TRC AGENDA

CITY OF DELAND
THURSDAY AUGUST 17, 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 July 20, 2023 TRC Meeting Minutes**

D. NEW BUSINESS

1. **Applicant Name:** Kerry Jacobsen Sam
   Project Name: MS23-145 – Minor Subdivision for Jacobsen
   Project Location 0.53 acres located at 427 W Hogle Ave
   Project Description: 2 lot subdivision

2. **Applicant Name:** Matthew Guzinski – Mead & Hunt Kendall
   Project Name: SP23-146 – Class II Site Plan Wiley M Nash WRF Expansion
   Project Location 27.6 acres located at 1101 S Amelia Ave
   Project Description: Water Reclamation Facility expansion

3. **Applicant Name:** Derek Ramsburg – Kimley-Horn Belinda
   Project Name: CP23-156 – Concept Plan for DeLand Hanger
   Project Location 3.61 acres located at 1993 Industrial Dr
   Project Description: 14250 sf hanger

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1

CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JULY 20, 2023 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:
1:30 pm

Members Present:
Carol Kuhn, Chairperson
Belinda Williams Collins
Melissa Winsett
Kendall Story
Debi Glick
Sam Nelson
Kristian Logan
Mariellen Calabro
Kit Dennis
Terry Griffiths
Jamie Lunsford
Larry Hites
Ray Bahrami
Jim Ailes
Scott Zender
Donald James

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from June 15, 2023

Mariellen Calabro moved to approve the minutes with the correction of the meeting date, Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.

2. **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 was not present.

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

3. **Applicant Name:** Mark Watts – Cobb Cole Belinda
   Project Name: PSB23-057 – Preliminary Plat for Spring Garden Townhomes
   Project Location 14.72 acres located on the west side of S Spring Garden south of Plymouth Ave
   Project Description: 90 Townhomes

   Applicants Present:
   Garrett George – CFSO
   Megan Wilbur – DDCM
   Clayton Sears – DDCM
   Mark Watts – Cobb Cole

   Applicant will address all comments as discussed and resubmit plans by July 31, 2023.

Jim Ailes moved to forward the application to the September 13, 2023 Planning Board meeting conditioned upon receiving the revised plans by July 31, 2023,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.

4. **Applicant Name:** Angie Corbitt – Evans Engineering Kendall
   Project Name: SP23-068 – Class IV Site Plan for Hillpointe DeLand
   Project Location 6.40 acres located at the NE corner of Spring Garden Ave and Plymouth Ave
   Project Description: 204 Apartments

Applicants Present:
Nika Hosseini – Cobb Cole
Nick Everly – Hillpointe
Tom Daly – Daly Design
Dave Evans – Evans Eng.
Mark Watts

Applicant will submit application to amend the PD to address parking reduction request and add up to 20 bicycle spaces. Revised plans and PD amendment must be submitted by July 31, 2023.

Belinda Williams Collins moved to forward the application to the September 13, 2023 Planning Board meeting conditioned upon receiving the revised plans by July 31, 2023, Mariellen Calabro seconded the motion. The TRC Committee voted unanimously in favor of motion.

5. **Applicant Name:** Strickland Smith – Heidt Design Melissa
   Project Name: PSB23-086 – Preliminary Plat for Cresswind Phase 2 and 3
   Project Location 77.77 acres located at 2751 E New York Ave
   Project Description: 223 Single Family Lots

Applicants Present:
Emily Vaugh – Kolter Homes
Strickland Smith – Heidt Design
Brad Walker – Kolter Homes

Applicant will address all comments as discussed and resubmit plans by July 31, 2023.

Melissa Winsett moved to forward the application to the September 13, 2023 Planning Board meeting conditioned upon receiving the revised plans by July 31, 2023, Scott Zender seconded the motion. The TRC Committee voted unanimously in favor of motion.

6. **Applicant Name:** Corey Sitler – Zev-Cohen Melissa
   Project Name: SP23-097 – Class II Site Plan for Coggin Hyundai
   Project Location 13.50 acres located at 2308 S Woodland Blvd
   Project Description: Building addition and parking area changes

Applicants Present:
Arlene LaRocque – Kimley-Horn

Applicant will address all comments as discussed.

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

7. **Applicant Name:** Harry Newkirk – Newkirk Engineering Sam
   Project Name: SP23-098 – Class II Site Plan for Gator's Dockside
   Project Location 0.824 acres located at 1526 S Woodland Blvd
   Project Description: 6848 sf restaurant

Applicants Present:
Harry Newkirk – Newkirk Engineering

Applicant will address all comments as discussed.

Kit Dennis moved to conditionally approve the application, at the July 20, 2023 TRC meeting, Sam Nelson seconded the motion. The TRC Committee voted unanimously in favor of motion.

NEW BUSINESS:

1. **Applicant Name:** Michael Wojtuniak – Engineered Permits Kendall
   Project Name: Z23-034 – PD Rezoning for DeLand Toyota
   Project Location 10.43 acres located at 1701 S Woodland Blvd
   Project Description: Amend and restate current PD

Applicants Present:
Michael Wojtuniak – Engineered Permits Inc.

The applicant will address the comments as discussed and resubmit by July 31, 2021.

Kendall Story moved to forward the application to the September 13, 2023 Planning Board meeting conditioned upon receiving the revised plans by July 31, 2023, Jim Ailes seconded the motion. The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Leigh Paul – Brixmor Property Group Sam
   Project Name: SP23-112 – Class II Site Plan for Chipotle
   Project Location 0.803 acres located at 101 E International Speedway Blvd
   Project Description: 2332 sf restaurant

   Applicants Present:
   Steve Glaze – Zev Cohen
   Mike Thompson – Zev Cohen
   Leigh Paull – Brixmor

   The applicant will address comments as discussed at the meeting and resubmit plans.

