

TRC AGENDA



CITY OF DELAND
THURSDAY NOVEMBER 17, 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:** 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

D. NEW BUSINESS

- 1. Applicant Name:** Corey Sitler – Kimley-Horn Melissa
Project Name: SP22-200 – Class II Site Plan for Coggins
Project Location: 7.15 acres located at 2080 S Woodland Blvd
Project Description: Vehicle Storage Area
- 2. Applicant Name:** Shaun MacKenzie – Mackenzie Engineering Inc Danevsky
Project Name: SP22-203 – Class II Site Plan for DeLand Memorial Gardens
Project Location: 20.5 acres located at 600 E Beresford Ave
Project Description: Addition to existing mausoleum
- 3. Applicant Name:** Michael Radcliffe – Radcliffe Engineering Belinda
Project Name: SP22-211 – Class IV Site Plan for Meadowlea Village
Project Location: 22.11 acres located at 1004 Overlook Dr
Project Description: 103 Mobile Home units

4. **Applicant Name:** Mike Woods – Cobb Cole Kendall
Project Name: Z22-212 – PD Rezoning for Dixie Lodge
Project Location: 1.99 acres located at 647 S Woodland Blvd
Project Description: Change of zoning from C-2 to PD
5. **Applicant Name:** Robert Blackberry – BC DeLand LLC Danevsky
Project Name: SP22-215 – Class II Site Plan for Tire Service Center
Project Location: 1.16 acres located at 144 Fenway Dr
Project Description: 6,765 square foot service center
6. **Applicant Name:** Chris Wrenn – Pulte Homes Belinda
Project Name: Z22-217 – PD Rezoning for West Beresford Subdivision
Project Location: 40.48 acres located at the NW corner of Park for home and Spring
Project Description: Change of zoning from VC RR to PD
7. **Applicant Name:** George Rendon – Civilogistix Kendall
Project Name: FSB22-218 – Final Plat for Woodland Crossing
Project Location: 1.10 acres located at 1702 N Woodland Blvd
Project Description: Replat of Lot 2

E. OTHER BUSINESS

1. **None**

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, OCTOBER 20, 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,

Jerry Hindman 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:

Eric Almond – Almond Engineering

Applicant will address all comments and resubmit by October 28th to be placed on the November 17, 2022 TRC agenda

*Mariellen Calabro moved to continue the application to the November 17, 2022 TRC meeting conditioned upon receiving revised plans by October 28, 2022,
Tuan Huynh seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **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
Brett LaRue – Bonnett Design Group
Tony Iario – Hanover Land Company

Applicant will address comments and resubmit by October 28th in order to be placed on the November 16, 2022 Planning Board agenda. The applicant was also notified that they must submit a historic tree removal request to the TAC.

*Jim Ailes moved to forward the application to the November 16, 2022 Planning Board meeting conditioned upon receiving the revised plans by October 28, 2022,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Mark Watts – Cobb Cole
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

Applicants Present:

Mark Watts – Cobb Cole
Nika Hosseini – Cobb Cole
Brent Basnight – Longbranch Development
Matthew West – LTG, Inc.

Applicant will address all comments and resubmit plans for review by October 28th in order to be placed on the November 16, 2022 Planning Board agenda.

Kendall Story moved to forward the application to the November 16, 2022 Planning Board meeting conditioned upon receiving the revised plans by October 28, 2022,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Mark Watts – Cobb Cole
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

Applicants Present:

Mark Watts – Cobb Cole
Nika Hosseini – Cobb Cole
Chad Clevenger – DDC Management
Chris Grammier – CESO, Inc

Applicant will address all comments and resubmit plans for review by October 28th in order to be placed on the November 16, 2022 Planning Board agenda.

Scott Zender moved to forward the application to the November 16, 2022 Planning Board meeting conditioned upon receiving the revised plans by October 28, 2022,

Jerry Hindman seconded the motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** George Rendon – Civilogistix
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

Applicants Present:

Jorge Rendon - Civilogistix

Applicant will address all comments and resubmit for the December TRC meeting.

Mariellen Calabro moved to continue the application to the December TRC meeting,

Tuan Huynh seconded the motion.

The TRC Committee voted unanimously in favor of motion.

4. **Applicant Name:** Kathy James – Larson Design Group
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

Applicants Present:

None present

Applicant will be notified that they must address all comments and resubmit by October 28th to be placed on the November 17, 2022 TRC agenda

Mariellen Calabro moved to continue the application to the November 17, 2022 TRC meeting conditioned upon receiving revised plans by October 28, 2022,

Jerry Hindman seconded the motion.

The TRC Committee voted unanimously in favor of motion.

5. **Applicant Name:** Tivia Bryan – Allen & Company
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

Applicants Present:

Dane Hamilton – Mattamy Homes

Dustin McGlinchey – Mattamy 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.

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS: None

ADJOURNMENT:

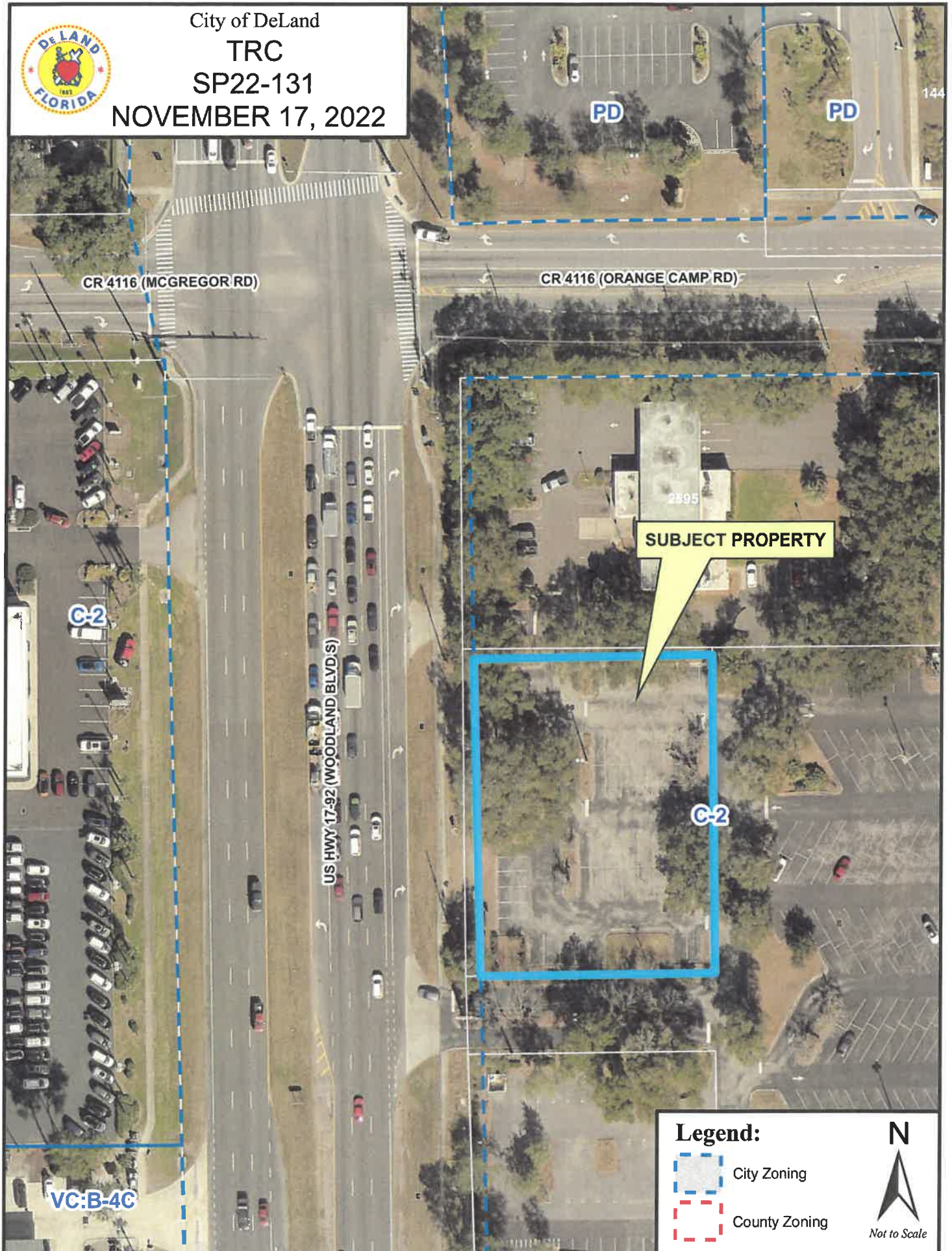
3:30 pm

OLD BUSINESS

2



City of DeLand
TRC
SP22-131
NOVEMBER 17, 2022



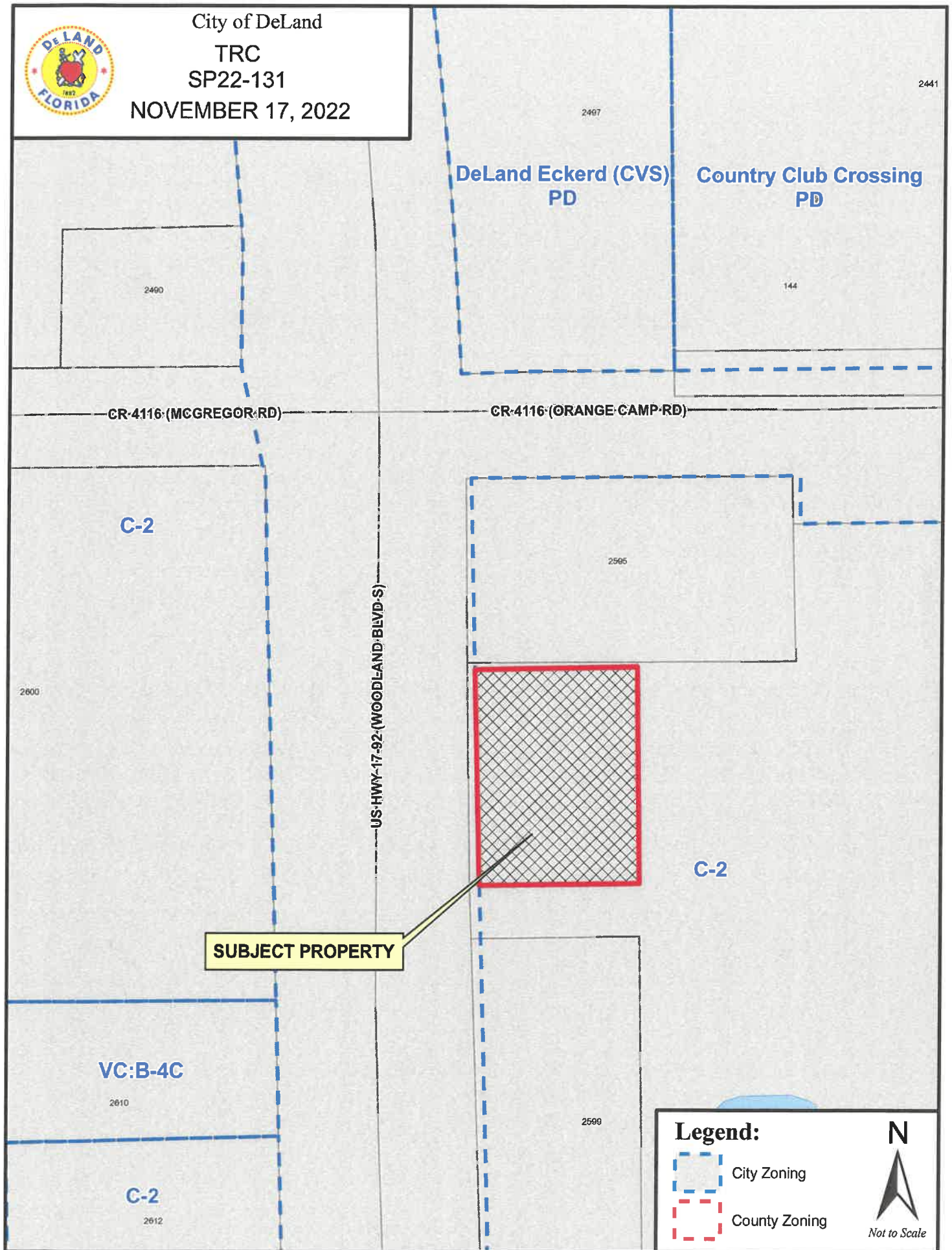
Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
SP22-131
NOVEMBER 17, 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
Forestry	Not Accepted	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. Last comment from reviewer: The note regarding removing 550 sf of asphalt is still on this sheet. Last response: Site has been redesigned to move the parking outside the dripline, and an arborist has been retained.	C-012	Mariellen Calabro	Mariellen Calabro	Yes

