

TRC AGENDA



**CITY OF DELAND
THURSDAY SEPTEMBER 21, 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 August 17, 2023 TRC Meeting Minutes

2. **Applicant Name:** LAM Development LLC **Belinda**
Project Name: SP23-031 – Class II Site Plan for 425 South
Project Location 2.078 acres located at 425 S Woodland Blvd
Project Description: 15,174 SF of retail and office
3. **Applicant Name:** Dvonne Hernandez – Property Owner **Sam**
Project Name: MS23-061 – Minor Subdivision for Hernandez
Project Location 4.38 acres located on the south side of E Taylor Rd
Project Description: 2 Single Family Lots

D. NEW BUSINESS

1. **Applicant Name:** Mark Watts – Cobb Cole **Belinda**
Project Name: CSB23-160 – Combined Preliminary and Final Plat for Coastline
Lofts
Project Location 1 acre located at the SW corner of Florida and Ohio Ave
Project Description: 14 Units
2. **Applicant Name:** Donal Casey – Kingspan **Sam**
Project Name: SP23-158 – Class II Site Plan for Kingspan
Project Location 5.61 acres located at 726 E Summerhill Dr
Project Description: Parking Improvements
3. **Applicant Name:** Ryan Fallin – Avid Group LLC **Kendall**
Project Name: SP23-175 – Class II Site Plan for Coffee Shop
Project Location 2.42 acres located at 210 E International Speedway Blvd
Project Description: 2,710 sf coffee shop

4. **Applicant Name:** Daphne Clark – Permit, Permits Permits **Sam**
Project Name: MS23-181 – Minor Subdivision for Maronda
Project Location 1.39 acres located at 615 N Boundary Ave
Project Description: 3 lots
5. **Applicant Name:** Ashley Rosado – Interplan LLC **Sam**
Project Name: SP23-185 – Class II Site Plan for Culver’s
Project Location 1.46 acres located at 1592 N Woodland Blvd
Project Description: 4,580 sf restaurant

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, AUGUST 17, 2023 -1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:30 pm

Members Present:

Carol Kuhn, Chairperson

Belinda Williams Collins

Kendall Story

Debi Glick

Sam Nelson

Kristian Logan

Mariellen Calabro

Kit Dennis

Jamie Lunsford

Ray Bahrami

Jim Ailes

Scott Zender

Staff Present:

Nick Conte

John Eiff

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from July 20, 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.

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

Applicants Present:

None

The applicant will address the comments as discussed and resubmit.

Sam Nelson moved to conditionally approve the application,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

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

Applicants Present:

Matthew Guzinski - Mead & Hunt

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

Mariellen Calabro moved to continue the application,

Kendall Story seconded the motion.

TRC discussed the tree related issues and after a lengthy discussion Kendall Story withdrew her second and the motion died.

Ray Bahrami moved to conditionally approve the application,

Jamie Lunsford seconded the motion.

The TRC Committee voted 4-1 in favor of motion.

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

Applicants Present:

Dustin Dillingham – Kimley-Horn

Trevor Baumann – PRG-Advantis

Bruce Pulleton – BCC Construction

Jaime F – BCC Construction

Applicant will address all comments as discussed with the submittal of a Class II Site Plan.

No action required.

OTHER BUSINESS:

None.

ADJOURNMENT:

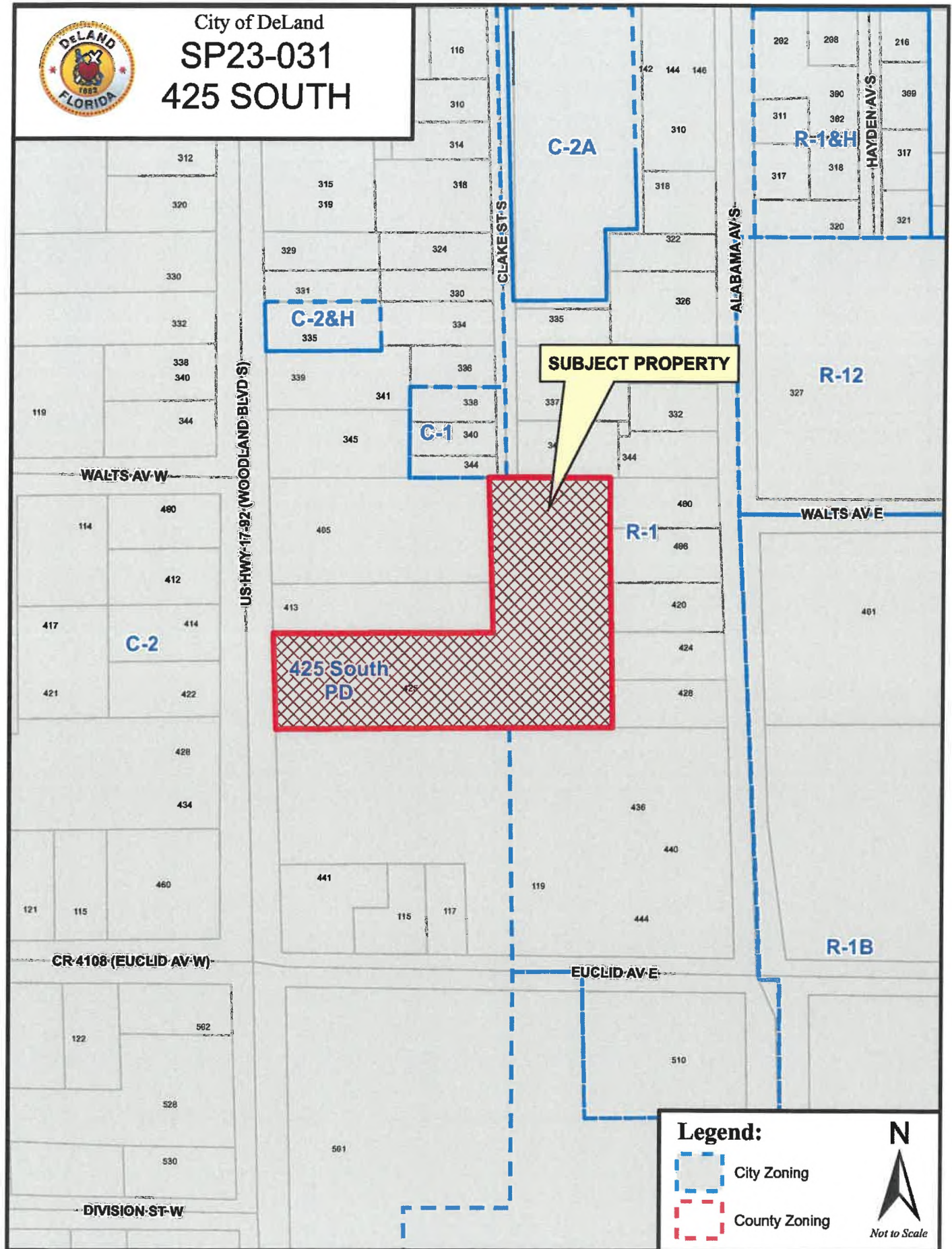
2:18 pm

OLD BUSINESS

2

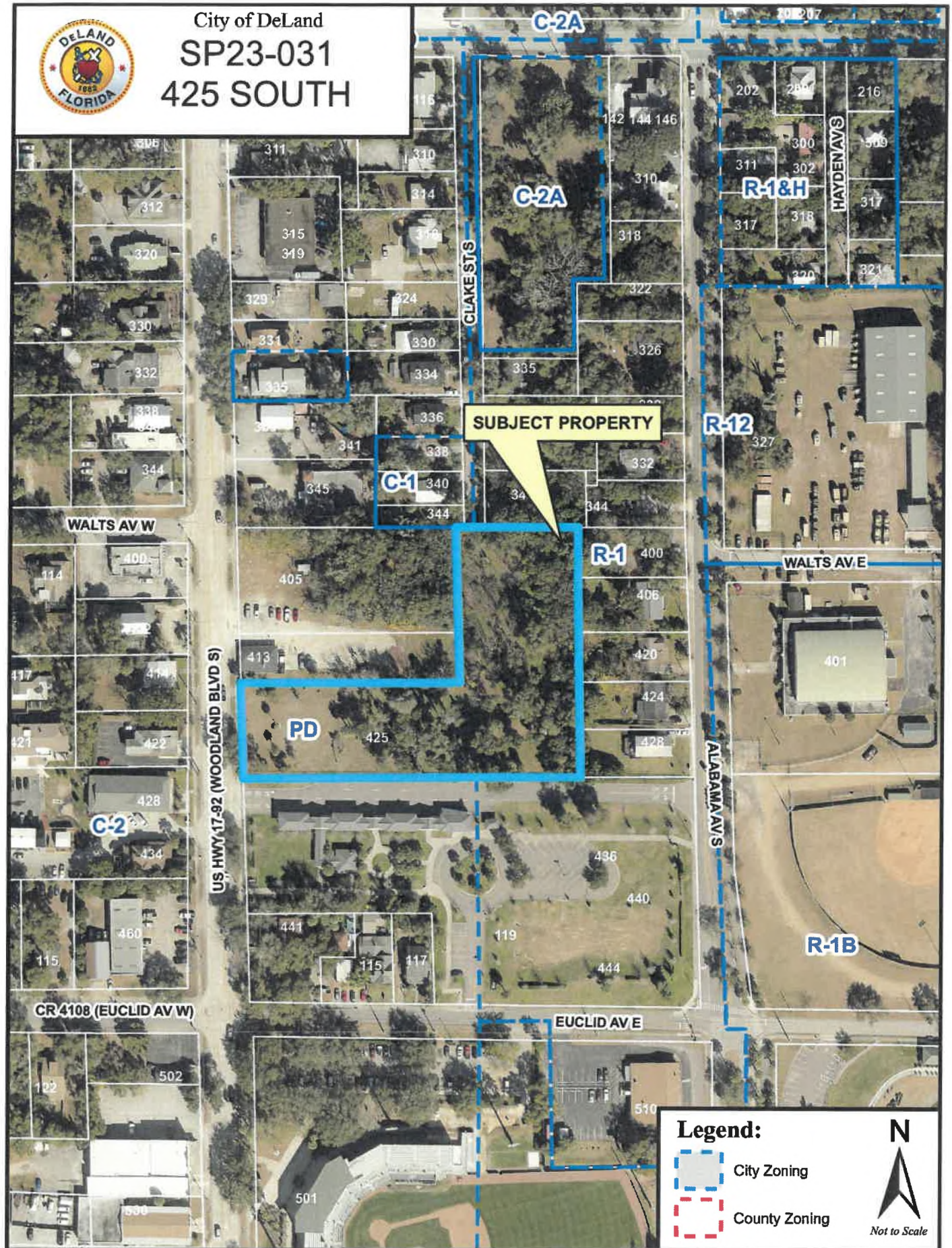


City of DeLand
SP23-031
425 SOUTH





City of DeLand
SP23-031
425 SOUTH



Issues for record SP23-031**Job Address: 425 S WOODLAND BLVD, DELAND FL 32720****Job Description: This project will construct a new office/retail building with associated parking and other required site improvements. In addition an maintenance structure will be constructed in the rear of the property.**