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

3. **Applicant Name:** Richard Brown – Johnston's Surveying Inc Belinda
   Project Name: FSB23-117 – Final Plat for Lakewood Park Phase 3

Project Location	79.74 acres located on the east of MLK Blvd and the E Beresford Extension
Project Description:	123 single family lots

Applicants Present:
Megan Wilber – DDCM
Mark Watts – Cobb Cole
Richard Brown - JSI

Applicant will address all comments as discussed and resubmit plans by June 28, 2028 in order to be placed on the July 20, 2023 TRC meeting agenda.

Jim Ailes moved to forward application to the City Commission upon addressing all staff, surveyor and legal comments,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion

4. **Applicant Name:** Mark Watts – Cobb Cole Kendall
Project Name: Z23-123 – PD Rezoning for Manchester Communities
Project Location 38.5 acres located at 801 Sol Y Sombra
Project Description: 1st amendment to Manchester PD PH 2A and 2B

Applicants Present:
Howard Lefkowitz – Manchester Communities
Benjamin Bass – Manchester Communities
Mark Watts- Cobb Cole

Applicant will address all comments as discussed and resubmit plans by June 28, 2028 in order to be placed on the July 20, 2023 TRC meeting agenda.

Kendall Story moved to forward the application to the September 13, 2023 Planning Board meeting conditioned upon receiving the revised plans by July 31, 2023,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:

None.

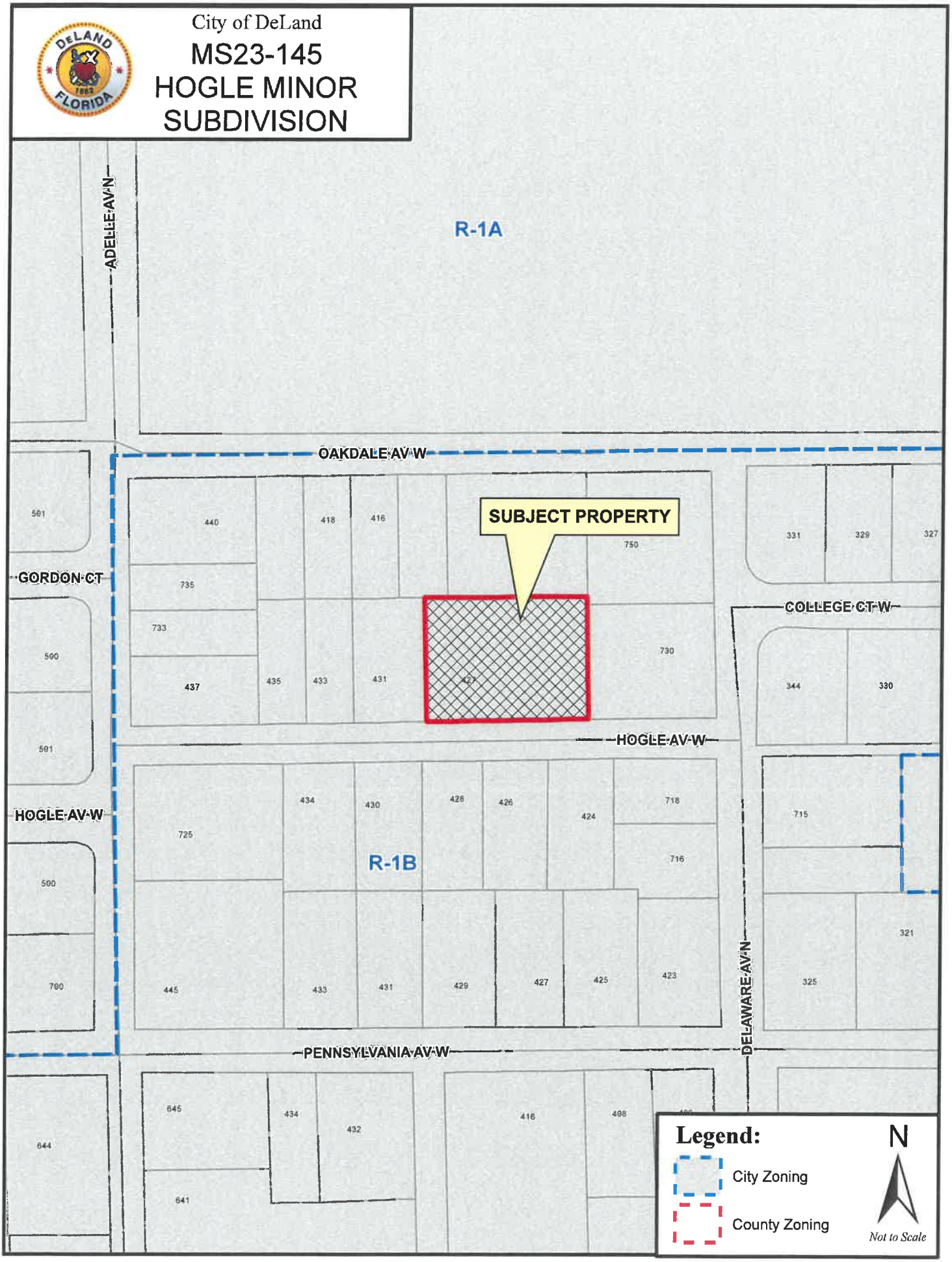
ADJOURNMENT:

3:48 pm

NEW BUSINESS

1

City of DeLand
MS23-145
HOGLE MINOR
SUBDIVISION
R-1A
ADELLE AV N
SUBJECT PROPERTY
OAKDALE AV W
COLLEGE CT W
HOGLE AV W
R-1B
R-16
DELAWARE AV N
PENNSYLVANIA AV W
440
418
416
410
760
331
329
327
735
733
437
435
433
431
427
730
344
330
501
434
430
428
426
424
718
715
725
716
500
446
431
429
427
425
423
321
434
432
408
406
644
630
628
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
MS23-145
HOGLE MINOR
SUBDIVISION
R-1A
ADELLE AV N
OAKDALE AV W
SUBJECT PROPERTY
GORDON CT
COLLEGE CT W
HOGLE AV W
R-1B
DELAWARE AV N
PENNSYLVANIA AV W
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record MS23-145
Job Address: 427 W HOGLE AV, DELAND FL 32720
Job Description: Proposed lot split of a 0.53 ac residential parcel into 2 pieces. New construction of 1580 sq ft home on newly created parcel.

