

TRC AGENDA



**CITY OF DELAND
THURSDAY JANUARY 19, 2023 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 December 15, 2022 TRC Meeting Minutes

- 2. Applicant Name:** George Rendon – Civilogistix **Kendall**
Project Name: SP22-183 – Class II Site Plan for Woodland Crossing
Project Location: 1.10 acres located at 1702 N Woodland Blvd
Project Description: Construct Car Wash
- 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:** 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

D. NEW BUSINESS

- 1. Applicant Name:** Sean Fortier – KCG **Belinda**
Project Name: SP22-249 – Class II Site Plan for Grandview Gardens
Project Location: .68 acres located at 369 Grand Ave
Project Description: Model Home Center

E. OTHER BUSINESS

- 1. TRC process review**

F. 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
Melissa Winsett
Danvesky Joseph
Belinda Williams Collins
Kendall Story
Sam Nelson
Jim Ailes
Ray Bahrami
Tuan Huynh
Jamie Lundsford
Jerry Hindman
Mariellen Calabro

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from November 17, 2022

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

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

Applicants Present:

No applicants present

Applicant must address all comments prior to being placed on the City Commission Agenda including legal and surveyor comments.

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.

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

Applicants Present:

No applicants present

Applicant must address all comments prior to being placed on the City Commission Agenda including legal and surveyor comments.

Ray Bahrami moved to forward the application to the City Commission pending all staff, legal and surveyor comments being addressed.

Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Emily Vaughn - Kolter Homes
Strickland Smith – Heidt Design
Brad Walker – Kolter Homes

Applicant will address all comments and resubmit by December 23, 2022 for the January TRC meeting.

Mariellen Calabro moved to continue the application, at the December 15, 2022 TRC meeting,

Tuan Huynh seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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
Applicants Present:

Emily Vaughn - Kolter Homes
Strickland Smith – Heidt Design
Brad Walker – Kolter Homes

Applicant will address all comments and resubmit.

*Ray Bahrami moved to conditionally approve the application at the December 15, 2022 TRC meeting,
Jim Ailes seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Emily Vaughn - Kolter Homes
Strickland Smith – Heidt Design
Brad Walker – Kolter Homes

Applicant will address all comments and resubmit.

*Ray Bahrami moved to conditionally approve the application at the December 15, 2022 TRC meeting,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

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

Applicants Present:

Brandon Machiela – Level Up Consulting
Trent Stephenson – Level Up Consulting
Nicolas Gluckman – Yardley

Applicant will address all staff comments and resubmit by December 23, 2022 in order to be placed on the January TRC meeting agenda.

*Mariellen Calabro moved to continue the application, at the December 15, 2022 TRC meeting,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS: None

ADJOURNMENT: 3:30 pm

OLD BUSINESS

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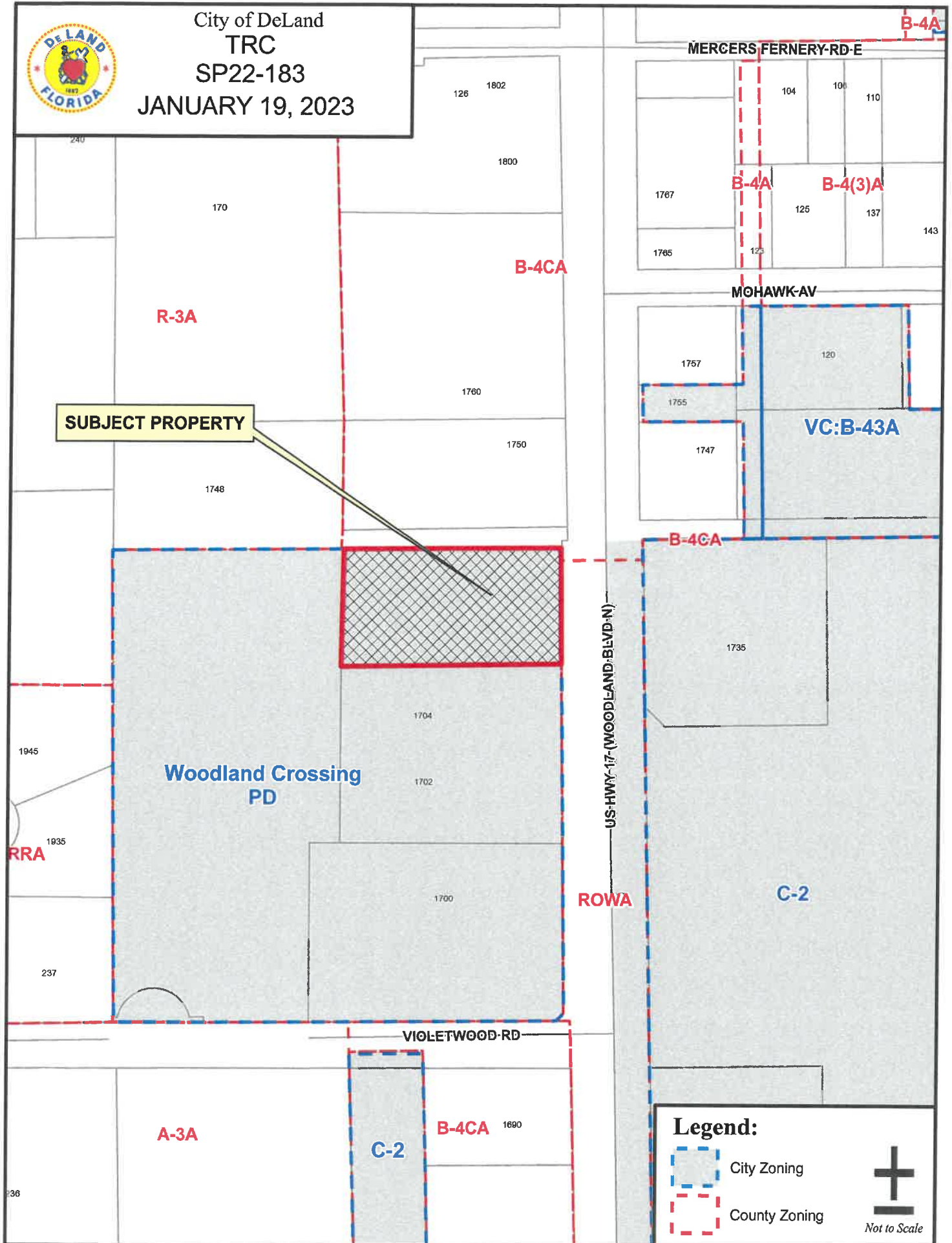