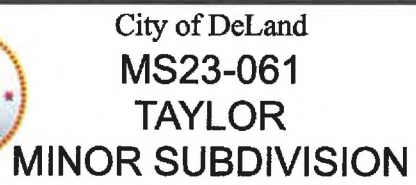
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Not Accepted	Grading Plan and Slopes 1. At the handicap space landing area, there is a steep slope change from landing area (EL. 49.97) to adjacent sidewalk grade (EL. 50.92) over a short distance. The slope exceeds ADA max. allowable cross-slope of 2%. Please note that ADA requires cross-slope to be less than 2% and running slope (longitudinal slope) to be less than 5%. 2. Provide a note for the sidewalk adjacent to handicap spaces that the cross-slopes shall not exceed 2%. Show back of sidewalk spot grades to confirm this. 3. On north side of property line just east of the handicap spaces, the back of sidewalk grade drops from EL 49.00 to 46.00. Will the runoff discharge onto the adjacent property? Please note that runoff from this site must be collected and treated on-site and cannot discharge onto adjacent property. 4. Structure S-4, please check require clearance between the 12" storm pipe to top of structure per FDOT Storm Drain Handbook (2014), Table 4-4. There is concerned that the top of pipe (outside diameter) may encroach into the structure top slab. Also, storm pipe must have min. 1-foot of cover. 5. From Structure S-10 to S-11, proposed 8" storm pipe at 0.011% slope produces a velocity of less than 1.0 feet per sec (full-flow). Please adjust pipe invert to meet min. pipe velocity of 2.5 feet per sec to prevent sediment build-up.	05	Tuan Huynh	Ray Bahrami	Yes
		Last comment from reviewer: Comment # 3: Runoff from sidewalk area will need to be collected and treated on-site at a minimum. Last response: 1) The slopes over the sidewalk have been updated to meet the 2% cross and 5% running slopes. 2) a note has been added dictating the slopes shall not exceed 2%. 3) The basin adjacent to 425 S. Woodland would make grading to collect 100% of all runoff impossible. 4) Structure S-4 has been designed to meet the 12" min. coverage. 5) Structures S-10 and S11, this is an outflow pipe only to function in the high duration 100 year events and was designed to flow to the lowest elevation on site.				
Fire	Not Accepted	Building Use		Jamie Lunsford	Jamie Lunsford	Yes

		Plan Room				
		Provide details on the use of the building. Fire sprinkler system may be required.				
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Building will need to be protected with a fire sprinkler system per NFPA101: 36.3.5 Extinguishment Requirements. 36.3.5.1 Mercantile occupancies shall be protected by an approved automatic sprinkler system in accordance with 9.7.1.1(1) in any of the following specified locations: (1) Throughout all mercantile occupancies three or more stories in height (2) Throughout all mercantile occupancies exceeding 12,000 ft2 (1115 m2) in gross area (3) Throughout stories below the level of exit discharge where such stories have an area exceeding 2500 ft2 (232 m2) and are used for the sale, storage, or handling of combustible goods and merchandise (4) Throughout multiple occupancies protected as mixed occupancies in accordance with 6.1.14 where the conditions of 36.3.5.1(1), (2), or (3) apply to the mercantile occupancy Last response: The building use is going to be general commercial / office and has been labeled as such on the cover sheet.				
Landscape Buffer/TPA						
Forestry	Draft	You are showing a 10' wide TPA on the north, south, and west sides of the project. Code minimum is 20' width for newly planted TPA's and 30' width for protecting existing trees in a TPA. A variance would need to be asked for and approved in order to count the TPA areas with a 10' width.	09	Kit Dennis	Kit Dennis	Yes
Specimen Tree						
Forestry	Draft	You have indicated that you have one specimen tree on site. Your specimen tree worksheet indicates that 100% of specimen trees are required to be saved. Please indicate why Tree 31 cannot be saved.	09	Mariellen Calabro	Mariellen Calabro	Yes
Tree Removal Index						
Forestry	Draft	Your Tree Removal Index does not match the data in the arborist report. Where is the hickory shown in the arborist report? The number of palms shown on the Tree Removal Index does not match the arborist report, the QL 41 and 45 are not shown, etc. Please update the table with the correct data. Based on what is shown here, your total replacement requirement would be 8" DBH specimen tree replacement and 243" DBH other protected tree replacement for a total of 251" DBH. This will need to be recalculated once the data has been updated to match the arborist report.	09	Mariellen Calabro	Mariellen Calabro	Yes
Crape Myrtle and Holly specifications						
Forestry	Not Accepted	Increase container size to 100 gallon. 45-gallon trees would only receive 2" DBH credit. Last comment from reviewer: You have not changed the 45-gallon to 100-gallon container size on the holly. Last response: The container size has been increased to show 100 gallon and 3" DBH credits.	10	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Not Accepted	Magnolia and Live Oak specifications	10	Mariellen Calabro	Mariellen Calabro	Yes
		Increase root ball to 44" and spread to 8'.				
		Last comment from reviewer: Root ball size has not been increased for Live Oak. Last response: The root ball has been increased to 44" and spread to 8'				
Planning	Not Accepted	Wheel stops	17	Belinda Collins	Belinda Collins	Yes
		Add wheel stops to all parking spaces except parallel spaces.				
		Last comment from reviewer: There are 8 spaces south of the maintenance building that do not have wheel stops shown. (This is a simple fix.) Last response: Wheel stops have been added to all, non-parallel parking spaces.				