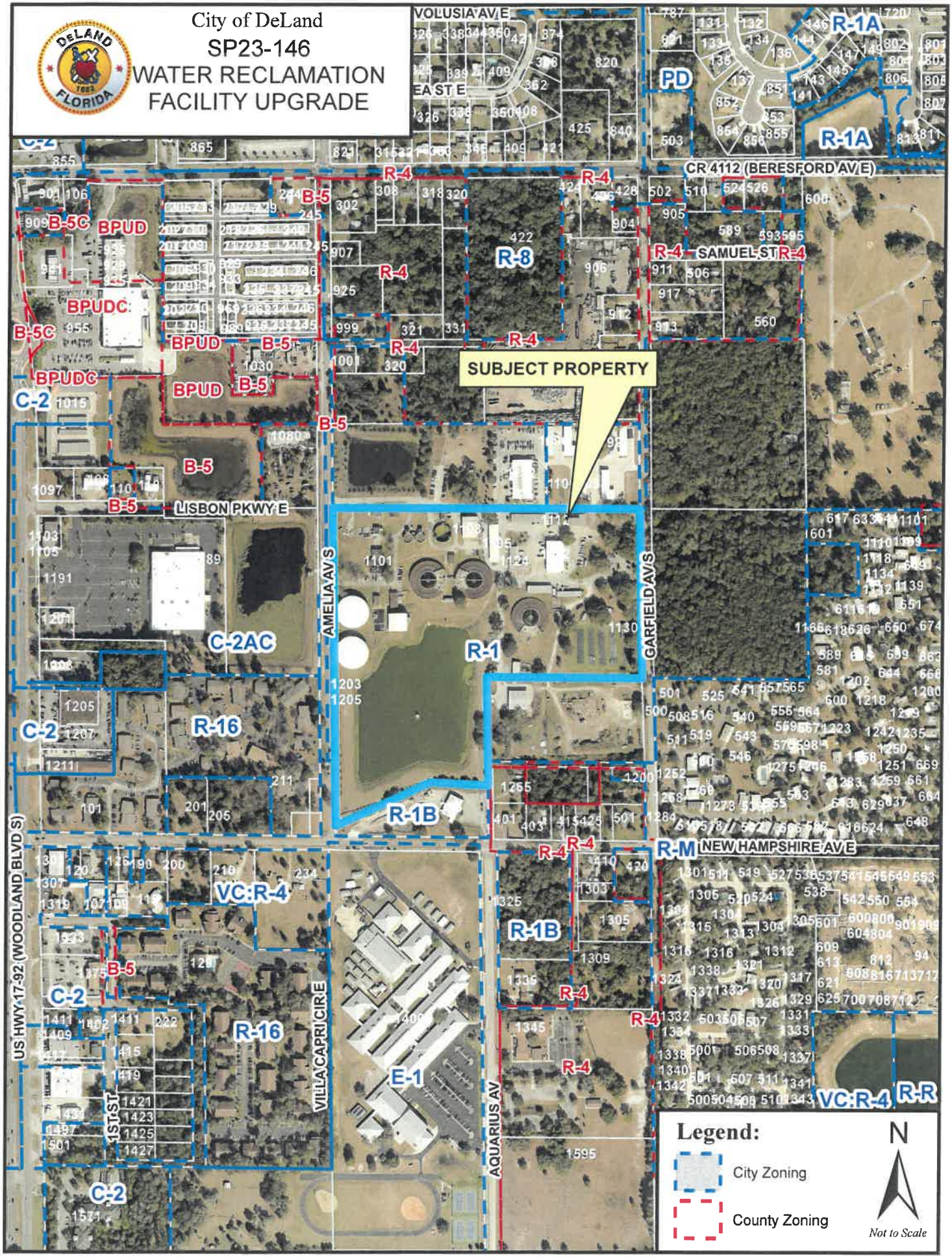
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Tree Identification** A site visit on 7/25/23 determined that all of the trees marked as 25" or greater Live oaks on the plan are Laurel oaks. There are no Historic Trees on the property. Please update the tree survey with the correct species.	6-251-23 Boundary & Tree Survey.pdf	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Historic trees** Please show the proposed location for the building envelope. It looks like you may have four historic trees on this lot. Any removal of historic trees would require review by the Tree Advisory Committee and approval by City Commission.	6-251-23 Boundary & Tree Survey.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	**Building Footprint** Please provide a dimensioned building footprint of the proposed 1580 sf NSFR and show how far it will be setback from each property line.	6-251-23 Lot Split copy.pdf	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	**Legal Description** Please provide the proposed legal descriptions reflecting the split at the yellow line.	6-251-23 Lot Split copy.pdf	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	**Authorization of Property Owner** Please provide documentation from the property owner, Nancy Jacobsen, granting the applicant, Kerry Jacobsen, the authority to apply for this minor subdivision.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	**Accessory Structures** Fencing and any accessory structures must be removed from the proposed lot.	6-251-23 Lot Split copy.pdf	Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	**Services** Hogle shows water and sewer lines, but not sure if individual connections for both lots exist. A water and sewer service may need to be added.		Jim Ailes	Jim Ailes	Yes