City of DeLand
TRC
SP22-183
JANUARY 19, 2023





City of DeLand
TRC
SP22-183
JANUARY 19, 2023



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

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Specimen Tree Preservation It is likely that you do not have any specimen trees on your property. If this is the case, all numbers should be changed to 0.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Minimum Tree Coverage Calculations If your project area is 47,705 sf, your number of trees required is 19, not 3. Your minimum total DBH should be 115" DBH, not 18. Your specimen DBH after development should be 0", not 230". You Non-Specimen DBH after Development should be 230" DBH, not 24". Total DBH after Development should be 230" DBH, not 254" DBH. Your Minimum Tree Coverage Deficit would be -115" DBH, not -236" DBH.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	FBW-2 Change height for FBW-2 from 40' height to 8' height.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	TREE What does TREE indicate on the plan?	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Specimen DBH after Development Your Specimen DBH after Development is not correct. You probably only have 53" DBH of specimen trees, but I can't be sure without identifying oaks by species. Last comment from reviewer: Based on Google Earth Imagery and a field review by the Arborist Tech inspector, you do not have any historic trees on your property.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Specimen Tree Preservation You don't have 11 specimen trees on your site. I can't tell how many you have without knowing the species of the trees identified as "oak."	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	TREE and TPF Identify TREE and TPF on legend.	C502 EC PH 2	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	TREE and TPF Identify TREE and TPF on legend.	C501 EC PH 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Oaks Identify oaks by species to determine whether they are protected, specimen, or historic. Last comment from reviewer: Based on Google Earth Imagery and a field review by the Arborist Tech inspector, you do not have any historic trees on your property.	C501 EC PH 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Not Accepted	Minimum Tree Coverage and Specimen Tree Preservation None of your calculations can be verified without tree survey information. If your project area is 47,705, your minimum coverage requirement is 114" DBH. We require an actual survey, not assumed size and approximate location. If your trees are 8" diameter, they are protected trees, not specimen trees. They still require replacement, just not at specimen level. Last comment from reviewer: Oaks need to be identified by species before I can determine whether trees are protected, specimen or historic. Based on Google Earth Imagery and a field review by the Arborist Tech inspector, you do not have any historic trees on your property. Last response: Response: Sheet L201. No trees are anticipated to be removed as part of this development; therefore, no replacement of trees is needed.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Not Accepted	Tree Protection Area Show the limits of the Tree Protection Area on your plan. Last comment from reviewer: It looks like you have construction within the Tree Protection Area. As no machinery is allowed within the Tree Protection Area, underground utilities should not be included in this area. Please re-route or remove this section from Tree Protection Area. Last response: Response: Sheet L201: Tree Protection Area shown on plan.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Not Accepted	CMY Add DBH, container size, and other specifications. Last comment from reviewer: Add minimum root ball size and increase size to match grade 1 specifications for at least a 3" caliper tree. Last response: Response: Sheet L201: DHB, container size and other specs added to plan	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Specifications						
Forestry	Not Accepted	Add container size and specifications for trees provided.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Add minimum root ball size if B&B is proposed.				
		Last response: Response: Sheet L201: Container size and specification added to plan.				
		Landscape Provided				
Your current plan provides 36" DBH of canopy tree replacement and 12" DBH of understory tree replacement for a total of 48" DBH. Depending on the size of existing trees, this may not meet minimum coverage requirements.						
Forestry	Not Accepted	Last comment from reviewer: Your plan provides 24" DBH of Basswood. I can't count any of the Grape Myrtles on the plan because they are less than 3" caliper. Please add root ball size to plan if B&B is proposed.	L201 TREE SURVEY LS	Mariellen Calabro	Mariellen Calabro	No
		You are not providing 230" specimen trees and 24" of non-specimen trees. They were already there.				
		Last response: Response: Sheet L201: Project is providing a total of 230" of specimen trees and 24" of non-specimen trees. Total DBH provided: 254"				
		Landscaping Calculations				
Planning	Draft	The LS calculations from the previous submittal have been removed. Please add that information back onto the plan or provide an additional sheet, if needed.	L201 TREE SURVEY LS	Kendall Story	Kendall Story	Yes
Design Standards & Elevation						
Planning	Not Accepted	Shall follow the Community Design Standards 33-94 – to be approved by city architect as part of the site plan approval. Provide elevations.		Kendall Story	Kendall Story	Yes
		Last comment from reviewer: Per City Architect, more information is needed about the colors being used. See email "Arch Checklist Comments" dated 1/3/22				
		Last response: Response: Elevations included with this submittal.				
		access easement				
Planning	Not Accepted	Provide a copy of the easement agreement for the private roadway to the north.		Kendall Story	Kendall Story	No
		Last comment from reviewer: Not yet received				
		Last response: Response: Owner is sending easement via email to the City				

