

TRC AGENDA



**CITY OF DELAND
THURSDAY DECEMBER 15, 2022 AT 1:30 P.M.
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA**

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Review of November 17, 2022 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Toni Boone - Dewberry Belinda
Project Name: FSB22-228 – Final Plat for Beresford Woods Phase 3
Project Location: 24.08 acres located at Spring Garden and Beresford Ave
Project Description: 117 Single Family Lots
2. **Applicant Name:** Toni Boone - Dewberry Belinda
Project Name: FSB22-229 – Final Plat for Beresford Woods Phase 2
Project Location: 14.19 acres located at Spring Garden and Beresford Ave
Project Description: 42 Single Family Lots
3. **Applicant Name:** Strickland Smith - Heidt Design Melissa
Project Name: SP22-232 – Class II Site Plan for Cresswind DeLand
Project Location: 11.3 acres located at 2751 E New York Ave
Project Description: Phase 2 Stockpile
4. **Applicant Name:** Strickland Smith - Heidt Design Melissa
Project Name: SP22-235 – Class II Site Plan for Cresswind DeLand
Project Location: 1 acres located at 2751 E New York Ave
Project Description: Phase 1 Model Center
5. **Applicant Name:** Strickland Smith - Heidt Design Melissa
Project Name: SP22-245 – Class II Site Plan for Cresswind DeLand
Project Location: 2 acres located at 2751 E New York Ave
Project Description: Phase 1 Temporary Sales Trailer

6. **Applicant Name:** Nick Gluckman – Taylor Morrison Belinda
Project Name: SP22-247 – Class IV Site Plan for Yardly - DeLand Crossing
Project Location 28.642 acres located at the southeast corner of Cassadaga Rd and
MLK Blvd
Project Description: 233 Detached Multi-Family Units
OTHER BUSINESS

1. **None**

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, NOVEMBER 21, 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

Sam Nelson

Jim Ailes

Ray Bahrami

Tuan Huynh

Jamie Lundsford

Larry Hites

Mariellen Calabro

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from September 15, 2022

Mariellen Calabro moved to approve the minutes,

Kendall Story 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.

*Jim Ailes moved to conditionally approve the application at the November 21, 2022 TRC meeting,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **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:
Dustin Kalmbach – LDG
Antione Johnson – LDG
Clarence Almorner - LDG

Applicant will address all comments and resubmit.

*Kendall Story moved to conditionally approve the application, with the landscape buffer, tree protection,
interior landscape islands and impervious to remain as is at the November 21, 2022 TRC meeting,
Belinda Williams Collins seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Corey Sitler – Kimley-Horn
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

Applicants Present:
Cory Sitler – Kimley-Horn
James Braddy – Kimley Horn

Applicant will address all comments and resubmit.

*Tuan Huynh moved to conditionally approve the application at the November 21, 2022 TRC meeting,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

2. **Applicant Name:** Shaun MacKenzie – Mackenzie Engineering Inc
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

Applicants Present:

Chris Menninger – Mackenzie Engineering

Applicant will address all comments and resubmit.

*Ray Bahrami moved to conditionally approve the application at the November 21, 2022 TRC meeting,
Belinda Williams Collins seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Michael Radcliffe – Radcliffe Engineering
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

Applicants Present:

Mike Radcliffe - Radcliffe Engineering
Chris Gwin – Radcliffe Engineering
Kevin Simon – Cove Communities

Applicant will address all comments and resubmit for the January Planning Board Meeting, at the applicants request.

*Mariellen Calabro moved to forward the application to the January Planning Board meeting at the
November 21, 2022 TRC meeting,
Tuan Huynh seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

4. **Applicant Name:** Mike Woods – Cobb Cole
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

Applicants Present:

Michael Woods – Cobb Cole
Al Tehrani – Tehrani Engineering
Nika Hosseini – Cobb Cole

Applicant requested that the application be tabled to allow time work with staff to address comments. Applicant will resubmit at a future date.

*Kendall Story moved to table the application at the November 17, 2022 TRC meeting, to allow the
applicant time to revise the PD based on further discussions with staff,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Robert Blackberry – BC DeLand LLC
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

Applicants Present:

None present

Applicant will be notified that the application was continued.

*Mariellen Calabro moved to continue the application, at the November 21, 2022 TRC meeting,
Ray Bahrami seconded the motion.*

The TRC Committee voted unanimously in favor of motion.

6. **Applicant Name:** Chris Wrenn – Pulte Homes
Project Name: Z22-217 – PD Rezoning for West Beresford Subdivision
Project Location 40.48 acres located at the SW corner of Beresford Ave and Spring Garden Ave
Project Description: Change of zoning from VC RR to PD

Application was withdrawn prior to the meeting by the applicant.

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

Applicants Present:

Jorge Rendon - Civilogistix

Applicant will address all comments and resubmit.

*Mariellen Calabro 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

NEW BUSINESS

1



City of DeLand
TRC
FSB22-228
DECEMBER 15, 2022



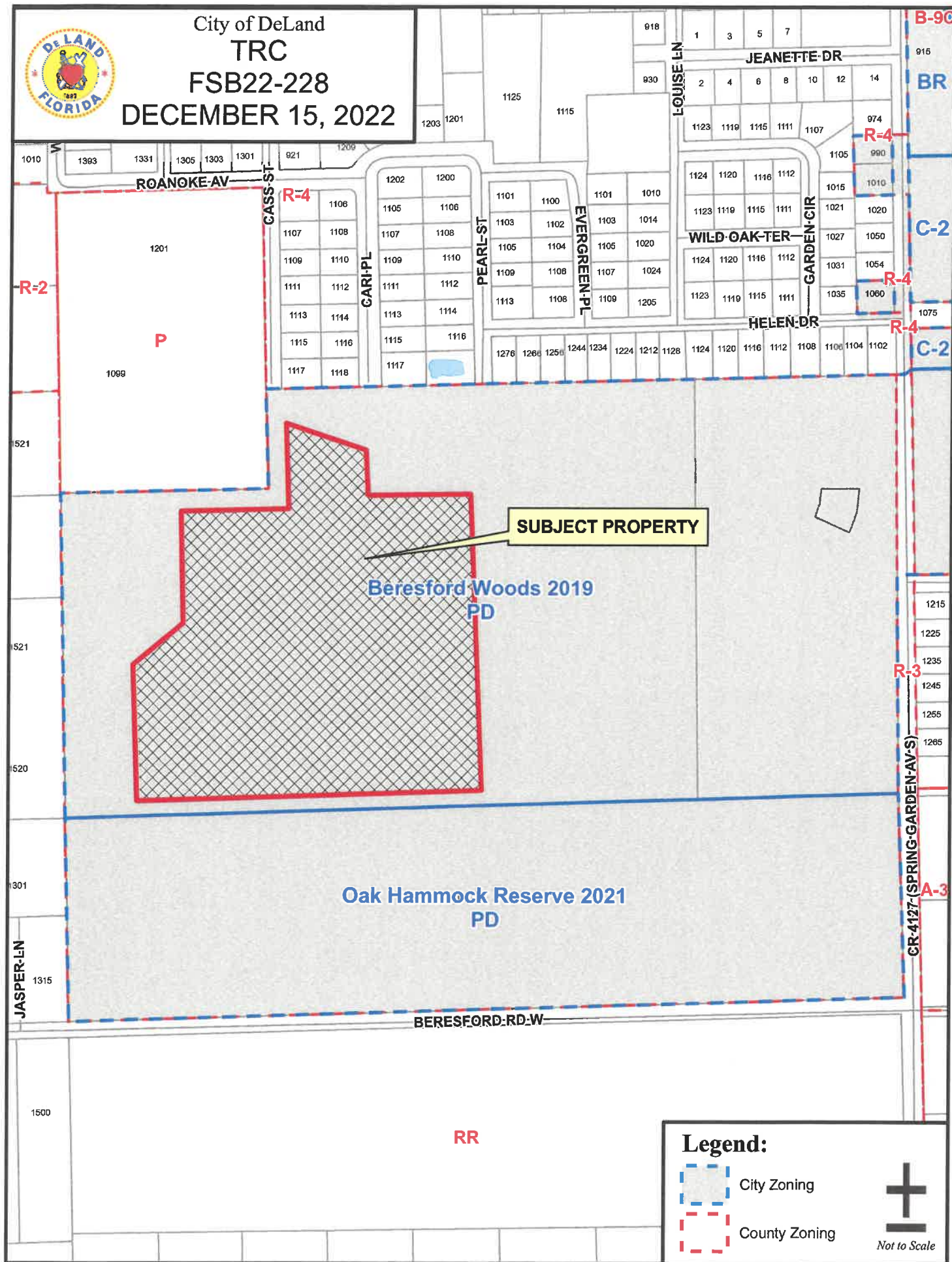
Legend:

