

TRC AGENDA



**CITY OF DELAND
THURSDAY OCTOBER 20, 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 September 15, 2022 TRC Meeting Minutes

2. **Applicant Name:** Jonathon Tempel – Geyer Morris Danevsky
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
3. **Applicant Name:** Sean Fortier – KCG Kendall
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

D. NEW BUSINESS

1. **Applicant Name:** Mark Watts – Cobb Cole Kendall
Project Name: Z22-170 – PD Rezoning for Longbranch DeLand
Project Location: 33.55 acres located on the side of Greens Dairy Rd east of Spring Garden Ave
Project Description: PD for Townhomes and Commercial Uses
2. **Applicant Name:** Mark Watts – Cobb Cole Belinda
Project Name: Z22-171 – PD Rezoning for Spring Garden Townhomes
Project Location: 14.74 acres located on east side N Spring Garden Woodland south of Plymouth Ave
Project Description: PD for Townhomes and Commercial Uses
3. **Applicant Name:** George Rendon – Civilogistix Kendall
Project Name: SP22-183 – Class II Site Plan for Woodland Crossing Car Wash
Project Location: 1.10 acres located at 1702 N Woodland Blvd
Project Description: Car Wash Facility

4. **Applicant Name:** Kathy James – Larson Design Group Kendall
Project Name: SP22-186 – Class II Site Plan for Multi-Tenant Bldg
Project Location: .52 acres located at 336 E New York Ave
Project Description: 3650 sf of Commercial Space
5. **Applicant Name:** Tivia Bryan – Allen & Company Belinda
Project Name: FSB22-195 – Final Plat for Grandview Gardens
Project Location: 31.86 acres located at 396 Grand Ave
Project Description: 88 Single Family Lots

E. OTHER BUSINESS

1. **None**

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, SEPTEMBER 15, 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
Belinda Williams Collins
Kendall Story
Danevsky Joseph
Sam Nelson
Jim Ailes
Tuan Huynh
Scott Zender
Terry Griffiths
Jerry Hindman
Mariellen Calabro

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from August 18, 2022

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

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

Applicants Present:

Alannah Harrington – Avcon
Michael Zaffurn – Avcon
Pete King – Jax Contracting

Applicant will address all comments and resubmit plans for review.

Belinda Williams Collins moved to forward the application to the October 19, 2022 Planning Board meeting conditioned upon receiving the revised plans by September 23, 2022,

Scott Zender Calabro seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Michelle Haneiph – Amherst Homes LLC
Project Name: FSB22-164 – Final Plat 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)

Applicants Present:

Lance Jackson – Amherst Homes

Applicant will address all comments.

Belinda Williams Collins moved to forward the application to the City Commission pending all staff, legal and surveyor comments being addressed.

Tuan Huynh seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Randy Hudak – Zev Cohen and Associates
Steve Glaze – Zev Cohen and Associates
Chad Gamble – City of DeLand

Applicant will address all comments.

Carol Kuhn moved to conditionally approve the application,

Jerry Hindman seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicant will address all comments.

Applicants Present:

Michael Wojtuniak – Engineered Permits Inc.

Anthony Bonnett – SGCP

David Pabmares - SGCP

Jerry Hindman moved to conditionally approve the application with the conditions to eliminate landscape buffer in the front, move truck parking to the south side of the property and to receive design approval from the architect,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS: None

ADJOURNMENT:

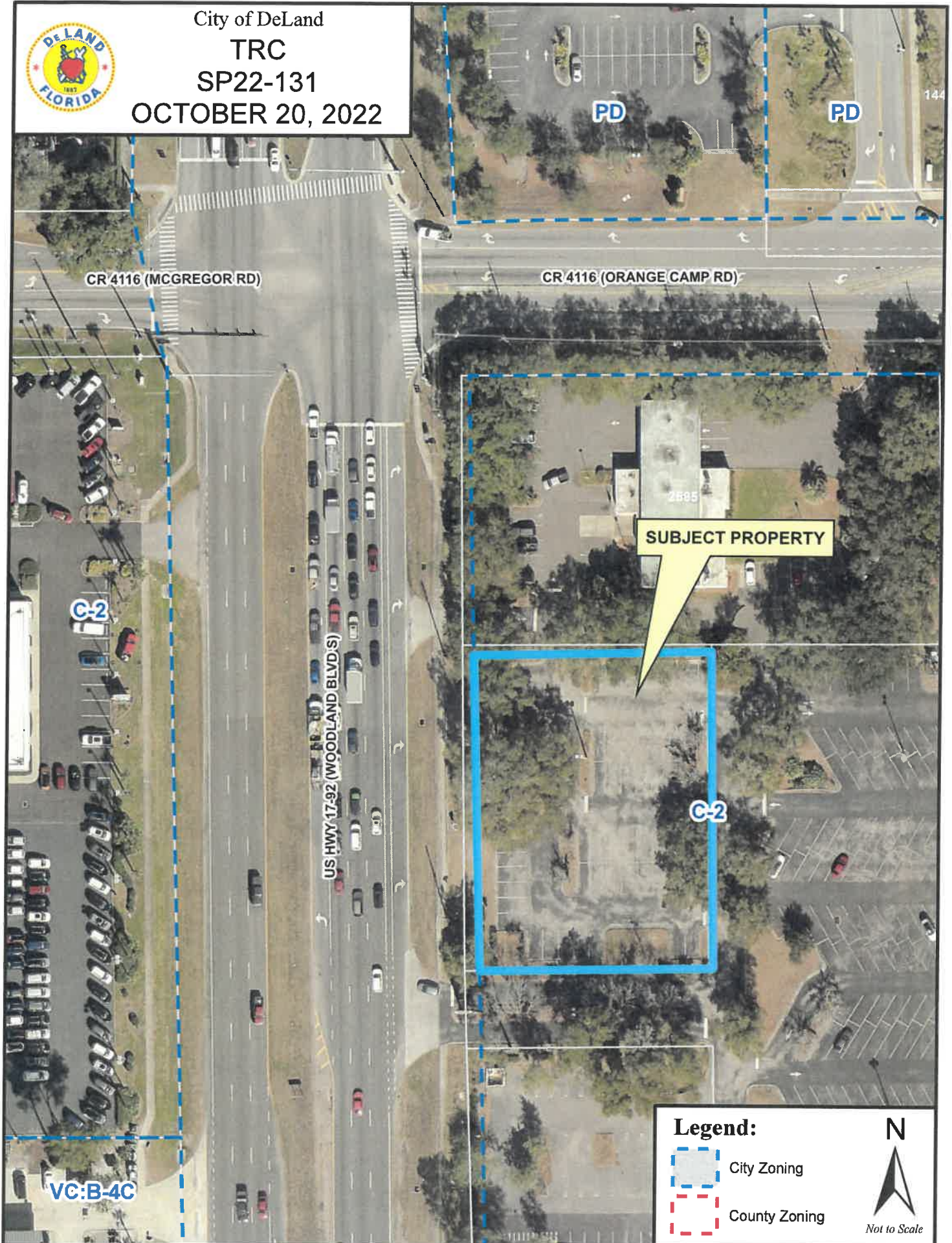
3:45 pm

OLD BUSINESS

2



City of DeLand
TRC
SP22-131
OCTOBER 20, 2022



SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning

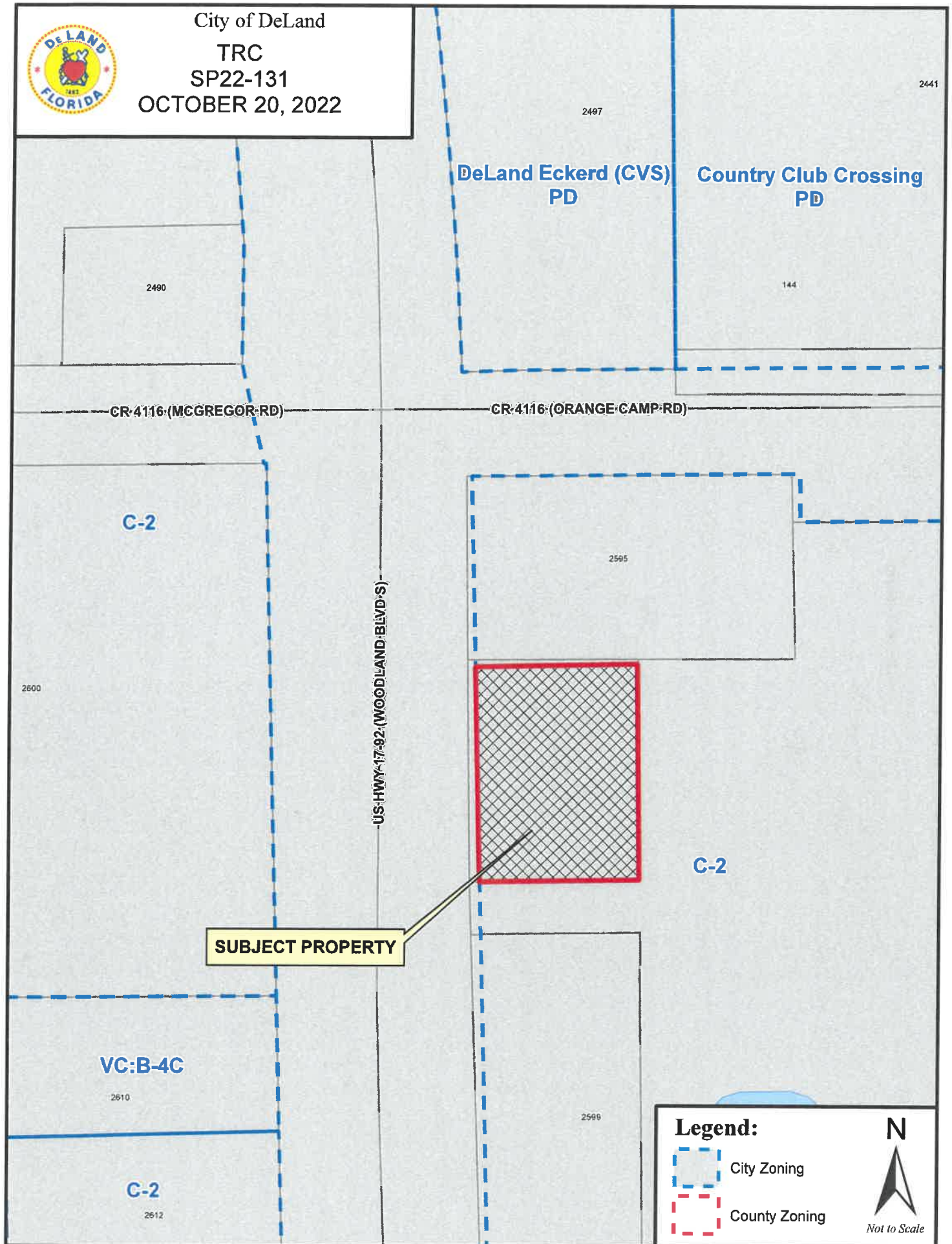
N



Not to Scale



City of DeLand
TRC
SP22-131
OCTOBER 20, 2022



Issues for record SP22-131
Job Address: 0 S Woodland BLVD,
Job Description: drive thru coffee shop

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Driveway Entrance Grades (MEG)						
Engineering	Draft	1. Will there be ponding issues between DBI grate elevation 37.31 (MEG) and driveway grades 37.30 (MEG) due to the flat grades?	C-121	Tuan Huynh	Tuan Huynh	Yes
Handicap Space						
Engineering	Draft	1. Handicap space grades exceed max. allowable 2% ADA slope in all direction. Please revise.	C-121	Tuan Huynh	Tuan Huynh	Yes
Title Block						
Forestry	Draft	Add the 7 to the title of the project.	TR-1	Mariellen Calabro	Mariellen Calabro	Yes
Notes 4						
Forestry	Draft	All substitutions must be approved by the City Forester.	L-2	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Encroachment						
Forestry	Draft	Your proposed re-design encroaches within the critical root zone of several historic trees. Forestry cannot approve any construction in this area.	C-100	Mariellen Calabro	Mariellen Calabro	Yes
Retaining Wall						
Forestry	Draft	You have proposed a retaining wall be placed less than 20' from the 51" DBH Live Oak. This will result in substantial damage to the critical root zone of this tree. Forestry will not approve this project until the wall, structures and buildings are removed from this area.	C-111	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Protection Area						
Forestry	Draft	Your re-design results in unacceptable encroachment into the drip line of a 52" DBH historic tree. You need to move the proposed parking spaces and buildings back where they were in the first draft, or you will be unable to construct your project at this location. The code requires 1.5 times the dripline to be protected. Your revised plan doesn't even protect one times the drip line.	TR-1	Mariellen Calabro	Mariellen Calabro	Yes
Title Block						
Forestry	Draft	You are missing the 7 in your title block.	L-2	Mariellen Calabro	Mariellen Calabro	Yes

