. 7. Provide data to support ICPR drop structure link DCS-1 from exfiltration node EX-1 to tailwater node 99? A detail is needed in the plan showing drop structure DCS-1 weir elevations, opening dimensions, and pipe invert...etc. to match Post ICPR input data.				
Engineering	Draft		C1	Tuan Huynh	Tuan Huynh	Yes
Fire	Draft	FDC Verify location of the Fire Department Connection. Not shown on plans of backflow plans.	C7	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Landscape Note 15 Remove reference to fertilizer at planting.	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Irrigation Note 2 Please provide irrigation plan for the project.	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	SLP Confirm species ID on these pines. They appear to be Longleaf Pine. If so, they should be marked with a triangle as specimen.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Water Wise Florida Friendly Landscaping Review your shrubs, grasses, and ground cover to make sure that all species are water wise & Florida Friendly.	LA1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Live oak replacement						
Forestry	Draft	Live Oaks that are 10" DBH or larger are considered specimen trees. Total replacement required should change from 56.0 to 168" DBH. (Also, make sure that your Total DBH Removed matches the line above.)	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal Plan						
Forestry	Draft	We recommend preserving more tress than what are shown on this plan. See comments on TP1.	C4	Mariellen Calabro	Mariellen Calabro	Yes
Identify trees by species						
Forestry	Draft	Please identify trees by species. This information should be available in the City's GIS layer. Oak trees and Pine trees need to be identified by species so we can determine whether they are specimen or historic. Most of the pines on your survey are actually Long Leaf Pine and not Slash Pine.	Survey s-s.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Required "Slash Pine" Replacement						
Forestry	Draft	The pine trees in the tree protection area for the adjacent building appear to be Longleaf Pine and not Slash Pine. So, they would need to be replaced at half diameter. Change from 57/3 to 57/2 or 28.5" DBH replacement.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Total DBH Replacement Required						
Forestry	Draft	Change Total Replacement Required from 80.67 to 109" DBH. You also need to account for the Grape Myrtle removal. They have not been included in your table.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Trees Planted for Protected Tree Replacement						
Make sure that this matches what is shown on Sheet LA-1. 1. The DBH and numbers are backwards on Magnolia. It should be 2" DBH Magnolia and 3 trees. 2. Switch out Japanese Blueberry for Shumard Oak. They don't do well in the City. Change DBH to 2" to match your landscape plan. 3. Live Oak should be 2" DBH and 5 trees to match your landscape plan. Total DBH provided should be 10, not 18. 4. I didn't see any Japanese Blueberry on your landscape plan. As I've asked you to substitute them for the Shumard Oak, change the DBH to 2" and the number of trees to 8. With 8 trees, your total DBH provide would be 16. 5. Change Grape Myrtle DBH to 2. This will change DBH provided to 26. 6. Change Total DBH Replacement Required from 80.67 to 109. 7. Change Total DBH Replacement Provided from 88 to 58. 8. Your plan does not provide sufficient replacement. You will need to remove less trees, add more trees, or add larger trees to mitigated for the proposed removals. 9. No replacement has been provided for Grape Myrtles removed.						
Tree Legend						
Forestry	Draft	1. Fix spelling of Grape Myrtle 2. Fix species ID of Long Leaf Pine 3. Make sure all species shown are on list, such as WO.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Existing Tree to Remain with Tree Protection (Typ.)						
Forestry	Draft	Change "Tree Protection" to "Tree Barricade."	C4	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Existing ADS Pipe to be Removed Can the pipe be removed or capped without removing the trees?	C4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Shumard Oak Replace Shumard Oak in plan with Japanese Blueberry.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees east of existing pond We recommend removing parking or adjusting the project location to save as many of the trees on the east side of the existing Amelia Pond. These trees were planted as part of an Urban and Community Forestry Grant. They are healthy and well established. We would prefer to conserve as many trees as possible rather than removing and replacing them with trees that will require additional resources and irrigation for establishment.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	CM and 16LO over 18" PP Your have proposed removing a crape myrtle and 16" DBH Live Oak located on top of an 18" pipe proposed for removal. Can the pipe be filled or plugged in such a way to preserve these trees?	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Memorial Tree The 13" Live Oak and Grape Myrtle at the edge of the current Public Services Building Parking Lot were dedicated to Virginia Deaver, who served on the Tree Advisory Committee for many years. Please adjust the parking configuration to save her monument.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Trees on the west side of the current Public Services Parking Lot The oaks and crape myrtles planted along the boundary of the Public Services Building and proposed Utility Administration Facility were planted as part of an Urban and Community Forestry Grant. They are healthy and well established. We recommend reducing parking or reconfiguring the project to save as many of these trees as possible. Consider adjusting the building footprint to the west or reducing the size of the courtyard in the middle of the proposed building to save these trees. Trimming the building to align to the the parking lot to the north (as I've shown with a green line) looks like it would save enough space to preserve the trees closest to the building. Removing some parking spaces could save additional trees north of the building.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Parking Spaces The current utilities administration building has about 15 parking spaces. This seems like a lot of parking for this building. It appears that a lot more trees could be preserved if fewer parking spaces were added to this project.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees There are two historic trees being saved in the Tree Protection Area at the front of the building. There are sidewalks within the drip lines of these trees. Are any measures such as permeable pavement proposed to reduce impact to these trees. The Code requires the protection of 1.5 times the driplines of these trees. What additional tree preservation measures are proposed to mitigate for these impacts.	TP1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Protection Area 2						