OLD BUSINESS

3



City of DeLand
TRC
SP22-186
NOVEMBER 17, 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
NOVEMBER 17, 2022

C-1

C-2

R-2

349

431

SR 44 (NEW YORK AVE)

C-2

SUBJECT PROPERTY

438

430

C-2&H

123

C-1

ARLINGTON ST-S

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
Oak Trees						
Forestry	Not Accepted	Identify oak trees in the project area by species. Last response: An updated landscaping plan will be provided with the next submission.	C1.02	Mariellen Calabro	Mariellen Calabro	Yes
Project Area Limits						
Forestry	Not Accepted	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. Last response: An updated landscaping plan will be provided with the next submission.	C1.03	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal						
Forestry	Not Accepted	Your project will remove one 10" DBH Live Oak which will require 5" DBH replacement to be provided. Last response: An updated landscaping plan will be provided with the next submission.	C1.03	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Not Accepted	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. Last response: An updated landscaping plan will be provided with the next submission.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
Plant List						
Forestry	Not Accepted	Please add specifications (height, spread, and 45 gallon container size) to trees proposed to be planted. Last response: An updated landscaping plan will be provided with the next submission.	L-101	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Replacement Provided						
Forestry	Not Accepted	Your plan appears to add 14" DBH of canopy trees and 60" DBH of palm trees.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Add height, spread, and 45-gallon container size to the plant list when you provide the updated landscaping plan.				
		Last response: An updated landscaping plan will be provided with the next submission.				
Irrigation Plan						
Forestry	Not Accepted	Please provide an irrigation plan for the project.	L-101	Mariellen Calabro	Mariellen Calabro	Yes
		Last response: An irrigation plan will be provided with the next submission.				
parking calcs.						
Planning	Not Accepted	Provide your parking calculations in the site data. Existing/Required/Proposed	C0.01	Kendall Story	Kendall Story	Yes
		Last comment from reviewer: the parking provided (441 spaces) differs from the provided parking in the parking tabulation (477). Please explain.				
		Last response: This information has been added to the plan. An in-depth analysis has also been uploaded.				
impervious						
Planning	Not Accepted	*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
		Last comment from reviewer: Pending TRC vote to increase impervious as part of "redevelopment" 33-87.01(c)(6)(d)				
		Last response: 1) The Owner will keep both properties and does not wish to combine at this time. 2) The existing site is a parking lot with no landscaping. The proposed development proposes a decrease in impervious by adding 2,500 square feet of landscaping.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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.				
		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				
Planning	Not Accepted	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.	L-101	Kendall Story	Kendall Story	Yes
Last comment from reviewer: pending resubmittal						
Last response: An updated landscaping plan will be provided with the next submission.						
TPA						
		15% TPA not provided. Recalculate based on gross site area after parcels have been combined.				
		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.				
Planning	Not Accepted		L-101	Kendall Story	Kendall Story	Yes
Last comment from reviewer: Pending resubmittal...						
Last response: An updated landscaping plan will be provided with the next submission.						
Vehicle Use Areas						
		See Sec. 33-92.02(a) for interior land scaping requirements for vehicle use areas.				
		Last comment from reviewer: Pending resubmittal...				
		Last response: An updated landscaping plan will be provided with the next submission.				
Planning	Not Accepted		L-101	Kendall Story	Kendall Story	Yes
Last response: An updated landscaping plan will be provided with the next submission.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
all revisions to be clouded						
Planning	Not Accepted	all revisions to be clouded		Kendall Story	Kendall Story	No
		Last comment from reviewer: Revisions are not clouded				
		Last response: All revisions have been clouded.				
	missing					
Planning	Not Accepted	missing photometric plan and irrigation plan		Kendall Story	Kendall Story	Yes
		Last comment from reviewer: pending resubmittal				
		Last response: A photometric plan and irrigation plan will be provided with the next submission.				
	Add the following on the cover sheet					
Planning	Not Accepted	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
		Last comment from reviewer: A 0 is missing in parcel ending in 0021 A 0 is also missing in parcel ending in 0022; however, 0022 should be replaced with 0020.				
		Last response: This information has been added to the cover sheet.				
	Manhole detail					
Utilities	Draft	Missing Manhole detail, please add all sewer details and potable details	C3.04	Scott Zender	Scott Zender	Yes
Potable Water						
Utilities	Not Accepted	How is the building getting water?				
		Last comment from reviewer: 2" WM dose not connect to anything.	C2.03	Scott Zender	Jim Ailes	Yes
		Last response: A connection point has been shown along the eastern property line. Please confirm that this is acceptable.				

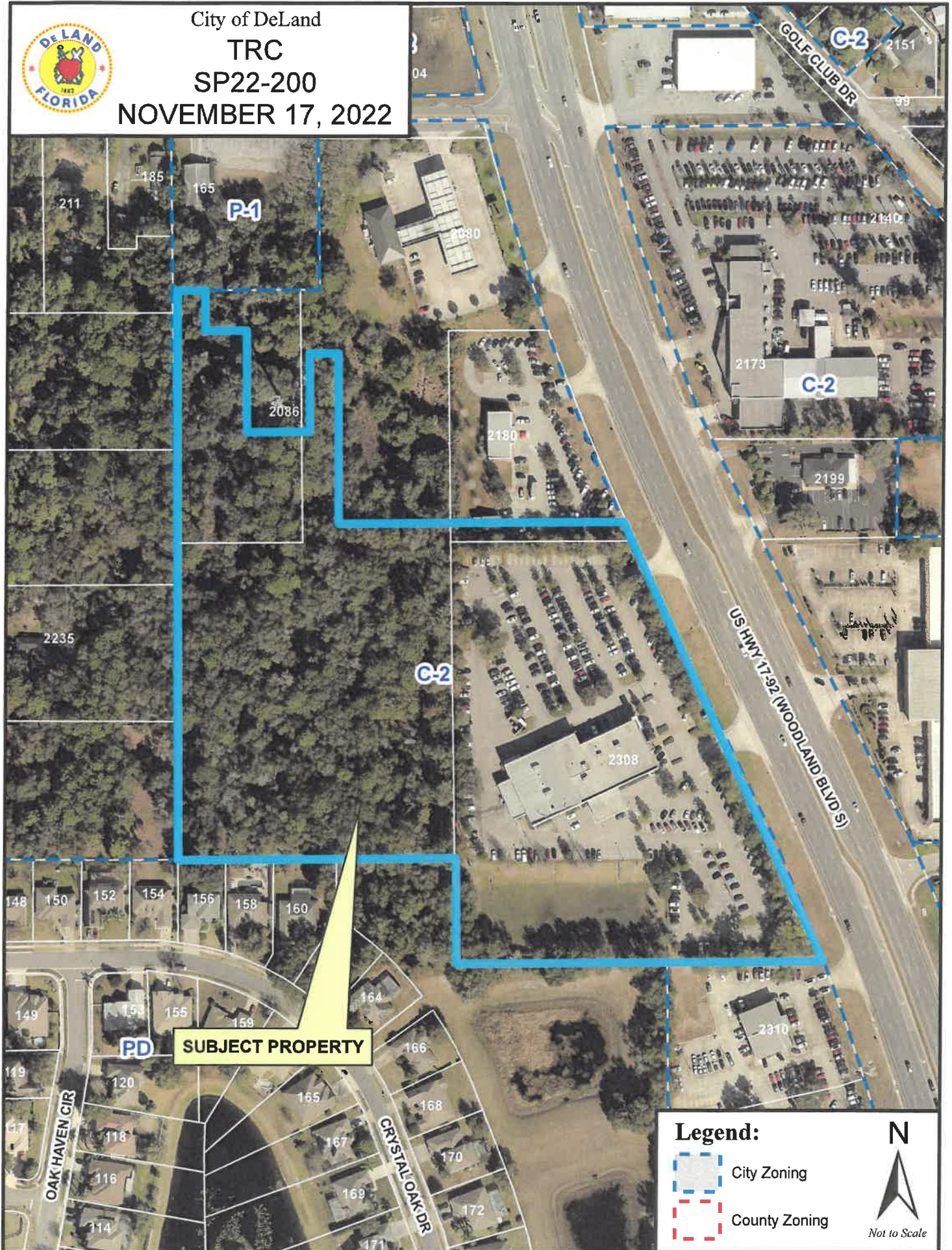
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Hydrants						
Show nearest hydrant locations.						
Utilities	Not Accepted	Last comment from reviewer: FH will need to be on south side of new York Ave. The Fire Department will require one closer.	C2.03	Jim Ailes	Jim Ailes	Yes
Last response: The nearest hydrant has been added to the plan. It is located northwest of the property along New York Avenue.						
Water Meter						
This meter is shown on the electric line. does it really exist?						
Utilities	Not Accepted	Last comment from reviewer: Why would you have a water meter on electric line?	C2.03	Jim Ailes	Jim Ailes	Yes
Last response: This is the information returned from the field survey.						
Utility Details						
Detail sheets need to be added to plan set.						
Utilities	Not Accepted	Last comment from reviewer: All details need to be shown except lift station and reclaim.	C2.03	Jim Ailes	Jim Ailes	Yes
Last response: A detail sheet for utilities has been added as C2.04.						
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.						
Utilities	Not Accepted	Last comment from reviewer: Still needs provided.	C2.03	Jim Ailes	Jim Ailes	Yes
Last response: An irrigation plan will be provided with the next submission.						