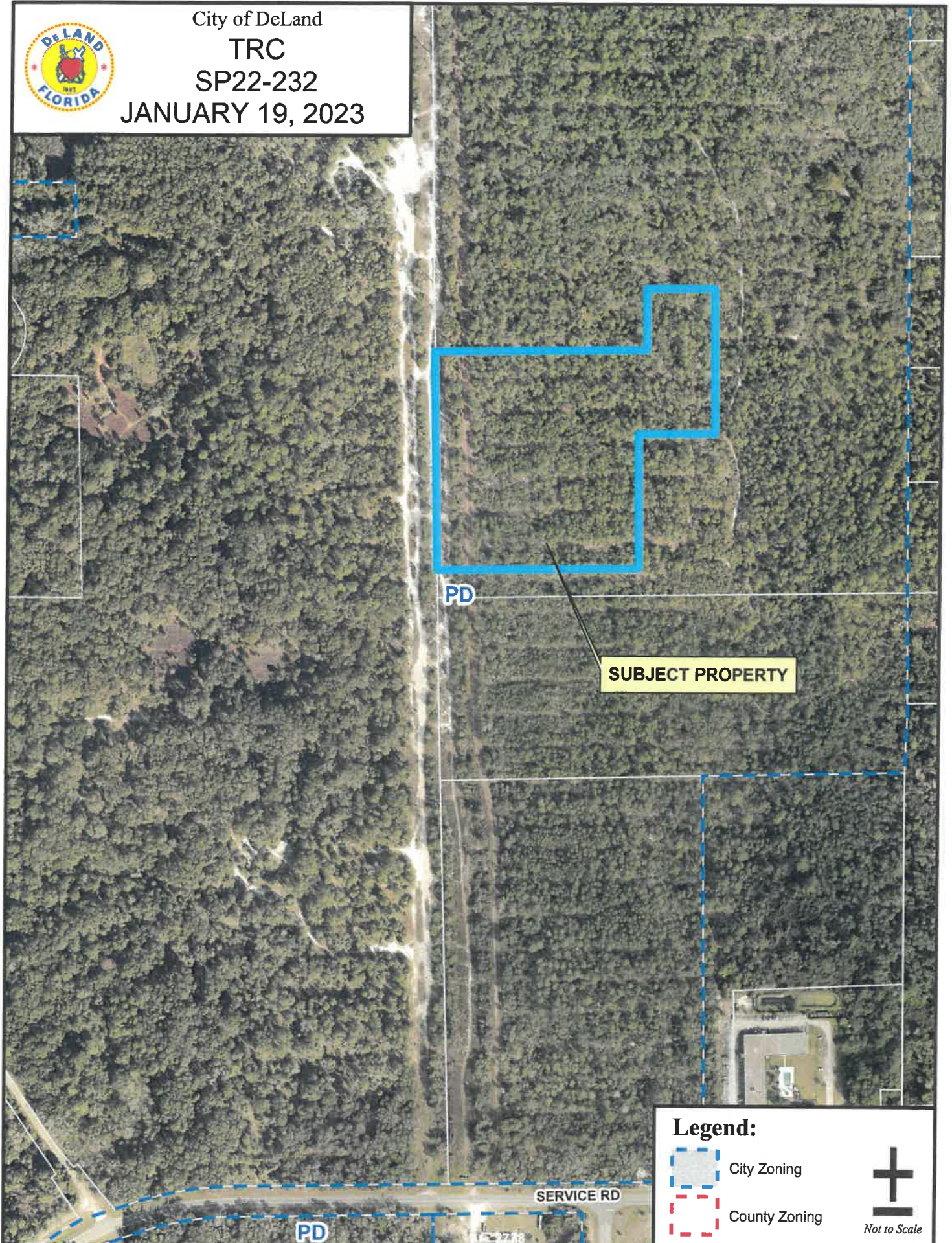
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
PD Amendment						
Planning	Not Accepted	The proposed site plan is different than the one that was approved with the amended PD agreement (dated 5-31-22). This will require a second amendment to the PD. Last comment from reviewer: An amendment is required. Last response: Response: We are in discussions with City staff to figure out the best way to move this forward and what will be required		Kendall Story	Kendall Story	No
Max. foot candles						
Planning	Not Accepted	The Max. foot candles at the property line must be .5 or less. 33-94.03(g)(2) Last comment from reviewer: Repeat comment Last response: Response: Sheet P101: Site lighting has been revised to minimized foot candles at PL.	P101 PHOTOMET RICS PL	Kendall Story	Kendall Story	Yes

OLD BUSINESS

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City of DeLand
TRC
SP22-232
JANUARY 19, 2023



Legend:

-  City Zoning
-  County Zoning



Not to Scale



City of DeLand
TRC
SP22-232
JANUARY 19, 2023

750

Cresswind DeLand
PD

SUBJECT PROPERTY

Legend:



City Zoning

County Zoning



Not to Scale

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
Tree Barricade						
Forestry	Not Accepted	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.				
		Last comment from reviewer: This comment will remain open until the results of the historic tree survey and tree replacement calculations have been provided.				
		Last response: 1. Comment: 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. Response: As discussed in TRC, there are no trees to be preserved within the limits of the stockpile, as defined by the staked erosion control. Tree replacement fees will be based on the approved matrix within the Phase I preliminary plat. We are preparing an inventory of historic trees, the results of which will be provided to the City and incorporated into the replacement calculations prior to approval.	C-300	Mariellen Calabro	Mariellen Calabro	Yes
Tree Survey						
Forestry	Not Accepted	No tree survey data has been provided. Has this area already been cleared?				
		Last comment from reviewer: This comment will remain open until the results of the historic tree survey and tree replacement calculations have been provided.				
		Last response: Comment: No tree survey data has been provided. Has this area already been cleared? Response: This area has not been cleared. See response above.	C-300	Mariellen Calabro	Mariellen Calabro	Yes
Plan sheet title						
Planning	Draft	The plan sheet is labeled "Phase 2 Stockpile Plan" but the stockpile limits are in both phases 2 and 3. Please clarify.	C-102	Melissa Winsett	Melissa Winsett	Yes
Cover Sheet						
Planning	Not Accepted	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 Crosswind 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.	C-100	Carol Kuhn	Melissa Winsett	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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5. Please include a description regarding revegetation plan and timing once stockpile is removed.

Last comment from reviewer: 1. Comment: 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.
Response: We have added a Master Site Plan to the plan set to better clarify the location of the stockpile.

Sufficiency Comment: Please revise the enlarged Site Map to show the boundaries of the stockpile. As currently shown, it appears that the stockpile is outside of Phase 2 and it's unclear whether it's in Phase 3.

2. Comment: Please provide a statement of intended use including when the site would be operational.

Response: The stockpile will be operated during the same hours as the Phase 1 construction and in accordance with the approved PD. See note #5 on sheet C-100.

Sufficiency Comment: No further comments.

3. Comment: Please include all design professionals including the name of the landscape architect.

Response: The professionals are shown on the cover page. There is no landscape architect involved with this project.

Sufficiency Comment: No further comments.

4. Comment: Please include a note indicating the proposed timing of the temporary use.

Response: The stockpile will be used until such time as this portion of Phase 2 is constructed. See note #4 on sheet C-100.

Sufficiency Comment: Note #4 specifies Phase 2, but it appears that part of the stockpile is in Phase 3. Please clarify and modify the note and plan as needed.

5. Comment: Please include a description regarding revegetation plan and timing once stockpile is removed.

Response: The project area will be stabilized using seed and mulch after completion of stockpiling. The stockpile will be reduced as the dirt is moved to future development phases. Once this area of Phase 2 is ready for lot construction, the site will be built in accordance with the Phase 2 construction plans. There is no revegetation plan as this area is part of Phase 2.