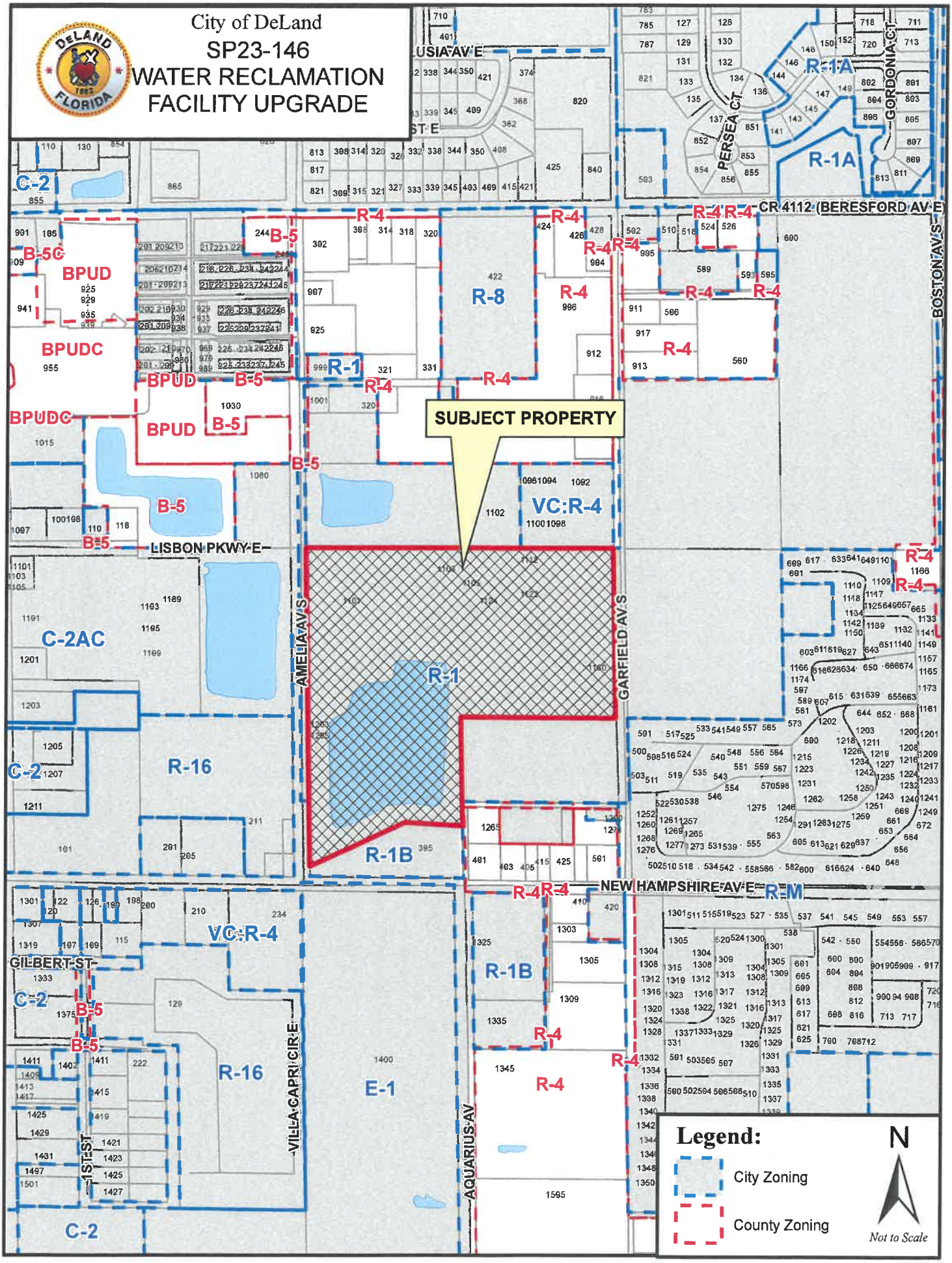
Conditions and notes for record MS23-145
Job Address: 427 W HOGLE AV, DELAND FL 32720
Job Description: Proposed lot split of a 0.53 ac residential parcel into 2 pieces. New construction of 1580 sq ft home on newly created parcel.

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	R-1B Zoning District This property is located within the R-1B Zoning District. New development must conform to R-1B standards. Dimensional requirements are as follow; Maximum impervious surface: 45 percent Front setback: 30 feet Side setback: 10 feet Rear setback: 25 feet		Samuel Nelson