Forestry	Draft	Please show the limits of the Tree Protection Area on this site. If a complex wide Tree Protection Area Plan is proposed, the remaining Tree Protection Area in front of this building should be included in this TPA plan.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Please replace the TYP. CITY TREE PROTECTION DETAIL with the current City Tree Barricade Detail which can be found at: https://www.deland.org/441/Tree-Permitting	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Legend						
Forestry	Draft	- Fix spelling of Grape Myrtle. - Fix species of Longleaf Pine. - Add WO to list - Make sure that the tree legend is consistent through out plan set.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Undersized tree material						
Most of your trees provided do not meet minimum size requirements for replacement trees. Make the following changes to match grade 1 specifications:						
Forestry	Draft	- LI: 3" caliper, 8' height, 42" spread, and 45 gallon container size for 2" DBH credit per tree. - MGL: 3" caliper, 8' height, 54" spread, and 45 gallon container size for 2" DBH credit per tree. - MC: 3" caliper, 8' height, 42" spread, and 45 gallon container size for 2" DBH credit per tree. - Replace QS with ED: 3" caliper, 8' height, 28" spread, and 45 gallon container size for 2" DBH credit per tree. QV: 3" caliper, 8' height, 54" spread, and 45 gallon container size for 2" DBH credit per tree.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Detail 3 and 4						
Forestry	Draft	On Planting Details 3 and 4, show trees on existing, undisturbed subgrade as shown on other plans.	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Note 1						
Forestry	Draft	Change "GRADE FLORIDA NO.1" TO "FLORIDA GRADE NO. 1."	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	The area of the yard currently surrounded by brown fencing was designated as the Tree Protection Area for the adjacent Public Services Building when a former director paved the original Tree Protection Area. As your proposed building is located on top more than half of that Tree Protection Area, you will not only need to identify 15% Tree Protection Area for this project, but also come up with Tree Protection Area for the older building. As an alternative, we recommend that the entire Public Services facility identify 15% of the total area as Tree Protection Area rather than creating individual areas for each project.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Preservation of Existing Landscaping						
Forestry	Draft	The perimeter of this project area already contains established landscaping. We recommend working with the existing landscaping rather than removing it and replacing it.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Worksheets						
Forestry	Draft	Please provide tree worksheets for this project to demonstrate whether Tree Protection Area, Minimum Coverage, Specimen Tree, and Tree Replacement Requirements have been met.	LA1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Insufficient Tree Replacement						
Forestry	Draft	Insufficient landscaping has been provided to replace trees removed. We recommend removing fewer trees, adding more trees, or increasing size requirements of replacement trees. With the current modifications recommended, your plan provides 72" DBH of non-palm tree replacement.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Add tree barricade detail to this page. It can be found at https://www.deland.org/441/tree-permitting .	C4	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	This project is proposed to be constructed on top of a Tree Protection Area for the adjacent building. Tree protection area for this project and the adjacent project will need to be provided.	C4	Mariellen Calabro	Mariellen Calabro	Yes
Identify Oaks and Pines by Species						
Forestry	Draft	Oaks and pines must be identified by species to determine replacement requirements.	C4	Mariellen Calabro	Mariellen Calabro	Yes
Handicap Parking						
Forestry	Draft	If the main entrance is on the east side of the building, shouldn't there be at least one handicap spot there? Also, should the EV parking include at least one handicap spot. Please check with Planning or Building to make sure that this design meets ADA requirements.	C5	Mariellen Calabro	Mariellen Calabro	Yes
Excel Spreadsheet						
Forestry	Draft	Please provide an Excel spreadsheet showing trees removed and trees preserved.	TP1	Mariellen Calabro	Mariellen Calabro	Yes
Pipe vs. Memorial Tree						
Forestry	Draft	This pipe may impact an existing memorial tree. Can it be shifted north to avoid impact to this tree?	C6	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Plan Comments						
Planning	Draft	1. Landscape buffer requirements. a) Please provide some additional landscaping along the northern property line, between the crape myrtles and the live oaks. b) Please label and dimension the landscape buffers.	LA1	Carol Kuhn	Carol Kuhn	Yes