- City Zoning
- County Zoning





City of DeLand
TRC
FSB22-228
DECEMBER 15, 2022



Issues for record FSB22-228**Job Address: 0 Spring Garden AV, DeLand FL****Job Description: Single family home subdivision plat.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tract E Where is Tract E on the plan?	1	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Street names Verify that the County has approved the street names.	2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Misc. tract info. To avoid confusion regarding tracts belonging in other phases, remove or "gray out" all references to tracts that are not part of this phase.	5	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Misc. tract info. To avoid confusion regarding tracts belonging in other phases, remove or "gray out" all references to tracts that are not part of this phase.	4	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Misc. tract info. To avoid confusion regarding tracts belonging in other phases, remove or "gray out" all references to tracts that are not part of this phase.	3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Misc. tract info. To avoid confusion regarding tracts belonging in other phases, remove or "gray out" all references to tracts that are not part of this phase.	2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Dimensions The width of several curved portions of lots is not labeled.	4	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Dimensions The width of several curved portions of lots is not labeled.	3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Plat info.	1	Belinda Collins	Belinda Collins	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

If this is a re-plat, the cover sheet should state that in the title of the plat. Include the date of the plat preparation.

NEW BUSINESS

2

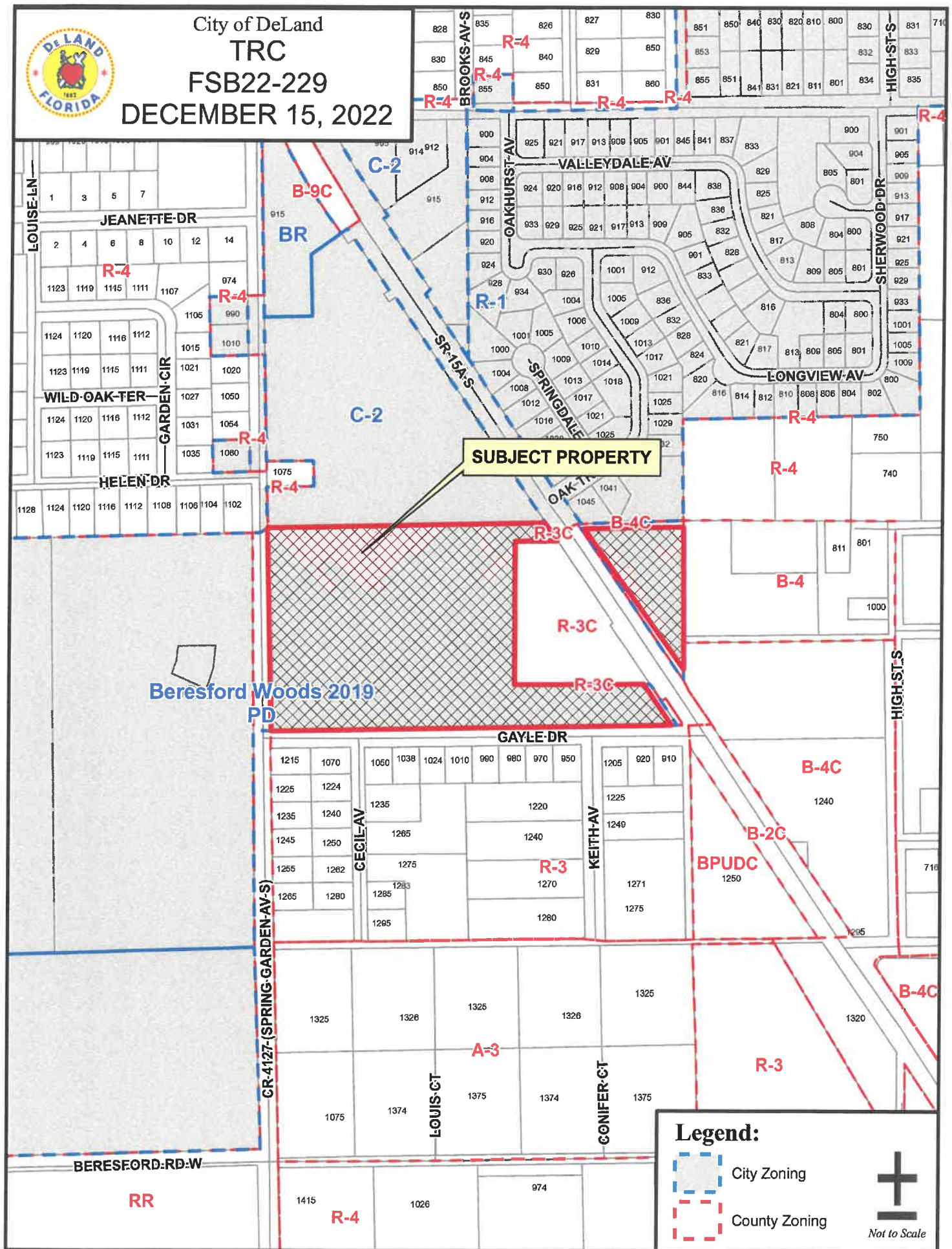


City of DeLand
TRC
FSB22-229
DECEMBER 15, 2022





City of DeLand
TRC
FSB22-229
DECEMBER 15, 2022



Issues for record FSB22-229**Job Address: 0 S Spring Garden AV, DeLand FL 32720****Job Description: Single Family Subdivision Plat**

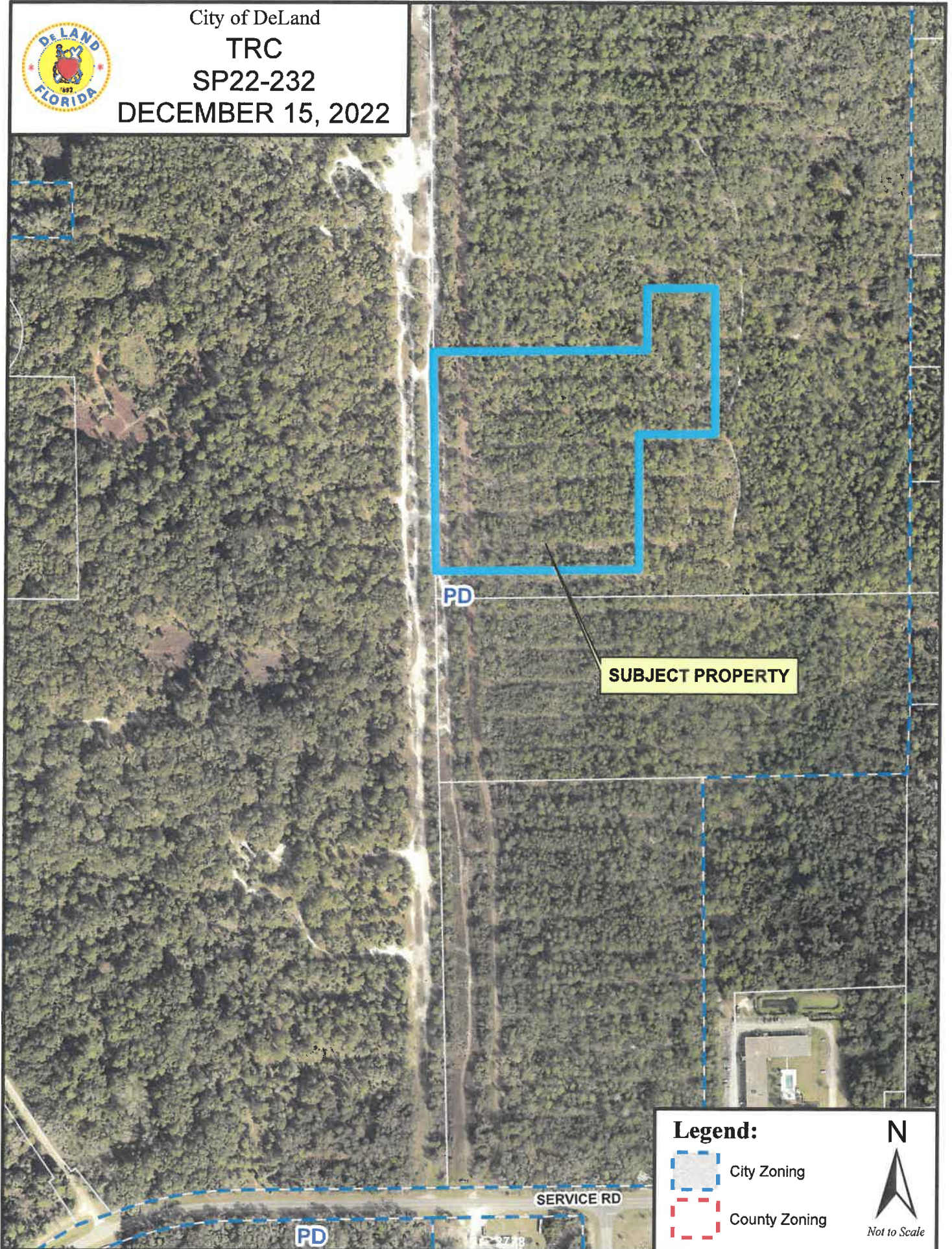
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tracts LL and GG Can these tracts be merged?	4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tract GG It looks like there are two Tract GGs. Does one need to be renamed? Can it just be added to Tract LL?	3	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Dimensions Verify the measurements along the outer edges of the lots. There is nothing to indicate which segments they represent.	3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Dimensions The width of several curved portions of lots is not labeled.	3	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Street names Verify that the County has approved the street names	2	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Plat date Include the date of the plat preparation.	1	Belinda Collins	Belinda Collins	Yes