NEW BUSINESS

1

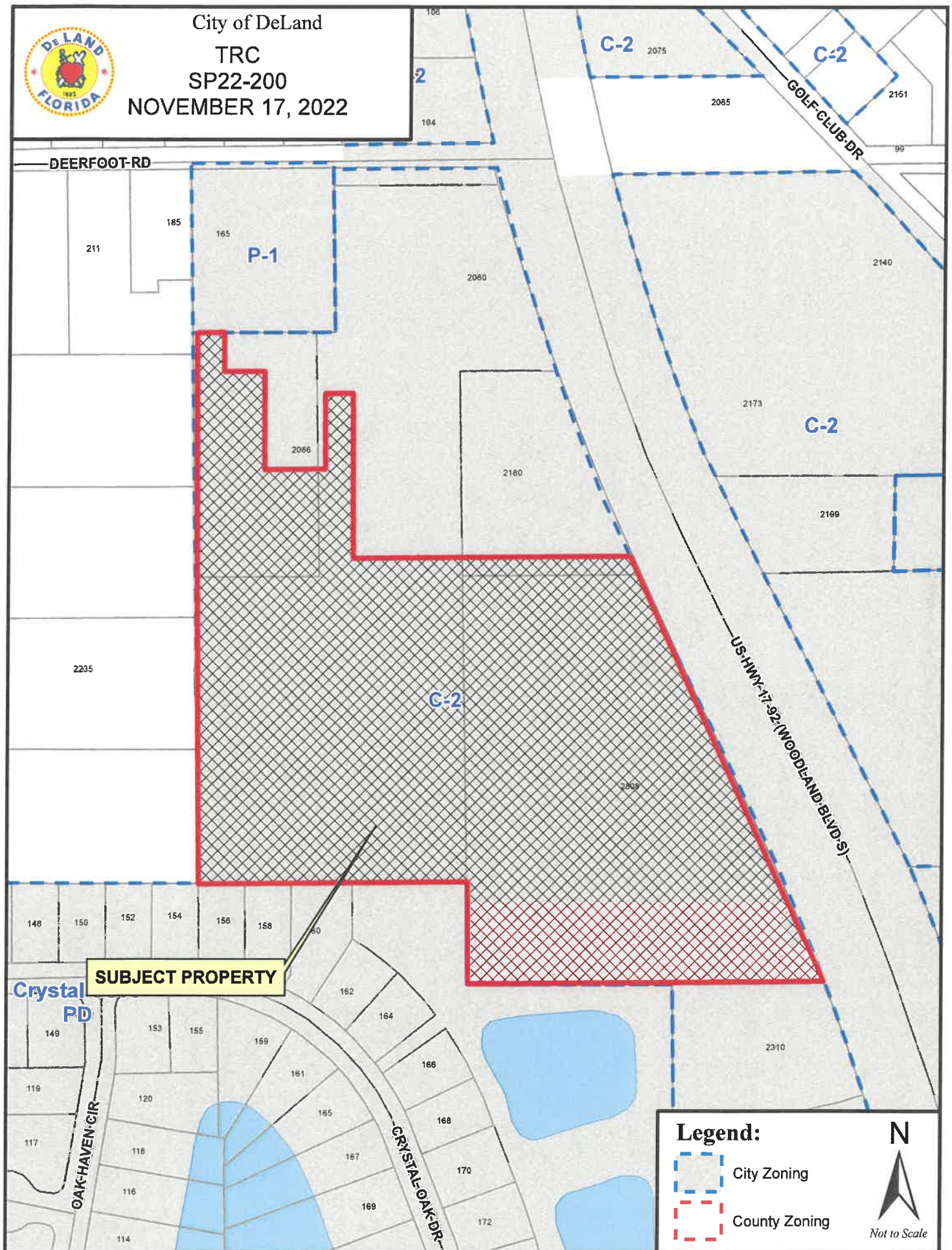


City of DeLand
TRC
SP22-200
NOVEMBER 17, 2022





City of DeLand
TRC
SP22-200
NOVEMBER 17, 2022



Issues for record SP22-200**Job Address: 2080 S WOODLAND BLVD, DELAND FL 32720****Job Description: The project proposes developing a parking lot on a vacant portion of land for the storage of vehicles for the adjacent dealership.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Legend Box						
Engineering	Draft	1. Legend box has FEMA Floodplain Boundary line. Are there 100-year flood impacts on this project? If none, please remove this from legend box on all sheets.	C3.0	Tuan Huynh	Tuan Huynh	Yes
Soil Types						
Engineering	Draft	1. Soil Types shown does not match drainage report soil map.	C2.0	Tuan Huynh	Tuan Huynh	Yes
Drainage Calculations						
Engineering	Draft	1. Narrative Table 1: Groundwater elevations, boring P-7 seasonal high groundwater table should be 11.7 feet and not 12.0 feet.				
		2. SCS Soil Map: please include soil description pages for Tavares Fine Sand and its hydrological soil group (Type 'A') along with the soil map ID.				
		3. Pre-development Curve Number Worksheet: Please change sheet heading, it shows Post-Development.				
		4. Pre-development Drainage Calculations: Please include stage/storage volume spreadsheet for the existing depressional area to support ICPR input.				
		5. Pre-development ICPR Volume Inflow: Boxed results do not match Table 8 Volume Analysis Summary.				
		6. Post-development Curve Number Worksheet: Basin Post-C1 assumes Woods coverage with curve number (CN = 25) for the proposed dry pond area. Should (CN = 39) for open space, grass coverage > 75% instead, since pond will be sodded and existing trees be removed within the pond limits? Please clarify or revise ICPR input.				
		7. Post ICPR Input: Node Pond input elevations do not increase incrementally similar to the depressional area input. Please revise for consistency.				
		8. Post ICPR Input: Node Pond area input at elevation 22.0 does not match Stage/Storage spreadsheet. Other area input differs slightly from the spreadsheet computed areas.				
		9. Post ICPR Input: Drop Structure (CS-1) link shows 18" outfall pipe upstream invert of 19.50, but Plans Sheet C7.0 detail shows invert 19.0. Also, pipe length is 86 LF in ICPR but is 39 LF on Plan Sheet C5.2.				
		10. Post ICPR Input: Drop Structure (CS-1) link show 1.5 feet wide rectangular weir slot at invert 22.10. But Plan Sheet C7.0 control structure details do not show the weir slot.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Gravity Wall						
Engineering	Draft	1. Provide linear-feet (LF) of each gravity wall for each wall segment and do likewise for sheet C4.2. 2. Can the gravity wall be constructed without encroaching on the proposed cell tower property line as shown on the plans?	C4.1	Tuan Huynh	Tuan Huynh	Yes
Grade Cross-Section Callout						
Engineering	Draft	1. Grade Sections callout sheet C5.10 for the detail location, but details are on sheet C8.0. Please revise.	C5.2	Tuan Huynh	Tuan Huynh	Yes
General Comments						
Engineering	Draft	1. This development is adjacent to Woodland Blvd.; therefore, FDOT Permit is required. 2. Please provide a copy of SJRWMD / FDEP permit or letter modification upon approval. This is required prior to scheduling a pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Retention Pond						
Engineering	Draft	1. Label Pond as "Dry Retention Pond". 2. Pond Bottom is 19.0 feet on sheets C5.2 and C7.0, but drainage report used pond bottom at 18.0 feet in report narrative, stage/storage spreadsheet, and ICPR Post input. Please revise plans or drainage report.	C5.2	Tuan Huynh	Tuan Huynh	Yes
Hydrants						
Fire	Draft	Additional Fire Hydrant needed. Travel distance between hydrants and furthest location of need cannot exceed 500 ft. Consider indicated areas for hydrants of something similar.	C6.0	Jamie Lunsford	Jamie Lunsford	Yes
ID Historic Trees						
Forestry	Draft	Label historic trees as historic and show 1.5 times the dripline on the plan.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Water Oaks						
Forestry	Draft	Fix spelling of water	L0.56	Mariellen Calabro	Mariellen Calabro	Yes
Water Tupelo						
Forestry	Draft	Are you sure about this species ID. This is an unusual location for this species.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Specimen and Historic Tree Impacts						
Forestry	Draft	This project will result in impacts to specimen and historic trees. Please provide excel spreadsheet showing trees to be removed and preserved. Historic, specimen, and protected trees need to be identified in the spreadsheet. Your worksheet indicates that 2,432" DBH of tree replacement will need to be provided on your landscape plan. I cannot verify this without more information.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Tree Calculations						
Forestry	Draft	Please provide excel spreadsheet showing trees to be removed and preserved. Historic, specimen, and protected trees need to be identified in the spreadsheet. Your worksheet indicates that 2,432" DBH of tree replacement will need to be provided on your landscape plan. I cannot verify this without more information. You are also missing several trees on the plan.	L0.57	Mariellen Calabro	Mariellen Calabro	Yes
Total Impacts to be Mitigated						
Forestry	Draft	Your landscape plan currently adds 211" DBH. This leaves a 2,221" DBH deficiency. At \$75 per inch not planted, this would require a contribution of \$166,575 into the Tree Replacement Reserve Account if additional trees are not added to your landscape plan.	L0.57	Mariellen Calabro	Mariellen Calabro	Yes
Note A. 5.						
Forestry	Draft	Existing tree locations and sizes are required to be based on an actual, current survey, not an estimate.	L0.58	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Replace with City standard tree barricade detail.	L0.58	Mariellen Calabro	Mariellen Calabro	Yes
Plant Schedule						
Forestry	Draft	Add minimum root ball and spread to specifications for trees.	L1.00	Mariellen Calabro	Mariellen Calabro	Yes
Notes A. 9. and 10.						
Forestry	Draft	Any construction within the dripline needs to be identified and approved prior to site plan approval. Tree well locations and design need to be reviewed and approved prior to construction. A general note is not sufficient.	L0.58	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
The second note E. 9.						
Forestry	Draft	We recommend removing this section as pruning for root loss is generally not needed. If you keep it, fix grammar errors in first line and remove notes a. and b.	L0.58	Mariellen Calabro	Mariellen Calabro	Yes
Note 19						
Forestry	Draft	Replace "plant material" with "ground cover" in note. Tree counts need to be accurate.	L1.00	Mariellen Calabro	Mariellen Calabro	Yes
Note 25						
Forestry	Draft	Remove note 25. Florida Grades and Standards do not apply to existing trees.	L1.00	Mariellen Calabro	Mariellen Calabro	Yes
Note 31						
Forestry	Draft	Remove reference to Hillsboro County.	L1.00	Mariellen Calabro	Mariellen Calabro	Yes
Plant Schedule						
Forestry	Draft	Your current plan would provide 211 inches of replacement. This is not sufficient for the impacts associated with this project.	L1.00	Mariellen Calabro	Mariellen Calabro	Yes
Existing Trees						
Forestry	Draft	Add species and DBH to existing trees.	L1.01	Mariellen Calabro	Mariellen Calabro	Yes
Existing Trees						
Forestry	Draft	Add species and DBH to existing trees.	L1.02	Mariellen Calabro	Mariellen Calabro	Yes
Swales, fences, and shrubs						
Forestry	Draft	Several trees shown and preserved have fences and swales right next to them and shrubs planted on top of them. Please revise your plan to preserve these trees. This may require removing some parking spaces, moving the fencing and adjusting the location of shrubs.	L1.01	Mariellen Calabro	Mariellen Calabro	Yes
Possible historic trees						
Forestry	Draft	The highlighted trees are specimen and may be historic. The plan needs to be adjusted to save these trees from unacceptable impacts to their critical root zones.	L1.01	Mariellen Calabro	Mariellen Calabro	Yes
Proposed 6' high masonry wall and shrubs						
Forestry	Draft	The proposed wall and shrubs appear to be within the critical root zone of existing trees.	L1.02	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Replacement Worksheet						
Forestry	Draft	Please provide excel spreadsheet showing trees to be removed and preserved. Historic, specimen, and protected trees need to be identified in the spreadsheet. Your worksheet indicates that 2,432" DBH of tree replacement will need to be provided on your landscape plan. I cannot verify this without more information. Your landscape plan currently adds 211" DBH. This leaves a 2,221" DBH deficiency. At \$75 per inch not planted, this would require a contribution of \$166,575 into the Tree Replacement Reserve Account if additional trees are not added to your landscape plan.	TreeWorksheet.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Historic and Specimen Tree Impacts						
Forestry	Draft	Some historic and specimen trees do not appear to have sufficient protection. Trees 290079 and 2989 appear to be too close to proposed parking areas to protect their critical root zones.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Impacts						
Forestry	Draft	All proposed historic tree removals need to be reviewed by the Tree Advisory Committee and approved by the City Commission. This process will add at least two months to your project schedule. We recommend preserving as many historic trees as possible.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
23" and 24" DBH Live Oaks						
Forestry	Draft	For trees that are close to historic size, you might want to schedule a field visit with Chris Jackson (jacksonc@deland.org) to make sure that they are not historic to avoid possible project delays.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Trees 3109, 3110, 3111, 3112, 3113, 3115, 3116, and 3117						
Forestry	Draft	These trees are not shown on your tree list and do not have a DBH on plan. There may be more. Please review your data and update.	L0.51	Mariellen Calabro	Mariellen Calabro	Yes
Tree Calculations						
Forestry	Draft	Please provide excel spreadsheet showing trees to be removed and preserved. Historic, specimen, and protected trees need to be identified in the spreadsheet. Your worksheet indicates that 2,432" DBH of tree replacement will need to be provided on your landscape plan. I cannot verify this without more information. You are also missing several trees on the plan. Your landscape plan currently adds 211" DBH. This leaves a 2,221" DBH deficiency. At \$75 per inch not planted, this would require a contribution of \$166,575 into the Tree Replacement Reserve Account if additional trees are not added to your landscape plan.	L0.56	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Trees and Vegetation Notes 3 and 4						
Forestry	Draft	A separate tree removal permit is not required for this project. All tree-related impacts need to be addressed in the site plan documents. Any additional impacts that are not addressed in this plan would require a landscape plan modification.	C1.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area Worksheet						
Forestry	Draft	Tree Protection Area Worksheet has not been completed.	TreeWorksheet.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Total Inches to be Mitigated						
Forestry	Draft	Round 2,431.5 to 2,432.	L0.50	Mariellen Calabro	Mariellen Calabro	Yes
Vehicle Use Area						
Planning	Draft	The minimum separation between vehicle use areas and the property line is required to be 10-ft. The plan shows two locations that encroach into the 10-ft and appear to provide space for motorists to be able to back vehicles out of parking spaces. If the applicant is able to verify that these encroachment locations do not impact the landscape buffer requirements, staff may adjust or waive this requirement. Please state your request to be voted on in TRC.	C4.0	Melissa Winsett	Deborah Glick	Yes
Site Data						
Planning	Draft	1. Please include the Future Land Use: Highway Commercial. 2. Correct the Required Landscape Buffers for the South and West to reflect 25-ft in lieu of 20-ft. 3. Please state that the site is not in a historic preservation area.	C4.0	Melissa Winsett	Deborah Glick	Yes
Miscellaneous						
Planning	Draft	1. All revisions must be depicted as clouded. 2. A photometric plan was not provided. Please submit in the revised plans. 3. Advisory: Please be sure to update the date of revised plans and update the Revisions section. This was not done in the Special Exception site plan review, which caused some confusion. 4. Please rename the plan (currently named "Coggin Hyundai Parking Expansion") as "Coggin Hyundai Inventory Storage Lot" or a similar name to clearly document that the project is not a parking lot or expanded parking lot for sales and automobile shopper access.	C4.0	Melissa Winsett	Deborah Glick	Yes