NEW BUSINESS

2


City of DeLand
SP23-146
WATER RECLAMATION FACILITY UPGRADE
SUBJECT PROPERTY
VOLUSIA AV E
CR 4112 (BERESFORD AV E)
SAMUEL ST
LISBON PKWY E
AMELIA AV S
GARFIELD AV S
NEW HAMPSHIRE AV E
US HWY 17-92 (WOODLAND BLVD S)
VILLA CAPRI CIR E
1ST ST
AQUARIUS AV
R-1A
PD
R-4
R-8
B-5
B-5C
BPUD
BPUDC
C-2
C-2AC
R-16
R-1
R-1B
R-M
VC:R-4
E-1
R-R
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
SP23-146
WATER RECLAMATION FACILITY UPGRADE
SUBJECT PROPERTY
LISBON PKWY E
NEW HAMPSHIRE AV E
CR 4112 (BERESFORD AV E
GILBERT ST
AMELIA AV S
GARFIELD AV S
BOSTON AV S
GORDONIA CT
PERSEA CT
VILLA CAPRI CIR E
1ST ST
AQUARIUS AV
C-2
C-2AC
R-16
R-1
R-1A
R-1B
R-8
R-4
R-M
E-1
B-5
B-5C
BPUD
BPUDC
VC:R-4
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP23-146
Job Address: 1101 S AMELIA AV, DELAND FL 32724
Job Description: This project consists of a new east master pump station with screening, a new Degrit/splitter structure, two 4 stage BNR trains, two clarifiers, and the conversion of the Chlorine contact chamber to high level UV disinfection. Two electrical buildings will be installed consisting of approx. 2000 SF.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	**Cross Section** 1. Please provide a typical cross section for proposed swales. Swale side slope needs to be added to Proposed Access Roadway Cross Section at Swale. 2. Please provide a detail for proposed concrete flume.	C551	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	**Grading** 1. Please add drainage arrows and high points to the plan. 2. Please provide additional spot grade elevations to the plan (proposed asphalt pavement in particular) for positive drainage. 3. Per letter to SJRWMD, the City is required to retain 1" of runoff from the entire site rather than 2.5" over the impervious areas. Does it mean this project does not require modeling for various storm events? Are these two proposed swales able to handle runoffs from proposed impervious areas? There are sections where there are no proposed swales. 4. Are rip-raps proposed at the bottom of swales? It is hard to see swale proposed contours due to existing contour lines. 5. It appears that stormwater runoff from eastern parking area and asphalt roadway (inverted crown) sheet flows toward proposed swale on the west side without any new concrete flume.	C120	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	**Parking spaces and asphalt pavement** 1. Who is going to use the proposed parking spaces? Is a handicap space required? 2. Is proposed asphalt pavement heavy or light duty? It needs to be labeled on the plan.	C105	Ray Bahrami	Ray Bahrami	Yes
Fire	Draft	**Fire Hydrants** Hydrants needed throughout site. Indicate their locations on the plans.	C105	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	**Additional Tree Data Needed** Due to the incorrect tree survey information, large number of historic trees in the project		Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		area, and lack of tree impact data provided, we will be recommending that this project be continued to the next TRC meeting.				
Forestry	Draft	**Plant Schedule** None of the trees provided on the plant schedule are a sufficient size to provide historic tree replacement.	L101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**53" DBH Live Oak** Consider moving parking spaces to the east and adjusting drainage to provide more area for the 53" DBH Live Oak. Can something other than a swale be used? Can the roadway or concrete pad be reduced to provide additional space between the tree and the structures? It appears that there is only 15' between the tree and the concrete pad.	C120	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Tree ID** Please update tree ID and DBH on this page and throughout the plan.	C106	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Historic Live Oak** The historic live oak appears to be within 15' of the concrete around Structures 120, 130 and 110. Is the concrete pad around these structures necessary? Can it be reduced?	C105	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**City Nursery** If you move 214 and 215 to the locations shown as 215 and 216 at this time, there would be much less impact to historic trees and the City Nursery could still function in its current location.	C104	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**53" DBH Oak tree** Consider removing parking spaces and the stormwater management swale just outside the dripline of the 53" DBH historic tree. Also consider adjusting the width of the roadway to be able to move structures 120, 130, and 110 south to provide more space for this tree. Consider moving the roadway to the east. This would impact a 24" DBH Laurel Oak, but it would increase the potential to save the 53" DBH Live Oak. This tree has been the location of the annual Potting Day for the Tree Give Away the past 35+ years. It is in excellent condition and important to the tree-loving community of DeLand. It needs to be preserved in such a way that it will actually survive long-term.	C104	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Historic Trees** Update plan with correct historic tree designations. There is at least one historic tree that has not been identified near 910.	C104	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Historic Trees** There are historic trees that are not labeled on this page. Please update your plan to correctly identify all oak trees by species.	C103	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Historic Tree Barricade** Show historic tree barricade detail on this page.	C103	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Oaks** Identify all oaks 10" DBH or larger by species.	C102D	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Oaks** Identify all oak trees that are 10" DBH or larger by species.	C102F	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Oak** All oaks on the plan that are 10" DBH or larger must be identified by species.	C102A	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Peach** Please update legend to reflect that trees labeled as peach are actually pear trees.	C102A	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Public Works Administration Center** This building hasn't been the Public Works Administration Center for at least 15 years. The building to the north of it is also no longer the sign shop. What is the date of this survey?	C102C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Historic Trees** There are several historic trees on this page that have not been identified.	C102C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**MY CLUSTER** Trees identified as CLUSTER, MY CLUSTER or MY should be identified as Crape Myrtle with DBH provided.	C102C	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**MY CLUSTER** Trees identified as MY CLUSTER should be identified as Crape Myrtle with DBH provided.	C102E	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Historic Trees** Please update once historic trees have been identified correctly.	C101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Tree Barricade Detail** Please update with most recent version. Please add historic tree barricade detail.	C021	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Minimum Coverage** Your Tree Inches Preserved table suggests that minimum coverage requirements will not be met for this project. This cannot be confirmed until all requested tree data has been provided.	TP102	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**PE** Trees labeled as PE are pear trees, not peach trees. This will need to be updated on multiple pages.	TP101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Historic Tree Requirements** Change Specimen Trees Being Removed/Replaced to Historic Trees.	TP101	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	**Tree Barricade** The tree barricade should be installed, at a minimum, at 10' or the dripline of protected trees, and 1.5x the dripline of historic trees. Please update the note on the right side of the page.	C021	Kit Dennis	Mariellen Calabro	Yes
Forestry	Draft	**Critical Root Zone** The footprint for structure 120/130 is 15' from a 53" DBH Historic Live oak. That is within the critical root zone. Adjustments would be required in order to preserve the tree.	C104	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Force Main Relocation** In order to preserve a Historic Tree, would it be possible to move the force mains turn in point to the south, and have it come in between the Historic Live oak and the Live oak to the south of it?	C108	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Parking Recommendation** We recommend removing the 24" Laurel oak to the north of the electrical building, and moving the 4 parking spaces, that are currently across from it, to the north side of the building.	C108	Kit Dennis	Kit Dennis	Yes