NEW BUSINESS

3



City of DeLand
TRC
SP22-232
DECEMBER 15, 2022



Legend:

-  City Zoning
-  County Zoning





City of DeLand
TRC
SP22-232
DECEMBER 15, 2022

750

Cresswind DeLand
PD

SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning



Issues for record SP22-232
Job Address: 2751 E New York AV, Deland FL 34724
Job Description: Approximately 11.3 acres used for stockpiling material.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Section A-A						
Engineering	Draft	1. Section A-A, the proposed grades are flat across the top of stockpile at elevation 65.0. But the section shows flow arrow applying there is slope. Please confirm on plan.	C-301	Tuan Huynh	Tuan Huynh	Yes
Sections Slope Percentages						
Engineering	Draft	1. On all Sections, please show cross slope percentages within the top of stockpile limits.	C-301	Tuan Huynh	Tuan Huynh	Yes
Double Silt Fences						
Engineering	Draft	1. Stockpile areas abutting Phase 1 residential lots (south side) and lift station & wetland areas (east side), please provide double silt fences for additional protection in case of failure.	C-300	Tuan Huynh	Tuan Huynh	Yes
General Comments						
Engineering	Draft	General Comment: 1. If applicable, please provide a copy of the SJRWMD / FDEP permit for the stockpile plan or dewatering upon approval. This is required prior to scheduling the pre-construction meeting.		Tuan Huynh	Tuan Huynh	Yes
Tree Barricade						
Forestry	Draft	Add Tree Barricade Detail to your plan or add a note that there are no trees in or immediately adjacent to your proposed project area.	C-300	Mariellen Calabro	Mariellen Calabro	Yes
Tree Survey						
Forestry	Draft	No tree survey data has been provided. Has this area already been cleared?	C-300	Mariellen Calabro	Mariellen Calabro	Yes
Grading Plan						
Planning	Draft	Grading and Drainage Plans: 1. Please add a statement describing the proposed sedimentation control plan techniques.	C-300	Carol Kuhn	Carol Kuhn	Yes

Discipline Status Details

Site Plan - Please provide separate site plan - see General Comments

1. Please show the site's relationship to the preliminary plat/overall development plan.
2. All plan revisions should be depicted as clouded.
3. Please revise the scale on all pages to 1' = 20'.
4. Will the site have commercial signage or directional signage?
5. Please add the following:
 - a. Linear dimensions of the property boundaries and acreage of site and dimensions of all features on the site must be indicated including, but not limited to, right-of-way, parking dimensions, building dimensions/square footages for the design center, sales center, and operations center, setbacks (with label and dimension), all site improvements, wetlands, building separation, driveway and street widths, landscape buffers, proposed screening including walls, hedges, and/or fences (including dimensions), distance between driveway and FDOT ROW line, etc.
 - b. Please describe day-to-day activities to be conducted near and around the stockpile, including number of company vehicles accessing the site.
 - c. Area of property shown in square feet and inches.
 - d. Add to the legend: Easements
 - e. Development Phase lines
 - f. Future Land Use Category (Low Density Residential) and existing zoning district (Cresswind DeLand Planned Development).

Cover Sheet

Cover Sheet – Comments:

1. The cover page needs to show additional site location details. For clarity and context, show how the proposed site is part of the Cresswind DeLand ODP and Phases 1 and 2.
2. Please provide a statement of intended use including when the site would be operational.
3. Please include all design professionals including the name of the landscape architect.
4. Please include a note indicating the proposed timing of the temporary use.
5. Please include a description regarding revegetation plan and timing once stockpile is removed.

General Comments

General Comments:

The site plan submitted lacks sufficient details to provide detailed comments. Please provide a site plan sheet that address the planning comments. This sheet should be separate from the Grading sheet and provide context to the surrounding development and address the planning comments. Also, include a separate Landscape Plan to address Tree Protection Area impacts and revegetation of site. Comments below are general in nature. The resubmittal should provide dimensioned drawings and detailed descriptions for the proposed stockpile, including context related to the entire development site.

1. Please provide a letter of intent that describes the proposed project, proposed access, length of time temporary uses will be in place and when they will be removed, hours of

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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Planning	Draft		C-300	Carol Kuhn	Carol Kuhn	Yes
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Planning	Draft		C-100	Carol Kuhn	Carol Kuhn	Yes
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Planning	Draft		C-100	Carol Kuhn	Carol Kuhn	Yes
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Discipline Status Details

Attached To	Created By	Last Updated By	Modifications Required
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operation, etc.

2. Per page 7 of the Cresswind DeLand PD's development agreement (DA), "Preliminary and/or Final Subdivision Plat Development Order(s) shall be required for each phase and the restrictions of this Development Agreement shall apply to each phase of development." Additionally, page 6 of the DA states, "prior to any construction, including clearing and landfill, an application for a preliminary plat with construction plans and/or final plat of the area to be subdivided shall be submitted for review and approval." The proposed stockpile is located within Phase 2. Since Phase 2 has not received preliminary or final plat approval, the stockpile cannot be approved for construction.
3. Per page 22 of the Cresswind DeLand PD's DA, the applicant or successors "shall enter into a proportionate fair share (PFS) agreement with Volusia County during the subdivision process. The preliminary plat for Phase 1 was approved; therefore, the PFS agreement, which requires a PFS payment, is required prior to Phase 2. Advisory: Since the TIA is dated 2019 and the project was never vested for transportation concurrency, the county will likely require a technical memorandum that reviews Cresswind's cumulative impact on the transportation system's deficient/"critical" roadway segments. As articulated in the DA, the PFS payment to the county will greatly assist in expediting the construction of the Beresford Avenue extension or SR 44/Kepler Road intersection improvements, which will be needed by the future residents of Cresswind.
4. Since Phase 2 has not received preliminary or final plat approval, please consider alternative location for the stockpile within Phase 1. The stockpile at this location, within Phase 2, is not allowed per the Development Agreement and approved PD. If it is determined that the stockpile can remain in Phase 2 prior to a preliminary plat and approved CD's, then the applicant shall provide evidence that all wetlands and tree protection areas are not impacted by the stockpile and associated activities.
5. Site Plan Application Required Documents: The applicant only submitted the site plan and landscape plan, however, per Section 33-16.04(b) pertaining to temporary uses, the applicant shall obtain the proper permits, including but not limited to tree removal and building permits. The project is not exempt from providing the required site plan required documents. If any of the required items are not necessary, please provide a written explanation. Please see the following link to the city's webpage that lists the documents required for site plan applications.
<https://www.deland.org/DocumentCenter/View/662/Planning-Application-Required-Documents-PDF>
6. Is any of the site flood prone? Please indicate on the plan the flood elevation for the 100-year flood (Coded SE) on the site plan as established by the National Flood Insurance Program, Flood Insurance Rate Map.
7. Are there any wetlands on the property? Please depict all wetlands on the plans. The jurisdictional wetland boundary as established by the St. Johns River Water Management District shall also be depicted on the site plan. A permit from FDEP is required for any disturbance.

Separate Landscape Plan

1. 1. Show location of Tree Protection Area and ensure that stockpile and associated activities does impact the TPA (Sec. 33-57.07).