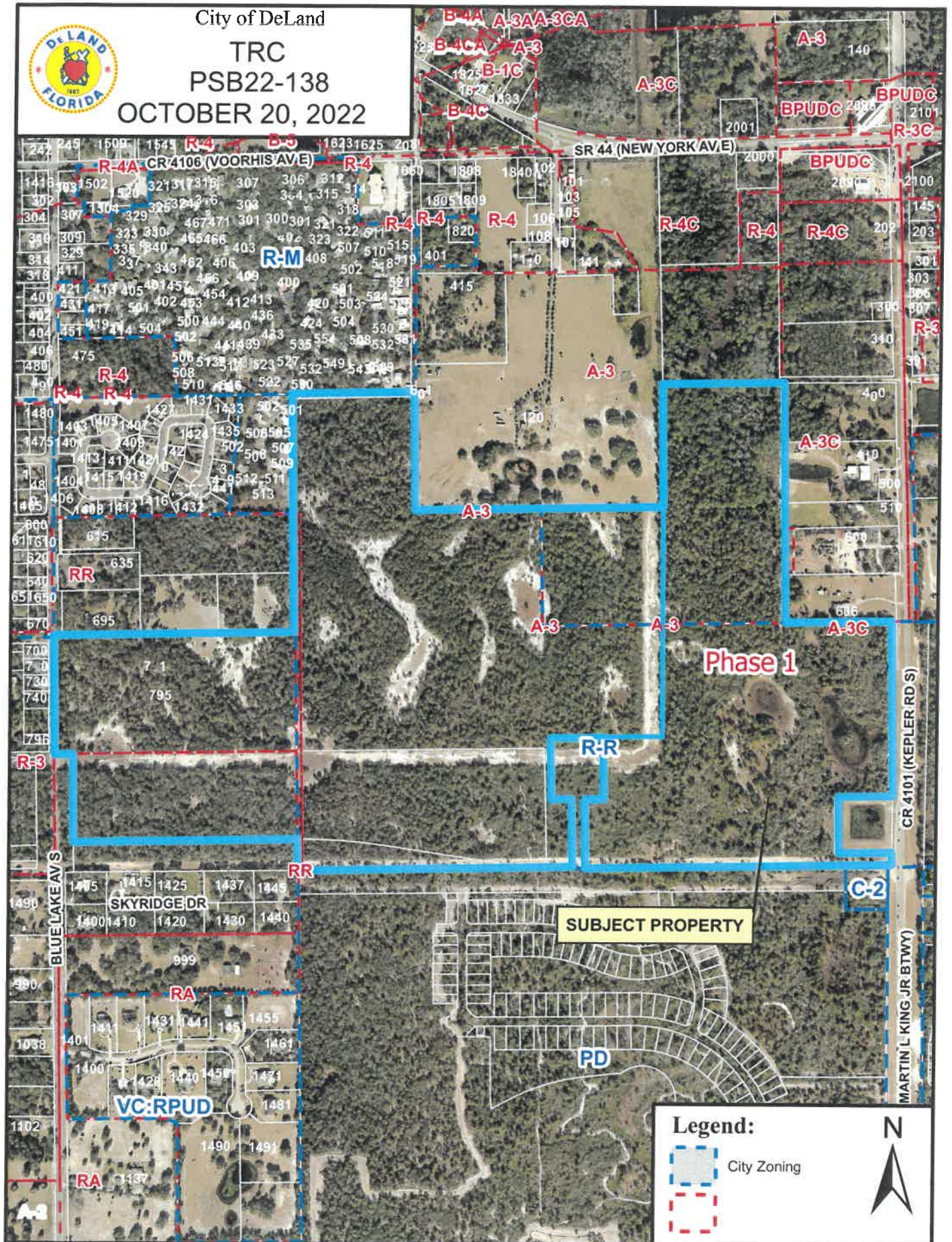
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
DBH Inches provided						
Your current plan with increase to 3" caliper would provide 61" DBH of replacement.						
Forestry	Not Accepted	Last comment from reviewer: DBH is not the same as caliper. Your current plan provides: LIN 3 x 2 = 6 LPT 6 x 2 = 12 QV 8 x 3 = 24 Total provided = 42" DBH	L-2	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Please see the revised LA Plans by A&K Land Planning.						
Work within dripline of historic tree/trees						
The removal of three parking spaces at the north end of the project area is within the dripline of two historic trees. Please coordinate this work with an arborist with experience in preserving historic trees. We recommend that your private arborist be present during demolition work in this area so that any potential root issues can be properly addressed.						
Forestry	Not Accepted		C-012	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Acknowledged. Provisions have been made for Onsite Arborist Coordination during construction.						
Sidewalk Construction						
Please coordinate with an arborist to see if the sidewalk configuration can be modified to save the 27" DBH historic tree without encroaching on the 51" DBH historic tree's critical root zone.						
Forestry	Not Accepted		C-100	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Acknowledged. As currently proposed the proposed layout has been shifted (to the greatest extent possible) approximately 7 feet to the east to reduce potential impacts to the historic trees.						
Tree Barricade Detail						
Please replace your detail with the City standard tree barricade detail. The boxes shown on your plan as tree barricade are nowhere near large enough to cover the drip lines of the trees on your site, especially the 51" DBH tree. We recommend that you extend the tree barricade around the entire tree landscape buffer area to prevent potential damage to the trees during construction.						
Forestry	Not Accepted		TR-1	Mariellen Calabro	Mariellen Calabro	Yes
Last comment from reviewer: The Tree Barricade detail has been revised, but the area shown as barricaded on the plan is not sufficient to protect the specimen and historic trees on site.						
Last response: Acknowledged and Amended. Please see the revised LA plans by A&K Land Planning.						

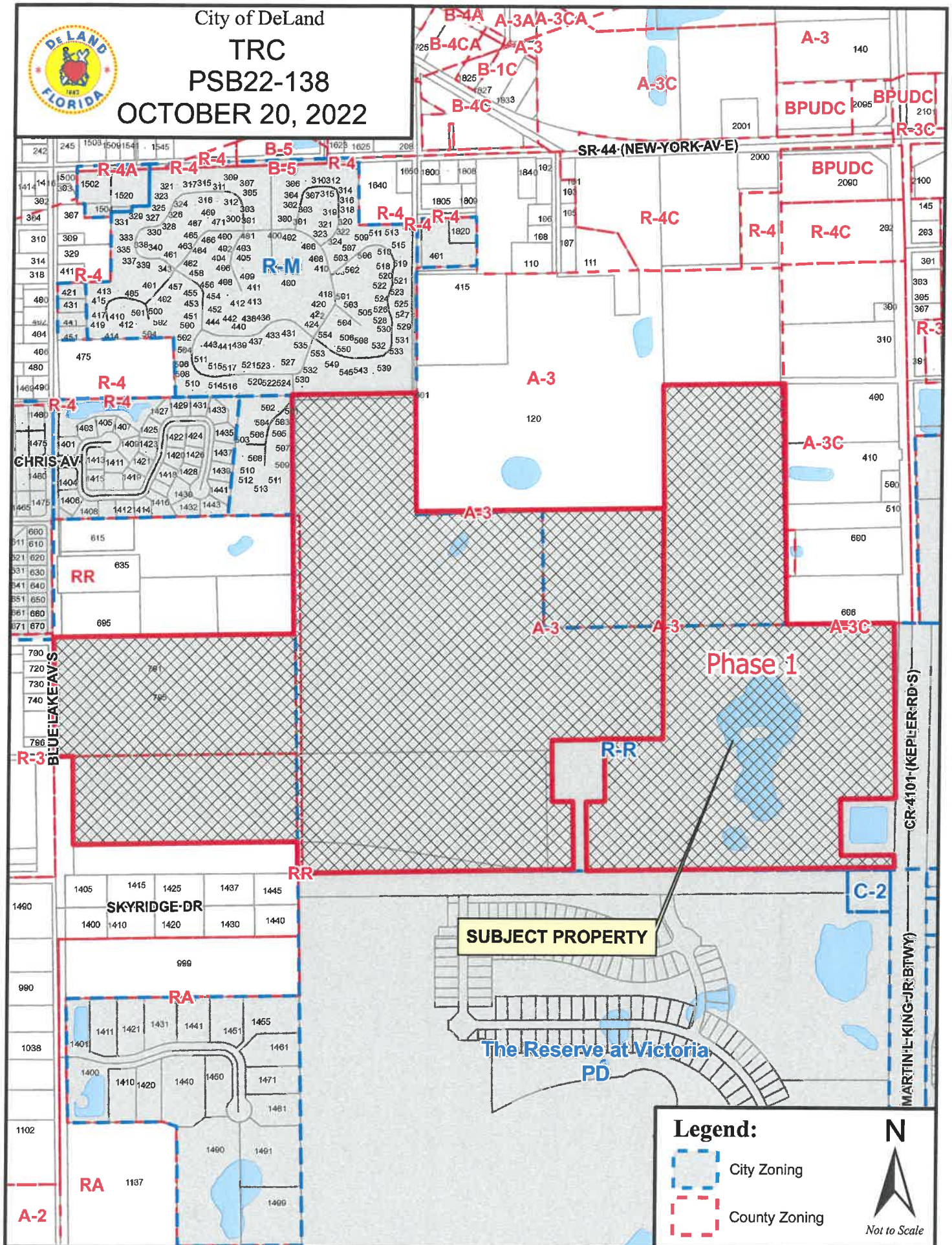
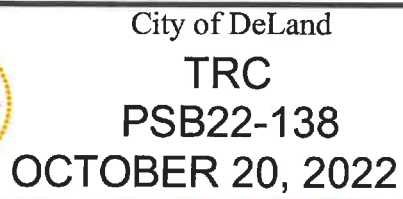
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Protection Area						
Forestry	Not Accepted	Please show the location of your 15% Tree Protection Area. It appears that you would have sufficient area if you label the buffer area shown as Tree Protection Area. Please add Tree Protection Area to your legend and show the area as a hatched or other clearly identifiable area on your plan. Last comment from reviewer: Landscape islands with one or two trees should not be included as TPA. Areas with utility crossings should be removed from TPA. Last response: Please see the revised LA Plans by A&K Land Planning.	TR-1	Mariellen Calabro	Mariellen Calabro	Yes
51" DBH Live Oak						
Forestry	Not Accepted	Your project area contains a very large and very visible historic tree. Please take measures to protect the tree and it's critical root zone. We recommend that an arborist be involved with your project to ensure that the tree is not damaged during construction. Last response: We have made provisions to have an arborist present during construction to ensure the critical root zone is protected to the best extent possible.	L-1	Mariellen Calabro	Mariellen Calabro	Yes