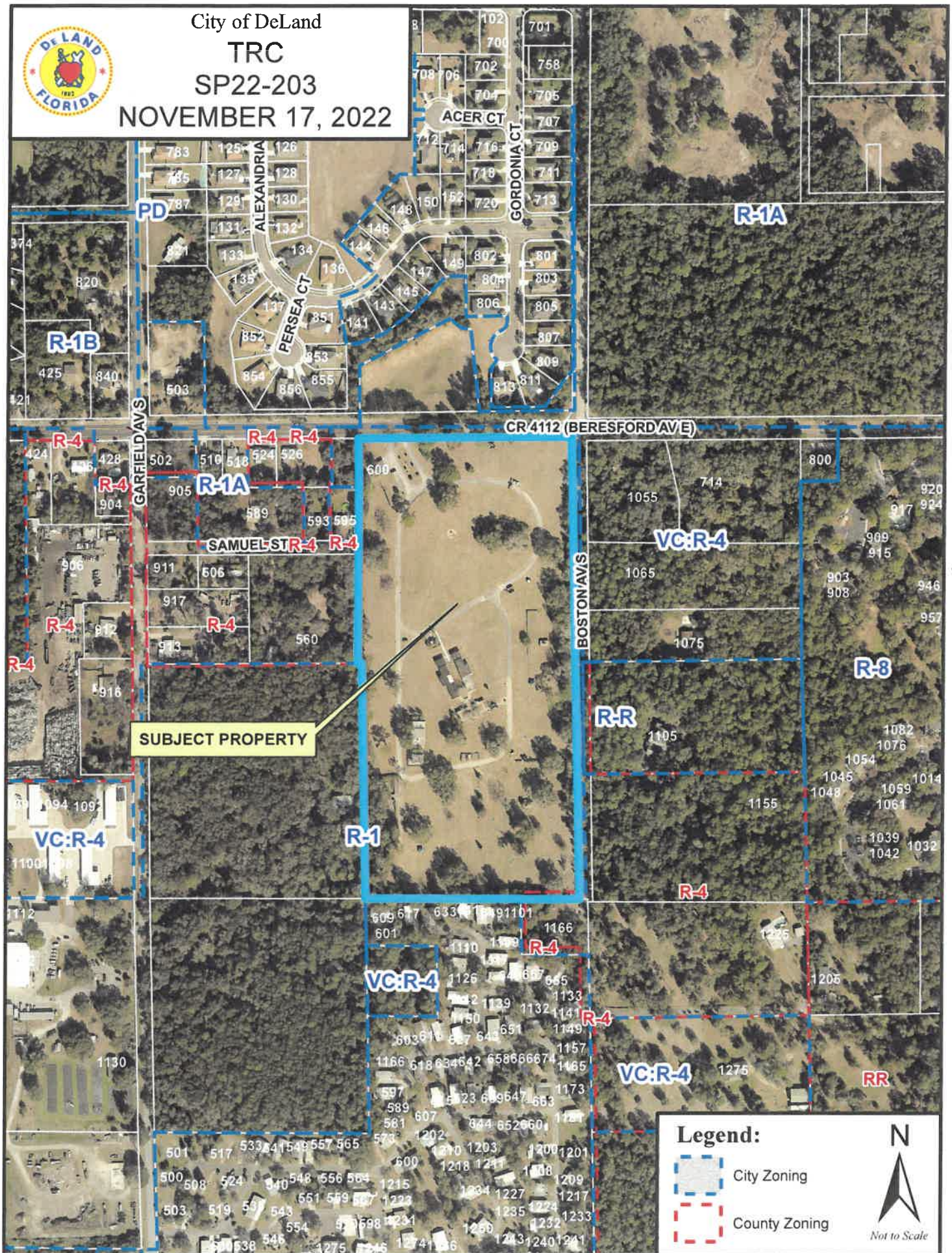
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Landscape Buffer Information						
Landscape Buffers: Please provide the following information for each buffer (table format is preferred), Note: The plan provides some of this information, but not the total needed for clarification: 1. Buffer Type & Location 2. Required Buffer Width & Proposed Buffer Width 3. Length of each buffer & calculations per 100-Linear ft. 4. Required Canopy dbh & Height & Proposed Canopy dbh & Height 5. Required number of canopy & Proposed number of canopy 6. Required number of understory & Proposed number of understory 7. Required number of shrubs & Proposed number of shrubs						
Planning	Draft		L1.00	Melissa Winsett	Melissa Winsett	Yes
Note #10						
Utilities	Draft	Wire size by city spec is 10 gauge.	C1.1	Jim Ailes	Jim Ailes	Yes
Irrigation Source						
Utilities	Draft	What source of water is used for irrigation.	L2.01	Jim Ailes	Jim Ailes	Yes
Testing						
Utilities	Draft	City requires that lines be swabbed with a swab 2" larger than the line installed prior to pressure testing and chlorination, Note #4.	C1.1	Jim Ailes	Jim Ailes	Yes
Hydrant						
Utilities	Draft	All hydrants will be private.	C6.0	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

2

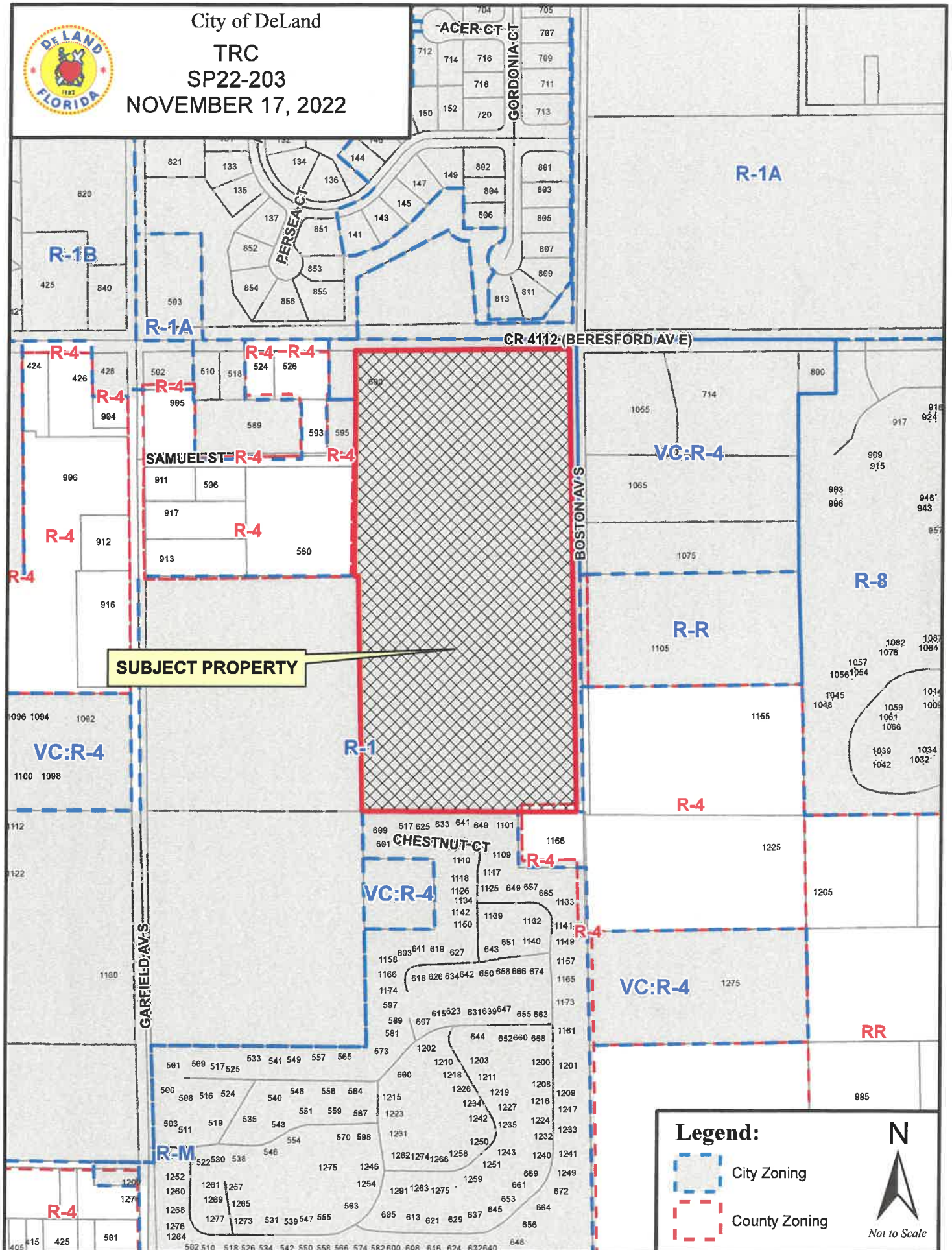


City of DeLand
TRC
SP22-203
NOVEMBER 17, 2022





City of DeLand
TRC
SP22-203
NOVEMBER 17, 2022



Issues for record SP22-203**Job Address: 600 E BERESFORD AV, DELAND FL 32724****Job Description: Construct approximately 2,661 SF to an existing mausoleum.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	- This development is adjacent to Beresford Ave. (County Road 4112) and S. Boston Ave.; therefore, Volusia County Use Permit is required. - Please provide a copy of SJRWMD / FDEP permit or letter modification upon approval. This is required prior to scheduling a pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Mitered End Sections (MES)						
Engineering	Draft	- Please show rip-rap rubble or equivalent at end of the mitered end (MES) sections for erosion protection. - Show MES end point terminating at bottom of the retention contour (29.0) and not across the bottom of the pond or along the bank slope.	C-4	Tuan Huynh	Tuan Huynh	Yes
Pop-off Bubbler						
Engineering	Draft	Provide invert elevation that the pop-off bubbler will discharge at.	C-4	Tuan Huynh	Tuan Huynh	Yes
Sidewalk Callout						
Engineering	Draft	Provide width and length dimensions for the proposed perimeter sidewalk. Note on plan sheet that sidewalk must be ADA compliance with max. 2% cross-slope and 5% longitudinal slope.	C-4	Tuan Huynh	Tuan Huynh	Yes
Insufficient Tree Data Provided						
Forestry	Draft	- No tree survey, landscape plan, or irrigation plan have been provided. - Tree Barricade Detail has not been provided. - No tree worksheets have been provided. - No Tree Protection Area has been identified. - A survey has been provided that identifies the project area as "heavily wooded." - Additional comments will be provided when required data has been provided.	CS100	Mariellen Calabro	Mariellen Calabro	Yes
Text under legal description						
Forestry	Draft	Remove "Public Works Department."	C-1	Mariellen Calabro	Mariellen Calabro	Yes

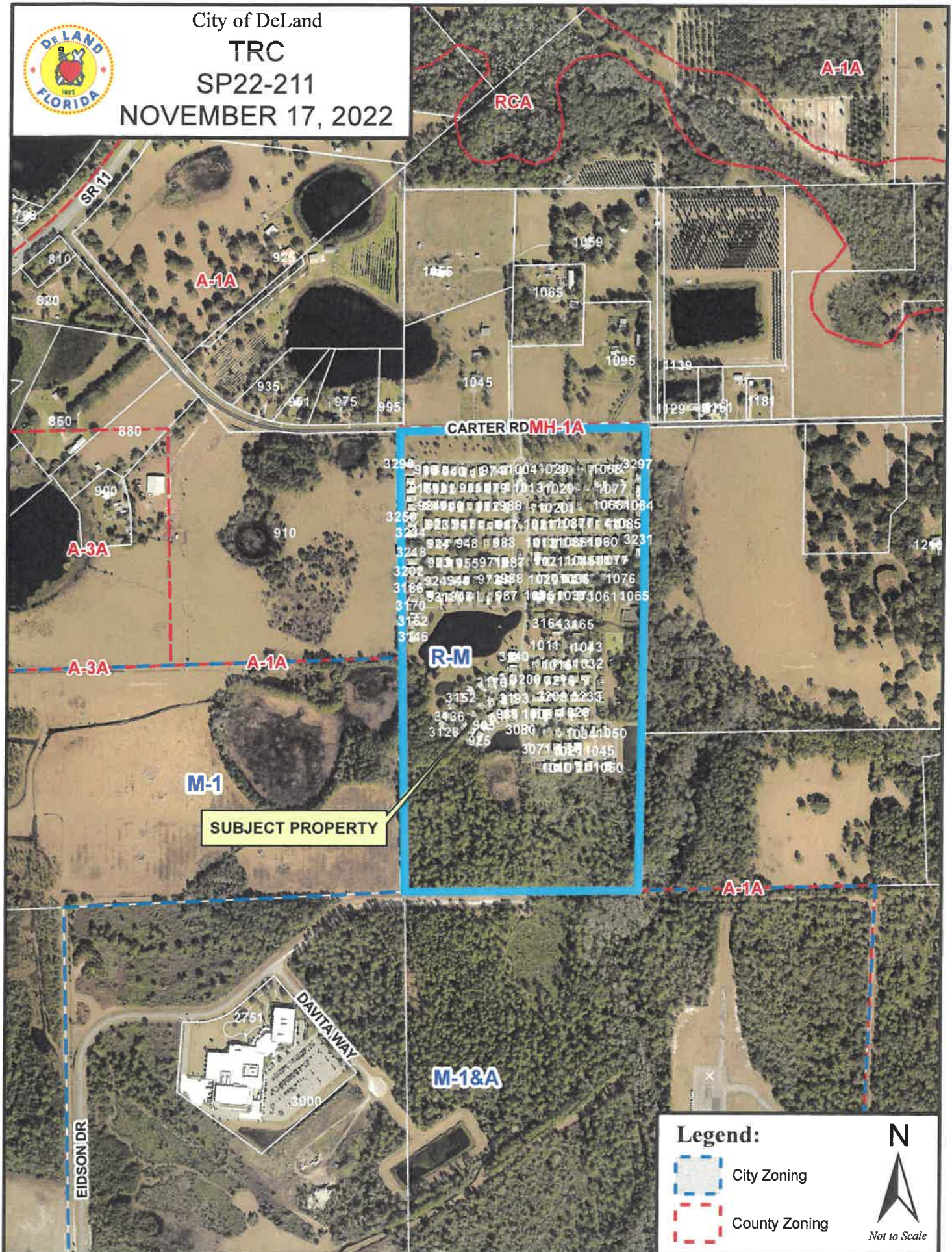
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Dimensions				
		Show dimensions of Mausoleum		Danevsky Joseph	Danevsky Joseph	Yes
Planning	Draft	Setbacks				
		Show setbacks		Danevsky Joseph	Danevsky Joseph	Yes
Planning	Draft	Matching				
		Make sure color and arch match existing structure		Danevsky Joseph	Danevsky Joseph	Yes