NEW BUSINESS

4



City of DeLand
TRC
SP22-235
DECEMBER 15, 2022



Legend:



City Zoning



County Zoning



Not to Scale



City of DeLand
TRC
SP22-235
DECEMBER 15, 2022

LAKE WINNEMISSETT DR

Cresswind DeLand
PD

SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning



Issues for record SP22-235**Job Address: 2751 New York AV, Deland FL 32720****Job Description: Cresswind Deland Phase 1 Model Center Site Plan initial submittal 2022-11-14**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Directional Arrow Striping						
Engineering	Draft	1. Please add directional arrows striping within parking lot per FDOT Standard Plans Index 711-001.	C-101	Tuan Huynh	Tuan Huynh	Yes
Parking Lot Striping						
Engineering	Draft	1. Note on plan where striping is proposed (i.e. stop bars and parking spaces) to be per FDOT Standard Plans Index 711-001.	C-101	Tuan Huynh	Tuan Huynh	Yes
Driveway Apron						
Engineering	Draft	1. Under driveway apron note #2, please callout min. 6" thick concrete. 2. On driveway apron, please add note that 4' sidewalk across new driveway must be ADA compliance with cross-slope not exceeding 2% and longitudinal slope not exceeding 5%.	C-101	Tuan Huynh	Tuan Huynh	Yes
Perimeter Silt Fence						
Engineering	Draft	1. Show perimeter Silt Fence around parking lot construction limits and include erosion control detail on plan.	C-101	Tuan Huynh	Tuan Huynh	Yes
Hydrants						
Fire	Draft	Provide all fire hydrant locations within the projects site. All fire hydrants must be in place, inspected and fully operational prior to any vertical construction or construction material storage.	C-101	Jamie Lunsford	Jamie Lunsford	Yes
Gates						
Fire	Draft	Provide the opening widths of the gates providing emergency access and how access will be made after hours.	L-400A	Jamie Lunsford	Jamie Lunsford	Yes
List of Approved Tree Replacement Species						
Forestry	Draft	There is a 2022 version available. You can keep this one to match the overall plan or update.	L-480	Mariellen Calabro	Mariellen Calabro	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Lot Tree Requirement 1 Change 3" DBH to 3" caliper to match Grades and Standards requirements.	L-400B	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Landscaping Landscaping Plan: 1. Include Tree Protection details (Sec. 33-57.07) and 15% gross acreage minimum required area for tree protection. 2. Each row of interior parking must be terminated at each end by a landscaped area. Please revise to show a landscaped area at both ends of the parking space row. 3. Please verify that parking lot landscape requirements have been met. 4. Landscape buffers are required. Please delineate the landscape buffer dimensions. Temporary sales office landscaping requirements are located in Section 33-20.	L-400B	Carol Kuhn	Carol Kuhn	Yes
Planning	Draft	Site Plan Comments Site Plan: 1. Please show the site's relationship to the preliminary plat/overall development plan. 2. All plan revisions should be depicted as clouded. 3. Please revise the scale on all pages to 1' = 20'. 4. Will there be loading and service areas or dumpsters/trash compactors? 5. Street lighting, consistent with the preliminary plat, is required. How will the sales and operations centers be illuminated? 6. Will the site have commercial signage or directional signage? 7. Sidewalks are required along the street to enable prospective buyers' safe access to the model homes. This includes sidewalk continuity along the frontage of the vacant lot #53. 8. Please provide net square footage information needed to compute required parking spaces. Pertaining to temporary sales offices, please refer to the parking requirements in Section 33-20. Please add the following: a. Linear dimensions of the property boundaries and acreage of site and dimensions of all features on the site must be indicated including, but not limited to, right-of-way, parking dimensions, building dimensions/square footages for the design center, sales center, and operations center, setbacks (with label and dimension), all site improvements, wetlands, building separation, driveway and street widths, landscape buffers, proposed screening including walls, hedges, and/or fences (including dimensions), distance between driveway and FDOT ROW line, etc. b. Projected number of employees and company vehicles to be kept on-site. c. Area of property shown in square feet and inches. d. Add to the legend: Easements e. Development Phase lines f. Future Land Use Category (Low Density Residential) and existing zoning district (Cresswind DeLand Planned Development). g. Pedestrian access: Sidewalks are required along all ROW. How will pedestrians access the site from the parking areas? h. Add statement describing the handicapped accessibility. Refer to the current edition of	C-101	Carol Kuhn	Carol Kuhn	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

the Florida Accessibility Code.

- i. Total area of site with percentages allocated to the following areas for the Existing and Proposed Plans:
See Attached Table (Site Plan Table - PLN Attachment 1).

Cover Sheet - Comments

Cover Sheet – Comments:

1. Please provide a statement of intended use including hours the office would be operational.
2. Include the legal description.
3. Please include all design professionals including the name of the landscape architect.
4. Include the temporary structure's height, setback, and landscape buffers.
5. The cover page needs to show additional site location details. For clarity and context, show how the proposed site is part of the Crosswind DeLand ODP and Phases 1 and 2.
6. Add note: Temporary Sales offices, including ancillary offices and construction/operations offices, shall cease operation and mobile office trailers shall be removed from the site no longer than 90 days after the completion of the last home in the last phase or five years from the date of the approval of the temporary sales offices, whichever comes first.

Planning Draft

C-100

Carol Kuhn

Yes

Planning

Draft

General Comments

C-100

Carol Kuhn

Yes

General Comments:

- A. Site Plan Application Required Documents: Per Section 33-16.04(b) pertaining to temporary uses, the applicant shall obtain the proper permits, including but not limited to electrical, plumbing, and building permits. Even though the site plan is submitted to obtain approval of the temporary sales center and the area is part of an approved preliminary plat, the site plan needs to include all required documents. . Please see the following link to the city's webpage that lists the documents required for site plan applications. <https://www.deland.org/DocumentCenter/View/662/Planning-Application-Required-Documents-PDF>
- B. Please provide the following missing items. If any of the items are not necessary, please provide a written explanation:
 1. Please provide a signed and sealed survey that is no older than 2 years.
 2. Topography: Provide a sheet showing the existing topography (layout of natural and constructed features on the site) with a minimum of one-foot contour intervals for the proposed site. There should be a statement that elevations are referenced to North American Vertical Datum (NAVD) of 1988.
 3. Building (temporary) design elevations including but not limited to photometric plan/lighting detail and material and color lists, type of roofing, construction type, etc.
 4. Photometric Plan
 5. Sign plans
 6. Drainage report/stormwater management calculations
 7. Notarized Authorization of Owner and/or notarized power of attorney, if applicant is different from owner.
 8. Corporate resolution, if the property owner is a corporation or company, that is less than one year old. See website link above for required resolution details.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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C. Please provide a letter of intent that describes the proposed project, description of the proposed Operations Center, how prospective buyers will be accessing the model homes (where will they walk?), the situation with the road (will it be opened for vehicular traffic?), length of time temporary uses will be in place, hours of operation, etc. Note: Section 33-20.01 states, "Temporary sales offices shall cease operation and mobile office trailers shall be removed from the site no later than 90 days after the completion of the last home in the specific phase of development which the office serves or five years from the date of the approval of the temporary sales office, whichever comes first."

D. Per page 7 of the Cresswind DeLand PD's development agreement (DA), "Preliminary and/or Final Subdivision Plat Development Order(s) shall be required for each phase and the restrictions of this Development Agreement shall apply to each phase of development." Additionally, page 6 of the DA states, "prior to any construction, including clearing and landfill, an application for a preliminary plat with construction plans and/or final plat of the area to be subdivided shall be submitted for review and approval." The proposed Operations Center and parking area are proposed on lots 156, 157, and 158 which are located within Phase 2. Since Phase 2 has not received preliminary or final plat approval, the Operations Center cannot be approved for construction.

E. Page 24 of the Cresswind DeLand PD's DA, "the sales center shall consist of the following temporary facilities to be located within homes to be built on 1 or more platted lots: Sales Office (converted model home), Design Center (converted model home), up to 18 Model Homes, Temporary Parking Lot, Temporary Construction Trailer(s) (may be converted model home), Up to 3 Stay and Play Homes." Additionally, Per Page 7 of the Cresswind DeLand PD's DA, an Operations Center is not a permitted temporary use, principal use or accessory use. Please explain how the proposed Operations Center can be considered an approved use and how it fits in with the Model Sales Center.

F. Per page 22 of the Cresswind DeLand PD's DA, the applicant or successors "shall enter into a proportionate fair share (PFS) agreement with Volusia County during the subdivision process. The preliminary plat for Phase 1 was approved; therefore, the PFS agreement, which requires a PFS payment, is required at this time. Advisory: Since the TIA is dated 2019 and the project was never vested for transportation concurrency, the county will likely require a technical memorandum that reviews Cresswind's cumulative impact on the transportation system's deficient/"critical" roadway segments. As articulated in the DA, the PFS payment to the county will greatly assist in expediting the construction of the Beresford Avenue extension or SR 44/Kepler Road intersection improvements, which will be needed by the future residents of Cresswind.