OLD BUSINESS 3



City of DeLand
TRC
PSB22-138
OCTOBER 20, 2022





Issues for record PSB22-138

Job Address: 0 S Kepler RD, Deland FL 32724

Job Description: Trinity Gardens will be an approximately 543-lot single family subdivision on 183.93 acres. The project includes the construction of a surface water management system, utility infrastructure, and roadway improvements.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Replacement Table						
Forestry	Not Accepted	Additional comments will be provided when required data is presented. Are site trees and buffer trees included in the Code Plant Schedule? Last response: Yes.	L430	Mariellen Calabro	Mariellen Calabro	Yes
Code Plant Schedule						
Three inch caliper is the minimum size for replacement species. Please make the following changes to meet this and other Florida Grades and Standards Requirements: AR, PO & QV: 3" cal., 8' ht, 54" sp, and 45 gallon container (provides 54" DBH AR, 6" DBH PO, and 34" DBH QV) IC: 3" cal., 8' ht, 28" sp, and 45 gallon container (provides 352" DBH) LIN: 3" cal., 8' ht, 42" sp, and 45 gallon container (provides 180" DBH) MGB: 3" cal, 8' ht, 54" sp, and 45 gallon (provides 694" DBH) QVB: 3.5" cal, 9' ht, 5' sp, and 65 gallon container (provides 610" DBH)						
Forestry	Not Accepted		L430	Mariellen Calabro	Mariellen Calabro	Yes
Last comment from reviewer: Please add container size.						
Last response: Please see updated plant list.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Palms						
Forestry	Not Accepted	28. Section 33-57.15 (a) of the City's Land development regulation states that palms may be used as replacement stock for other palms up to the full DBH replacement requirement for the palms being removed from the site. Palms may be substituted as replacements for other species under the following conditions: a. If the DBH of palms being removed from the site is less than 25 percent of the total DBH of trees being removed, palms may be substituted for replacement of non-palm species up to a maximum of 25 percent of the total DBH replacement required. b. Because palms are generally moved as mature trees...For the purpose of substitution of palms for non-palm species, each three-inch DBH of palm equates to one-inch DBH non-palm species.	L430	Mariellen Calabro	Mariellen Calabro	Yes
	Last comment from reviewer: I'm keeping this open for now. Once I know total impacts, I can determine how many inches you can use of palm replacement. Until then, I can't.					
Last response: Acknowledged.						
Fertilizer at Planting						
Forestry	Not Accepted	Fertilizer should only be used if soil testing indicates that it is needed. Adding slow release fertilizer of any type at planting has not been associated with improved or reduced survival. While application of slow release fertilizer is not likely to hurt the plant provided it is applied according to the directions on the product, adding soluble fertilizer to a newly installed plant could burn roots if too much is applied. Since survival will not be improved, growth increases are unlikely (except in very poor soils), and the potential for fertilizer burn is real, it might be best to make the first fertilizer application at least a few months to a year after planting. When fertilizer is applied, it should be spread on top of the root ball and backfill soil or on top of the mulch. There is no need to mix it with the backfill soil or place it at the bottom of the planting hole since most roots end up close to the soil surface in urban and suburban landscapes.	L431	Mariellen Calabro	Mariellen Calabro	Yes
	Last response: Noted. See Planting Specifications.					
Insufficient tree data						
Forestry	Not Accepted	Insufficient tree data has been provided. I have reviewed what has been presented; however, there will be many additional comments when sufficient tree data is provided. No data on trees removed or remaining has been included, so I cannot comment on tree replacement at this time.		Mariellen Calabro	Mariellen Calabro	Yes
	Last comment from reviewer: We still need date regarding tree impacts.					
Last response: Please see additional sheet data regarding tree mitigation. L100-L103.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Historic Tree - 3						
Forestry	Not Accepted	Historic Trees: There are several historic trees in the project area. Each historic tree and the limits of its dripline need to be clearly identified on the site plans. Historic Trees: Any historic tree that is proposed for removal will require a review by this office, the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. Historic Trees: There are several historic trees in the project area. Each historic tree and the limits of its dripline need to be clearly identified on the site plans. Last response: Acknowledged.		Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree - 4						
Forestry	Not Accepted	Historic Trees: Any historic tree that is proposed for removal will require a review by this office, the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. Last comment from reviewer: I'm keeping these open until historic tree impacts have been addressed. Last response: Acknowledged.		Mariellen Calabro	Mariellen Calabro	Yes
TBD						
Forestry	Not Accepted	Critical information needed for review is listed as TBD. Everything listed as TBD needs to be provided before I can determine whether minimum coverage or replacement requirements have been met. Last response: Acknowledged. L430	L430	Mariellen Calabro	Mariellen Calabro	Yes
DBH Provided						
Forestry	Not Accepted	I'm not sure where the 6,147" provided comes from. Based on your landscape plan, with revisions, I only counted about 1,930" DBH in trees and 423" DBH in palm replacement. Last comment from reviewer: Lot tree numbers will change and this will change this number. Also, it looks like you may have calculated caliper as if it were the same as DBH. A 3" caliper tree will only receive 2" DBH credit. Without counting palms, it looks like 1,770" DBH has been provided with this plan. Last response: Recalculated.	L430	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Spreadsheet of Trees Removed and Remaining Provide a spreadsheet of trees removed and remaining.	TR-1.0	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sections 1 to 9 Please provide map of Sections 1 to 9.	Trinity Planned Development Statistical Survey Report.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Estimates of Removals Needed Based on your sample areas, please provide an estimate of inches DBH lost for this project area as a result of this proposed project. I cannot determine replacement required without this information.	Trinity Planned Development Statistical Survey Report.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend to this plan.	TR-1.2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Lot Tree Specifications Add table with Lot Tree Species and Specifications	L430	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Not Accepted	Tree Replacement Reserve Account Contribution TBD needs to be determined. Last comment from reviewer: You have not provided me enough data to determine this number yet, but I'm pretty sure \$0 isn't correct. Last response: Acknowledged. L430	L430	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Minimum Coverage						
Forestry	Not Accepted	If your project area is 183.93 acres, you will need to provide 19,229" DBH to meet minimum coverage requirements.				
		Last comment from reviewer: Insufficient DBH has been provided based on the information submitted.		Mariellen Calabro	Mariellen Calabro	Yes
		Last response: Please see plan sheet L501-L504.				
Tree Legend						
Forestry	Draft	Provide tree legend on this document and spreadsheet of trees preserved.	29282 Preserved Tree Survey.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Lot Trees Provided						
Forestry	Draft	Your table currently shows 843 trees provided. Assuming these trees are 4" DBH as shown on the plan, you will be providing 3,372" DBH of lot trees. This number will change based on revisions needed in the table.	L420	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Note 1						
Forestry	Draft	You have provided specifications in DBH, so this caliper reference is not appropriate. DBH is measured at 4.5' above soil level.	L420	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Note 15						
Forestry	Draft	Front yard trees should be no closer than 5' from the back of ROW. Any trees planted between the street and the sidewalk will be the responsibility of the HOA, and not the City. Any damage to infrastructure caused by these trees will also remain the responsibility of the HOA.	L420	Mariellen Calabro	Mariellen Calabro	Yes
Proposed Lot Trees						
Forestry	Draft	You appear to have insufficient trees per lot. For example, a 7,200 sf lot divided by 2,500 sf would require 2.88 trees, which would round to 3 trees per our code. Lots larger than 6,300 sf would require 3 trees under our Code. Please recalculate trees provided.	L420	Mariellen Calabro	Mariellen Calabro	Yes
Acer barbatum						
Forestry	Draft	Acer barbatum is no longer considered a separate species. It is a variety of Acer saccharum. It should be referenced as Acer saccharum var. floridum.	L420	Mariellen Calabro	Mariellen Calabro	Yes
Sod						
Forestry	Draft	Fix spelling of sod in legend.	L401	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Excellent and Moderate Spacing What is Excellent and Moderate Spacing. You probably need to re-label the heading. Minimum Tree Coverage Minimum Tree Coverage is determined with inches DBH not number of trees. Please provide spreadsheet showing trees remaining on site. For a 183.93 acre site, your minimum tree coverage requirement is 19,229" DBH. You have indicated that 6,147" DBH has been provided. This is not sufficient to meet this requirement. Your table indicates that trees are provided at 3" DBH, but the plant schedule shows only 2" DBH.	L430	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement You are clearing large portions of a forested site. Your tree replacement required is NOT 0" DBH. Based on your survey, you will need to provide an estimate of inches removed of protected trees and provide 1/3 diameter replacement for these trees. Your survey should include all specimen and historic trees. You will need to provide 1/2 diameter replacement of all specimen trees and 100% diameter replacement of any historic trees removed once their removal has been reviewed by the Tree Advisory Committee and approved by the City Commission. The minimum size for replacement of historic trees is 6" caliper. None of the trees provided meet this requirement.	L430	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Part 3 K, Line 2 Change "plans" to "plants".	L433	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L414	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Coverage Table Change Tree Preservation to Tree Protection Area to be consistent with Code Language. Your Tree Protection Area provided is sufficient. Please round up the number required to 1,201,799 sf. Your Minimum Tree Coverage provided is NOT sufficient.	L430	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Historic Tree Replacement						
Forestry	Draft	Your project will require the removal of several historic trees. The minimum size for replacement of historic trees is 6" caliper. None of the trees provided meet this requirement. These removals must also be reviewed by the Tree Advisory Committee and approved by the City Commission. Please contact Melissa Miller when you are ready to put these removal on the agenda for the Tree Advisory Committee. She can be reached at millerm@deland.org.	L430	Mariellen Calabro	Mariellen Calabro	Yes
3.09 Mulching A						
Forestry	Draft	Review and re-write the first line. I'm not sure what you are trying to say about saucers here. I think you have some words left over from a revision.	L433	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade						
Forestry	Draft	You will either need to place orange fencing around each tree proposed to be retained in the project area, or you can run tree barricade behind the silt fence to provide protection for all tree protection areas.	EC-1.0	Mariellen Calabro	Deborah Glick	Yes
Tree Legend						
Forestry	Draft	Provide legend for trees shown on this plan.	TR-1.0	Mariellen Calabro	Mariellen Calabro	Yes
Hatched Area						
Forestry	Draft	Label the hatched area on the plan.	TR-1.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Legend						
Forestry	Draft	Add tree legend for other trees shown on this plan.	TR-1.1	Mariellen Calabro	Mariellen Calabro	Yes
Hatched Area						
Forestry	Draft	Label hatched area on this plan.	TR-1.1	Mariellen Calabro	Mariellen Calabro	Yes
Sod						
Forestry	Draft	Fix spelling of sod in legend.	L411	Mariellen Calabro	Mariellen Calabro	Yes
Sod						
Forestry	Draft	Fix spelling of sod in legend.	L412	Mariellen Calabro	Mariellen Calabro	Yes
Sod						
Forestry	Draft	Fix spelling of sod in legend.	L413	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Sod Fix spelling of sod in legend.	L415	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L402	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L403	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L404	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L405	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L406	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L407	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L408	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L409	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sod Fix spelling of sod in legend.	L410	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Hatched area Label hatched area.	TR-1.2	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Legend Add tree legend.	TR-1.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Hatched Area Label hatched area.	TR-1.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree #G1500 Is this historic tree on homeowner property or HOA controlled area?	TR-1.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Removal Two historic tree removals are shown on this page. 100% DBH replacement will be required if these removals are approved by the City Commission.	TR-1.7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Missing Historic Trees Based on your landscape plan, you may be missing two historic trees on this page. what happened to the 29" DBH and 36" DBH Live Oaks shown on the landscape plan (Sheet L101)?	TR-1.8	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Removals Two additional historic tree removals are shown on this plan. You will need to provide 100% DBH replacement of historic trees removed if approved by City Commission.	TR-1.8	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.8	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend.	TR-1.9	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
VC Comment #5						
Page 26, 6.1 Pedestrian and Bicycle Facilities: a. The last statement is incorrect. Martin Luther King Jr was recently reconstructed by the adjacent development. These improvements included bicycle keyhole lanes within the turn lanes and sufficient paved shoulders. b. Please indicate what pedestrian facilities (sidewalks) will be included as part of the development. The study notes that sidewalk exists along Blue Lake Avenue, but this sidewalk is located on the west side of the Blue Lake R/W, opposite of the proposed development. How will pedestrians access this sidewalk from the proposed development? c. Per VCLDC section 72-620, sidewalks are required along new development adjacent to a county maintained thoroughfare (Blue Lake, MLK, Kepler). A multi-use path has been required along the Beresford Avenue Extension through the city of Deland. To stay consistent with nearby construction projects, refer to site engineer's discussion / coordination with our Construction Engineering Division Beresford project.						
Planning	Draft			Kendall Story	Kendall Story	Yes
VC Comment #2						
Planning	Draft	Page 21, 2nd paragraph: Evaluate the Beresford Ave. at Blue Lake Ave. as a future 1x1 roundabout.		Kendall Story	Kendall Story	Yes
VC Comment #3						
Planning	Draft	Page 23, Table 8 Roadway Proportionate Share Calculation: a. Does the "cost per lane mile" include 25% for design/permitting & 25% for CEI or just construction costs? b. PFS calculations should also include the noted turn lane extensions that are required due to project traffic.		Kendall Story	Kendall Story	Yes
VC Comment #4						
Planning	Draft	Page 24, a. 5.1 Turn Lane at West Access: The methodology references utilizing NCHRP 457 for turn lane requirements. Please use 72-619 of the Volusia County Land Development Code for driveway and turn lane requirements. b. Southbound Right Turn Lane on Kepler Road: Verify speed on S Blue Lake & Beresford Ext. Per VCLDC section 72-619, turn lane lengths are based on the posted speed limit, not the design speed.		Kendall Story	Kendall Story	Yes
VC Comment #1						
Planning	Draft	Page 9, 3.1 Planned and Programmed Improvements: The County is currently designing a 1x1 roundabout at the intersection of Beresford Avenue at Blue Lake Avenue. Please include this in the methodology and analysis.		Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	VC Comment #6 Page 27, Study Conclusions: Redo based upon previous comments.		Kendall Story	Kendall Story	Yes

Conditions and notes for record PSB22-138
Job Address: 0 S Kepler RD, Deland FL 32724
Job Description: Trinity Gardens will be an approximately 543-lot single family subdivision on 183.93 acres. The project includes the construction of a surface water management system, utility infrastructure, and roadway improvements.