NEW BUSINESS

3

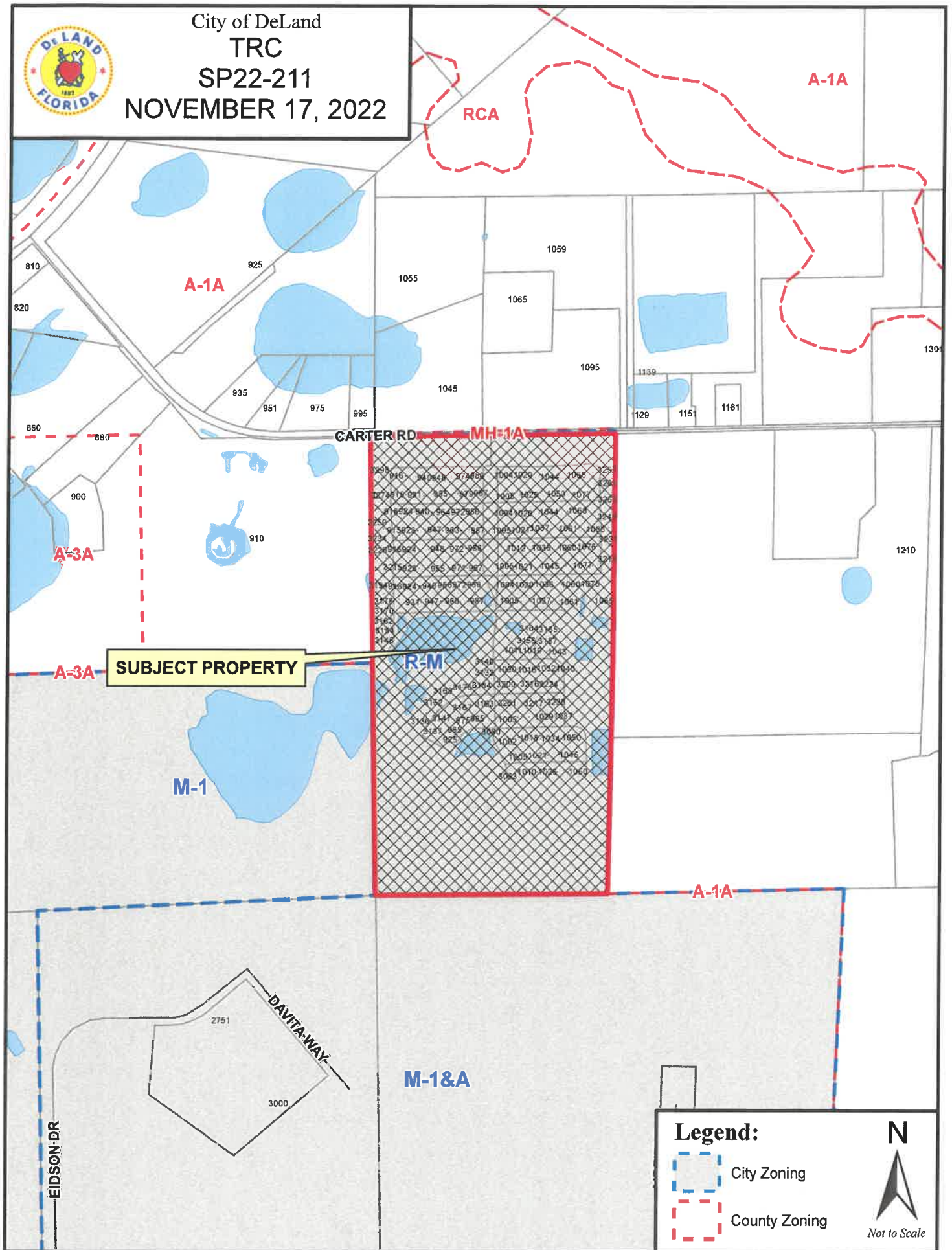


City of DeLand
TRC
SP22-211
NOVEMBER 17, 2022





City of DeLand
TRC
SP22-211
NOVEMBER 17, 2022



Issues for record SP22-211**Job Address: 1004 OVERLOOK DR, DELAND FL 32724****Job Description: Expand existing mobile home park by developing 103 mobile home spaces. Two phases (4 & 5) are proposed. Phases 1-3 were developed under Volusia County regulations and the park was annexed into the City of Deland on November 2, 2020.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Drainage Calculations						
Engineering	Draft	1. Proposed wet ponds (for site over one acre) must be designed for the 25yr-24hr storm event per LDC, Section 33-93.06 stormwater management requirements. Drainage report submitted show the ponds are sized only for treatment volume and not the attenuation volume. Provide pond routing calculations for the 25yr-24hr storm (8.6" rainfall) to demonstrate that the post-development discharge rate and volume are less than pre-development. 2. Are the wet ponds designed with positive discharge off-site or closed basins? Please show more clearly on the construction plans and stormwater report calculations. Please note 100yr-24hr and 25yr-96hr storms pond routing are required for closed basin (no discharge).		Tuan Huynh	Tuan Huynh	Yes
Typical Pavement Section						
Engineering	Draft	1. Base alternative, please revise to "Graded Crushed Aggregates (Crushed Concrete)". 2. Please callout "SOD" for the 5' wide strip outside the roadway pavement area.	C002	Tuan Huynh	Tuan Huynh	Yes
General Comments						
Engineering	Draft	1. Please provide a copy of SJRWMD / FDEP permit for the stormwater management system upon approval. This is required prior to scheduling a pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Pond Skimmer						
Engineering	Draft	1. Please show skimmer with top and bottom elevations for each wet pond control structure. Please refer to current FDOT Standard Plans Index 425-070 and include this index in the plan set.	C004	Tuan Huynh	Tuan Huynh	Yes
Pond Sod Limits						
Engineering	Draft	1. Wet ponds are typically sod to a point two feet below the seasonal high water table (SHWT). Plans callout sod all side slopes.	C004	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Pond Outfall System						
Engineering	Draft	1. It is not clear where the proposed outfall location is for each wet pond. Please show the control structure and its outfall pipe for each pond.	C005	Tuan Huynh	Tuan Huynh	Yes
Secondary Storm System						
Engineering	Draft	1. Please show the secondary storm sewer systems (pipes and inlets) on the grading plan.	C005	Tuan Huynh	Tuan Huynh	Yes
Street Grades High Points						
Engineering	Draft	1. Please show stationing grade break points (high points) along the streets with flow arrows in addition to the lot grading arrows.	C005	Tuan Huynh	Tuan Huynh	Yes
Hydrants						
Fire	Draft	Hydrant spacing exceeds 800 feet. Additional hydrants will be needed.	C007	Jamie Lunsford	Jamie Lunsford	Yes
Egress						
Fire	Draft	Due to overall size of development, a second means of egress / exit will be required.	C001	Jamie Lunsford	Jamie Lunsford	Yes
Roadway						
Fire	Draft	Identify the width of the one-way roadways where indicated.	C006	Jamie Lunsford	Jamie Lunsford	Yes
Tree Species without DBH						
Forestry	Draft	Twin Oak, Triple Oak, Twin Pine, etc. are not appropriate measurements for Trees 1763, 1766, 2165, 2168, 2171, 2174, 2198, 2205, 2213, 2220, 2226, 2294, 2295, 2298, 2313, 2315, 2320, 2327, 2433, 2435, 2438, 2439, 2441, 2442, 2446, 2447, 2470, 2483, 2491, 2495, etc.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Tree Preservation Area						
Forestry	Draft	Change Tree Preservation Area to Tree Protection Area to be consistent with Code Language.	C006	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Areas						
Forestry	Draft	TPA 3.0 and TPA 2.0 do not appear to have sufficient existing trees to be considered TPA. You will need to plant additional trees to make sure that you have at least one tree per 2,500 sf.	C008	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Preservation Area Change Tree Preservation Area to Tree Protection Area.	C008	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Minimum coverage Based on the information provided, your project would have at least 2,720" DBH remaining. If your project area is 384,297 sf, you would meet the minimum coverage requirement of 922" DBH.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree 1388 Is this tree removed or remaining. The number is shaded, but the size is not.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Calculations Your tree calculations do not appear to be correct. 1. All trees that are not specifically exempted by the Code require replacement, not just oaks 2. You have not identified oaks and pines by species. Some oaks and pines may be specimen trees, which would require one half diameter replacement instead of one third. 3. You need to provide specifications for trees to be provided. Specifications need to include species, container size, height, spread and caliper. 4. DBH is not the same as caliper. In general, 3-inch caliper trees would provide 2 inches DBH of replacement. If you are providing 206 trees that are 3" caliper, your plan would provide 412" DBH. 5. I don't understand your calculations on the last two lines. We need to figure out the number of inches removed and the number of replacement inches provided. Once we have that number, we would subtract 412 from that number to determine your deficiency. If you cannot plant additional trees on the property, you will need to contribute \$75 per inch not planted into the Tree Replacement Reserve Account.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Specifications Provide specifications for trees to be planted.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement I cannot calculate tree replacement without additional information.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Areas Tree Protection Areas need to have at least one tree per 2,500 sf. The wetland area TPA 3.0 does not appear to meet this requirement.	C006	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
ID Trees by species						
Forestry	Draft	Oak trees and pine trees need to be identified by species to determine whether you have any specimen trees. Because they have not been identified and because several trees do not have diameters listed, I cannot determine impacts and replacement requirement for this project.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Tree Worksheets						
Forestry	Draft	Please provide tree worksheets for the project. Please also provide the information presented on this page in excel format to allow for easier review.	C009	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Replace graphic with City Standard Tree Barricade detail.	C010	Mariellen Calabro	Mariellen Calabro	Yes
Landscape Plan						
Forestry	Draft	Provide Landscape Plan for the project.	C001	Mariellen Calabro	Mariellen Calabro	Yes
Irrigation Plan						
Forestry	Draft	Provide Irrigation Plan for the project.	C001	Mariellen Calabro	Mariellen Calabro	Yes
TPA						
Planning	Draft	Indicate the amount of tree protection area provided on the cover sheet (or sheet C006).	C001	Belinda Collins	Belinda Collins	Yes
Drainage Basin 4						
Planning	Draft	Clearly indicate the northern boundary of drainage basin #4.	C005	Belinda Collins	Belinda Collins	Yes
Wetland buffer encroachment						
Planning	Draft	A portion of the planned roadway along Meadowlea Dr. encroaches into the wetland buffer area. Disturbance of the wetlands is discouraged and no net loss of wetland area is permitted. An application for an environmental resource permit from FDEP should be submitted. The wetland is greater than 2 acres in size and is therefore not exempt from the requirements of the land development code. A wetland alteration permit from the city is required to impact this wetland. Identify the solution to be provided for the encroachment of the road into the wetland/wetland buffer areas.	C006	Belinda Collins	Belinda Collins	Yes
Age restricted community						
Planning	Draft	Verify whether or not this is still a 55+ community. Allowing school aged residents here will require a review by the VCSB.	C001	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Acreages						
Planning	Draft	7. General Note #16 – switch the acreage numbers to accurately identify the size of the phases.	C001	Belinda Collins	Belinda Collins	Yes
Biological Survey						
Planning	Draft	The Biological Survey Report indicates that the survey conducted in January of 2022 is valid for 90 days, a total of 9 gopher tortoise burrows were observed on-site and that 4 options were available to address the presence of tortoises. Indicate the selected option to address the situation and provide the timeframe for the re-survey of the area.	C001	Belinda Collins	Belinda Collins	Yes
Label						
Planning	Draft	Correct the label for Drainage basin #1 to indicate the numeral 1 instead of numeral 4.	C005	Belinda Collins	Belinda Collins	Yes
Water Main size						
Utilities	Draft	Where does the 4" water main end and the 6" water main begin?	C007	Scott Zender	Scott Zender	Yes
Water General						
Utilities	Draft	Callout valves and fire hydrants and show on plan set.	C007	Jim Ailes	Jim Ailes	Yes
Water service						
Utilities	Draft	No service shown.	C011	Jim Ailes	Jim Ailes	Yes
Hydrant						
Utilities	Draft	Hydrant can not be connected to a 4" water main 6" water main is minimum.	C007	Scott Zender	Scott Zender	Yes
General Note 20						
Utilities	Draft	Confirm Fire Department is ok with this separation.	C001	Jim Ailes	Jim Ailes	Yes
Fire protection Note #2						
Utilities	Draft	confirm Fire Department is good with this separation.	C001	Jim Ailes	Jim Ailes	Yes
Reuse						
Utilities	Draft	Plans show no connection to reuse water for irrigation. A 12" reuse line is locate by water and sewer lines.	C007	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Agreement A Utility Service Agreement will be required for this project.	C001	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Service No water service line shown	C012	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer No lateral shown	C016	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer No lateral shown	C018	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Lift Station Private or City?	D004	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer No lateral for sewer shown.	C012	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer No lateral	C013	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Connection Where is the sewer main connecting to the existing sewer main? Show type of connection and fittings. There is already an 8" stub out for this location for gravity.	C007	Scott Zender	Jim Ailes	Yes
Utilities	Draft	Water Main Connection Where are you connecting the water main to the existing water main at? Show type of connection and fittings.	C007	Scott Zender	Jim Ailes	Yes