G. Please explain how employees and customers will access the sites. What road improvements are being completed to allow access to the area?

H. Is any of the site flood prone? Please indicate on the plan the flood elevation for the 100-year flood (Coded SE) on the site plan as established by the National Flood Insurance Program, Flood Insurance Rate Map.

I. Are there any wetlands on the property? Please depict all wetlands on the plans. The jurisdictional wetland boundary as established by the St. Johns River Water Management District shall also be depicted on the site plan. A permit from FDEP is required for any disturbance.

J. Please provide the legal description including total acreage on a separate 8.5' x 11' sheet.

NEW BUSINESS

5



City of DeLand
TRC
SP22-245
DECEMBER 15, 2022





City of DeLand
TRC
SP22-245
DECEMBER 15, 2022

Cresswind DeLand
PD

2801

SERVICE RD

SUBJECT PROPERTY

Gateway East
PD

VC:A-3

GRIMM LN

Legend:

-  City Zoning
-  County Zoning



Issues for record SP22-245
Job Address: 2751 New York AV, Deland FL 32720
Job Description: Cresswind Deland Phase 1 Temporary Sales Center and associated parking

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Details and Striping						
Engineering	Draft	1. Provide a detail for the handicap parking space and wheel stops on the plan. 2. Callout striping for the parking and handicap spaces. Refer to FDOT Standard Plans Index 711-001.	C-301	Tuan Huynh	Tuan Huynh	Yes
Handicap Space Slopes per ADA						
Engineering	Draft	1. Provide note that handicap parking space slopes in all directions must not exceed 2% per ADA.	C-301	Tuan Huynh	Tuan Huynh	Yes
Sidewalk Spot Grades						
Engineering	Draft	1. Provide additional sidewalk spot grades to ensure sidewalk cross-slopes do not exceed 2% and longitudinal slopes do not exceed 5% to the sales trailer ramp location per ADA.	C-301	Tuan Huynh	Tuan Huynh	Yes
Proposed Improvements and Plans Clarity						
Engineering	Draft	1. Please use lighter shading for those improvements that are not part of the temporary sales trailer construction limits. It is difficult to differentiate on Site Plan what are the subdivision infrastructure already constructed and proposed sales trailer improvements under this application. Please revise plan.	C-301	Tuan Huynh	Tuan Huynh	Yes
Nearest Inlet for Positive Drainage						
Engineering	Draft	1. Show the nearest street curb inlet with gutter elevation to ensure that runoff from the proposed impervious areas has positive drainage to the inlet.	C-301	Tuan Huynh	Tuan Huynh	Yes
NOTES:						
Forestry	Draft	In Note 1, change LATER to LAYER. In Note 2, change ART to ARE. In Note 3, did you mean for the PLAN material to be PLANT material.	L-400A	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Please add tree barricade detail to the plan.	C-101	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Landscape Plan						
Planning	Draft	Landscape Plan:				
		1. Include Tree Protection details (Sec. 33-57.07) and 15% gross acreage minimum required area for tree protection.				
		2. Each row of interior parking must be terminated at each end by a landscaped area. Please revise to show a landscaped area at both ends of the parking space row.				
		3. Landscape buffers are required. Please delineate the landscape buffer dimensions. See Section 33-20 of the city's Land Development Regulations – especially regarding landscaping requirements. The perimeter of the parking area shall be landscaped accordingly.	L-400A	Carol Kuhn	Carol Kuhn	Yes
Grading Plan						
Planning	Draft	Grading and Drainage Plans:				
		1. Please add a statement describing the proposed sedimentation control plan techniques.	C-301	Carol Kuhn	Carol Kuhn	Yes
Site Plan						
Planning	Draft	Site Plan:				
		1. Please show the site's relationship to the preliminary plat/overall development plan.				
		2. All plan revisions should be depicted as clouded.				
		3. Please revise the scale on all pages to 1' = 20'.				
		4. The proposed 90-degree parking appears to be within the right-of-way. Backing movements close to the intersection and within the ROW is problematic. Please provide a defined parking lot that is not within the ROW and eliminates the hazard of motorists backing immediately onto the roadway and into on-coming traffic.				
		5. Will there be loading and service areas or dumpsters/trash compactors?				
		6. Will the site have commercial signage or directional signage?				
		7. Please add the following:				
		Linear dimensions of the property boundaries and acreage of site and dimensions of all features on the site must be indicated including, but not limited to, right-of-way, parking dimensions, trailer square footage, setbacks (with label and dimension), all site improvements, wetlands, building separation, driveway and street widths, landscape buffers, proposed screening including walls, hedges, and/or fences (including dimensions), distance between driveway and FDOT ROW line, etc.				
		a. Design of any Street C ROW improvements.				
		b. Projected number of employees and company vehicles to be kept on-site.				
		c. Area of property shown in square feet and inches.				
		d. Add to the legend: Easements				
		e. Development Phase lines				
		f. Future Land Use Category (Low Density Residential) and existing zoning district.				
		g. Pedestrian access: Sidewalks are required along all ROW. How will pedestrians access the site from SR 44A?				
		h. Add statement describing the handicapped accessibility. Refer to the current edition of the Florida Accessibility Code.				
			C-101	Carol Kuhn	Carol Kuhn	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

i. Provide the total area of site with percentages allocated to the following areas for the Existing and Proposed Plans: Please add a table with the following information:
Existing Plan: (1) Building Area, (2) Pavement/Sidewalks/Impervious Area, (3) Open Space; and,
Proposed Plan: (1) Building Area, (2) Pavement/Sidewalks/Impervious Area, (3) Open Space
Note: Be sure the 75% maximum impervious is not exceeded.

Cover Sheet

Cover Sheet – Comments:

1. Please provide a statement of intended use including hours the office would be open to the public.
2. Include the legal description.
3. Please include all design professionals including the name of the landscape architect.
4. Include the temporary structure's height, setback, and landscape buffers.
5. The cover page needs to show additional site location details. Show how the proposed site is part of the Crosswind DeLand ODP and Phase 1. Without seeing this information, the plans fail to show the exact location. For example, the reviewer needs to clearly see which entrance is adjacent to the proposed site.
6. Add note: Temporary Sales offices, including ancillary offices and construction/operations offices, shall cease operation and mobile office trailers shall be removed from the site no longer than 90 days after the completion of the last home in the last phase or five years from the date of the approval of the temporary sales offices, whichever comes first.

Planning

Draft

C-100

Carol Kuhn

Carol Kuhn

Yes

Planning

Draft

C-100

Carol Kuhn

Carol Kuhn

Yes

General Comments

General Comments:

1. Site Plan Application Required Documents: Per Section 33-16.04(b) pertaining to temporary uses, the applicant shall obtain the proper permits, including but not limited to electrical, plumbing, and building permits. Even though the site plan is submitted to obtain approval of the temporary sales trailer and the area is part of an approved preliminary plat, the site plan needs to include all required documents. If any of the items are not necessary, please provide a written explanation. Please see the following link to the city's webpage that lists the documents required for site plan applications.
<https://www.deland.org/DocumentCenter/View/662/Planning-Application-Required-Documents-PDF>

Please provide the following missing items.

- a. Please provide a signed and sealed survey that is no older than 2 years.
- b. Topography: Provide a sheet showing the existing topography (layout of natural and constructed features on the site) with a minimum of one-foot contour intervals for the proposed site. There should be a statement that elevations are referenced to North American Vertical Datum (NAVD) of 1988.
- c. Irrigation plan
- d. Building (temporary) design elevations including but not limited to photometric plan/lighting detail and material and color lists, type of roofing, construction type, etc.