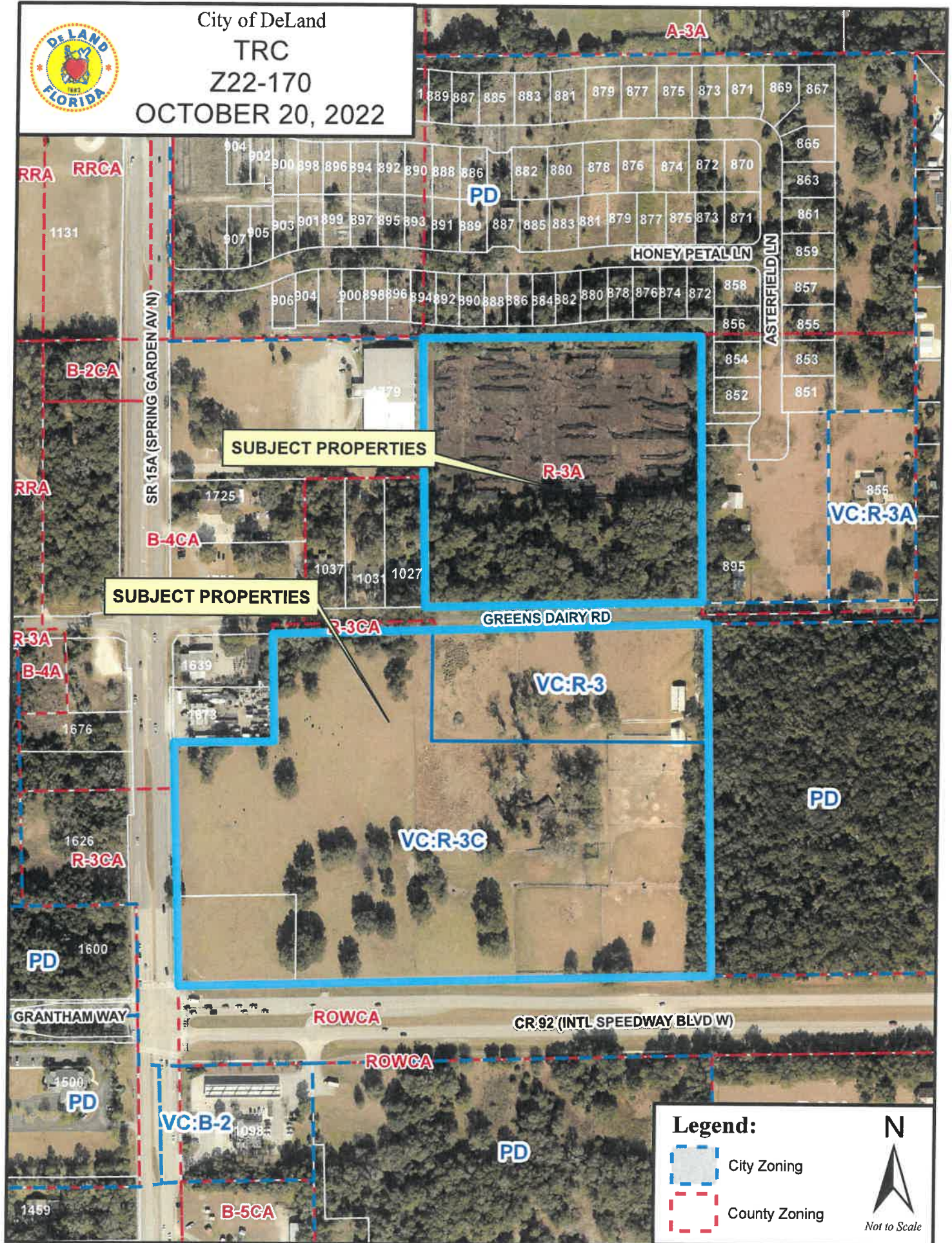
Discipline	Status	Type	Details	Attached To	Created By
Engineering	Draft	Condition	Driveway Culvert on MLK 1. Revised Plan show 18" RCP side-drain at MLK driveway entrance with 2.04% pipe slope on Sheet C-4.1. But pipe inverts on plan show 0% slope.		Tuan Huynh
Engineering	Draft	Condition	LID Swale Percolation 1. Please ensure Low Impact Design (LID) Swales with 0% slope will percolate within 72 hours so that standing water will not be an issue adjacent to the residential homes.		Tuan Huynh
Planning	Draft	Condition	TIA TIA must be approved by the County, prior to subdivision approval. Please provide approval letter from the County.		Kendall Story

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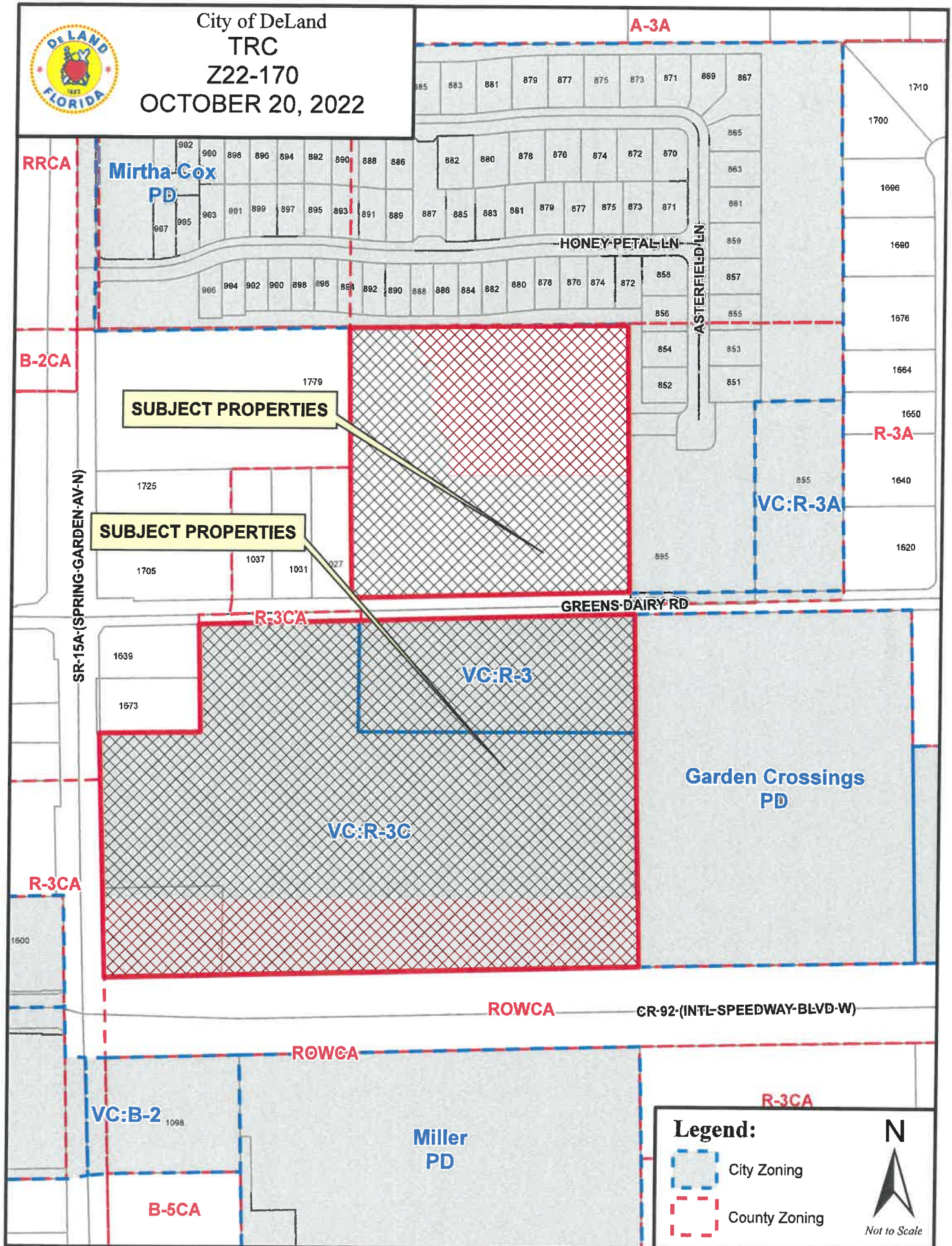


City of DeLand
TRC
Z22-170
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City of DeLand
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Z22-170
OCTOBER 20, 2022



Issues for record Z22-170
Job Address: 0 Greens Dairy RD, DeLand FL 32720
Job Description: To change the zoning to PUD for residential townhomes.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Soil Map 1. Soil Map – provide the Hydrological Soil Group (HSG) for each site soil type.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Clubhouse and Pool 1. Clubhouse and pool area are located on south side of Green's Dairy Road ROW. Will ADA accessible be an issue for townhome residents on north side of Green's Dairy Road for access?	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	One-foot Contours 1. Please show one-foot contours to see the general site slopes and topography. If surveys do not have one-foot contours then please use latest Volusia County GIS LiDAR information.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Concept Plan with Aerial Background 1. Can the concept plan be shown with aerial map in the background? This will help with showing the proposed improvements and driveway connections with the existing road networks and surrounding areas.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	General Comments 1. Development is adjacent to State Road 15A (Spring Garden Ave). FDOT permit is required. 2. Development is adjacent to County Road 92 (International Speedway Blvd). Volusia County Use Permit is required. Please note, ISB segment west of US Hwy 17 (Woodland Blvd) is maintained by the County.		Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Green's Dairy Road ROW 1. Please clearly show existing Green's Dairy Road right-of-way line and width fronting this development.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Off-site Runoff						
Engineering	Draft	1. Are there anticipated off-site discharge thru this property? If yes, the off-site flows must be attenuate in the retention ponds or by-pass drainage system must be constructed. This development must not impede existing drainage patterns.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Road Typical Section						
Engineering	Draft	1. Provide a road typical section.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Dumpster Location						
Engineering	Draft	1. Development has one dumpster location at SW corner and is located over 1,000 feet from the farthest townhouse units. Will this be an issue for residents and trash disposal?	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Parking Dimensions						
Engineering	Draft	1. Show proposed parking dimensions.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Retention Pond						
Engineering	Draft	1. Please show proposed Retention Pond top of berm area in acres with side slope. Note max. pond slope is 1:4 (V:H). 2. Will the two retention ponds be designed with positive discharge off-site? If yes, please show the anticipated off-site discharge locations.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Closed Drainage System						
Engineering	Draft	1. Please note internal roadway drainage must be collected via closed storm sewer with curb & gutter for discharge to the retention ponds. Open swale conveyance is not allowed for the street drainage.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Commercial Tract Stormwater						
Engineering	Draft	1. Will the future commercial tracts have its own stormwater management system or be shared with the two retention ponds shown? Please note clearly on the plan.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Private or Public Streets						
Engineering	Draft	1. Please note if the internal streets are private or public streets. Private streets (gated community) are maintained by the HOA.	Master Plan.pdf	Tuan Huynh	Tuan Huynh	Yes
Amendments						
Fire	Draft	Any amendments will need approval of the fire department to ensure that proper fire codes are met.	PD Agreement with exhibits.pdf	Jamie Lunsford	Jamie Lunsford	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	Construction Vertical construction should not start until all in infrastructure is approved, in place and inspected including roads, water and fire protection.	PD Agreement with exhibits.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Survey If this survey is correct, you may have several historic trees in your project area. Any impacts to historic trees will need to be reviewed by the Tree Advisory Committee and approved by the City Commission.	SURVEY 9-930-03 940 Greens Dairy Rd (7005-00-00-0160).pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Page 12, Line 2 Add comma after "as amended."	PD Agreement with exhibits.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Natural Preservation Change "Natural Preservation" areas to Tree Protection Areas or Natural Vegetation Retention Areas to remain consistent with Code language.	Master Plan.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Survey Due to the resolution of the tree information provided, I cannot determine whether your project will impact specimen or historic trees.	PD Agreement with exhibits.pdf	Mariellen Calabro	Mariellen Calabro	No
Forestry	Draft	Natural Areas Change Natural Areas to Tree Protection Areas or Natural Vegetation Retention Areas to be consistent with Code language.	Master Plan.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Rear to rear setbacks Per PD, rear to rear setback is 40' minimum.	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	dumpster in buffer No structures are permitted in a landscape buffer. Is 1 dumpster sufficient? Also, be sure to consider the smell, noise and front yard view for the townhomes across the street from the dumpster.	Master Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Streetside setbacks Add building setbacks from the roadway for end units that abut the street.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Emerging Gateway Spring Garden & ISB are in the Emerging Gateway corridor. A 40' wide LS buffer (Type D) is required. Residential uses shall utilize a six-foot decorative wall as part of the landscape buffer requirements. This wall shall be no closer than 20 feet to the right-of-way and shall include landscape material in between the wall and right-of-way. 33-36.05(c)	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Parking per unit Parking Per Unit: Please describe the covered parking versus surface parking. Will each unit have a garage/carport/driveway, or will this parking be provided elsewhere?	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Lot lines are not clear The individual lot lines for each TH unit are not clear. Does the owner of the TH also own the land/yard? Driveways?	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Area between buildings What is the white area between these buildings.	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Backyards What is the backyard design for the individual townhomes? Will the residents have their own private courtyard or patio?	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	TPA pg. 12, line 4 TPA is to be calculated based on gross square footage of the entire site.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	LID Standards Incorporate low impact development standards into the PD.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Perimeter setbacks Add setback standards for perimeter buildings.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Emerging Gateway Min. 40' LS buffer required on ISB & Spring Garden per 33-36.05(c) Emerging Gateway	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	What are these lines? What are these lines?	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	future tract buffers where future development tracts about ISB and Spring Garden, Emerging Gateway standards apply 40' wide Type D	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	annexation/future land use amendment 1. Annexation of northern parcel is required. 2. FLU amendment to LDR is recommended for the property north of Greens Dairy. 2. FLU amendment to MC recommended for the property south of Greens Dairy		Kendall Story	Kendall Story	Yes
Planning	Draft	Greens Dairy improvements Greens Dairy Rd. is a county road. I strongly encourage you, if you haven't already, to speak with the county regarding what improvements they are going to require for Greens Dairy Rd.		Kendall Story	Kendall Story	Yes
Planning	Draft	pedestrian walking trail Show the pedestrian walking trail that is described in the PD.	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	retention ponds create tracts for retention ponds	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	townhomes Are these going to be fee simple townhomes on individual lots? If yes, the townhomes will require their own property boundaries/parcel.	Master Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Alleyways?						
Planning	Draft	Do these units about alleyways? It is difficult to determine which is the front of the unit and which is the back.	Master Plan.pdf	Kendall Story	Kendall Story	Yes
private patios						
Planning	Draft	Will the individual townhome units have any private outdoor area such as a courtyard or patio area?	Master Plan.pdf	Kendall Story	Kendall Story	Yes
2nd driveway on ISB						
Planning	Draft	The plan shows a second access point on ISB (western-most driveway). What will this be used for?	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Emerging Gateway						
Planning	Draft	Both ISB and N Spring Garden are in the Emerging Gateway corridor and require a 40' wide buffer along frontage. 33-36(c)	Master Plan.pdf	Kendall Story	Kendall Story	Yes
density						
Planning	Draft	add the max. density & intensity for residential and commercial	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
LID Standards						
Planning	Draft	Add LID Standards	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Add the following info:						
Planning	Draft	streetside setbacks for end units; perimeter building setbacks	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
ROW widths						
Planning	Draft	add the ROW and pavement widths.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
connect to Addison Landing						
Planning	Draft	connect to Addison Landing	Master Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	elevations Provide elevations.	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	stories Provide # of stores for residential	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Signage on ISB & Spring Garden Signage on ISB & Spring Garden per Emerging Gateway standards.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	describe trail A pedestrian walking trail is described in the PD. Also detail the width and type (mulch? Pavement?).	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	commercial lot size pg. 9, line 17: 4,000 sq. ft. is too small. Increase the min. size.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	building separation add building separation minimums	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Z22-170 Z22-170	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	redline versions Add document date Be sure to revise the date each time you submit a new version. Provide a redlined version in Word format when resubmitting;	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	future connection (commercial) A future connection from the commercial tract to the east parcel may be required.	Master Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Wrong Parcel ID Should be 700500000430	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Remove the label "25' landscape buffer" Remove the label "25' landscape buffer"	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Add sidewalks add sidewalks consistently throughout the development	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	Sheet Index Add sheet C4	Master Plan.pdf	Kendall Story	Kendall Story	Yes
Planning	Draft	FYI - if gated FYI if gated, the gate will need to be set far enough back to allow for adequate stacking.	PD Agreement with exhibits.pdf	Kendall Story	Kendall Story	Yes