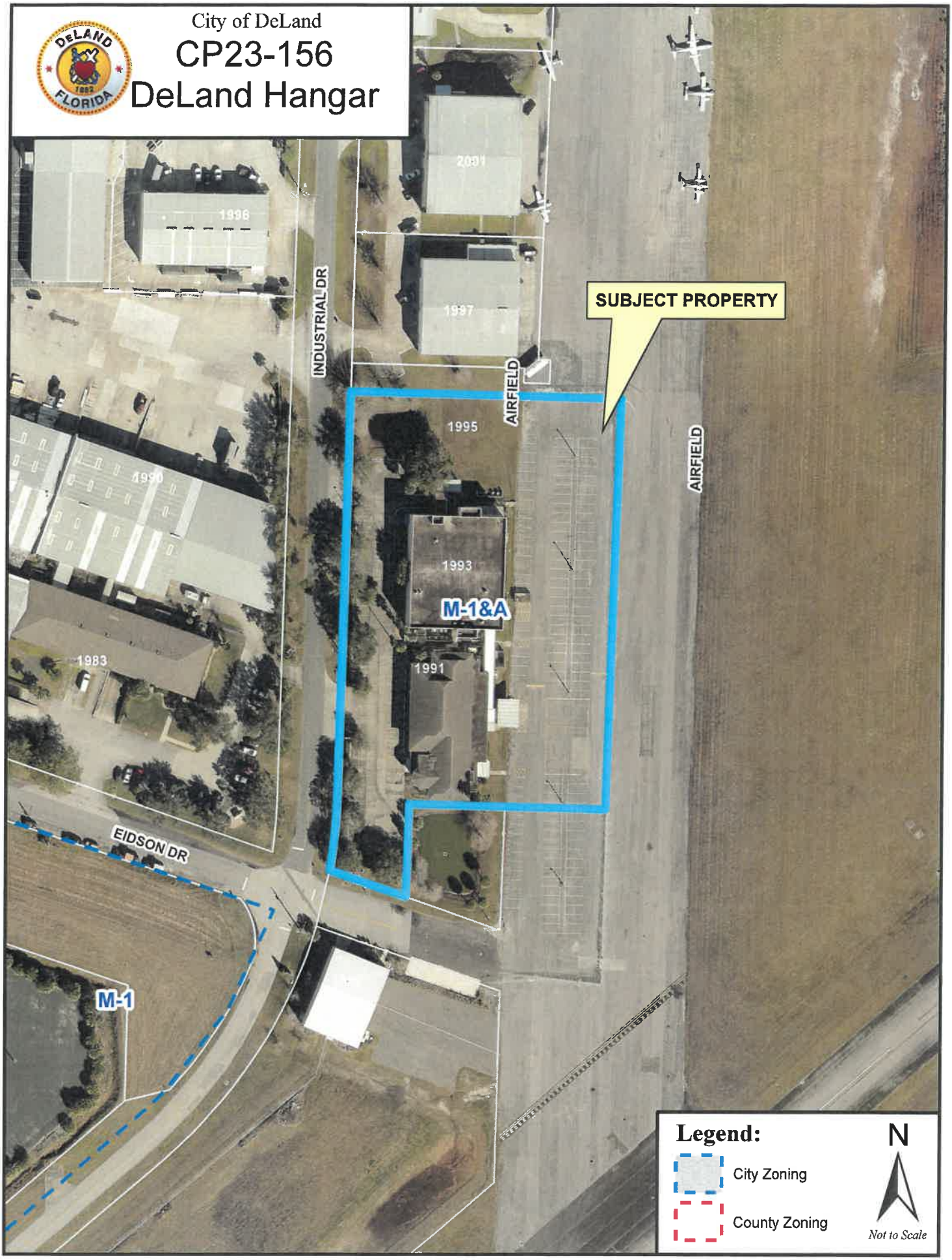
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Tree Data Continuance** Due to the issues with the tree data, we will be recommending a continuance to the next TRC meeting.	G001	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Historic Tree Replacement** Replacement for Historic Trees must be shown in the plan. Replacement is 100% DBH removed. Replacement trees for Historic removals must be at least 10' in height, have a DBH of at least 4", and a caliper of at least 6".	TP102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Historic Tree Removals** Historic Tree removals will need to go before the Tree Advisory Board and get approval by the City Commission.	TP102	Kit Dennis	Kit Dennis	No
Forestry	Draft	**Historic Tree Barricade Detail** We will be requiring a Tree Barricade Detail specific to historic trees be included. It should show the barricade being constructed of 6' chain-link fence, around the historic tree at a distance of 1.5x the dripline.	TP102	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**15% Natural Preservation** Change title to "Tree Protection Area" and any reference throughout the plan should refer to it as such or be abbreviated to "TPA." You could probably reduce the text in the center of the page to say "The 15% Tree Protection Area for this project is part of the overall campus plan. Please reference the Public Services Department Campus Tree Preservation Area Establishment Memorandum dated 4/12/2023 and its map depicting areas for preservation."	TP101	Kit Dennis	Mariellen Calabro	Yes
Forestry	Draft	**Plan Consistency** The sheets need to be consistent throughout the plan. For example, there is a 24" Live Oak near the NE corner of BNR TRAIN 4, that is shown as a removal on sheet TP102, but is shown as being preserved on sheet C108. This is one example, there may be more.	TP102	Kit Dennis	Mariellen Calabro	Yes
Forestry	Draft	**Demolition Notes #15** Add City Forester to note #15.	C103	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Replacement Calculations** An accurate removal/replacement calculation cannot be completed until an accurate tree survey, and the requested spreadsheet, have been provided.	TP102	Kit Dennis	Mariellen Calabro	Yes