		2. Internal landscaping requirements. a) Please provide the percentage of the internal landscaping provided. All nonresidential parking lots shall have internal landscaping equaling ten percent (10%) of the total vehicle use area, including driveways, parking spaces, and vehicle storage and display areas. Where a pedestrian parking access pathway is required, the access pathway may be included in the required landscaping volume. b) The Interior landscape requirement table indicates that 138 parking spaces have been provided. However, 148 spaces are required. Please update the landscape plan with the required number of parking spaces listed in the site data table on sheet 1 and the number listed on the landscape plan.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Landscape Quantities						
Planning	Draft	3. Landscape quantities and landscape plan. a. Please clarify the plant schedule – the crape myrtle abbreviation provided in the table does not match the abbreviation in the plant legend. It is not clear if the plant schedule is referencing existing landscaping; please clarify. b. Please verify that all landscaping quantities are correct.	LA1	Carol Kuhn	Carol Kuhn	Yes
Building Elevations						
Planning	Draft	1. Please show all roof-top mechanical equipment as dashed lines behind the screen wall; all roof-top and ground mounted mechanical equipment must be screened. 2. Please provide building dimensions.	A201S	Carol Kuhn	Carol Kuhn	Yes
Photometric Plan						
Planning	Draft	1. Please provide the pole height for the pole-mounted lighting.	ES102	Carol Kuhn	Carol Kuhn	Yes
General Comments						
General Comments. 1. An application for a lot line adjustment is necessary to remove the lot line. The proposed building is straddling the lot line; buildings cannot be built on a lot line. 2. All site calculations (impervious/pervious areas, open space, building coverage, etc.) should be calculated off of the new, 7.19-acre lot area. 3. Please update the legal description to include the total site area and reference the required lot consolidation. 4. Please include the lot size, both in square feet and acres, on the site plan. 5. All setbacks need to be calculated off of the new lot lines. 6. There did not appear to be a separate site plan sheet. Sheet C5 – the Geometry, Signage, and Striping plan seems to have some of the necessary site plan details. However, several items need to be added. Since this sheet is already quite busy, it would be helpful to provide a separate site plan sheet. If no separate site plan sheet is provided, please make the following revisions to sheet C5: a. Add the building dimensions and square footage. b. Include the bicycle parking spaces. Using the building area provided in the site data table, 24,241 square feet, along with the existing building (12,800 square feet), a total of 37,041 square feet of building area is proposed. Using a net building area of 29,632.8 square feet (20% reduction – absent a floor plan), 148 parking spaces are required as well as 3 bike spaces. Please verify the building square footage, as 2 different numbers are provided – one in the project description (23,050 square feet) and one in the site data table (24,241 square feet). c. Please demonstrate how the required parking for the entire Utilities Administrative Facility “campus” is being met. d. Please clarify the number of parking spaces being removed, and indicate how many additional parking spaces are being provided with this project.						
Planning	Draft		C1	Carol Kuhn	Carol Kuhn	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Site Data Table						
Planning	Draft	1. Please revise the site data table as follows: a. The building size listed in the project description does not match the building size listed in the site data table please correct and update. b. The site data table should be updated to reflect that there is only one lot, rather than 2 lots, as the building cannot be constructed over an existing lot line. c. Please revise the maximum lot coverage listed in the table (50%) to 70%. Since this area is in the Institutional Overlay area, the maximum coverage is 70%, rather than the 50% listed in the R-1 zone district. d. Please include the required and provided amount of bicycle parking. e. Please include the lot size, in both square feet and acres. f. The site data table also indicates that 130 parking spaces will be provided, combined with motorcycle parking and the restriping of the existing employee and visitor spaces, for a total of 188 spaces. However, it appears that only 146 spaces were provided. Please clarify. g. Please list the minimum distance between structures in the site data table.	C1	Carol Kuhn	Carol Kuhn	Yes
Signage and Striping Plan - Site Plan						
Planning	Draft	1. Please provide a separate site plan sheet, or add additional details to Sheet C5. 2. Please include all adjacent land uses and zoning for abutting parcels/lots. 3. Please include lot dimensions. 4. Please include all building dimensions and include the building square footage for each building. 5. It appears that 146 parking spaces have been provided, while 148 spaces are required. This calculation is for both the existing building as well as the new building. In addition, bicycle parking does not appear to have been provided. Please clarify how the required parking is being met and show the bicycle parking area.	C5	Carol Kuhn	Carol Kuhn	Yes
Service Connections						
Utilities	Draft	The Hydrant that is called out is on a TEE so no additional tap is required. The fire line can connect to that TEE and run to the building as shown, there is also a 2" line already in place as well.	C7	Scott Zender	Scott Zender	Yes
Wrong Details						
Utilities	Draft	Need updated city details dated 11/5/2021. Also there are separate details for water, sewer, and reclaim please implement them into the plans.	C9	Scott Zender	Scott Zender	Yes
Portable Water Note #16						
Utilities	Draft	Needs phone number added. (386) 626-7250	C3	Jim Ailes	Jim Ailes	Yes
Portable Water Note #18						
Utilities	Draft	Phone number needs added. (386) 626-7250	C3	Jim Ailes	Jim Ailes	Yes
Portable Water Note #38						
Utilities	Draft	Needs number added. (386) 626- 7250	C3	Jim Ailes	Jim Ailes	Yes
Reclaim Connection						
Utilities	Draft	City will provide a 2" reclaim connection at approximate location shown. An old pressure gauge and tap needs to be abandoned and new service will be provided at same location.	C7	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record SP22-165