Conditions and notes for record Z22-170
Job Address: 0 Greens Dairy RD, DeLand FL 32720
Job Description: To change the zoning to PUD for residential townhomes.

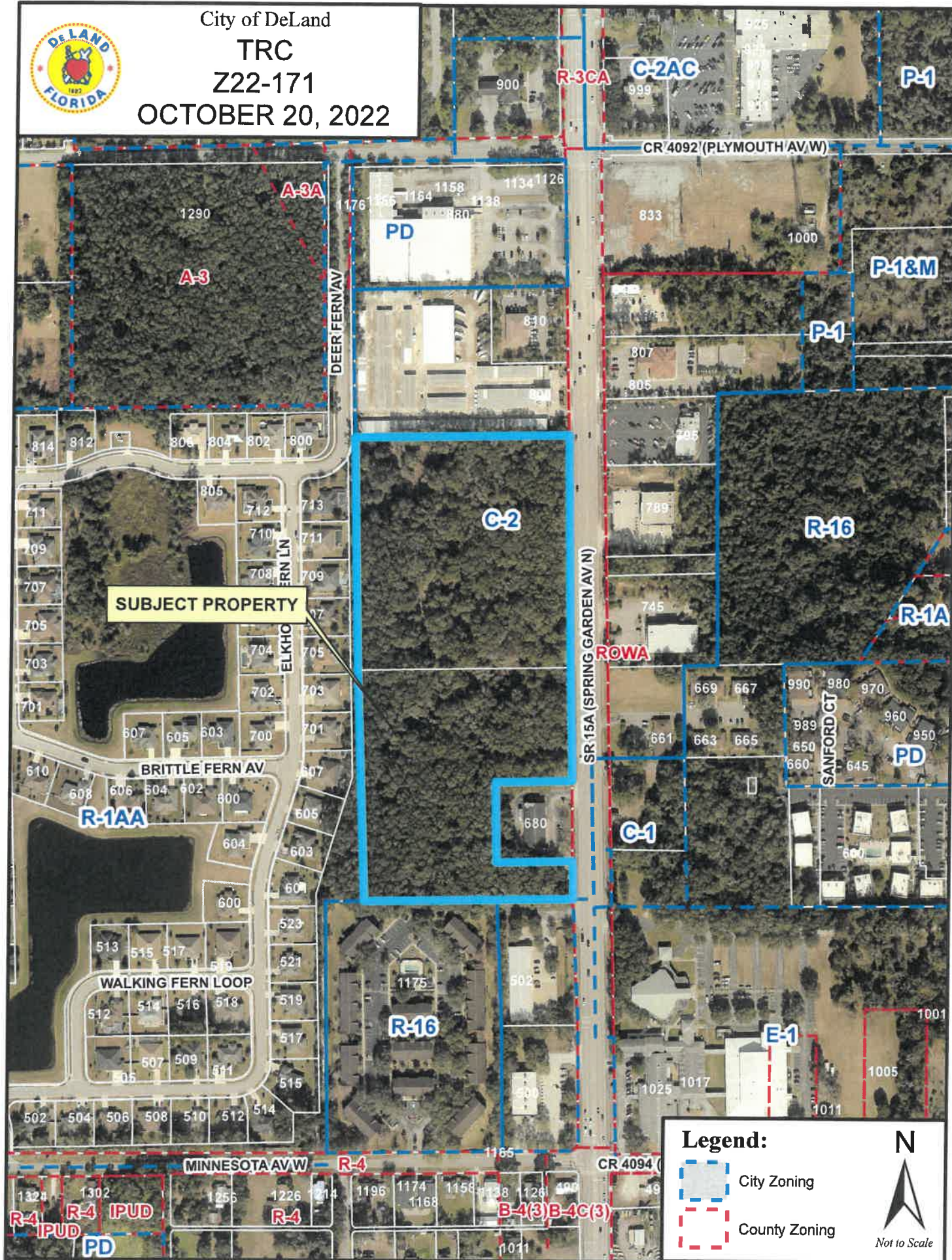
Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Agreements Project will require a Utility Service Agreement and Fair Share Agreement signed prior to precon.	Master Plan.pdf	Jim Ailes

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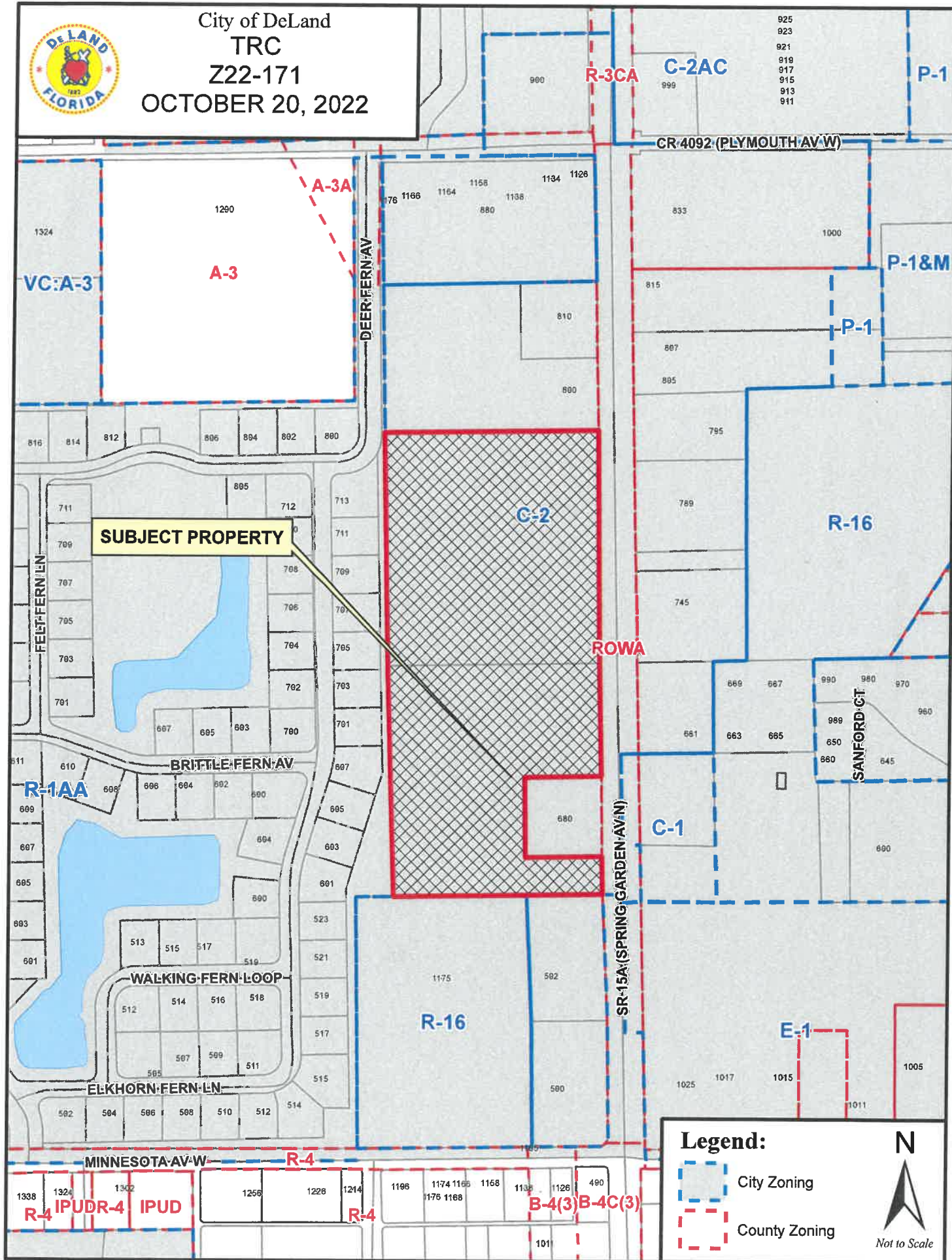


City of DeLand
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Z22-171
OCTOBER 20, 2022