Sufficiency Comment: Part of the stockpile appears to be located within Phase 3. Please clarify and modify the response as needed.

Last response: 1. Comment: 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.

Response: We have added a Master Site Plan to the plan set to better clarify the location of the stockpile.

2. Comment: Please provide a statement of intended use including when the site would

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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be operational.

Response: The stockpile will be operated during the same hours as the Phase 1 construction and in accordance with the approved PD. See note #5 on sheet C-100.

3. Comment: Please include all design professionals including the name of the landscape architect.

Response: The professionals are shown on the cover page. There is no landscape architect involved with this project.

4. Comment: Please include a note indicating the proposed timing of the temporary use. Response: The stockpile will be used until such time as this portion of Phase 2 is constructed. See note #4 on sheet C-100.

5. Comment: Please include a description regarding revegetation plan and timing once stockpile is removed.

Response: The project area will be stabilized using seed and mulch after completion of stockpiling. The stockpile will be reduced as the dirt is moved to future development phases. Once this area of Phase 2 is ready for lot construction, the site will be built in accordance with the Phase 2 construction plans. There is no revegetation plan as this area is part of Phase 2.

Planning	Not Accepted	General Comments	C-100	Carol Kuhn	Melissa Winsett	Yes
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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 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

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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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. Show location of Tree Protection Area and ensure that stockpile and associated activities does impact the TPA (Sec. 33-57.07).

Last comment from reviewer: Comment: 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.

Response: As explained in the TRC meeting, there is no more detail to be provided. This is a dirt stockpile. Aside from the surrounding erosion control, there is little more detail to provide. There is no landscaping required. As noted in our response to Forestry comment #1, we are preparing an inventory of historic trees, the results of which will be provided to the City and incorporated into the replacement calculations prior to approval.

1. Comment: 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

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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removed, hours of operation, etc.

Response: We believe based on our discussion at TRC and our responses to staffs comments that the intent of this application is now clear. We are constructing a temporary stockpile to place excess dirt from Phase 1 until such time as it can be used on future phases of the development.

Sufficiency Comment: The proposed access remains unclear. Please provide information on how the stockpile will be accessed. Where will heavy equipment and vehicles be traveling? How will workers access the site? Additionally, where will the stockpile be located within the 11.17-acres?

2. Comment: 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.

Response: As discussed at TRC, we have included a preliminary engineering plan in the plan set demonstrating the planned water, sewer and drainage intent for this area of Phase 2. See sheet C-400.

Sufficiency Comment: Per the revised plans, staff is able to see that the stockpile is also in Phase 3. Please update the plans and response to clarify this.

3. Comment: 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.

Response: There are no additional trips proposed with this stockpile plan so no additional proportionate share payment is required.

Sufficiency Comment: The response does not address the specific comment; however, the City Attorney confirmed that the Phase 1 PFS agreement was approved, but the Volusia County Engineering and Construction Division advised (on 1-5-23) that the payment has not been made. Per the agreement, payment is due prior to issuance of final plat. No further comments.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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4. Comment: 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.

Response: It is not beneficial for the stockpile to be located in Phase 1 as we are developing lots in that phase and the dirt is in the way. Wetland #8 is shown on sheet C-300 and as discussed, there is a double row of silt fence on the wetland setback line, 25 ft offset from the wetland line.

Sufficiency Comment: The comment does not address tree impacts; therefore, this part of the comment is still outstanding.

5. Comment: 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>

Response: We believe based on our discussion at TRC and our response to these comments we have provided the information the City has requested to complete it's review.

Sufficiency Comment: Noted. Please be advised that all required items will need to be included in all future application submittals.

6. Comment: 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.

Response: The project is not in a flood zone.

Sufficiency Comment: No further comments.

7. Comment: 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.

Response: Wetland #8 is shown on sheet C-300. No impacts are proposed.

Sufficiency Comment: No further comments.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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Separate Landscape Plan

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

Response: As mentioned above and at the TRC, no trees within the limits of the stockpile erosion control will be saved. Final tree removal and mitigation calculations will be provided once the historic tree survey has been completed.

Sufficiency Comment: Noted. Comment is still outstanding pending the receipt of an approved tree survey. Plans will need to be updated to show tree removal and tree mitigation calculations.

Last response: Comment: 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.

Response: As explained in the TRC meeting, there is no more detail to be provided. This is a dirt stockpile. Aside from the surrounding erosion control, there is little more detail to provide. There is no landscaping required. As noted in our response to Forestry comment #1, we are preparing an inventory of historic trees, the results of which will be provided to the City and incorporated into the replacement calculations prior to approval.

1. Comment: 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 operation, etc.

Response: We believe based on our discussion at TRC and our responses to staffs comments that the intent of this application is now clear. We are constructing a temporary stockpile to place excess dirt from Phase I until such time as it can be used on future phases of the development.

2. Comment: 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.

Response: As discussed at TRC, we have included a preliminary engineering plan in the plan set demonstrating the planned water, sewer and drainage intent for this area of Phase 2. See sheet C-400.

3. Comment: Per page 22 of the Cresswind DeLand PD's DA, the applicant or

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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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.

Response: There are no additional trips proposed with this stockpile plan so no additional proportionate share payment is required.

4. Comment: 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.

Response: It is not beneficial for the stockpile to be located in Phase 1 as we are developing lots in that phase and the dirt is in the way. Wetland #8 is shown on sheet C-300 and as discussed, there is a double row of silt fence on the wetland setback line, 25 ft offset from the wetland line.

5. Comment: 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>

Response: We believe based on our discussion at TRC and our response to these comments we have provided the information the City has requested to complete it's review.

6. Comment: 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.

Response: The project is not in a flood zone.

7. Comment: 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.

Response: Wetland #8 is shown on sheet C-300. No impacts are proposed.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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Separate Landscape Plan

- 1. Comment: 1. Show location of Tree Protection Area and ensure that stockpile and activities does impact the TPA (Sec. 33-57.07).
Response: As mentioned above and at the TRC, no trees within the limits of the stockpile erosion control will be saved. Final tree removal and mitigation calculations will be provided once the historic tree survey has been completed.