OLD BUSINESS

3



MS23-061

TAYLOR

MINOR SUBDIVISION

A-3

RR

1155

1111

SUBJECT PROPERTY

TAYLOR RD E

A-2

R-R

LADY GRACE PL

SHAELYN.PL

LADY IRELYN CT

**Victoria Park
PD**

EMILY GLEN ST.

ANNE ST.

Legend:

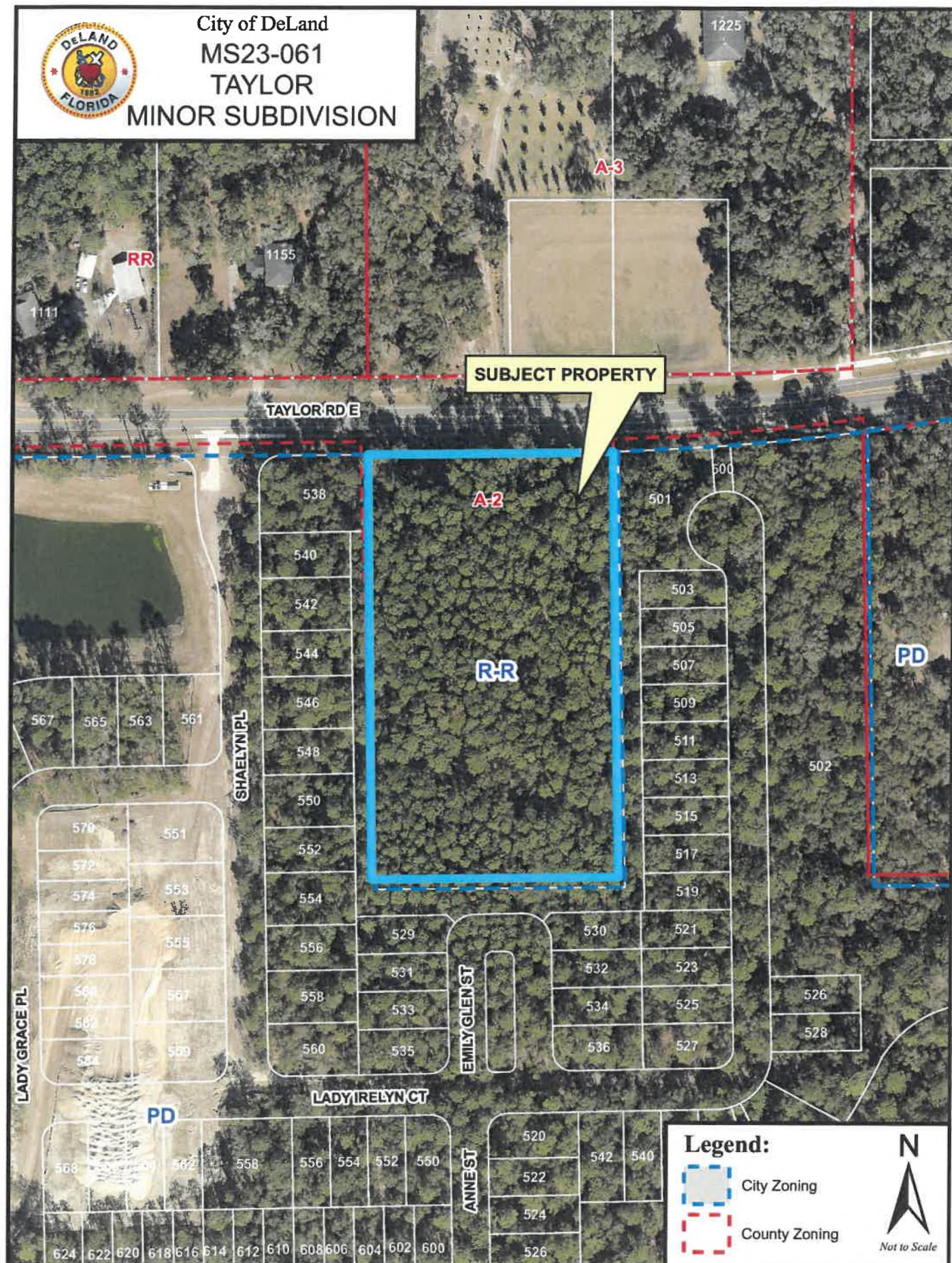
City Zoning

County Zoning





City of DeLand
MS23-061
TAYLOR
MINOR SUBDIVISION



Issues for record MS23-061**Job Address: 0 E TAYLOR RD, DELAND FL 32724****Job Description: spoke with Kendall regarding a split of our property on Taylor Rd. We want to do a mini subdivision**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Dead End Access						
Fire	Not Accepted	A solid compacted area needs to be provide to allow emergency vehicles the ability to turn around. Road exceeds the 150 ft max.	FAX-407.320.8165	Jamie Lunsford	Jamie Lunsford	Yes
Last comment from reviewer: No changes made. Still does not meet the requirements.						
Historic Trees						
Forestry	Draft	No tree information has been provided. Please provide the location of any historic trees on the property.	Taylor Subdivision Redline.pdf	Mariellen Calabro	Mariellen Calabro	Yes
Historic Tree Survey						
Forestry	Not Accepted	A historic tree survey is required.	FAX-407.320.8165	Kit Dennis	Mariellen Calabro	Yes
Cross-Access Easement						
Planning	Not Accepted	Please provide a copy of the recorded cross-access easement between the lots and include the reception number on the Minor Subdivision exhibit.		Samuel Nelson	Samuel Nelson	Yes
Last comment from reviewer: Prior to issuing an approval letter, revised plans and a recorded cross access easement will be required.						
Sewer						
Utilities	Not Accepted	A private lift station would be required for the lot split and force main connection on north side of Taylor Road. If sewer connection is not required, septic tanks must be the advanced OSTs units that comply with the Volusia Blue B-Map since this sight is located in the priority focus area.	FAX-407.320.8165	Jim Ailes	Jim Ailes	Yes
Last comment from reviewer: No response						
Reclaim						
Utilities	Not Accepted	Reclaim is available on north side of Taylor Road	FAX-407.320.8165	Jim Ailes	Jim Ailes	Yes
Last comment from reviewer: No response						