Issues for record Z22-171
Job Address: 0 N Spring Garden AV, DeLand FL 32720
Job Description: To change the zoning from C-2 to PUD for residential and commercial.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Project Description 1. Provide a Project Description statement with proposed use.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Soil Map 1. Provide a NRSC Soil Map with on-site soil description and Hydrological Soil Group (HSG).	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	FEMA FIRM Map 1. Provide a FEMA Firm Map with the site flood zone and description.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Stormwater Management Pond 1. Please note max. pond slope is 1:4 (V:H). 2. Will the Stormwater Management Area be designed with positive discharge off-site? If yes, please show the off-site discharge location.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Internal Streets 1. Please note if the internal streets are private or public streets. Private streets (gated community) are maintained by the HOA.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Solid Waste Method 1. Please show or note the solid waste disposal methods for the townhouse development. Curb side pick-up or dumpster location.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Parking Dimensions 1. Show proposed parking dimensions	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Property Limits 1. Label the development property line.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
		Off-site Runoff 1. Are there anticipated off-site discharge thru this property? If yes, the off-site flows must be attenuate in the retention ponds or by-pass drainage system must be constructed. This development must not impede existing drainage patterns.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
		Roadway Drainage System 1. Please note internal roadway drainage must be collected via closed storm sewer with curb & gutter for discharge to the retention ponds. Open swale conveyance is not allowed for the street drainage.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	One-foot Contours 1. Please show one-foot contours to see the general site slopes and topography. If surveys do not have one-foot contours then please use latest Volusia County GIS LIDAR information.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
		Aerial Background 1. Can the concept plan be shown with aerial map in the background? This will help with showing the proposed improvements and driveway connections with the existing road networks and surrounding areas.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
		Commercial Tract Stormwater 1. Will the future commercial tract have its own stormwater management system or be shared with the retention pond shown? Please note clearly on the plan.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Tuan Huynh	Tuan Huynh	Yes
Fire	Draft	Construction Vertical construction should not start until all infrastructure is approved, in place and inspected including roads, water and fire protection	PD Agreement with exhibits (8.15.2022).pdf	Jamie Lunsford	Jamie Lunsford	Yes
		Amendments Any amendments will need approval of the fire department to ensure that proper fire codes are met.	PD Agreement with exhibits (8.15.2022).pdf	Jamie Lunsford	Jamie Lunsford	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Area Change "Tree Preservation Area" to "Tree Protection Area" to remain consistent with Code language.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Space between units There should be space provided between the units and side yards.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Property ownership Verify whether or not this will be a fee simple project with individual unit ownership or a multi-family development.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Site entry point An additional point of entrance is required for this site.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Open Space A portion of the site, (i.e. 10% of the usable land area) should be set aside for amenities such as a pool or play areas. The open space as designated is not the most feasible for use of residents of this development.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Cul-de-sac length The cul-de-sac as shown exceeds the maximum length allowed. It should be no longer than 1500 feet.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Unit parking Verify that 2 parking spaces are provided within the individual units.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Unit area Provide information about the total area of the individual units.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Combining parcels Parcel 1 and 2 to be combined accommodated by the property appraiser.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Community Design Standards The city architect will use the Community Design Standards to evaluate the buildings. Provide architectural elevations to demonstrate how the facades meet the standards.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	TIA A traffic impact analysis should be provided for projects generating in excess of 1000 additional trips per day.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Environmental impacts Impact to trees, shrubs and habitat on the property will require a site and near site proximity ecological/environmental survey for listed, threatened and/or endangered species including, but not limited to, impact to gopher tortoise and threatened, endangered and protected plant species on and in the vicinity of the site. As the site is wooded, numerous trees of potential historic significance and/or of specimen quality may be present. A tree survey will, and a tree removal permit may be required prior to initiating land clearing and/or construction. Removal of any historic tree requires the review of the City Forester and approval by City Commission. Preservation of historical and specimen trees is required.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Public benefit Identify the public benefit proposed for this PD (i.e., provision of affordable units, enhanced landscaping, upgraded architecture etc.)		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Sustainable development In order to implement a sustainable development using low impact development standards it is suggested to: - Assess the existing topography, hydrology, soils and vegetation for the benefit of the development and to minimize impacts to the existing environment. - Preserve valuable open space and vegetation to the benefit of the development. - Utilize the existing vegetation for the buffer. - Include GSI (green stormwater infrastructure) elements throughout the project in order to protect the environmental features. - Utilize clustering of buildings in order to maximize the space and preserve the existing natural features.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	Gateway requirements This site is located in the Redevelopment Gateway and the following standards apply: - Minimum 30-foot buffer along street frontage - Buffer standard D (for landscaping) - Canopy 6.8 trees /100 l.f. of frontage - Understory 4.5 trees /100 l.f. of frontage - Shrubs 33 shrubs /100 l.f. of frontage		Belinda Collins	Belinda Collins	Yes

Conditions and notes for record Z22-171
Job Address: 0 N Spring Garden AV, DeLand FL 32720
Job Description: To change the zoning from C-2 to PUD for residential and commercial.

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Tree Data No tree data has been provided at this time. Forestry will provide comments during future phases.	PD Agreement with exhibits (8.15.2022).pdf	Mariellen Calabro
Utilities	Draft	Condition	Agreements This project will require a Utility Service Agreement and Fair Share Agreement signed prior to construction.	PD Plan & Survey-DDCM Deland Townhomes (8.15.2022).pdf	Jim Alles

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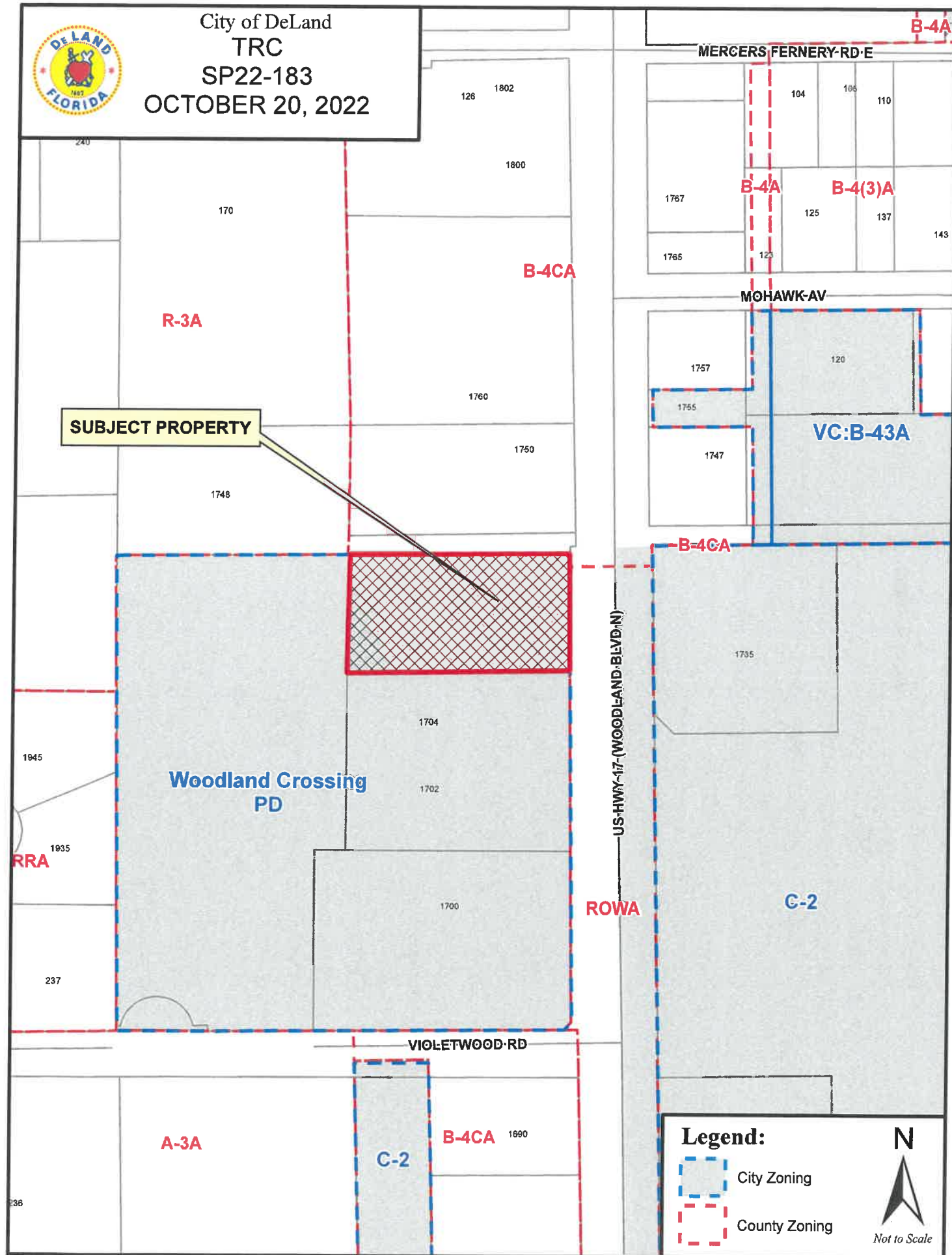


City of DeLand
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SP22-183
OCTOBER 20, 2022





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SP22-183
OCTOBER 20, 2022



Issues for record SP22-183**Job Address: 1702 N WOODLAND BLVD, DELAND FL 32720****Job Description: The proposed use is a drive-through car wash facility with self vacuum parking stations, car wash equipment, and associated utilities and stormwater structures.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Grade Tie-down Note						
Engineering	Draft	1. Provide following note on plan, "Proposed grade tie-down slopes cannot exceed 1:4 (V:H)".	C301	Tuan Huynh	Tuan Huynh	Yes
Sod Areas						
Engineering	Draft	1. Please label sod areas on plan or note that all open space areas to be sodded.	C301	Tuan Huynh	Tuan Huynh	Yes
FDOT Details						
Engineering	Draft	1. Please use FDOT Standard Plans Index 711-001 for the handicap space and crosswalk striping details on sheet.	C202	Tuan Huynh	Tuan Huynh	Yes
MUTCD Signs						
Engineering	Draft	1. Please callout R1-1 and R5-1 for stop sign and do not enter sign per MUTCD.	C202	Tuan Huynh	Tuan Huynh	Yes
FFE						
Engineering	Draft	1. Please callout FFE = 89.00 with decimals.	C301	Tuan Huynh	Tuan Huynh	Yes
Storm Inlets						
Engineering	Draft	1. Why is there a weir = 87.40 in Inlet A-4 at the most upstream inlet? Storm sewer discharges to an existing master retention pond.	C301	Tuan Huynh	Tuan Huynh	Yes
Handicap Space Length						
Engineering	Draft	1. Handicap space are 20' x 12' (L x W) per City LDC, Chapter 33-91.06(b). Plans show 19' length.	C201	Tuan Huynh	Tuan Huynh	Yes
Site Dimensions						
Engineering	Draft	1. Site dimensions should be measured to face of curb (FOC) as standard practices.	C201	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. This development is adjacent to Woodland Blvd.; therefore, FDOT Permit is required. 2. Please provide a copy of SJRWMD permit or letter modification upon approval. This is required prior to scheduling a pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Stop sign and stop bar location						
Engineering	Draft	1. Please move stop sign and stop bar to be inside the property limits at driveway entrance. Also align stop sign to be parallel with the stop bar and not at angle as shown.	C201	Tuan Huynh	Tuan Huynh	Yes
Flume Spot Grade						
Engineering	Draft	1. Provide spot grade at the flume near Inlet B-1. There is concern that runoff will be trapped in this area and cannot sheet flow to B-1 with grate elevation is 88.00.	C301	Tuan Huynh	Tuan Huynh	Yes
Stormwater Pipe Calculation						
Engineering	Draft	1. Please use min. Tc of 10 minutes, which is standard for this area. Revise calculations as needed.	C301	Tuan Huynh	Tuan Huynh	Yes
Sidewalk and ADA slopes						
Engineering	Draft	1. Please provide additional spot grades for the sidewalk adjacent to building to ensure that ADA cross-slope does not exceed 2% and longitudinal slope does not exceed 5% per ADA.	C301	Tuan Huynh	Tuan Huynh	Yes
Max. Impervious Per SJRWMD Permit						
Engineering	Draft	1. Under Site Data, please add note that the max. allowable impervious surface for this out-parcel is 70% per the SJRWMD ERP Permit # 107710-1.	C201	Tuan Huynh	Tuan Huynh	Yes
SJRWMD Master Permit						
Engineering	Draft	1. Add a box note on this sheet that this outparcel discharges to an existing Master Stormwater Pond permitted by SJRWMD under ERP Permit #107710-1.	C301	Tuan Huynh	Tuan Huynh	Yes
Drainage Calculations						
Engineering	Draft	1. Please include in Stormwater Management Calculations Report the Woodland Crossing Post-Development Basin Map as an Appendix. This is useful to show how this outparcel (Lot 2) discharges to the master retention pond at the rear of this development.		Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Stop Sign for cross-traffic						
Engineering	Draft	1. Provide 24" white stop bar and stop sign at exit lane of the 24' drive aisle vacuum area. This will provide safety for cross-traffic entering the car wash.	C201	Tuan Huynh	Tuan Huynh	Yes
FDOT Standard Plans Index						
Engineering	Draft	1. Please callout pavement markings and striping per FDOT Standard Plans Index 711-001.	C202	Tuan Huynh	Tuan Huynh	Yes
Fire Hydrants						
Fire	Draft	Verify locations of all fire hydrants within 500 feet of structure. Hydrant shown on prints is not accessible for use on the site due to curbing.	C401	Jamie Lunsford	Jamie Lunsford	Yes
Burning						
Fire	Draft	No burning on site of removed land debris and trees per City of Deland codes.	L201	Jamie Lunsford	Jamie Lunsford	Yes
Trees remaining						
Forestry	Draft	Add species and size to mystery trees to remain.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Approximate location of ex. tree to be preserve if possible						
Forestry	Draft	In addition to fixing the grammar, please provide species and actual location of trees to be removed.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	Show the limits of the Tree Protection Area on your plan.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Tree Survey						
Forestry	Draft	Provide tree survey of project area.	C001	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Provided						
Forestry	Draft	Your current plan provides 36" DBH of canopy tree replacement and 12" DBH of understory tree replacement for a total of 48" DBH. Depending on the size of existing trees, this may not meet minimum coverage requirements.	L201	Mariellen Calabro	Mariellen Calabro	No
Specifications						
Forestry	Draft	Add container size and specifications for trees provided.	L201	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	CMY Add DBH, container size, and other specifications.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Minimum Tree Coverage and Specimen Tree Preservation						
Forestry	Draft	None of your calculations can be verified without tree survey information. If your project area is 47,705, your minimum coverage requirement is 114" DBH. We require an actual survey, not assumed size and approximate location. If your trees are 8" diameter, they are protected trees, not specimen trees. They still require replacement, just not at specimen level.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Landscaping Notes 10, 27 & 30						
Forestry	Draft	Add reference to the latest edition of Florida Grades and Standards for Nursery Plants.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Landscaping Note 12						
Forestry	Draft	Plant substitutions must also be approved by the City Forester.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Landscaping Note 23						
Forestry	Draft	Insert the word BE between WILL and PROTECTED.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Landscaping Note 27						
Forestry	Draft	Change FORM to FROM in the second line.	L201	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	Change Tree Protection Easement to Tree Protection Area to remain consistent with Code language.	C201	Mariellen Calabro	Mariellen Calabro	Yes
		Add Tree Protection Area to the Site Data Table. If your project area is 1.10 acres, you will need to provide at least 7,187 sf of Tree Protection Area.				
Planning	Draft	label the irrigation control box label the irrigation control box; it's showing in the TPA.	L201	Kendall Story	Kendall Story	Yes
1 tree/2,500 sq. ft.						
Planning	Draft	Minimum tree coverage: ...each lot shall contain a minimum of one tree for every 2,500 square feet of lot area (rounded to the nearest whole number). Sec. 33-57.07	L201	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Max. foot candles The Max. foot candles at the property line must be .5 or less. 33-94.03(g)(2)	P101	Kendall Story	Kendall Story	Yes
Planning	Draft	FYI Revisions All revisions must be clouded and accompanied by a response to comments letter.		Kendall Story	Kendall Story	No
Planning	Draft	Design Standards & Elevation Shall follow the Community Design Standards 33-94 -- to be approved by city architect as part of the site plan approval. Provide elevations.		Kendall Story	Kendall Story	Yes
Planning	Draft	PD Amendment The proposed site plan is different than the one that was approved with the amended PD agreement (dated 5-31-22). This will require a second amendment to the PD.		Kendall Story	Kendall Story	Yes
Planning	Draft	Replat required The parking lot encroaches into the tree protection easement. This will require a replat to alter the location of the tree protection easement.		Kendall Story	Kendall Story	Yes
Planning	Draft	access easement Provide a copy of the easement agreement for the private roadway to the north.		Kendall Story	Kendall Story	Yes
Planning	Draft	Items required Traffic Study not provided. Irrigation plan not provided.		Kendall Story	Kendall Story	Yes
Planning	Draft	Screening of equipment All rooftop equipment must be screened		Kendall Story	Kendall Story	Yes
Planning	Draft	FYI Use Permit FYI: check with VC and/or FDOT if a Use Permit is needed for any roadway connections		Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Cover sheet						
Planning	Draft	Add: parcel ID statement of intended use metes and bounds legal description add an "s" at the end of Crossing.	C001	Kendall Story	Kendall Story	Yes
phases						
Planning	Draft	Will this be multi-phased? Statement on cover "Phase I disturbance = 0.11 acres"	C001	Kendall Story	Kendall Story	Yes
Signs						
Planning	Draft	Show location of all ground signs and setbacks from property lines; FYI: ground signage shall follow 33-36.04 Emerging Area standards	C201	Kendall Story	Kendall Story	Yes
landscape sq. footage in vehicle use area						
Planning	Draft	Required landscaping for vehicle use area: 5-50 parking spaces yields 7sq ft. per space. 28 spaces x 7 sq ft = 196 sq. ft. Please show how this is being met. 33-92.02 (a)7	L201	Kendall Story	Kendall Story	Yes
dimensions						
Planning	Draft	Provide dimensions of structure on site plan	C201	Kendall Story	Kendall Story	Yes
Site Data Table						
Planning	Draft	Add: FLU - BR (Business Retail) building height gross and net floor area calculations per 33-91.01(c)3	C201	Kendall Story	Kendall Story	Yes
Landscaping in vehicle use areas						
Planning	Draft	Each row of interior parking spaces shall be terminated at each end by a landscaped area. 33-92.02 (a)2 The landscaped areas required above shall have a minimum width of nine feet, and a minimum size of 72 square feet. 33-92.02 (a)3	L201	Kendall Story	Kendall Story	Yes
Irrigation Meter						
Utilities	Draft	The City of DeLand does not allow potable irrigation meters. Irrigation will need to be hooked up after Backflow devices.	C401	Scott Zender	Scott Zender	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Dual Meters Why do you need two meters instead of just one bigger one to serve the site. Both will have a sewer charge.	C401	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