OLD BUSINESS

4



City of DeLand
TRC
SP22-247
JANUARY 19, 2023



Legend:

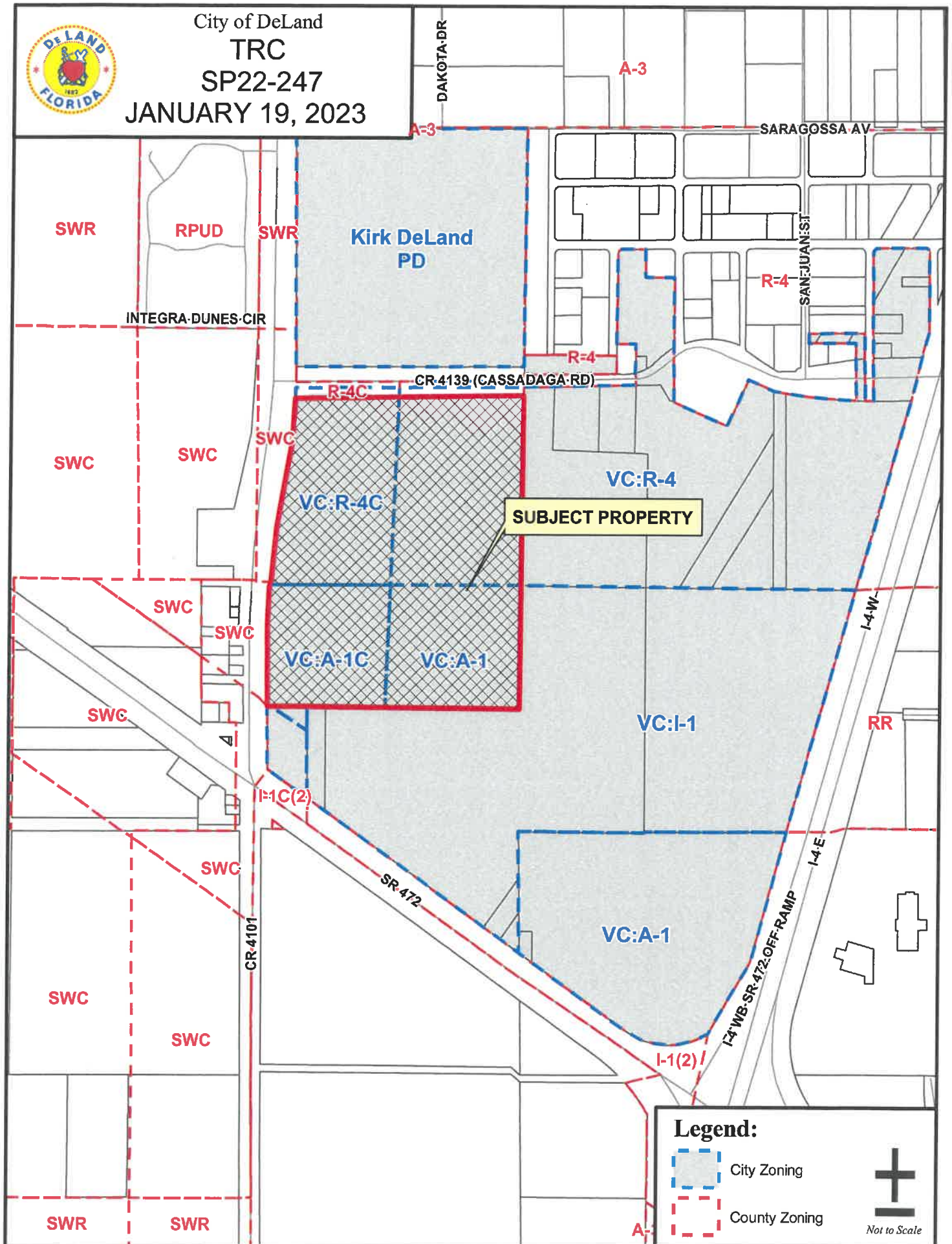
- City Zoning
- County Zoning



Not to Scale



City of DeLand
TRC
SP22-247
JANUARY 19, 2023



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
Engineering	Not Accepted	Drainage Calculations 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

Last comment from reviewer: New Comment:

1. HGL spreadsheet calculations used Pond 1 tailwater elevation 31.58 feet (10yr-24hr storm DHW). However, ICPR Post Node Max results show the Pond 10yr-24hr peak stage of 33.17 feet. This should be the initial tailwater for the storm sewer HGL analysis. Please check HGL analysis and re-submit drainage calculations and revise grading plans (inlets and pipes) if needed.

Last response: 1. Project narrative of the stormwater report has been updated to state that the maintenance entity for the proposed stormwater pond and secondary storm sewer will be the owner/developer.
 2. Borings P-1 and P-2 are now shown on the Paving, Grading, and Drainage Plan Sheet C6.7 with existing elevations shown as 37.5 and 36.1 respectively. Boring P-1 did not encounter groundwater up to 20' below the existing surface, and boring P-2 encountered