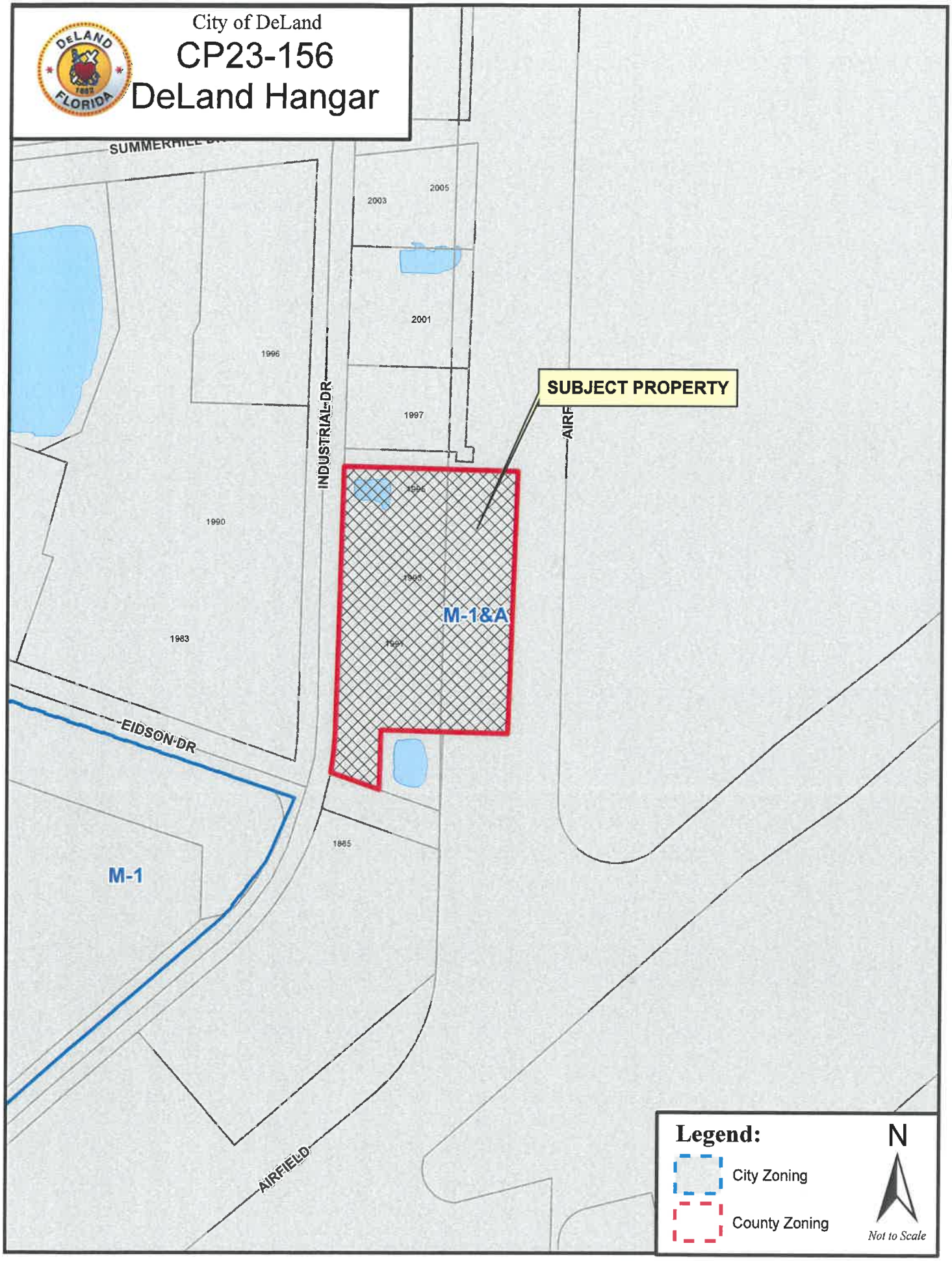
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	**Mulch Ring Detail** The Mulch Ring Detail is located on sheet L103. Please change all references (on all pages) to the correct sheet #.	L101	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Excel Spreadsheet** Provide a spreadsheet showing the tree number, species, DBH, and whether it will be removed or remain.	C021	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Tree Survey** There are several trees that were misidentified on the plan. Some trees labeled as historic are not, and some historic trees are not labeled as such. Trees shall be identified individually and not as clusters.	C021	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Silt Fence Note #4** Change "The barricade must be erected around an area at or greater than the full dripline" to "The barricade must be erected around an area at or greater than 1.5x the full dripline."	C021	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Landscape Specifications** Add City Forester to #6, #7, and #9.	L103	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	**Fertilizer** The City does not recommend fertilization unless a soil test shows that it would be beneficial.	L103	Kit Dennis	Kit Dennis	Yes
Planning	Draft	**Amelia Ave.** A "Type B" landscape buffer is required where the property abuts Amelia Ave. A 20' wide landscape buffer would require 4 canopy trees per 100 LF; 1.2 understory trees per 100 LF; and 12 shrubs per 100 LF. (Sec.33-92)	L101	Kendall Story	Kendall Story	Yes
Planning	Draft	**Type B Landscape Buffer Required** A "Type B" landscape buffer is required along Garfield Ave. A 20' wide landscape buffer would require 4 canopy trees per 100 LF; 1.2 understory trees per 100 LF; and 12 shrubs per 100 LF.	L101	Kendall Story	Kendall Story	Yes
Planning	Draft	**Not enough information provided.** The site plan does not provide sufficient information for review.	C105	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Please resubmit plans following the standards outlined in the city's land development code, Sec. 33-132.10. Your plans should include: An overall site plan that clearly indicates what is existing and what is proposed. A high-quality scaled drawing of the site showing the following: Location and dimensions of all existing and proposed structures indicating all access points, gross and net floor area (per section 33-91.01(c)3.) per floor per building, building height and number of stories. Area(s) designated for off-street parking showing the number of existing, required, and proposed parking spaces based upon parking standards and the Florida Accessibility Code. Total area of site with percentages allocated to buildings, paving, impervious area and open space. Dimensions of all features on the site must be indicated, including but not limited to setbacks, building separation, driveway and street widths, etc.				