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

e. Photometric Plan

- f. Sign plans
- g. Notarized Authorization of Owner and/or notarized power of attorney, if applicant is different from owner.
- h. Corporate resolution, if the property owner is a corporation or company, that is less than one year old. See website link above for required resolution details.
2. Please provide a letter of intent that documents the why this project is needed in addition to the model home and sales center, project details, length of time the trailer will be in place, etc. Note: Section 33-20.01 states, "Temporary sales offices shall cease operation and mobile office trailers shall be removed from the site no later than 90 days after the completion of the last home in the specific phase of development which the office serves or five years from the date of the approval of the temporary sales office, whichever comes first."
3. Advisory: Page 24 of the Cresswind DeLand PD's development agreement (DA), "the sales center shall consist of the following temporary facilities to be located within homes to be built on 1 or more platted lots: Sales Office (converted model home), Design Center (converted model home), up to 18 Model Homes, Temporary Parking Lot, Temporary Construction Trailer(s) (may be converted model home), Up to 3 Stay and Play Homes." Although a temporary sales center trailer is not listed as a permitted principal use or accessory use, staff has determined that a temporary sales center trailer is not listed as a prohibited use.
4. Per page 22 of the Cresswind DeLand PD's DA, the applicant or successors "shall enter into a proportionate fair share (PFS) agreement with Volusia County during the subdivision process. The preliminary plat for Phase 1 was approved; therefore, the PFS agreement, which requires a PFS payment, is required at this time. Advisory: Since the TIA is dated 2019 and the project was never vested for transportation concurrency, the county will likely require a technical memorandum that reviews Cresswind's cumulative impact on the transportation system's deficient/"critical" roadway segments. As articulated in the DA, the PFS payment to the county will greatly assist in expediting the construction of the Beresford Avenue extension or SR 44/Kepler Road intersection improvements, which will be needed by the future residents of Cresswind.
5. The site's parking and sidewalk are within the Street C right-of-way. Please remove.
6. Advisory: An FDOT driveway permit was obtained for the Street C intersection with SR 44A; however, any work proposed in FDOT ROW will require a new or modified driveway permit application.
7. Is any of the site flood prone? Please indicate on the plan the flood elevation for the 100-year flood (Coded SE) on the site plan as established by the National Flood Insurance Program, Flood Insurance Rate Map.
8. Please depict all wetlands on the plans. The jurisdictional wetland boundary as established by the St. Johns River Water Management District shall also be depicted on the site plan. A permit from FDEP is required for any disturbance.
9. Please provide the legal description including total acreage on a separate 8.5' x 11' sheet.

Sanitary Sewer

Utilities

Draft

Show how the sales center will be connected to the sewer system or if it's going to a holding tank.

C-401

Jim Ailes

Jim Ailes

Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Water service line service line should be 1" poly for a single service and not a 5/8 hdpe.	C-401	Scott Zender	Jim Ailes	Yes
Utilities	Draft	Reclaim Reclaim should come into a ninety and go through a master meter prior to booster pump. Booster pump should be shown and line coming out to road with a ninety going north into Cresswind. A Tee should not be show and a 90 instead.	C-401	Scott Zender	Jim Ailes	Yes

NEW BUSINESS

6

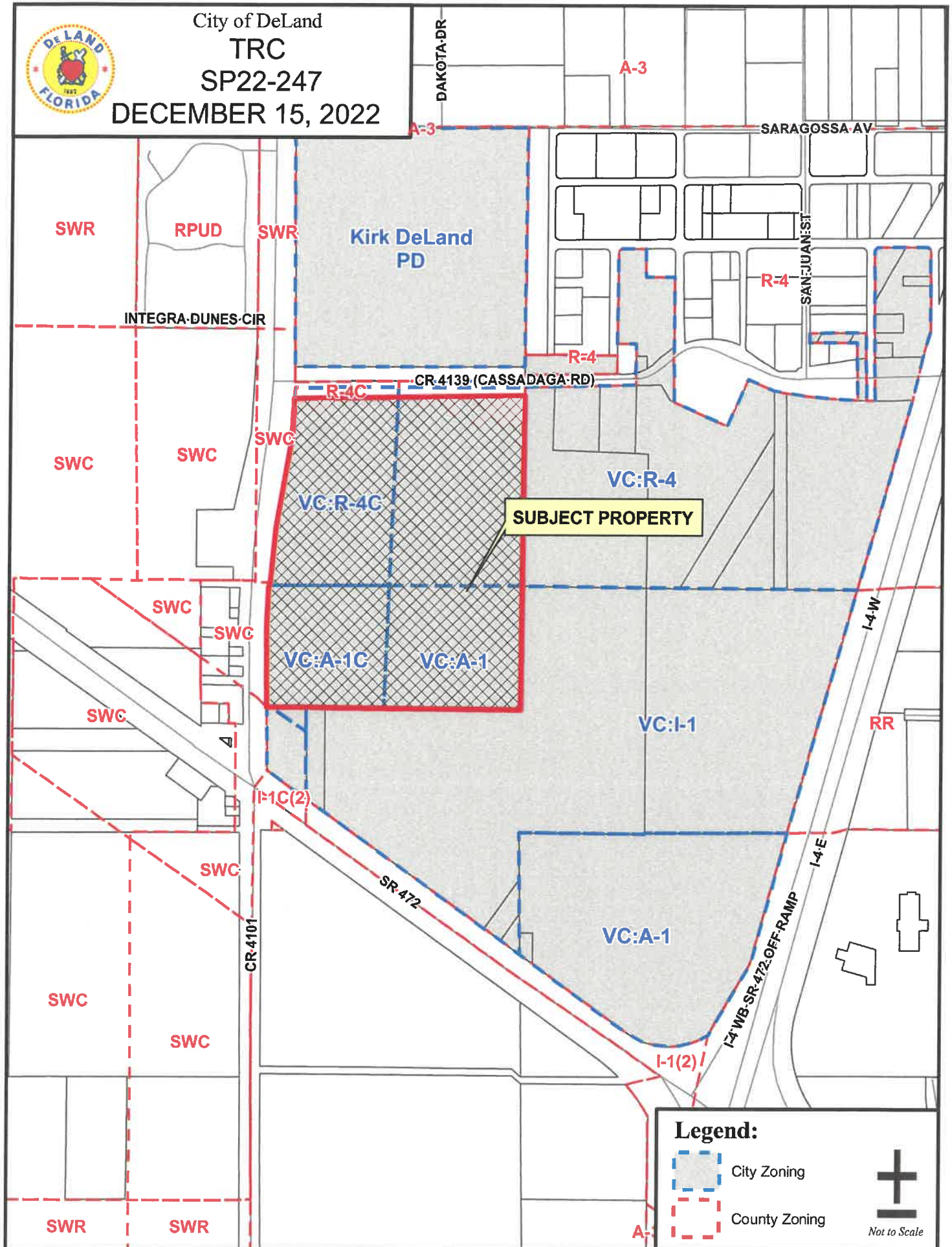


City of DeLand
TRC
SP22-247
DECEMBER 15, 2022





City of DeLand
TRC
SP22-247
DECEMBER 15, 2022



Legend:

- City Zoning
- County Zoning



Not to Scale

Issues for record SP22-247

Job Address: 0 N/A,

Job Description: TM BTR of Flordida LLC is proposing 233 detached multi-family units on a 28.642-acre project site located at the southeast corner of Dr. Martin Luther King Beltway (CR 4101) and Cassadaga Road (CR 4139). Unlike traditional multi-family, each unit will be a single story and include a private backyard. Substantial amenities (passive and active) will consist of a pool/clubhouse, gardens, and a dog park.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Latest FDOT Index						
Engineering	Draft	1. Please update sheet to latest FDOT Standard Plans Index FY 2022-23. This comment also applies to sheet C11.0.	C9.0	Tuan Huynh	Tuan Huynh	Yes
Pavement cross slopes						
Engineering	Draft	1. Section G-G, please show the parking and pavement cross slopes.	C7.0	Tuan Huynh	Tuan Huynh	Yes
Entrance Road Section C-C						
Engineering	Draft	1. Section C-C, if the entrance road is public please show the right-of-way (R/W) lines on the cross-section.	C7.0	Tuan Huynh	Tuan Huynh	Yes
Positive Drainage Away from Building						
Engineering	Draft	1. Sections B-B and F-F shows 1% slope toward the building structures. Please provide additional grading spot shots on the grading plans sheets to ensure there is positive drainage away from the building and toward the drainage inlets to avoid ponding issues.	C7.0	Tuan Huynh	Tuan Huynh	Yes
Max. Allowable Slopes						
Engineering	Draft	1. Max. allowable side slope per City LDR is 4:1 (V:H). Cross-sections shows 3:1 (V:H). Please revise cross-sections and grading plan sheets to meet 4:1 max. slope.	C7.0	Tuan Huynh	Tuan Huynh	Yes
FDOT Standard Plans Index						
Engineering	Draft	1. Please use standard FDOT Standard Plans Index number callout for the proposed curb inlets on the plan. For example, call out curb inlet as Type 1 to 6 and not as Type II and III on the plans. Do likewise for the ditch bottom inlet and callout FDOT Index number on the plans. This comment applies to all the grading plan sheets.	C6.10	Tuan Huynh	Tuan Huynh	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Rip-Rap Protection						
Engineering	Draft	1. Please show rip-rap protection at the end of the mitered end section discharge into Pond 1. Please do likewise on sheet C6.7.	C6.4	Tuan Huynh	Tuan Huynh	Yes
Positive Drainage						
Engineering	Draft	1. Based on site grading elevations, there may be potential ponding issues from Building No. 206 to 209. The flow arrows show drainage from rear to front of building but the proposed grades do not agree. Please revise grading plan to provide positive drainage or add yard drain inlets to collect runoff at low-points to prevent ponding. This comment applies to all other Paving, Grading and Drainage Plan sheets in the plan set.	C6.2	Tuan Huynh	Tuan Huynh	Yes
General Comments						
Engineering	Draft	1. Development is adjacent to Cassadaga Road (CR 4139) and MLK Beltway (CR 4101) which are Volusia County maintained roads. County Use Permit is required.		Tuan Huynh	Tuan Huynh	Yes
Drainage Calculations						
Engineering	Draft	1. Project narrative, please mention who is the maintenance entity for the proposed stormwater pond and secondary storm sewer system. 2. Project narrative Soils, provide the existing ground elevations at borings P-1 and P-2 in order to verify that the minus 17 feet below ground to SHWT correspond to elevation 20.50 feet used in the ICPR 14 days recovery analysis. 3. Project narrative, please provide a table summarizing the stormwater design results to include Pond 1 design high water (DHW) stage, provide free-board, and post attenuation volume for 25yr-96hr and 100yr-24hr storm events. 4. Pond 1 stage / storage spreadsheet, please include stage/area/cumulative storage at one-foot increments from pond bottom to top elevation (El. 30.0 to 36.00) and do likewise for the ICPR Node Pond 1 input. 5. Per SJRWMD rule, the 25yr-96hr storm volume must recovery within 14 days. But ICPR results show recovery at hour 408.5, which is 17 days. Please clarify. 6. Please provide hydraulic grade line (HGL) calculations for the secondary storm system to verify that the curb and ditch bottom inlets will not surcharge under 10yr-24hr storm event. HGL must be min. 6 inches below the gutter or grate elevations with minor and major losses included. Please use Pond 1 ICPR routed 10yr-24hr storm peak stage as the downstream tailwater elevation for the storm sewer HGL analysis.		Tuan Huynh	Tuan Huynh	Yes
Fire Department Access to Structures						
Fire	Draft	Distance from access road to structures exceeds the below standard of 50 ft throughout the development. 18.2.3.2 Access to Building: 18.2.3.2.1: A fire department access road shall extend to within 50 ft (15 m) of at least	C5.0	Jamie Lunsford	Jamie Lunsford	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
one exterior door that can be opened from the outside and that provides access to the interior of the building.						
Fire	Draft	Roadways 20 ft Minimum roadway widths required.	C5.9	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Closed	Hydrants Please show fire hydrants on the master plan. Last comment from reviewer: Found on Master Utility Plans	C5.0	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Roadways Minimum roadway with within the City of Deland is 20 ft.	C5.4	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Hydrants Additional hydrants will be needed throughout development. Max distance between hydrants per NFPA18.5.2 is 800 ft. Add hydrants accordingly.	C8.0	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Department Access Distance from access road exceeds the below standard of 50 ft. 18.2.3.2 Access to Building: 18.2.3.2.1: A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.	C5.12	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Department Access Distance from access road exceeds the below standard of 50 ft. (Distance on plans show approx. 80 ft) 18.2.3.2 Access to Building: 18.2.3.2.1: A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.	C5.10	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	More Data Needed Additional tree data is required to review this project.		Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note above tree planting notes	L7.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
All substitutions must be approved by the City Forester and consistent with City Code (not county).						
Tree Planting Notes						
Forestry	Draft	Revise Note 9. This information will need to be provided at the time of site plan.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Manatee County references						
Forestry	Draft	Remove all references to Manatee Countee and Section 701.4. Update with relevant DeLand and Volusia County information.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal						
These notes do not match DeLand Code. Please update with relevant information. Note 1: Tree removal should be based on an actual tree survey unless you PD has a different requirement. Note 2: Dead trees can be removed without replacement. Deteriorated Specimen trees can be replaced at reduced replacement. Our Code does not have a provision regarding "hazardous" trees. Note 3: This is based on another City's Code. You will need to provide 1/3 diameter replacement for protected trees, 1/2 diameter replacement for specimen trees and 100% diameter replacement for historic trees if approved by City Commission. Note 4 is correct.						
Forestry	Draft		L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Legend						
Forestry	Draft	The tree legend on this page does not match what is shown on previous pages.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Replacement						
Forestry	Draft	None of the trees provided would meet the requirements for replacing historic trees. If historic tree removals are approved as part of this project, you will need to add sufficient 6" caliper trees to provide replacement.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Replacement Provided						
Forestry	Draft	With the recommended changes, your plan would provide 1,086" DBH replacement. Your Tree Removal Schedule indicates that you need at last 5,422" DBH (more data is needed to verify this number). This would leave you 4,336" DBH short of the required tree replacement. You will need to add additional landscaping or contribute the difference into the Tree Replacement Reserve Account. At the current rate of \$75 per inch DBH not planted, this would require a contribution of \$325,200.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Pindo Palm						
Forestry	Draft		L7.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
This species is not on our list of approved species. You can plant it on site, but it won't count towards replacement.						
Japanese Privet						
Forestry	Draft	The minimum size for replacement trees is 3" caliper, 8' height and 45-gallon container or B&B equivalent. Please increase to at least 3" caliper. For each 3" caliper provided, you will receive 2" DBH credit towards tree replacement.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Queen's Grape Myrtle						
Forestry	Draft	This species is not on our list of replacement trees. We recommend substituting another species.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Crape Myrtle						
Forestry	Draft	The minimum size for replacement trees is 3" caliper, 8' height, and 45-gallon container or B&B equivalent. Please increase the trees proposed to meet these standards.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Sugar Maple						
Forestry	Draft	This species is not on our list of approved species. We recommend replacing it with Acre rubrum or another species from the list.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Zone 9 Florida Friendly Landscaping						
Forestry	Draft	Many of the species proposed in your plan are more tropical than DeLand's climate. Please review your list of species and replace Zone 10+ species with species adapted for Zone 9.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
City of DeLand Irrigation Notes						
Forestry	Draft	Provide zones, watering schedule and other items in this list.	L6.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Replace with City of DeLand Tree Barricade Detail.	L5.0	Mariellen Calabro	Mariellen Calabro	Yes
Magnolia and Small Tree Installation Graphics						
Forestry	Draft	Revise drawings to show trees sitting on undisturbed soil as shown on Large Tree Installation. Show spacing between the trunk of trees and mulch installation as shown on palm installation.	L5.0	Mariellen Calabro	Mariellen Calabro	Yes
Trees and Other Vegetation						
Forestry	Draft		L4.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Replace with City of DeLand Code information.						
Hillsborough County						
Forestry	Draft	Remove reference to Hillsborough County and replace with City of DeLand/Volusia County information.	L4.0	Mariellen Calabro	Mariellen Calabro	Yes
Fire hydrants and trees						
Forestry	Draft	Several islands with fire hydrants also have proposed trees. Please make sure that the species and the location of tree planted will not interfere with the future use of the fire hydrant.	L4.0	Mariellen Calabro	Mariellen Calabro	Yes
Clarity of Graphic						
Forestry	Draft	Even at 100% zoom, trees species and DBH cannot be read on this sheet.	L1.0	Mariellen Calabro	Mariellen Calabro	Yes
More tree data needed						
Forestry	Draft	Please provide an excel spreadsheet showing trees removed and trees preserved.	L1.0	Mariellen Calabro	Mariellen Calabro	Yes
FHA						
Forestry	Draft	Add fire hydrants to the legend.	C8.12	Mariellen Calabro	Mariellen Calabro	Yes
FHA						
Forestry	Draft	Add fire hydrants to the legend.	C8.8	Mariellen Calabro	Mariellen Calabro	Yes
FHA						
Forestry	Draft	Add fire hydrants to the legend.	C8.6	Mariellen Calabro	Mariellen Calabro	Yes
Fire Hydrant						
Forestry	Draft	Add fire hydrants to the legend or remove layer from these sheets.	C6.12	Mariellen Calabro	Mariellen Calabro	Yes
Fire Hydrant						
Forestry	Draft	Add fire hydrants to the legend or remove layer from these sheets.	C6.8	Mariellen Calabro	Mariellen Calabro	Yes
Fire Hydrant						
Forestry	Draft	Add fire hydrants to the legend or remove layer from these sheets.	C6.6	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Fire Hydrant Add fire hydrants to the legend or remove layer from these sheets.	C6.5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree removals Show the location of any historic tree proposed for removal. If there are none, please update your tree worksheets.	C6.0	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Oak trees by species Identify all oak trees by species. If the trees meet the criteria for historic trees, label them as historic trees instead of Grand Tree.	C6.0	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Match It looks like this matches to Sheet C5.8 instead of Sheet C5.9. Please check all match sheets. I don't think that I caught them all.	C5.12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Label as Tree Protection Area for consistency with Code Language.	C5.11	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Match Line It looks like this page matches to Sheet C5.8, not C5.9. Please check all pages for correct reference.	C5.5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Area Add TPA to this section. Will the precast wall have any tree impacts?	C5.5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Match Lines It looks like this one is north of C5.5, not C5.6. Please check all of the match lines in this section.	C5.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Area Show limits of TPA on this page and adjacent pages. How will the precast wall impact trees within the TPA?	C5.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.11	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.10	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.9	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.8	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Key Map Fix Key Map so it identifies the correct pages.	C5.2	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
6' Precast Wall						
Forestry	Draft	How will the construction of the 6' precast wall impact the trees in the Tree Protection Area.	C5.11	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Draft	Are the areas on the south and east sides of the property the only tree protection areas? Are any of the buffers included? Please clearly show the limits of the areas that have been designated as Tree Protection Area. Make sure that there are no utilities or structures located within these areas.	C5.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Add City Tree Barricade Detail to plan. You might want to also add it to the legend and show large areas of trees to be preserved rather than encircling each individual tree.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Note						
Forestry	Draft	Change DIA-METER to DIAMETER.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Historic Trees						
Forestry	Draft	Clearly identify the location of all historic trees on site. You may want to show the trees to be preserved in a color other than red to avoid confusion. Where is the historic tree proposed for removal?	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Oaks and Pines						
Forestry	Draft	Identify oak and pine trees by species.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Detail						
Forestry	Draft	Add city standard tree barricade detail to your plans.	C1.0	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Removals						
Forestry	Draft	Your tree worksheets suggest that you will be removing at least one historic tree; however, your plans do not appear to show this removal. Please correct whichever is incorrect. To remove historic trees, the project will need to be reviewed by the Tree Advisory Committee and the removals approved by the City Commission. None of the replacement trees provided would provide sufficient replacement for historic tree removals, which require 6" caliper minimum replacement.	C1.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Worksheets						
Forestry	Draft		C1.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline Status Details