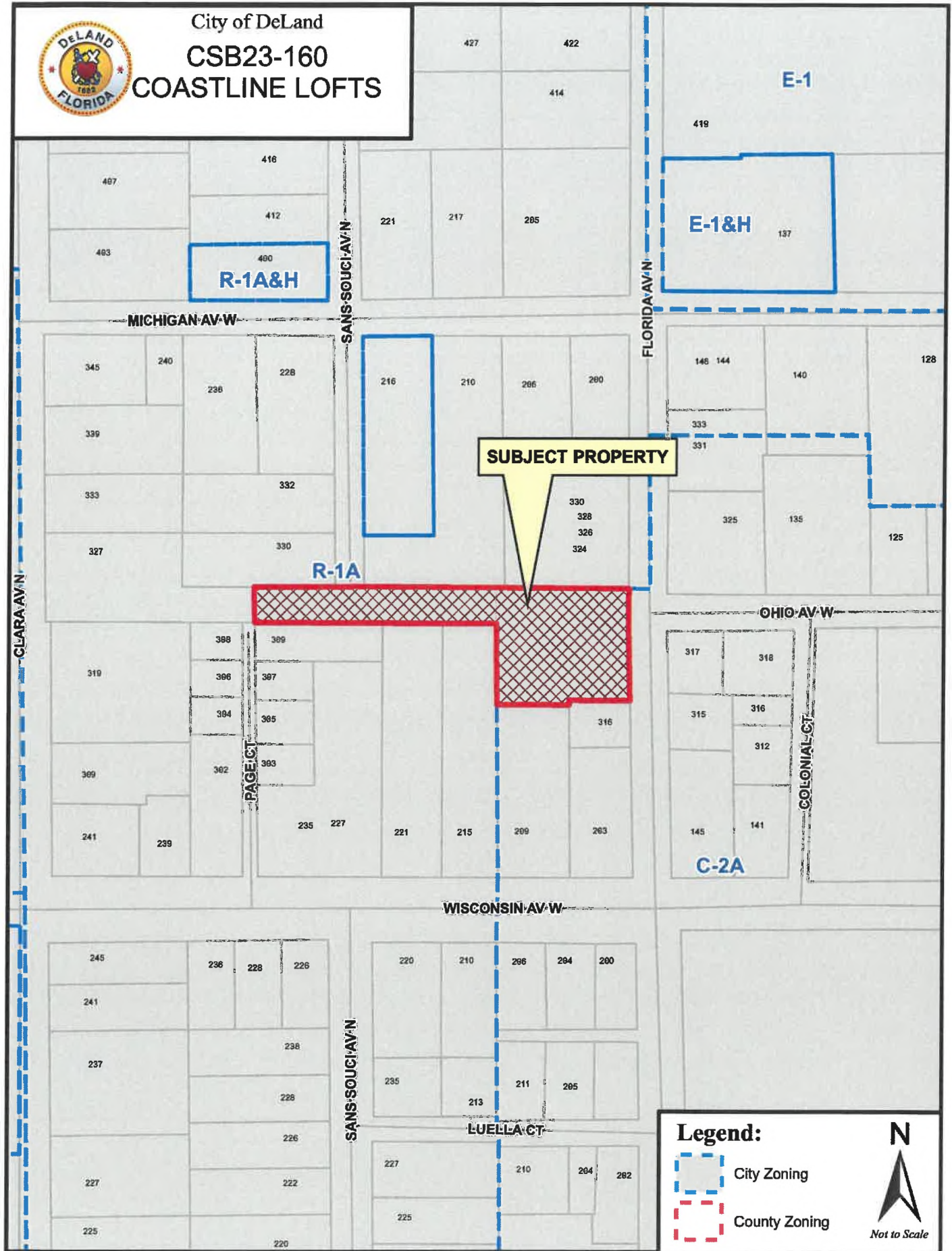
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Not Accepted	Water Water is available on E. Taylor Road south side. Last comment from reviewer: No response	FAX-407.320.8165	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