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		groundwater at 17' below the existing surface. To be conservative, we applied the 17' groundwater depth to all borings which gave us a design groundwater elevation of 20.5 (37.5 – 17 = 20.5) 3. Project narrative now includes a table stating the design high stages, free-board, and volume for both storm events. 4. Acknowledged. One-foot increments have been added to Stage/Storage spreadsheet and ICPR Pond 1 Input. 5. The SJRWMD rule states that the pond must recover within 14 days following any storm event. The updated ICPR node time series shows the pond recovering at hour 409.5 which includes the 96 hour storm event, thus the pond recovers in 13.06 days. (409.5 – 96hrs = 131.5/24 = 13.06 days) 6. Secondary storm sewer calculations have been provided using the 10yr-24hr max stage as the tailwater.				
Forestry	Draft	Color Code Missing	L1.9	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Color Code Missing	L1.10	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Color Code Missing	L1.11	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Color Code Missing	L1.12	Mariellen Calabro	Mariellen Calabro	Yes
		Tree 6386				
Forestry	Draft	Note says that it is required to be removed, but it is shown as preserved. Please indicate whether it will be removed or preserved and what measures will be taken to preserve it during construction.	L1.9	Mariellen Calabro	Mariellen Calabro	Yes
		Historic Tree Removal				
Forestry	Draft	Update to show the different trunks as specimen trees	L1.9	Mariellen Calabro	Mariellen Calabro	Yes
		Missing Color Code				
Forestry	Draft	Color code is missing at the bottom of the page.	L1.8	Mariellen Calabro	Mariellen Calabro	Yes
		Missing Color Code				
Forestry	Draft	Color code is missing at the bottom of the page.	L1.7	Mariellen Calabro	Mariellen Calabro	Yes
		Deteriorated Specimen Trees				
Forestry	Draft	Most of the trees highlighted in yellow are Deteriorated Laurel Oaks with reduced	L1.5	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
replacement. Tree 5480 is the only actual Deteriorated Specimen Tree with reduced replacement. Highlight this tree in a different color and re-label all other pages.						
Historic Trees						
Forestry	Draft	Update to show the location of historic trees with 1.5 times their drip lines indicated. Reclassify historic tree for removal to specimen tree for removal.	L1.4	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Label						
Forestry	Draft	Show historic trees to remain in green. It's hard to tell the difference from trees removed. This same comment applies to Sheets L1.1 to L1.4.	L1.0	Mariellen Calabro	Mariellen Calabro	Yes
Oaks and Pines						
Forestry	Draft	ID all oaks and pines by species. If they are less than 10" DBH, no change is needed.	L1.4	Mariellen Calabro	Mariellen Calabro	Yes
Oaks and Pines						
Forestry	Draft	ID all oaks and pines by species. If they are less than 10" DBH, no change is needed.	L1.3	Mariellen Calabro	Mariellen Calabro	Yes
Oaks and Pines						
Forestry	Draft	ID all oaks and pines by species. If they are less than 10" DBH, no change is needed.	L1.2	Mariellen Calabro	Mariellen Calabro	Yes
Oaks and Pines						
Forestry	Draft	ID all oaks and pines by species. If they are less than 10" DBH, no change is needed.	L1.1	Mariellen Calabro	Mariellen Calabro	Yes
ID Oaks and Pines by Species						
Forestry	Draft	ID all oaks and pines by species. If they are less than 10" DBH, no change is needed.	L1.0	Mariellen Calabro	Mariellen Calabro	Yes
Historic Trees						
Forestry	Draft	Update to show the location of historic trees with 1.5 times their drip lines indicated. Reclassify historic tree for removal to specimen tree for removal.	L1.3	Mariellen Calabro	Mariellen Calabro	Yes
Historic Trees						
Forestry	Draft	Update to show the location of historic trees with 1.5 times their drip lines indicated. Reclassify historic tree for removal to specimen tree for removal.	L1.2	Mariellen Calabro	Mariellen Calabro	Yes
Historic Trees						
Forestry	Draft		L1.1	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Update to show the location of historic trees with 1.5 times their drip lines indicated. Reclassify historic tree for removal to specimen tree for removal.						
Historic Trees						
Forestry	Draft	Update to show the location of historic trees with 1.5 times their drip lines indicated. Reclassify historic tree for removal to specimen tree for removal.	L1.0	Mariellen Calabro	Mariellen Calabro	Yes
Historic Grand Oak (To Be Removed)						
Forestry	Draft	Based on discussion with your arborist, it appears that this tree trunk splits below 4.5' so it would not be considered historic. If this is the case, update your plans to include it as a specimen tree, but not historic.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal Schedule						
Forestry	Draft	Update table to be consistent with our Code. Move the Historic Tree inches to Specimen Tree due to location of trunk split. Laurel Oaks are replaced at 1/3 diameter unless deteriorated and 20" DBH or larger. I only saw one specimen tree that would qualify for reduced replacement in your table.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Yardley						
Forestry	Draft	How do you spell Yardley? It is either misspelled here or everywhere else in the document.	L5.1	Mariellen Calabro	Mariellen Calabro	Yes
Tree Planting Notes						
Forestry	Not Accepted	Revise Note 9. This information will need to be provided at the time of site plan.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
		Last comment from reviewer: Note has not been revised.				
		Last response: Note revised. Please see sheet L 7.0.				
Forestry	Not Accepted	Tree Removal	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
		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.				