Attached To Created By Last Updated By Modifications Required

Tree Worksheets have been provided; however, I do not have adequate information to review them.

1. TPA: Please show limits of TPA clearly on plan.
2. Minimum Coverage: 2,994" DBH will be required. I cannot determine whether this requirement will be met without more data on trees removed and preserved.
3. Specimen Tree Worksheet. I need an excel spreadsheet showing trees removed and preserved and whether they are specimen, historic, or protected to review this worksheet.
4. Tree Replacement. I need the data above to review this worksheet.

School concurrency

Provide information regarding the school concurrency application that was submitted.

Dumpster areas

Verify that there are only 2 locations for trash facilities.

Signage details

Provide details and sketches of the project signage to be provided.

References

The construction details on Page 46 indicate that "Pavement design and construction shall be in accordance with the Pasco County Land Development Code." Ensure that all reference throughout the plans refer to the City of Deland and Volusia County as appropriate.

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, recommendation by the Tree Advisory Committee and approval by City Commission. Preservation of historical and specimen trees is required.

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.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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- Preserve valuable open space and vegetation to the benefit of the development.
- Utilize the existing vegetation for the 40-foot buffer.
- Include GSI (green stormwater infrastructure) elements throughout the project in order to protect the environmental features. Remember, this is an approved PD with a concept plan.
- Utilize clustering of buildings in order to maximize the space and preserve the existing natural features.

Planning	Draft	Mass grading Be aware that Mass grading is not permitted.	C6.0	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Phasing Verify if this project will be developed in phases and if so, how many units per phase. Indicate phasing on the plans.	C1.0	Belinda Collins	Belinda Collins	Yes
Planning	Draft	TPA At least 15% of the site needs to be dedicated to tree protection. Indicate the areas set aside for the Tree protection area.	C6.0	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Landscape buffer plantings Similar to what was done on the landscape plans for Cassadaga Rd., indicate the landscape requirements to be provided along MLK.	L3.0	Belinda Collins	Belinda Collins	Yes
Utilities	Draft	Utilities Same three comments as stated on sheet C8.1	C8.12	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments as sheet C8.3	C8.11	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Needs built to city Specs and a terminal manhole with stub out to south needs to happen.	C8.10	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Master meter location will need to be coordinated between City and Volusia County and developer.	C8.10	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Utilities Water, sewer, and reclaim connects will need confirmation between City and Volusia County.	C8.10	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same comment as sheet C8.3.	C8.9	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments from sheet C8.3. Fire department will have major access issues with hoses as well.	C8.8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments from sheet C8.1.	C8.7	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments from sheet C8.1	C8.6	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Missing a main trunk line between manholes.	C8.5	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments form C8.1.	C8.5	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same comments as sheet C8.1	C8.4	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Move master water meter to edge of ROW.	C8.3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments as C8.1	C8.3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Same three comments from page 8.2	C8.2	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Services Please call out service lateral sizes and water service sizes on each plan set.	C8.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Services Appears that very long small diameter service lines will be installed to multiple buildings. I will be surprised if you have no low pressure complaints once built.	C8.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer laterals and clean outs. On all the plan sheets a lot of wyes off of wyes with multiple clean outs shown. not sure proper access can be provide to clear line if clogged in the future of the private system. Should add more manholes and less cleans to get lost or broken.	C8.1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Notes #2 Lines must be televised and a thumb drive submitted to city for review and acceptance.	C8.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Note #1 Needs to comply with City of DeLand Standards	C8.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utilities Needs to be a city lift station	C5.9	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Information #17 & 19 The city of DeLand will be the provider of Utilities per wholesale agreement with Volusia County.	C2.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Volusia County Development Notes Change to City of DeLand and note #2 will not include lift station site.	C2.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	General Utility Note #46 Lift Station owned by city.	C2.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	General Utility Note #42 City of DeLand shall not own anything past the water and reclaim master meters. Sewer lift station will be built to city specs with a generator and RTU for monitoring. Lift station and force main to Volusia County will be owned by city.	C2.0	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	General Note #24 Needs to say City and not Volusia County.	C2.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	General Utility Note #23 Will need to confirm that Volusia County does the tap.	C2.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Volusia County Capacity connection fees to Volusia county must be paid prior to construction. This area is by wholesale agreement the cities to operate and maintain, but capacity for plants is a county issue.	C1.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Service Agreement A signed agreement will need to be completed prior to start of construction.	C1.0	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	details Need to use City of DeLand details dated 11/7/22	C10.3	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need to use City of DeLand details dated 11/7/22	C10.2	Scott Zender	Scott Zender	Yes
Utilities	Draft	details Need to use City of DeLand details dated 11/7/22	C10.1	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need to use City of DeLand details dated 11/7/22	C10.0	Scott Zender	Scott Zender	Yes
Utilities	Draft	service lines how are lots 188-179, 130, 131, 178-172, lots 145-156, lots 171-165, 24-33, 52-42 going to be serviced?	C8.0	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Needs to be built by city standards	C8.0	Scott Zender	Scott Zender	Yes

Conditions and notes for record SP22-247

Job Address: 0 N/A,

Job Description: TM BTR of Florida LLC is proposing 233 detached multi-family units on a 28.642-acre project site located at the southeast corner of Dr. Martin Luther King Beltway (CR 4101) and Cassadaga Road (CR 4139). Unlike traditional multi-family, each unit will be a single story and include a private backyard. Substantial amenities (passive and active) will consist of a pool/clubhouse, gardens, and a dog park.

Discipline	Status	Type	Details	Attached To	Created By
Fire	Draft	Note	Land Debris	C2.0	Jamie Lunsford
			Land clearing debris cannot be burned on site. The City of Deland does not allow on site burning within city areas.		
Utilities	Draft	Condition	Hydrants	C8.0	Scott Zender
			There seems to be a lack of fire hydrants, it seems that there should be one somewhere in the area of lot 196 and 209. Near lot 129, near lot 72 and 73, and lot 96.		