Conditions and notes for record SP22-211

Job Address: 1004 OVERLOOK DR, DELAND FL 32724

Job Description: Expand existing mobile home park by developing 103 mobile home spaces. Two phases (4 & 5) are proposed. Phases 1-3 were developed under Volusia County regulations and the park was annexed into the City of DeLand on November 2, 2020.

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Note	Hydrants Are there any hydrants being installed if so where are they located?	C007	Scott Zender

NEW BUSINESS

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City of DeLand

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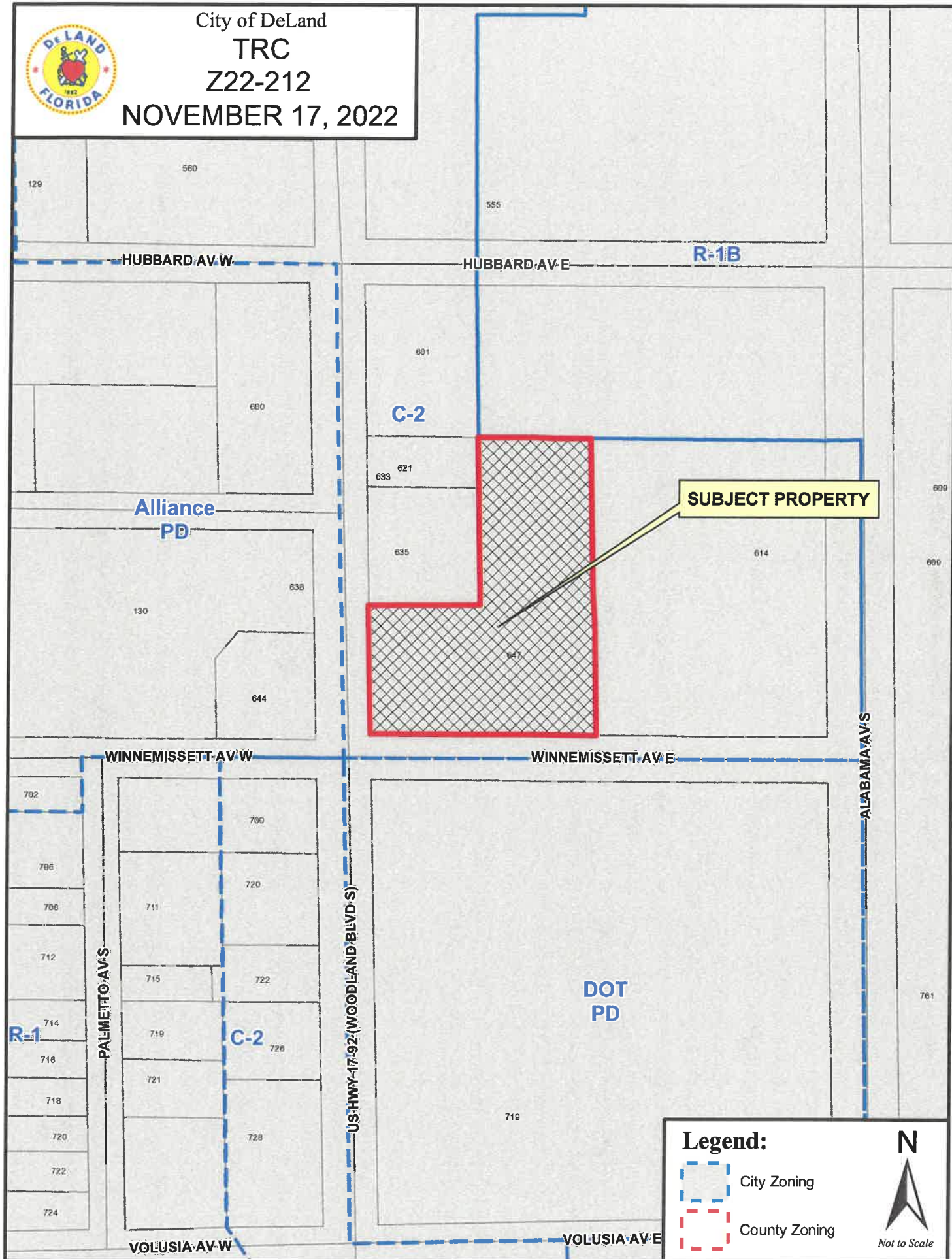
Z22-212

NOVEMBER 17, 2022





City of DeLand
TRC
Z22-212
NOVEMBER 17, 2022



Legend:

-  City Zoning
-  County Zoning



Issues for record Z22-212**Job Address: 647 S WOODLAND BLVD, DELAND FL 32720****Job Description: To change zoning from C-2 to PD to update existing use & structure**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Emergency Access						
Fire	Draft	Auto turn will have to be added to site plan to ensure the largest fire apparatus is able to complete turn in the circle. Island may need to be eliminated or additional width to the roadway may be needed.	Concept Plan.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Tree Data						
Forestry	Draft	No tree survey information has been provided with this concept plan.		Mariellen Calabro	Mariellen Calabro	No
Does not match concept plan						
Planning	Draft	Does not match concept plan	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
MC = 10 du/acre						
Planning	Draft	Max. density in MC is 10 du/acre. Staff does not support an amendment to the FLU for higher density.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
Not compatible with comp plan						
Planning	Draft	Pg. 3 Part B Not consistent with Comp Plan. Mixed Commercial (MC) is not compatible with C-2A. A FLU amendment is required; however, staff does not support a FLU amendment at this location.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
revisions						
Planning	Draft	All revisions must be clouded.	Concept Plan.pdf	Kendall Story	Kendall Story	Yes
site data						
Planning	Draft	Zoning: Provide the proposed zoning PD Add FLU: existing and proposed and overlay (Core)	Concept Plan.pdf	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Units						
UNITS:						
Planning	Draft	Max. density is 10 du/acre in MC. A FLU amendment to increase the density is not supported by staff.	Concept Plan.pdf	Kendall Story	Kendall Story	Yes
		Max. number of units permitted for 1.99 acres is 20, not 31.				
		Unit count does not match PD				
Parking count does not match PD						
Planning	Draft	Parking count does not match PD	Concept Plan.pdf	Kendall Story	Kendall Story	Yes
wrong address						
Planning	Draft	Address on C101 is incorrect. Should be 647 not 347 S Woodland.	Concept Plan.pdf	Kendall Story	Kendall Story	Yes
definition						
Planning	Draft	What is the definition of multi-unit efficiency?	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
not permitted in C-2						
Planning	Draft	The project is not considered a commercial hotel use; this is a multi-family development, which is not permitted in C-2. Would require a FLU amendment, which staff does not support.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
Spell out LS standards						
Planning	Draft	Do not just refer to LS plan; spell out the requirements and what will be provided. Buffer type/width, etc.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
Concept Plan needs to be revised						
Planning	Draft	Exhibit B Concept Plan must be revised. The plan does not match the PD development standards.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
		Exhibit C Landscape Plan must be revised to match the PD development standards.				

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Consider adding verbiage						
Planning	Draft	Consider adding verbiage regarding the purpose and intent of the project and if it is fulfilling a need (affordable housing deficiency). Also state that it is currently operating as such.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
redlined						
Planning	Draft	upload redlined version of the PD in Word format when submitting any changes. Be sure to add the date into the document.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
dumpster screening						
Planning	Draft	Solid waste dumpsters must be screened on three sides with plant material, building material or a combination of both, which exceed the height of the facility. (33-92.02(b) table.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
West buffer						
33-36.05 Core Gateway LS buffer requirements for West buffer:						
a. 15' wide						
b. Canopy trees 4" dbh/14' tall						
c. Refer to Type A for number of plantings required.						
d. Internal LS requirements and vehicle use areas:						
Planning	Draft	i. All nonresidential parking lots shall have internal landscaping equaling 10% of the total vehicle use area, including driveways, parking spaces, and vehicle storage and display areas.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
ii. If parking abuts the landscape buffer, a shrub hedge shall be arranged or planted so that a minimum height of three feet will be attained within one year of planting and so as to screen a minimum of 75% of the parking area.						
iii. A wall or berm may be used in conjunction with the hedge to meet the screening requirement.						
Parking lot islands						
Planning	Draft	Parking lot islands must be a min. of 9' wide and 72 sq. ft.	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes

Discipline Status Details

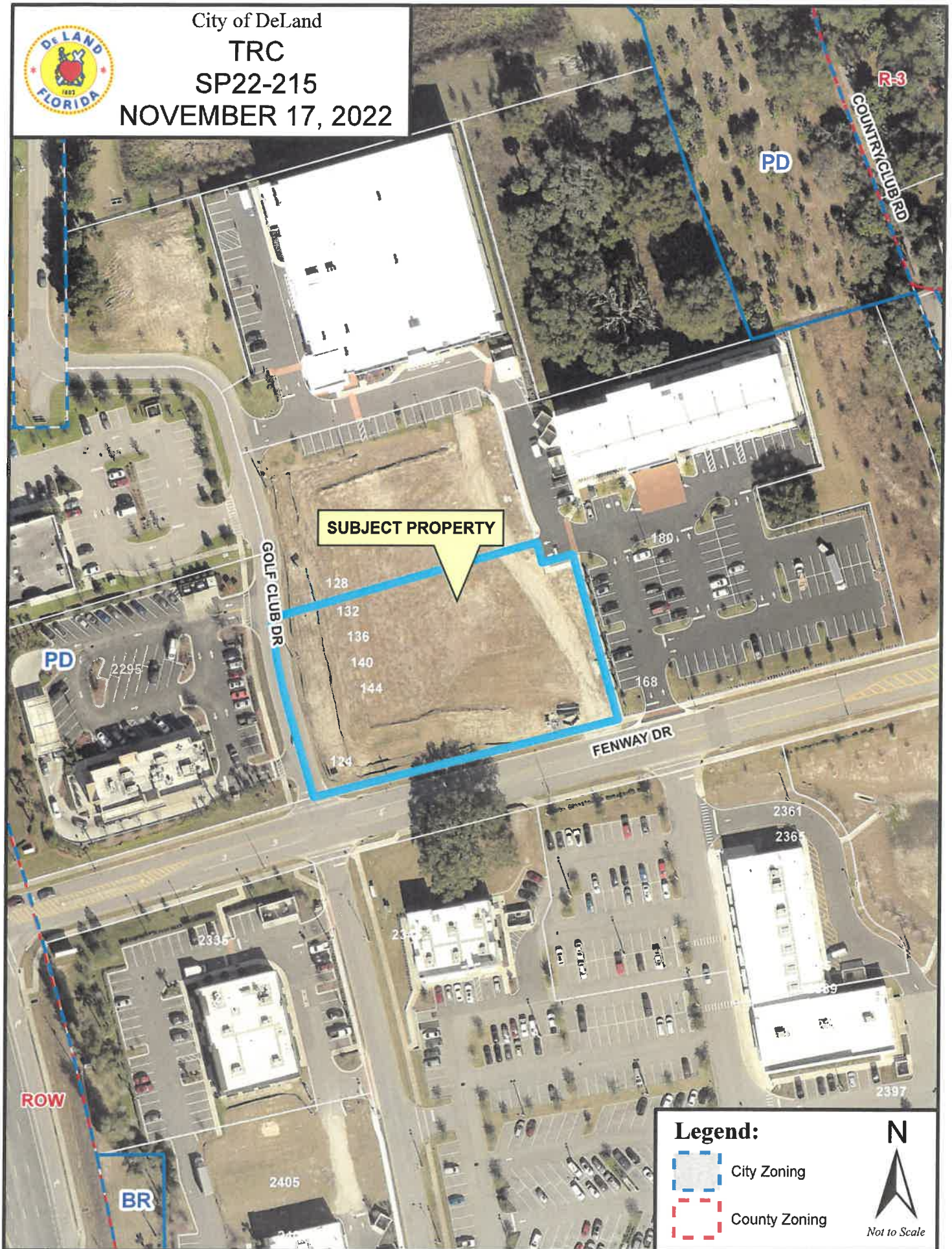
		Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
Delineate LS buffers					
		Delineate all landscape buffers and label the width being provided on the LS drawing			
Planning	Draft	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
development standards					
		Provide development standards for uses other than multi-unit efficiency. The property may not develop as that use.			
Planning	Draft	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes
existing LS buffers					
		The site will not meet the required buffer standards. Incorporate standards for the buffers as they currently exist into your LS standards in the PD			
Planning	Draft	PD Agreement with exhibits (10-17-2022).pdf	Kendall Story	Kendall Story	Yes