Job Address: 1102 South Amelia AV, DeLand fl 32720

Job Description: The proposed project consists of the construction of an office building and associated site improvements within the Water Reclamation Facility.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Condition	Fire Lines	C2	Jamie Lunsford
			Fire line backflow and underground work needs to be submitted on a separate Fire Permit.		
Forestry	Draft	Note	Tree Information	TP1	Mariellen Calabro
			If your project area is 5.19 acres, you would need (226,076 sf/2,500 sf) x 6"/tree = 90 trees or 543" DBH for minimum coverage. You will also need at least 33,911 sf of Tree Protection Area plus the TPA needed for the TPA lost for the adjacent project.		
Utilities	Draft	Condition	Reclaim Service City will install 2" reclaim service	C7	Scott Zender

NEW BUSINESS

4



City of DeLand
TRC
SP22-166
SEPTEMBER 15, 2022



Legend:

- City Zoning
- County Zoning

Legend:

N

Not to Scale



City of DeLand
TRC
SP22-166
SEPTEMBER 15, 2022



Issues for record SP22-166

Job Address: 411 N BOUNDARY AV, DELAND FL 32720

Job Description: This project will enhance the existing CEMEX facility by adding a maintenance building and associated equipment to store and service the companies concrete pumping trucks. The site is used as a centralized staging area to get the pumping trucks to job sites in the central Florida area.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Construction Entrance and Detail						
Engineering	Draft	1. Where is the construction entrance? Please show construction entrance detail with soil tracking aggregates on plan.	02	Tuan Huynh	Tuan Huynh	Yes
Section A Grades & Slopes						
Engineering	Draft	1. Section A, the slopes away from the building do not match the actual elevations shown on plan. For example, Section right side view shows grades 79.37 to 79.37 over 23 feet distance, which is 0% slope. But Section callout 3.52% slope away from the building. Please check and revise section plan.	04	Tuan Huynh	Tuan Huynh	Yes
Grading						
Engineering	Draft	1. Please check spot grade at discharge point into the existing retention pond at southeast corner of site. The spot grade is shown as 79.15. But the upstream grades at the proposed building on east side is at 78.56, which is supposed to sheet flow into the pond. Please check and revise grading plan to avoid ponding within the building and pavement areas.	04	Tuan Huynh	Tuan Huynh	Yes
Finished Floor (FF)						
Engineering	Draft	1. Finished Floor (FF) elevation shown on the Plan View does not match Section A and B.	04	Tuan Huynh	Tuan Huynh	Yes
Fire Access						
Fire	Draft	NFPA 1, 18.2.3.5.1.1: Fire department access roads shall have an unobstructed width of not less than 20 ft NFPA 1, 18.2.4.1.2: Minimum required widths and clearances established under 18.2.3.5 shall be maintained at all times	03	Jamie Lunsford	Jamie Lunsford	Yes
Typo						
Forestry	Draft	Change "North" Boundary to "North" Boundary on the left side of pages 2, 3, 5, and 6.	03	Kit Dennis	Kit Dennis	Yes
Typo						
Forestry	Draft	Change "North" Boundary to "North" Boundary on the left side of pages 2, 3, 5, and 6.	06	Kit Dennis	Kit Dennis	Yes
Typo						
Forestry	Draft	Change "North" Boundary to "North" Boundary on the left side of pages 2, 3, 5, and 6.	02	Kit Dennis	Kit Dennis	Yes
Typo						
Forestry	Draft	Change "North" Boundary to "North" Boundary on the left side of pages 2, 3, 5, and 6.	05	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Existing trees note 3. Remove the word caliper and add the min distance 10' from trunk of protected tree.	06	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Protection Area Please show the limits of your 15% tree protection area. We will need to discuss any potential reductions in TPA at TRC meeting.	06	Kit Dennis	Kit Dennis	Yes