4



City of DeLand
TRC
SP22-186
OCTOBER 20, 2022

C-1

SUBJECT PROPERTY

SR 44 (NEW YORK AVE)

C-2

ARLINGTON STS

Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
SP22-186
OCTOBER 20, 2022

C-1

C-2

R-2

349

431

SR 44 (NEW YORK AVE)

C-2

SUBJECT PROPERTY

436

430

C-2&H

ARLINGTON ST-S

123

C-1

344

346

348

350

352

Legend:

-  City Zoning
-  County Zoning

N



Not to Scale

Issues for record SP22-186
Job Address: 336 E NEW YORK AV, DELAND FL 32724
Job Description: Associated site work for the new construction of a multi-tenant building.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Signage						
Engineering	Draft	1. Provide combination stop sign R1-1 and do not enter signs R5-1 for both one-way drive aisles per MUTCD.	C2.01	Tuan Huynh	Tuan Huynh	Yes
Soil Map and FEMA Map						
Engineering	Draft	1. Please provide a Soil Map showing the project on-site soil type & description and its hydrological soil group (HSG). 2. Provide a FEMA FIRM Map for the site and surrounding area with the flood zone identify and panel number shown.	C0.00	Tuan Huynh	Tuan Huynh	Yes
Existing Drainage						
Engineering	Draft	1. Plans show an existing underground stormwater retention vault within the parking lot being removed for the future commercial building. Does the underground vault receive runoff from the existing shopping plaza outside the proposed improvement areas? Please ensure that the existing drainage in this development will not be impacted during construction, before the proposed exfiltration system is built.	C1.03	Tuan Huynh	Tuan Huynh	Yes
FDOT Standards						
Engineering	Draft	1. Please callout pavement markings and striping per FDOT Standard Plans Index 711-001.	C2.01	Tuan Huynh	Tuan Huynh	Yes
FFE						
Engineering	Draft	1. Show finished floor elevation (FFE) for the proposed building suites.	C2.02	Tuan Huynh	Tuan Huynh	Yes
Sidewalk ADA Slopes						
Engineering	Draft	1. Provide a note stating that all ADA accessible sidewalks and walkways must be constructed with max. 2% cross-slope and max. 5% longitudinal slope per ADA.	C2.02	Tuan Huynh	Tuan Huynh	Yes
Min. Slopes						
Engineering	Draft	1. Drive-thru lane has 0.10% gutter slope, which is too flat. Please provide min. 0.24% gutter slope grades to avoid pavement ponding.	C2.02	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. This development is adjacent to State Road 44 (New York Ave.); therefore, FDOT Permit is required. 2. Please provide a copy of SJRWMD permit or letter modification upon approval. This is required prior to scheduling a pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Drive-thru Lane Queue Length						
Engineering	Draft	1. It is recommended that a curb cut be provided to allow vehicles to exit the drive-thru lane if they chose to especially with 250 ft queue length from entering to pick-up window.	C2.01	Tuan Huynh	Tuan Huynh	Yes
Storm System Information						
Engineering	Draft	1. Provide proposed storm system information so that grading plan and drainage can be checked. Storm inlets elevation and pipes invert are shown on the Utility Plan but the proposed grades are shown on Grading Plan. This information needs to be on the same sheet for review. 2. For proposed storm system, please use FDOT Standard Plans Index callout. For example, Type "C" Inlet or Manhole Type P-7, for constructability.	C2.02	Tuan Huynh	Tuan Huynh	Yes
Exfiltration System						
Engineering	Draft	1. Provide exfiltration system cross-section using the proposed inverts shown on the plan. 2. Exfiltration trench top gravel envelop must be below the bottom of the pavement base course and min. one-foot above the seasonal high-water table (SHWT). This can be shown on the exfiltration trench cross-section.	C2.02	Tuan Huynh	Tuan Huynh	Yes
Drainage Calculations						
Engineering	Draft	1. Please provide recovery calculations using PONDS software or equivalent for the proposed exfiltration trench system with a safety factor of 2 and trench bottom set min. 1-foot above the SHWT. Show the treatment volume will recovery within 72 hours. Safety factor can be ½ the permeability rates or recovery within 36 hours instead of 72 hours. 2. Provide Pre and Post Development Drainage Basin Map showing the drainage basin limits with impervious & pervious areas breakdown and Curve Number calculations. 3. Stormwater Calculations, please use SCS Method per TR-55 Manual to analysis the Post Development runoff rates and volume. Please use the 25yr-24hr storm event rainfall amount (9 inches).		Tuan Huynh	Tuan Huynh	Yes
Oak Trees						
Forestry	Draft	Identify oak trees in the project area by species.	C1.02	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Project Area Limits						
Forestry	Draft	Please show the limits of the project area. If it includes the buffer along E New York Ave, you should have sufficient trees to meet minimum coverage requirements.	C1.03	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal						
Forestry	Draft	Your project will remove one 10" DBH Live Oak which will require 5" DBH replacement to be provided.	C1.03	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	Please show the limits of your Tree Protection Area. If your project area is 22,500 sf, you will need to provide 3,375 sf.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
Plant List						
Forestry	Draft	Please add specifications (height, spread, and 45 gallon container size) to trees proposed to be planted.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
Tree Replacement Provided						
Forestry	Draft	Your plan appears to add 14" DBH of canopy trees and 60" DBH of palm trees.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
Irrigation Plan						
Forestry	Draft	Please provide an irrigation plan for the project.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
lot combo						
Planning	Draft	would require a lot combination and then a replat of the property if the property is to be owned separately and not leased.	C2.01	Kendall Story	Kendall Story	Yes
parking calcs.						
Planning	Draft	Provide your parking calculations in the site data. Existing/Required/Proposed	C0.01	Kendall Story	Kendall Story	Yes
Safe access from rear						
Planning	Draft	How will someone that parks behind the building safely access the entrance in the front?	C2.01	Kendall Story	Kendall Story	Yes
Hatching around						
Planning	Draft	What is the reason for the hatching in this location?	C2.01	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Setbacks for dumpster						
Planning	Draft	Provide the setbacks for dumpster.	C2.01	Kendall Story	Kendall Story	Yes
		Provide solid waste (dumpster) disposal detail with appropriate landscaping, including enclosures and screening.				
Zoning Requirements						
		Gross Area of property shown in square feet & acres Proposed height of new buildings Add the FLU in site data (MC/Mixed Commercial) Add the overlay district: (Downtown Support & District/Core Area Gateway) Provide all Area Calculations: existing/ Proposed/ Total impervious calculations in square ft., acres, & percentages; to include: total site area, impervious area, building coverage, vehicle use area, pavement & sidewalks area, open space Also, add the FLU & overlay district: Mixed Commercial (MC) Core Area Gateway overlay district	C0.01	Kendall Story	Kendall Story	Yes
impervious						
		Approval Vote from TRC required The impervious area exceeds the maximum 60%. 1. Recalculate based on gross site area after parcels are combined. 2. Redevelopment projects that require a Class I, II or III site plan shall be required to meet the impervious surface requirements of section 33-87 to the fullest extent possible. Due to site limitations the technical review committee, planning board or city commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations. 33-87.01(c)(6)(d)	C0.01	Kendall Story	Kendall Story	Yes
lot lines						
Planning	Draft	Lot lines should be clear, providing dimensions	C2.01	Kendall Story	Kendall Story	Yes
setbacks/dimensions						
Planning	Draft	Show the setbacks and dimensions of all existing and proposed structures	C2.01	Kendall Story	Kendall Story	Yes
Rear parking						
Planning	Draft	How will patrons that park in the back of the building get to the front entrance safely?	C2.01	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
loading zone						
Planning	Draft	Loading zone needs to be moved as it conflicts with the driveway access directly to the north. Staff suggests moving the building further east and putting the loading zone on the west side of the building.	C2.01	Kendall Story	Kendall Story	Yes
LS buffers						
		Landscape buffers not shown. Delineate buffer locations, lengths and widths on landscape plan.				
		Provide a table of what is required vs. what is being provided for the buffer width and required plantings.				
Planning	Draft	For frontage on NY Ave., see Sec. 33-36.05 for buffer requirements for the Core Gateway Overlay District. Everything else shall follow the general landscape section in the code Sec. 33-92	L-101	Kendall Story	Kendall Story	Yes
		FYI: Sec. 33-92.01(c). All redevelopment projects that require a Class I, II or III site plan shall be required to meet the buffer requirements of section 33-92 to the fullest extent possible. Due to site limitations, the technical review committee, planning board or city commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations.				
TPA						
		15% TPA not provided. Recalculate based on gross site area after parcels have been combined.				
Planning	Draft	Sec. 33-57.07. All redevelopment projects that require a Class II, III, or IV site plan shall be required to meet the tree preservation area requirements of section 33-57 to the fullest extent possible. Due to site limitations technical review committee, planning board, or the city commission, depending on the type of site plan, may allow modifications, including modification of the size, number, species, and placement of trees in a manner which meets the intent of the regulations.	L-101	Kendall Story	Kendall Story	Yes
Vehicle Use Areas						
Planning	Draft	See Sec. 33-92.02(a) for interior land scaping requirements for vehicle use areas.	L-101	Kendall Story	Kendall Story	Yes
Community Design Standards						
Planning	Draft	Community Design Standards to be approved by City Architect before site plan approval.	C2.01	Kendall Story	Kendall Story	Yes
Easements?						
Planning	Draft	Are there any parking/stormwater/cross access easements?	C2.01	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Core Gateway buffer Roadway frontage buffer min. 15' along NY Ave. See sec.33-92.02(b)	C0.01	Kendall Story	Kendall Story	Yes
Planning	Draft	all revisions to be clouded all revisions to be clouded		Kendall Story	Kendall Story	Yes
Planning	Draft	FYI Use permit FYI: check with VC and/or FDOT if a Use Permit is needed for any roadway connections		Kendall Story	Kendall Story	Yes
Planning	Draft	traffic study In your traffic memo, "pass by" vehicles account for more than 80% of the trips, is that correct? Can you provide more detail with how you came to the calculated trips?		Kendall Story	Kendall Story	Yes
Planning	Draft	missing missing photometric plan and irrigation plan		Kendall Story	Kendall Story	Yes
Planning	Draft	Add the following on the cover sheet Add the following on the cover sheet: Add owner name, address and phone # Add design professionals' information. Provide all parcel IDs on cover sheet Add a statement of intended use Both location and vicinity maps must be to-scale Metes & bounds legal description	C0.00	Kendall Story	Kendall Story	Yes
Planning	Draft	Ground signs Provide location of all ground signs and setbacks from property lines. FYI Ground signage shall follow 33-36.04 Core Area standards.		Kendall Story	Kendall Story	Yes
Planning	Draft	Proposed walls? Show locations of any proposed walls. Provide a typical with height and length.	C2.01	Kendall Story	Kendall Story	Yes
Utilities	Draft	City Details There are no city utility details, please add details the are dated 11/5/21.		Scott Zender	Scott Zender	Yes