NEW BUSINESS

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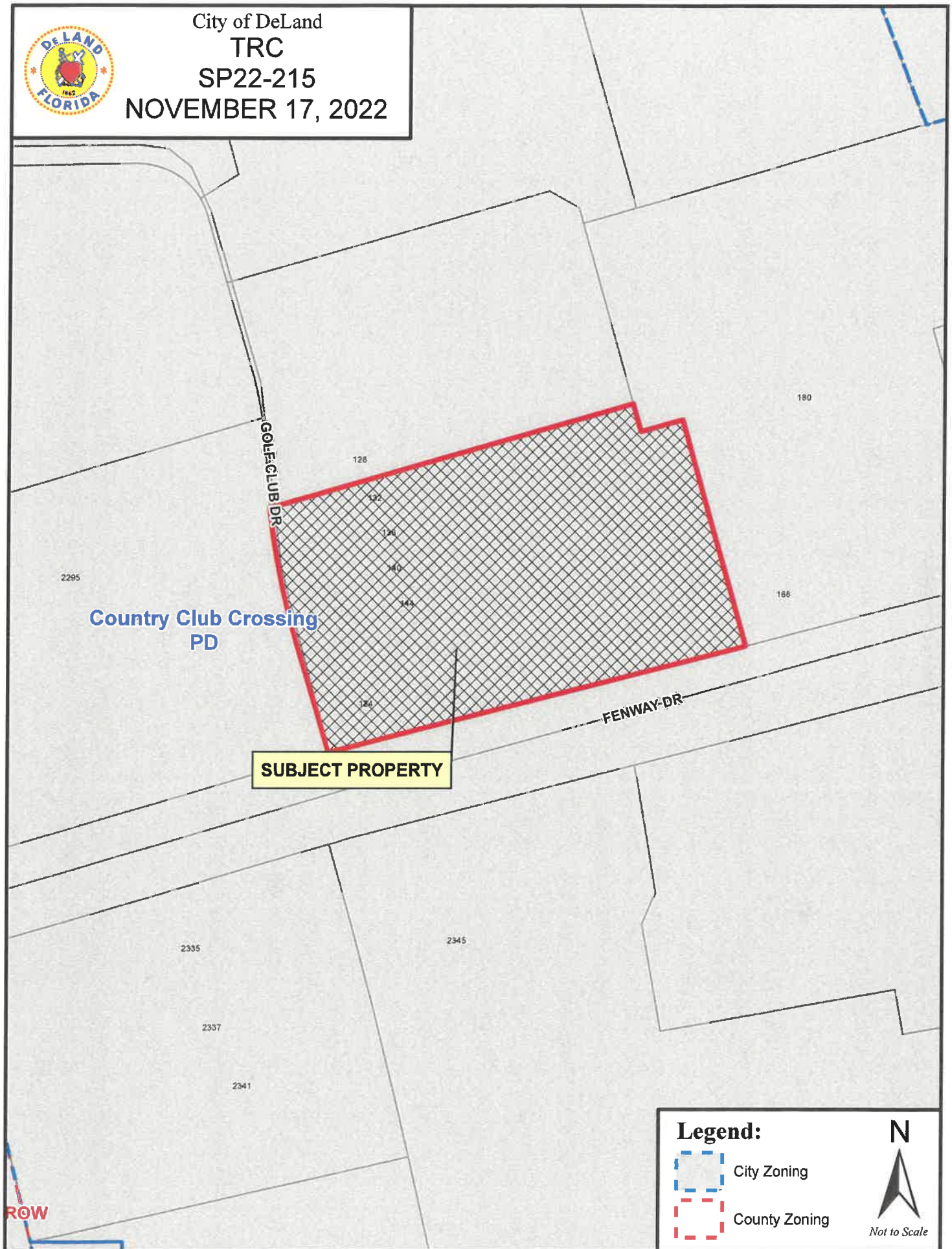


City of DeLand
TRC
SP22-215
NOVEMBER 17, 2022





City of DeLand
TRC
SP22-215
NOVEMBER 17, 2022



Issues for record SP22-215**Job Address: 144 FENWAY DR, DELAND FL 32724****Job Description: Development of a tire service center and accompanying onsite infrastructure**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. Please provide a copy of the approved SJRWMD permit or letter modification upon issuance. This is required before scheduling the pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Dumpster Location						
Engineering	Draft	1. Can dumpster be rotated slightly so that back-in and back-out truck maneuvers will not hit the Type 'D' curb in front of dumpster? Please provide min. 50 feet clearance for this maneuver.	C-301	Tuan Huynh	Tuan Huynh	Yes
Adjacent Development						
Engineering	Draft	1. The adjacent vacant lot to north has submitted plans (SP21-093) for proposed Primary Care Clinic. Please ensure that this development grading will match the proposed clinic grading plan and the drainage between the lots will not be blocked or impeded. Please note that the tie-down slopes between the two parcels must not exceed 4:1 (H:V).	C-401	Tuan Huynh	Tuan Huynh	Yes
Asphalt Pavement Detail						
Engineering	Draft	1. Should pavement base say 6" Crushed Concrete or Limerock?	C-401	Tuan Huynh	Tuan Huynh	Yes
Pavement Grading and Runoff Ponding						
Engineering	Draft	1. Storm manhole A-20 has rim elevation (pavement grade) of 48.90. But grading plan shows flow arrows draining to Inlet A-10, which has a higher grate elevation of 49.00. Will this cause runoff ponding near manhole A-20 along share access drive or should the manhole be converted to a ditch bottom inlet grate to capture runoff? 2. Runoff will be trapped at the south parking space with grade BC 49.00 due to downstream grade BC 49.20. Please provide positive drainage. 3. Will runoff be trapped east of the building along the drive aisle curb line grade BC 49.50? There is zero slope along the curb line at this location and grading plan does not provide centerline grades to ensure slope is directed to the middle of the drive aisle and toward Inlet A-30. Please ensure positive drainage.	C-401	Tuan Huynh	Tuan Huynh	Yes
Min. Pipe Slope						
Engineering	Draft	1. Storm pipe segment between Inlet A-40 to A-30 has a pipe slope of 0.10%. Per FDOT Storm Drain Handbook (2014), Table 4-1, for 18" pipe the min. physical slope should be 0.15% to produce a cleaning velocity of 2.5 feet/sec. Please revise pipe slope.	C-401	Tuan Huynh	Tuan Huynh	Yes

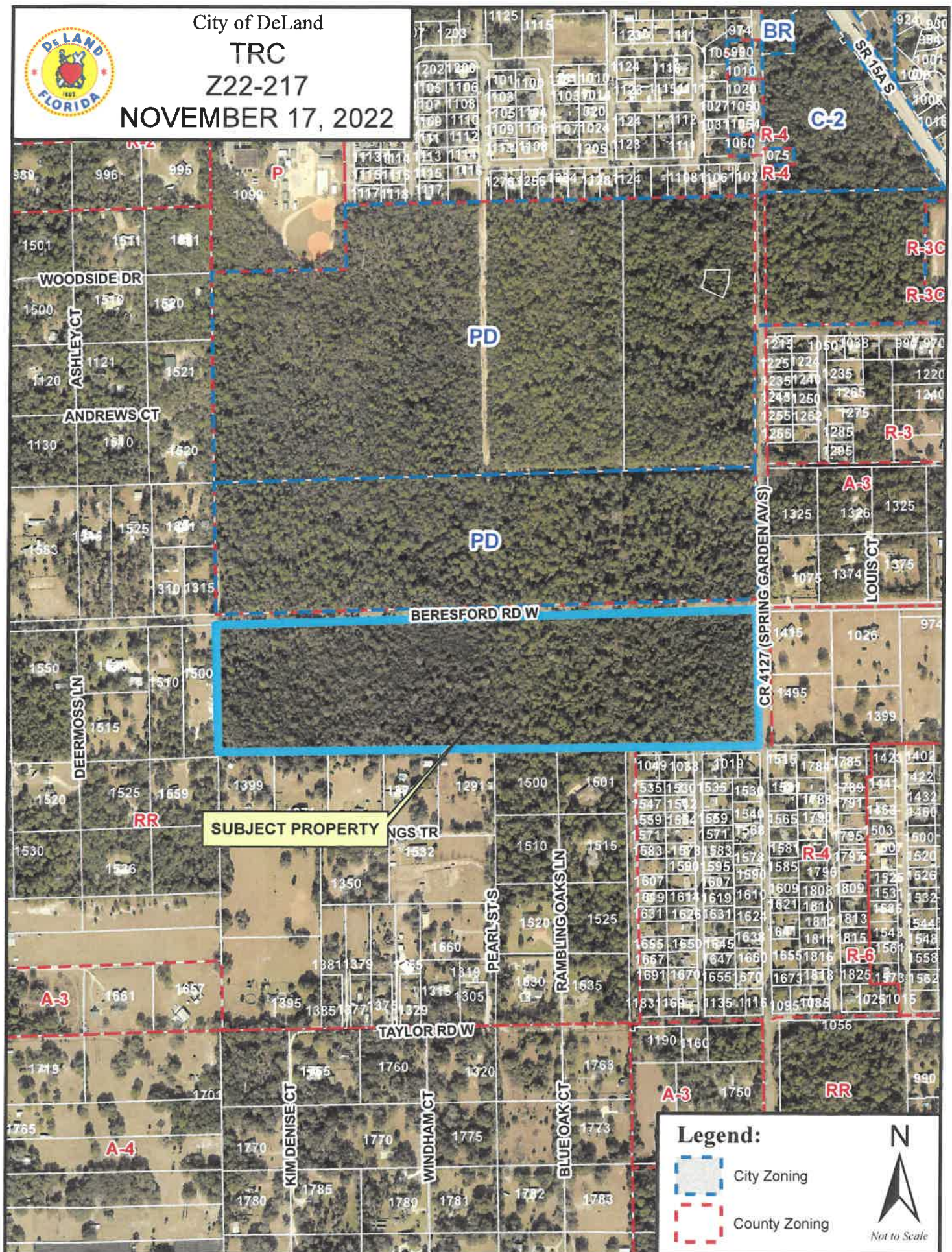
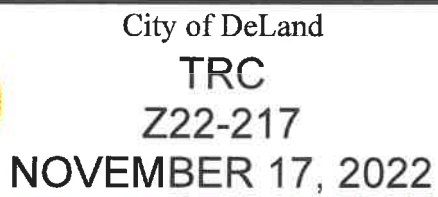
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Perimeter Slope Tie-Down						
Engineering	Draft	1. Please show additional grades or contours around the perimeter to ensure that the tie-down slopes from proposed grades to existing grades do not exceed 4:1 (H:V) slope.	C-401	Tuan Huynh	Tuan Huynh	Yes
Pavement Marking						
Engineering	Draft	1. Provide 20 LF of double yellow striping at the stop bar locations to separate vehicular traffic. Callout striping per FDOT Standard Plans Index 711-001. 2. Provide a dimension min. 4 feet setback from stop bar to pedestrian crosswalk at Golf Club Drive.	C-301	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.	C-301	Tuan Huynh	Tuan Huynh	Yes
Occupancy Classification						
Fire	Draft	In Summary property is listed as commercial. Fire Code will classify this project as Special Purpose Industrial. Fire protection may be required depending on storage and operations.		Terry Griffiths	Terry Griffiths	Yes
Fire Hydrants						
Fire	Draft	Provide fire hydrants within 1000 ft. Provide fire flow data within the last year.		Terry Griffiths	Terry Griffiths	Yes
Turning Radius						
Fire	Draft	Provide Auto turn with fire apparatus loaded in Attachments.		Terry Griffiths	Terry Griffiths	Yes
Site Map						
Fire	Draft	Site location is shown off Orange Blossom Trail. Wrong City.	C-101	Terry Griffiths	Terry Griffiths	Yes
Tree legend						
Forestry	Draft	Add palm trees to tree legend.	C-201	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade and Planting Details						
Forestry	Draft	Add tree barricade and appropriate planting details here if they are not included in your landscape plan.	C-903	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Orange County Remove reference to Orange County.	C-101	Mariellen Calabro	Mariellen Calabro	Yes
Insufficient Tree Information Provided						
Forestry	Draft	Please provide tree survey, landscape plan, tree worksheets, tree barricade detail, and irrigation plan. If any Tree Protection Area is on this parcel, please show it on the plan. Sufficient landscaping must be provided per the Country Club Corners PD and mitigation plan.	C-101	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removals and Replacement						
Forestry	Draft	Will any additional trees be removed as part of this project?		Mariellen Calabro	Mariellen Calabro	Yes
Building Use						
Planning	Draft	Please list the use of the building (Auto Service). You have the zoning listed as the proposed land use.		Danevsky Joseph	Danevsky Joseph	Yes
Sign						
Planning	Draft	How big will the monument sign be?		Danevsky Joseph	Danevsky Joseph	Yes
33-19.06. Automobile service stations.						
Planning	Draft	33-19.06. Automobile service stations. (b)Curb breaks. The number of curb breaks for one establishment shall not exceed two for each 100 feet of street frontage, each having a width of not more than 30 feet and located not closer than 15 feet from a street intersection.		Danevsky Joseph	Danevsky Joseph	Yes
Water Note 3						
Utilities	Draft	Replace with city.	C-501	Jim Ailes	Jim Ailes	Yes
Wrong Info						
Utilities	Draft	1101 S. Amelia Ave DeLand FL 32724 386-626-7250	C-101	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
City Details						
Utilities	Draft	These are not the current city of DeLand Utility Details, the most current details are on the city website and are dated 11/5/21. Please add sewer details and all of the potable water details please.	C-903	Scott Zender	Scott Zender	Yes
Sewer Note						
Utilities	Draft	Replace works with utilities	C-501	Jim Ailes	Jim Ailes	Yes