Tree Worksheets 1. Min coverage worksheet does not appear that there will be sufficient trees on site to meet min coverage. Please add additional landscaping. Also data on that worksheet does not match tree removal index on sheet 6. Please correct whichever is incorrect. 2. TPA worksheet indicates that you will provide 0 sqft of TPA. Because this is redevelopment, TRC can authorize a reduction, but you will still need to provide sqft for whatever TPA you can provide. 3. Specimen tree worksheet is not calculated correctly, but it doesn't affect the outcome, so no additional action is needed. 4. Tree Replacement Worksheet indicates that no trees will be removed.						
Forestry	Draft	Landscape Legend Qv Increase min root ball size from 40" to 44" .	07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape legend notes Insert the word "Grades" between the words Florida and AND.	07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Unidentified marking What are the lines and x's along the eastern boundary of the property indicating? It appears close to existing and proposed planted trees.	08	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Easement? When this was previously reviewed as a Concept Plan, the survey showed a 25' access easement from N. Boundary Ave. Is that no longer?	03	Kendall Story	Kendall Story	Yes
Planning	Draft	Downtown Support District This property is within the Downtown Support District and will require approval by City architect	10	Kendall Story	Kendall Story	Yes
Planning	Draft	Revisions must be clouded All revisions must be clouded.	01	Kendall Story	Kendall Story	No
Planning	Draft	Reduction of LS buffers This general statement is insufficient; provide specific dimensions for what is required versus what you are requesting - for each affected buffer.	03	Kendall Story	Kendall Story	Yes
Planning	Draft	Area calculations Area calculations must be based on the entire parcel, not just the project area.	01	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Project description Add a project description on cover sheet	01	Kendall Story	Kendall Story	Yes
Planning	Draft	Noise There is concern over the location of the concrete pumping and truck parking area adjacent to residential property.	03	Kendall Story	Kendall Story	Yes
Planning	Draft	existing walls/fencing Is there an existing wall north of the proposed truck parking area? All existing and new walls and fences must be called out on the site plan.	03	Kendall Story	Kendall Story	Yes
Planning	Draft	Industrial adjacent to residential Where Industrial is adjacent to residential, the code states, "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 or side 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 six feet high and a maximum of eight feet 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".	07	Kendall Story	Kendall Story	Yes
Utilities	Draft	City details Missing water and sewer city details dated 11/5/2021	01	Scott Zender	Scott Zender	Yes
Utilities	Draft	Irrigation No irrigation plan shown. How will the site be irrigated? No separate irrigation only meter allowed in the city. Reclaim is not available in this area.	07	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Service Agreement A USA will need to be signed and returned prior to start of construction.	05	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record SP22-166

Job Address: 411 N BOUNDARY AV, DELAND FL 32720

Job Description: This project will enhance the existing CEMEX facility by adding a maintenance building and associated equipment to store and service the companies concrete pumping trucks. The site is used as a centralized staging area to get the pumping trucks to job sites in the central Florida area.

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Min coverage Based on this plan it looks like 39" DBH will be needed to meet min coverage.	06	Kit Dennis