NEW BUSINESS

3


City of DeLand
CP23-156
DeLand Hangar
2001
1996
1997
INDUSTRIAL DR
AIRFIELD
SUBJECT PROPERTY
1995
1990
1993
M-1&A
1983
1991
AIRFIELD
EIDSON DR
M-1
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
CP23-156
DeLand Hangar
SUMMERHILL
2003
2005
2001
1996
1997
INDUSTRIAL DR
SUBJECT PROPERTY
1990
M-1&A
1983
EIDSON DR
1865
M-1
AIRFIELD
Legend:
City Zoning
County Zoning
N
Not to Scale

Issues for record SP23-156
Job Address: 1993 INDUSTRIAL DR, DELAND FL 32724
Job Description: The existing industrial property will be redeveloped to accommodate the airport hangar, which includes re-grading of the site relocation/extension of certain utilities, and modification of the existing stormwater system to accommodate the additional impervious area.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	**Engineering Comments** 1. What are the existing and proposed pervious and impervious areas including proposed hangar area? 2. The northern pond is being removed to accommodate new hangar which results in eliminating the existing pond and additional stormwater runoff. Per project narrative, "the southern pond will likely have to be modified". How is it going to be accomplished since it is a wet pond (with established normal water level) and appears not to have much room on the sides to expand? 3. What is the new retention pond top of bank? It appears to be very close to Adjacent Building # 1997 with no existing FFE shown.		Ray Bahrami	Ray Bahrami	Yes
Fire	Draft	**Building Separation** The distance between the hanger and existing buildings will need to be a minimum of 25 feet per NFPA 409. Other alternatives can be discussed during TRC.	Site Plan - Entire Property - 9-6-22.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	**Fire Sprinkler and Alarm** Hanger will need to be protected with an approved fire sprinkler system and alarm system. Fire line, backflow and FDC will need to be provided on the site plan.	Site Plan - Entire Property - 9-6-22.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	**Fuel Tank** Fuel tank may need to be relocated further from the building. This will be determined during site plan review when fuel tank specs will be required.	Site Plan - Entire Property - 9-6-22.pdf	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	**General Comments** Attached for your review are comments from Public Works, Forestry: 1. The following general comments are provided to assist you at the Site Plan stage: a. During future submissions, a tree survey, completed tree worksheets, and landscape	A1	Kit Dennis	Kit Dennis	No

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		plan will be required. b. At least 15 percent of the site will need to be designated as tree protection area, and a minimum of one tree per 2,500 square feet will need to remain or be planted on the site. c. Removal of trees will require at least one third diameter replacement. Removal of specimen trees will require 50% replacement of the DBH inches lost. Unhealthy specimen trees, as determined by the city forester, will be replaced at the same rate as non-specimen protected trees. d. The City's current list of specimen trees can be found in Section 33-57.05(c)1 at: ARTICLE VI. - RESOURCE PROTECTION STANDARDS | Code of Ordinances | DeLand, FL | Municode Library e. Laurel Oaks (Quercus laurifolia) which are larger than 20" DBH and in deteriorated condition may be replaced by one two-inch DBH (three-inch caliper) minimum sized canopy tree from the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection." An Arborist Report documenting the deteriorated trees will be required to receive reduced replacement. Removal of all other non-specimen protected trees greater than 6" DBH will require the replacement of one third of the DBH inches lost. f. Any historic tree that is proposed for removal will require a review by this office, recommendation by the City Tree Advisory Committee and approval by City Commission. The developer must demonstrate that the tree is a hazard or that it is not economically or practically feasible to develop the parcel without removing the historic tree. Historic trees are defined as Bald Cypress 20-inches or larger DBH, Live Oak 25-inches or larger DBH, and Red Cedar 25-inches or larger DBH. i. For historic trees that will be preserved, tree protection fence must be installed by the contractor and inspected by the City Forester prior to any land disturbing activity. ii. Unless the applicant proposes a method of root protection which is acceptable to the City, no construction activity shall take place within an area equal to one and one-half times the area of the drip line. g. All new Class II and Class III site plans require the following statement: "Tree barricades are required around all trees which have been designated on the site plan to be retained and protected. Prior to any clearing or construction activity occurring on the site, tree barricades shall be constructed by the contractor and approved by the City." h. A Tree Barricade detail showing how remaining trees will be protected needs to be included on all Site Plans. A barrier needs to be constructed around your Tree Protection Area and at the drip line or ten feet from each tree that will remain, whichever area is larger. An example of a Tree Barricade detail can be found at: Tree Permitting | DeLand, FL				
Forestry	Draft	**Tree data** No tree-related data has been provided. For future submissions, please add tree survey, landscape plan, irrigation plan, and tree barricade detail.	A1	Mariellen Calabro	Mariellen Calabro	No
Planning	Draft	**Traffic** Verify if it is anticipated that there will be an increase of traffic to the site as a result of this change. Increases over a certain amount require a traffic impact analysis.		Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	**Impervious surface** Provide the existing amount of impervious surface and the amount after the addition of the hangar.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	**Stormwater pond adjustment** Provide information demonstrating that the adjacent property owner (City of DeLand) is acceptable of the adjustments made to the stormwater pond and it being located on their property. Verify if an easement agreement or other documentation will need to be prepared to memorialize the agreement.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	**Parking requirement** There is a net loss of 7 parking spaces. Parking requirements are based on the customer service area and employee needs for the use. Verify if the parking provided will adequately meet the needs of this use.		Belinda Collins	Belinda Collins	Yes
Planning	Draft	**TPA requirement** Please verify that the required tree protection area for the previous site configuration, has been met. (Sec. 33-57.07 (b) 1 – "By approval of a site plan for redevelopment sites or sites within the aviation access area of the DeLand Municipal Airport, requirements for tree protection areas may be modified or waived if it is determined that it is impractical to establish a tree protection area.")		Belinda Collins	Belinda Collins	Yes
Planning	Draft	**Class II Site plan review** Based on the building size, this would be considered a Class II site plan and only require TRC review.		Belinda Collins	Belinda Collins	Yes
Utilities	Draft	**Show Location** No utilities shown to provide comment on at this time. Need to show hydrants, sewer, water lines.	A1	Jim Ailes	Jim Ailes	Yes