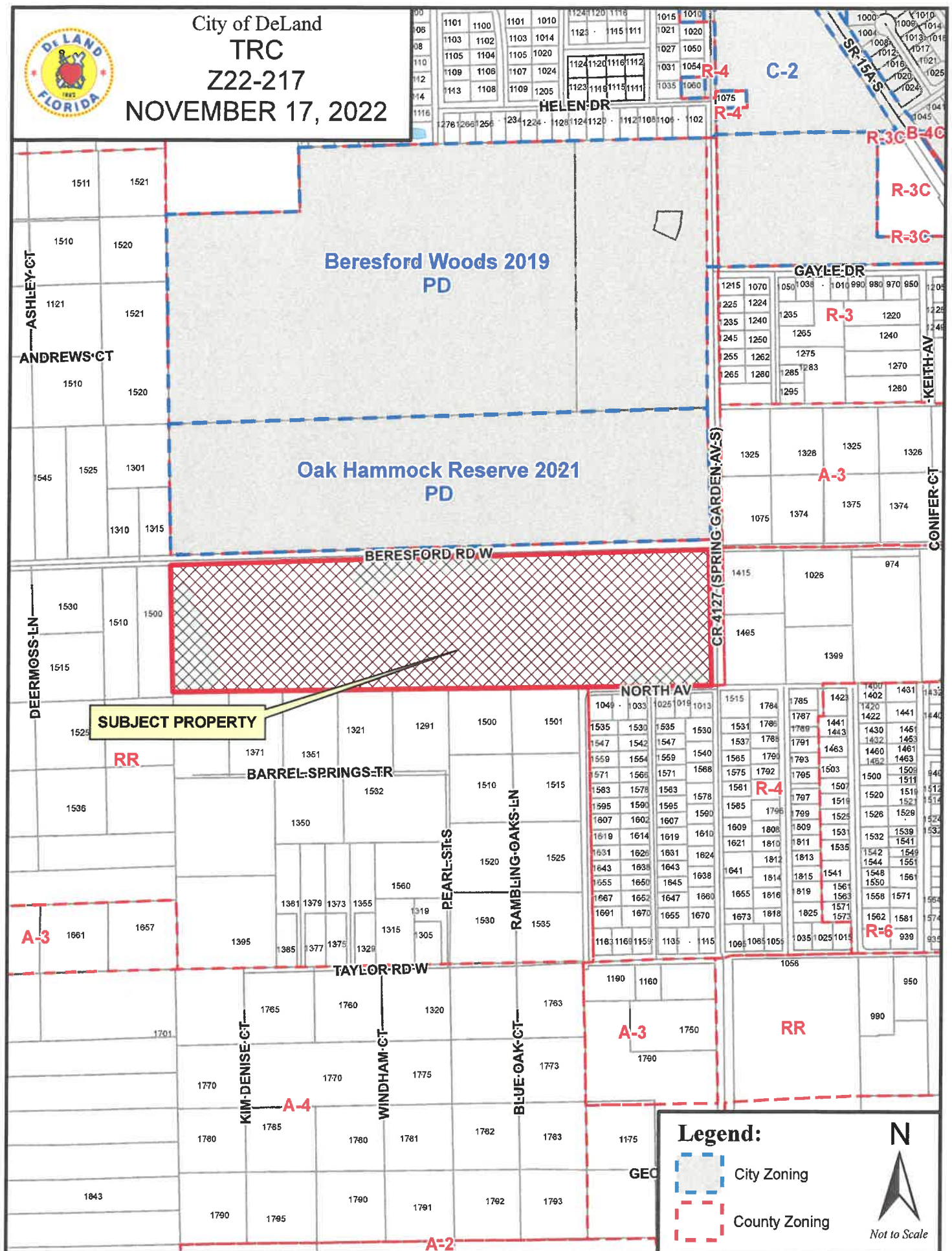
NEW BUSINESS

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City of DeLand
TRC
Z22-217
NOVEMBER 17, 2022



**WITHDRAWN
BY APPLICANT**

NEW BUSINESS

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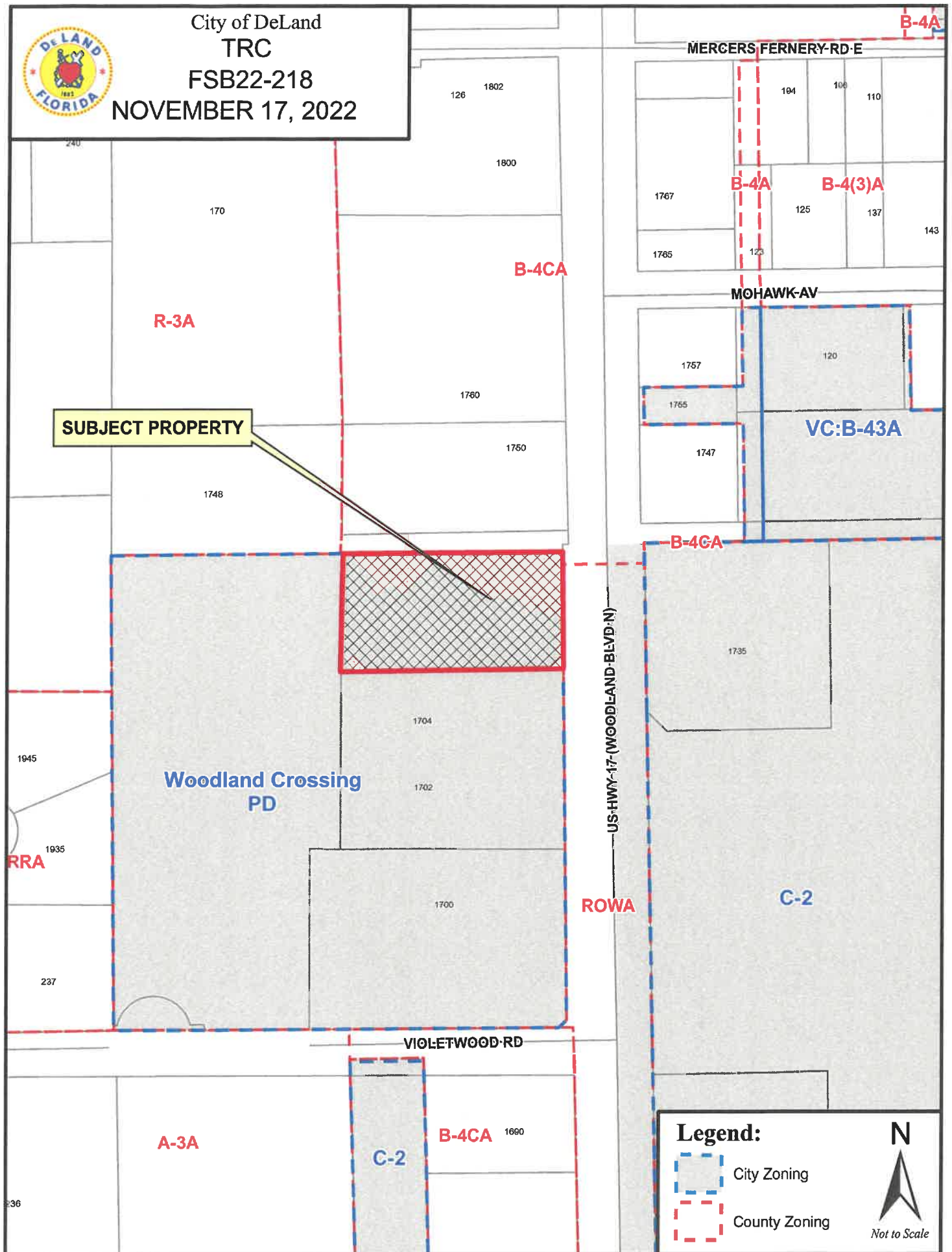


City of DeLand
TRC
FSB22-218
NOVEMBER 17, 2022





City of DeLand
TRC
FSB22-218
NOVEMBER 17, 2022



Issues for record FSB22-218**Job Address: 1702 N WOODLANDS BLVD, DELAND FL 32720**

Job Description: The proposed use is a drive-through car wash facility with vacuum parking stations, car wash equipment, and associated utilities and stormwater structures. The portion of the parcel being developed is a vacant lot, consisting actually of grass. The lot was originally graded when the parent shopping center was developed and contains 1.10 acres in total.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	Access Easement If this area is for future entrance or exit, it needs to be at least 20 ft.	PLAT 2	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Protection Area Change Tree Protection Easement to Tree Protection Area to remain consistent with Code language.	PLAT 2	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Provide Title Opinion Provide Title Opinion		Kendall Story	Kendall Story	Yes
Planning	Draft	10' Gap Why is there a 10' gap in the TPA adjacent to Woodland?	PLAT 2	Kendall Story	Kendall Story	Yes
Planning	Draft	Emergency Access Is the 16' labeled at the northeast corner of Lot 2 for emergency access? If yes, must be 20' min.	PLAT 2	Kendall Story	Kendall Story	Yes
Planning	Draft	Access Easement The easement labeled Access Easement to Lot 4 should include Lot 2 as well.	PLAT 2	Kendall Story	Kendall Story	Yes
Planning	Draft	TPA 15% Does the TPA for Lot 2 = 15% of Lot 2? Does the remainder of the subdivision have 15% TPA or more remaining?	PLAT 2	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
BSL						
Planning	Draft	Remove "Building Setback Requirements" from bottom of sheet 2 Also remove all references to the BSL on the plat. We do not want to record building setbacks on the plat.	PLAT 2	Kendall Story	Kendall Story	Yes
TPA Roster by lot						
Planning	Draft	In table format, provide a TPA "roster" for each lot. Individually/Total: • Current TPA area, per lot • Proposed TPA area, per lot	PLAT 2	Kendall Story	Kendall Story	Yes