Last comment from reviewer: Historic trees are replaced at 100% DBH, not 3:1.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Last response: Notes revised to match DeLand code. Please see sheet L 7.0.						
Tree Legend						
The tree legend on this page does not match what is shown on previous pages.						
Forestry	Not Accepted	Last comment from reviewer: Do you need this legend here? I don't think that it matches your tree survey	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Tree legend updated to match symbols and quantities from planting plan. Please see sheet L 7.0.						
Tree Replacement Provided						
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.						
Forestry	Not Accepted	Last comment from reviewer: Please double check your tree replacement calculations. My calculations indicate that you will need 3,556" DBH replacement, and your plan would provide 1208" DBH if the Grape Myrtles are counted at 3" DBH instead of the 3" caliper that you stated in the comments. This would leave you 2,348" DBH deficient and require either additional landscaping or a contribution of \$176,100 into the Tree Replacement Reserve Account	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Tree removal plan and tables revised to reflect correct counts and replacement ratios.						
Grape Myrtle						
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.						
Forestry	Not Accepted	Last comment from reviewer: Tree was increased to 3" DBH, but the height and container size (root ball) has not been adjusted.	L7.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Tree sizes increased to 3" caliper.						
City of DeLand Irrigation Notes						
Forestry	Not Accepted	Provide zones, watering schedule and other items in this list.	L6.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Information on zones and schedule added to irrigation details sheet.						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Historic Tree removals						
Forestry	Not Accepted	Show the location of any historic tree proposed for removal. If there are none, please update your tree worksheets. Last comment from reviewer: Please update historic tree removal.	C6.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Please see the historic tree marked for removal on sheets C 4.0 and C 6.0 of the enclosed construction plan set.						
Oak trees by species						
Forestry	Not Accepted	Identify all oak trees by species. If the trees meet the criteria for historic trees, label them as historic trees instead of Grand Tree. Last response: Please see updated labels on sheets C 4.0 and C 6.0 as well as sheets L 1.0 – L 4.0 and tables on sheets L 1.5 – L 1.13 of the enclosed construction plan set.	C6.0	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Not Accepted	Add TPA to this section. Will the precast wall have any tree impacts? Last response: TPA has been added to plan sheets. Precast wall will be constructed around any existing trees located in the Tree Protection Area.	C5.5	Mariellen Calabro	Mariellen Calabro	Yes
Tree Protection Area						
Forestry	Not Accepted	Show limits of TPA on this page and adjacent pages. How will the precast wall impact trees within the TPA? Last comment from reviewer: No construction is allowed within a Tree Protection Area. The area required for the construction of the wall needs to be removed from Tree Protection Area. Last response: TPA has been added to plan sheets. Precast wall will be constructed around any existing trees located in the Tree Protection Area.	C5.3	Mariellen Calabro	Mariellen Calabro	Yes
6' Precast Wall						
Forestry	Not Accepted	How will the construction of the 6' precast wall impact the trees in the Tree Protection Area. Last response: Precast wall will be constructed around any existing trees located in the Tree Protection Area.	C5.11	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Not Accepted	Tree Protection Area	C5.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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. Last comment from reviewer: Please make sure that the sidewalks, precast wall and any utility crossings are not included within the limits of the Tree Protection Area. Last response: Tree Protection Area has been added to plan sheets to clearly show the limits.						
Historic Trees						
Forestry	Not Accepted	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
Last comment from reviewer: Please show 1.5 times the drip line of each historic tree. Another color would be helpful too. Last response: Please see the historic tree locations and tree marked for removal on sheets C 4.0 and C 6.0 of the enclosed construction plan set.						
Oaks and Pines						
Identify oak and pine trees by species.						
Forestry	Not Accepted	Last comment from reviewer: This page shows trees with oak and DBH. The spreadsheet identifies trees by number. Please provide something that shows me the location of the data points that the table is based on.	C4.0	Mariellen Calabro	Mariellen Calabro	Yes
Last response: Please see updated labels on sheets C 4.0 and C 6.0 as well as sheets L 1.0 – L 4.0 and tables on sheets L 1.5 – L 1.13 of the enclosed construction plan set.						
Historic Tree Removals						
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. Last comment from reviewer: Update tree worksheets Last response: Plan sheets now clearly label Historic Tree to be removed.						
Forestry	Not Accepted		C1.0	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Worksheets						
Forestry	Not Accepted	Tree Worksheets have been provided; however, I do not have adequate information to review them.	C1.0	Mariellen Calabro	Mariellen Calabro	Yes
		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.				
Last comment from reviewer: Revisions to tree calculations are still required due to reclassification of historic tree and other issues in the comments in the following pages.						
Last response: Limits of TPA now clearly shown on plan sheets. Excel spreadsheets showing trees removed and preserved have been emailed in the past, and now uploaded with this resubmittal.						
Sustainable development						
Planning	Not Accepted	In order to implement a sustainable development using low impact development standards it is suggested to:	C6.0	Belinda Collins	Belinda Collins	Yes
		- Assess the existing topography, hydrology, soils and vegetation for the benefit of the development and to minimize impacts to the existing environment.				
		- Preserve valuable open space and vegetation to the benefit of the development.				
		- Utilize the existing vegetation for the 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.						
Last comment from reviewer: 1. 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. STAFF RESPONSE - Acknowledged: An environmental report has been provided.						
- Preserve valuable open space and vegetation to the benefit of the development. STAFF RESPONSE - The majority of the site's open space and vegetation have been removed and proposed to be developed.						
- Utilize the existing vegetation for the 40-foot buffer. STAFF RESPONSE - Acknowledged: Some of the existing vegetation was retained.						
- 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. STAFF RESPONSE - Identify the GSI elements used in this project and identify the						

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
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location of those elements.

- Utilize clustering of buildings in order to maximize the space and preserve the existing natural features. STAFF RESPONSE - See the example of clustered housing attached (Accela document -- "Cluster for LID"). It results in the preservation of more of the natural features while providing the same number of units.

Last response: Acknowledged. Above listed low impact development standards are being utilized with our project to the best of our ability.

Utilities	Draft	Volusia County Utilities Comments	C1.0	Jim Ailes	Jim Ailes	Yes
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Jim,

VCU has reviewed the submittal and has the following comments:

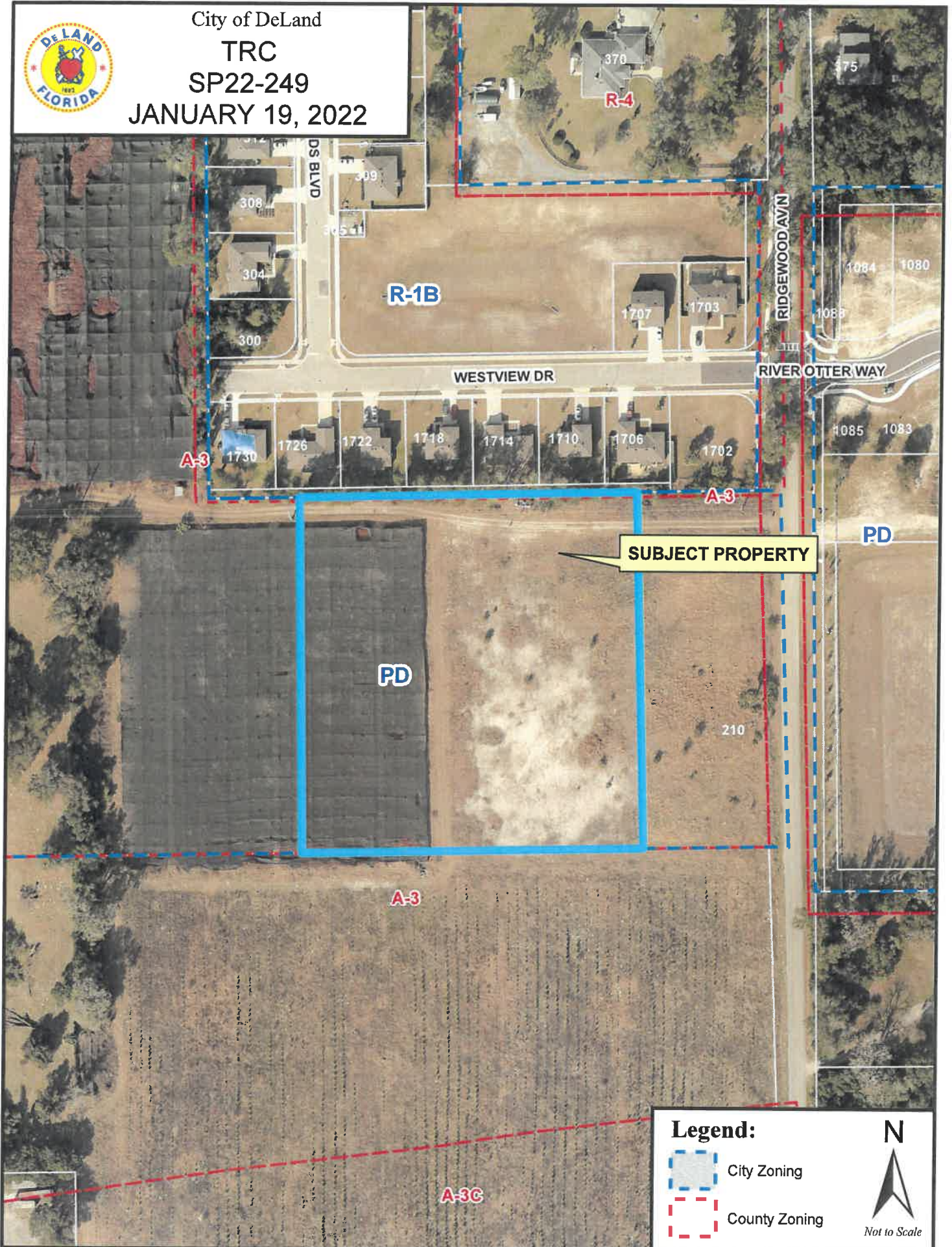
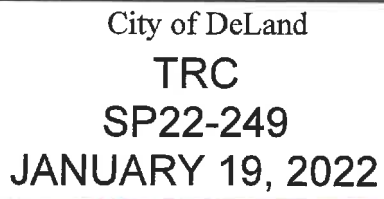
1. Show existing 12-inch diameter water main along Cassadaga Road that was installed recently as part of the Canopy Terrace improvements.
2. Sheet C8.3: The 8" water main stub to Cassadaga does not exist. Show a wet tap onto the existing 12-inch diameter water main along Cassadaga Road.
3. Sheet C8.10: Relocate the master potable water meter to the stub-out located in the Dr. Martin Luther King Jr Beltway (MLK) right-of-way.
4. For each potable master meter, specify an F2 meter with strainer and reduced pressure check valve.
5. For each potable connection tap, specify a stainless steel tapping sleeve and valve.
6. In lieu of the new potable water tap in the western right-of-way of MLK, there is an existing 12-inch diameter ductile iron water main stub with hydrant at the subject property line along the east side of MLK.
7. For each reuse master meter, specify a Sensus C-2 meter and remove the backflow from the assembly.
8. For each reuse connection tap, specify a stainless steel tapping sleeve and valve.
9. Replace VCU details with most recent standards available on our website: <https://www.volusia.org/services/public-works/water-works/water-resources-and-utilities/utility-engineering.shtml>
10. Remove and replace the following standard details with City of Deland's standards: water and reclaimed service detail and each on sheets C10.1 and C10.2.
11. Volusia County Utilities is water and sewer provider to the point of connection at each master meter assembly. Water and sewer connection fees will be due per VCU's fee schedule available on our website: <https://www.volusia.org/core/fileparse.php/6018/urlt/Microsoft-Word-01-25-22-Development-Impact-Fee-Schedule.docx.pdf>

Dr. Erin Reed, PE
 Water & Utilities Senior Engineer
 Volusia County Water Resources and Utilities
 123 West Indiana Avenue, Room 402
 Deland, FL 32720
 Office: 386.943.7027 ext. 13287

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Mobile: 386.804.4561 erinreed@volusia.org				

NEW BUSINESS

1





City of DeLand
TRC
SP22-249
JANUARY 19, 2022

R-4

R-1B

WESTVIEW DR

RIVER OTTER WAY

A-3

A-3

Grandview Gardens
PD

SUBJECT PROPERTY

River Chase
PD

A-3

A-3C

Legend:

-  City Zoning
-  County Zoning



Issues for record SP22-249
Job Address: 369 GRAND AV, DELAND FL 32720
Job Description: Model home plan for Grandview Gardens PSB22-137

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Building	Draft	parking 1. Will need handicap space provided at existing parking in front of pocket park.		Larry Hites	Larry Hites	Yes
Engineering	Draft	Sidewalk ADA path and existing fire hydrant 1. Existing fire hydrant is shown very close to detectable warning surface at the proposed driveway. Please check to ensure that min. 4 feet wide ADA clearance is provided along the sidewalk path.	C-1.0	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Parking lot striping 1. Show 20 LF of double yellow lines, 24" white stop bar, and stop sign (R1-1) at the parking lot entrance. Note on the plan striping per FDOT Standard Plans Index 711-001. 2. Callout striping for the parking and handicap spaces per FDOT Standard Plans Index 711-001.	C-1.0	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	ADA slopes 1. Provide additional spot grades on north side of handicap parking space (at all four corners) to ensure that the slopes do not exceed 2% in all directions per ADA. 2. Please add a note that sidewalk portions across the new driveway cross-slopes must not exceed 2% per ADA.	C-1.0	Tuan Huynh	Tuan Huynh	Yes
Engineering	Draft	Parking lot positive drainage 1. Show the nearest street curb inlet with EOP/gutter elevation to ensure that runoff from the proposed parking lot has positive drainage flow to the inlet.	C-1.0	Tuan Huynh	Tuan Huynh	Yes
Forestry	Draft	Lot 10 Lot 10 will need to meet requirements of overall subdivision site plan upon construction of single-family residence at this location.	LS-01	Mariellen Calabro	Mariellen Calabro	No
Forestry	Draft	11 B I'm not sure what this section references. There is no need to prune to stimulate root growth.	ID-01	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
ML						
Forestry	Draft	100-gallon container size is large for a 3" to 4" caliper tree. Revise specifications so that the container size matches the caliper.	LS-01	Mariellen Calabro	Mariellen Calabro	Yes
LM, PD 2, & QV						
Forestry	Draft	Revise specifications to match Florida Grades and Standards. Minimum height should be reduced to 8' height with a 4' spread.	LS-01	Mariellen Calabro	Mariellen Calabro	Yes
IE						
Forestry	Draft	Reduce minimum height for IE from 12' - 14' to 8' to match Florida Grades and Standards and the City of DeLand minimum tree size specifications.	LS-01	Mariellen Calabro	Mariellen Calabro	Yes
General Comments						
Planning	Draft	1. Verify which of the lots is the location of the sales office. 2. Verify the number of employee parking spaces and provide an explanation of where sales employees will park. Driveways and garages may be suitable parking space to avoid use of spaces required for customers. 3. Provide temporary striping across the street to connect the models. 4. The sales office may operate between the hours of 9 am – 9 pm each day.				
				Belinda Collins	Belinda Collins	Yes