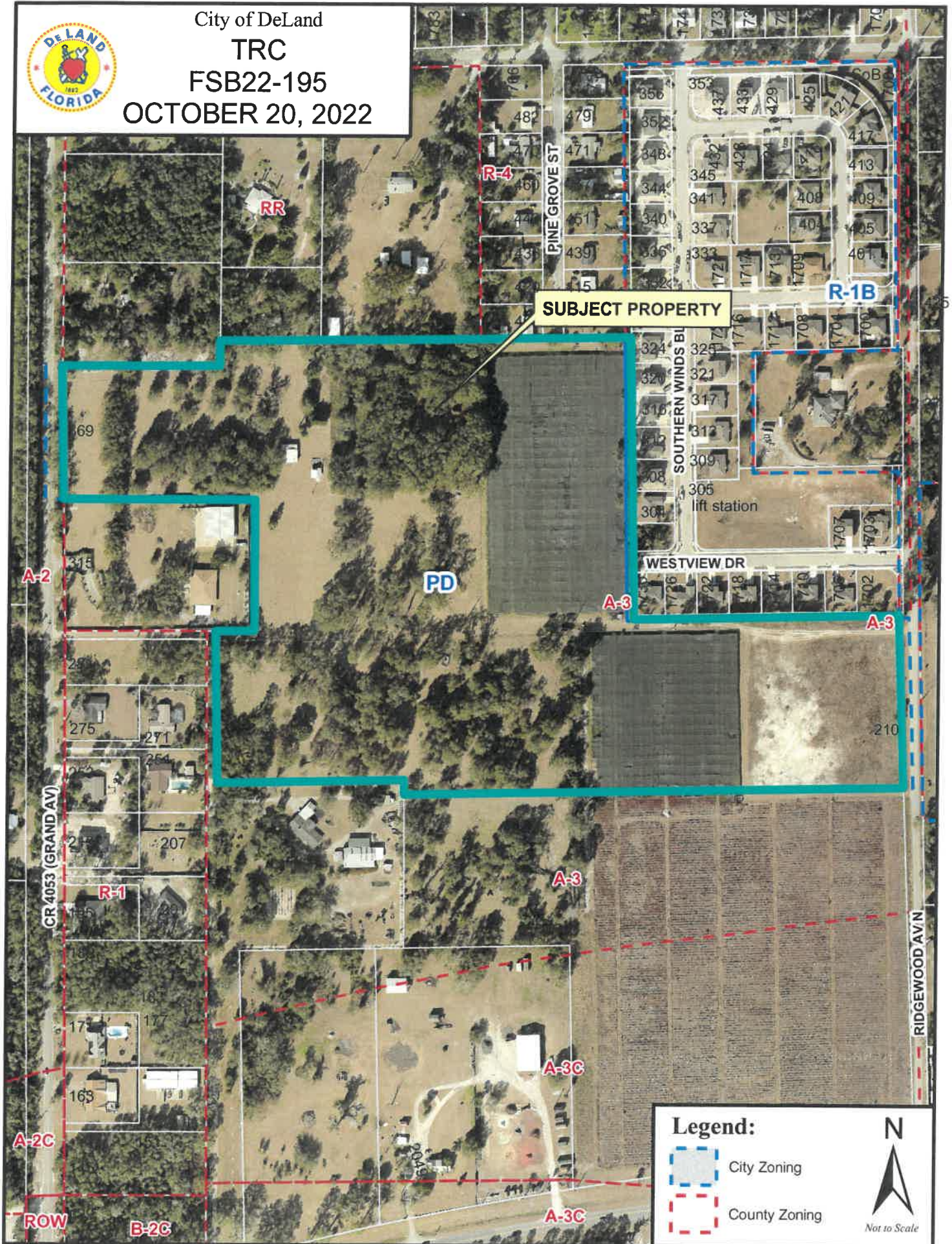
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Information Need to place contact list, developer, owner, and other information on cover sheet.	C0.00	Jim Alles	Jim Alles	Yes
Utilities	Draft	Agreement A Utility Service Agreement may be required for this project.	C0.00	Jim Alles	Jim Alles	Yes
Utilities	Draft	Water Line Water line needs to be properly capped off during the demo. Label how and what size of fittings will be used.	C1.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Potable Water How is the building getting water?	C2.03	Scott Zender	Scott Zender	Yes
Utilities	Draft	Lines sizes Call out all water and sewer line sizes	C2.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Hydrants Show nearest hydrant locations.	C2.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Agreement A Utility service Agreement may be required for this project and must be signed prior to start of construction.	C2.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Water Meter This meter is shown on the electric line. does it really exist?	C2.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Utility Details Detail sheets need to be added to plan set.	C2.03	Jim Alles	Jim Alles	Yes
Utilities	Draft	Irrigation Show how irrigation will be supplied. Irrigation only meter is not allowed and must be connected after the potable meter. Irrigation well is acceptable or reclaim can be extended from a couple of blocks to the east.	C2.03	Jim Alles	Jim Alles	Yes

NEW BUSINESS

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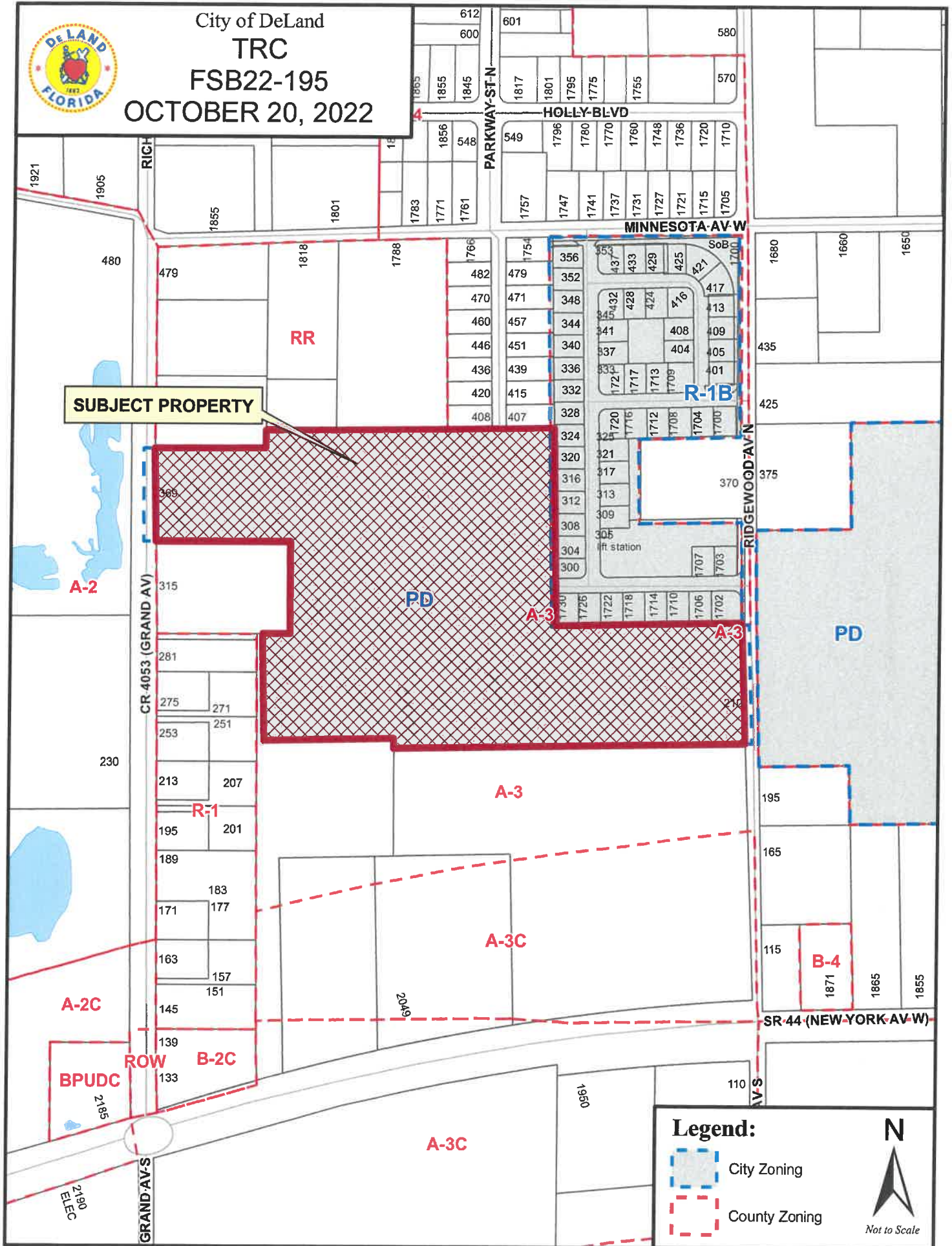


City of DeLand
TRC
FSB22-195
OCTOBER 20, 2022





City of DeLand
TRC
FSB22-195
OCTOBER 20, 2022



Issues for record FSB22-195**Job Address: 369 GRAND AV, DELAND FL 32720****Job Description: A PORTION OF GOVERNMENT LOT 3 AND LOT 4, LYING IN SECTION 12, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Landscape/Tree protection area clarification						
Planning	Draft	Sheet 2 of 6 incorrectly labels the landscape buffer as a tree protection area. Verify that all tracts are correctly labeled.	PLAT 2	Belinda Collins	Belinda Collins	Yes
Sidewalks						
Planning	Draft	Surveyor Notes, Item 11: The plat indicates that a 2-foot wide sidewalk easement dedicated to the city will be provided. Sidewalks should be a minimum of 5 feet wide. Indicate the location of sidewalks on the plat.	PLAT 1	Belinda Collins	Belinda Collins	Yes
Street names						
Planning	Draft	Verify that the street names have been approved by the County.	PLAT 1	Belinda Collins	Belinda Collins	Yes
DeLand not Debary						
Planning	Draft	Change references of Debary to DeLand throughout the document. (Certificate of approval by the City Commission)	PLAT 1	Belinda Collins	Belinda Collins	Yes
Certificate						
Planning	Draft	Include a certificate of approval of the Design and Installation of Streets, Utilities and Other Required Improvements.	PLAT 1	Belinda Collins	Belinda Collins	Yes
Deed restrictions						
Planning	Draft	Indicate if there are any deed restrictions or protective covenants for this subdivision.	PLAT 1	Belinda Collins	Belinda Collins	Yes
Landscape buffer/Tree protection						
Planning	Draft	(Sheet 2 of 6 incorrectly labels the landscape buffer as a tree protection area. Verify that all tracts are correctly labeled.)	PLAT 3	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Sidewalks, landscape buffers						
Planning	Draft	Verify who is responsible to maintain the landscape buffers and whether or not sidewalks will be included.	PLAT 4	Belinda Collins	Belinda Collins	Yes
Certificate - Land Development Manager						
Planning	Draft	Delete certificate of approval of the Land Development Manager	PLAT 1	Belinda Collins	Belinda Collins	Yes
Cross sections						
Planning	Draft	No cross sections and profiles are included in the submittal.	PLAT 1	Belinda Collins	Belinda Collins	Yes