1

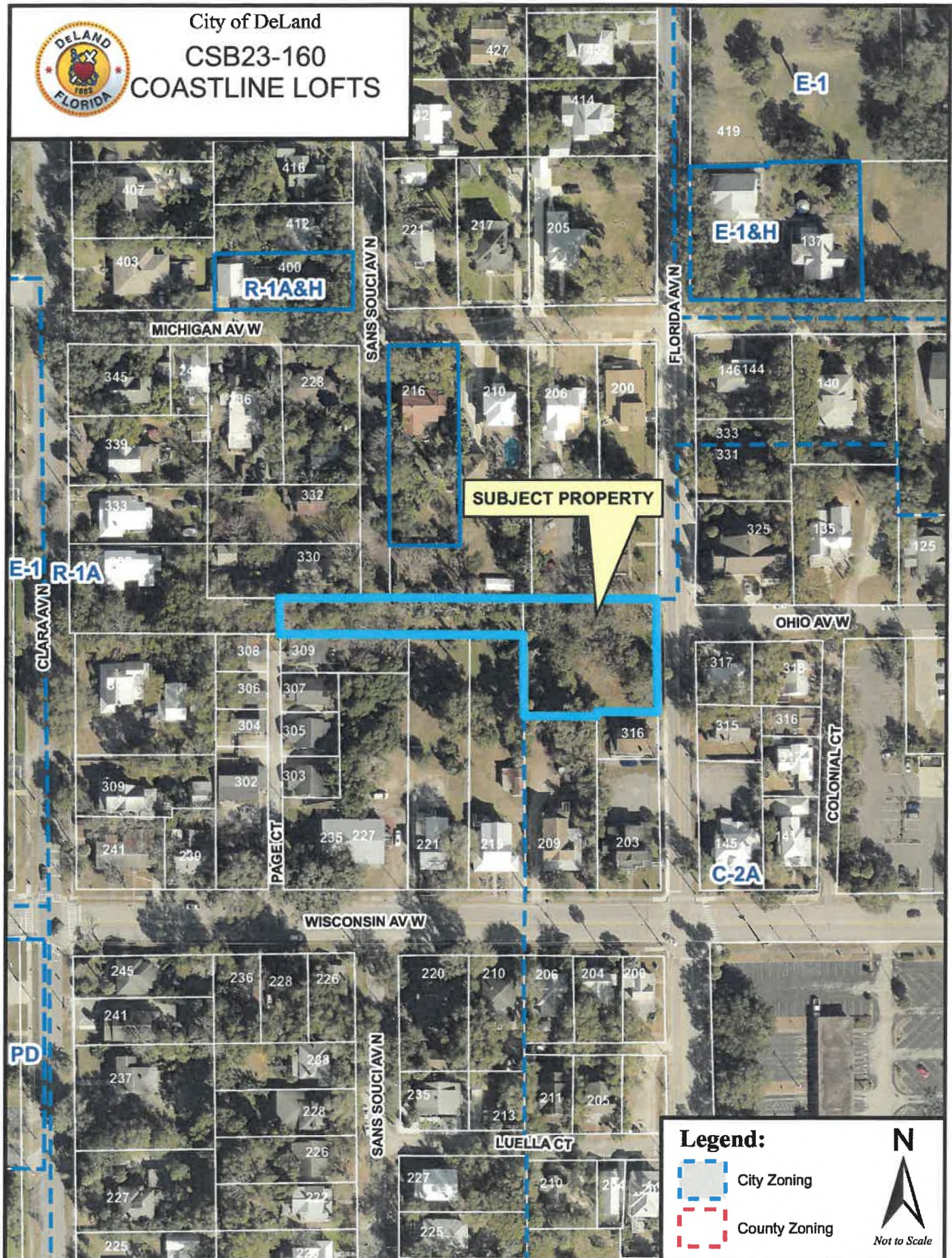


City of DeLand
CSB23-160
COASTLINE LOFTS





City of DeLand
CSB23-160
COASTLINE LOFTS



SUBJECT PROPERTY

Legend:

- City Zoning
- County Zoning



Issues for record CSB23-160**Job Address: 0 N Florida AV, DeLand FL 32720****Job Description: Coastline Lofts preliminary and final plat**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General issues						
Planning	Draft	• Explain why only one of the owners name is included • Include the date of the survey • Include the acreage with legal description • Specify the use of the land i.e. Tract A - Common area, Tract B - lofts		Belinda Collins	Belinda Collins	Yes

NEW BUSINESS

2



City of DeLand
SP23-158
KINGSPAN

725

SUBJECT PROPERTY

SUMMERHILL DR E

M-1&A

650

EDSON DR

1993

M-1

Legend:



City Zoning

County Zoning

N



Not to Scale



City of DeLand
SP23-158
KINGSPAN

SUBJECT PROPERTY

SUMMERHILL DR E

M-1&A

660

726

1995

EIDSON DR

1993

M-1

Legend:

-  City Zoning
-  County Zoning



Issues for record SP23-158**Job Address: 726 E SUMMERHILL DR, DELAND FL 32724****Job Description: Redevelopment of adjacent lot 1.97 ac site with associated improvements including parking, landscaping, and irrigation.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Inlet connection 1. Why is Inlet # 1 connected to existing drainage retention area? No pipe length, material and size is shown on the plan.	SHEET 5	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	MES 1. The proposed call-out for MES # 21 is not referenced to 71' contour line. MES # 12 Invert elevation is shown as 73.40 where an existing 74.2' elevation is located.	SHEET 5	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	Spot Grade Elevations 1. Please provide additional spot grade elevations by the entrance/exit to the development (Existing edge of pavement elevations are missing). No typical spot grade elevations are shown for top of proposed curb. 2. Existing spot grade elevations on the eastern property line need to be shown to see how the grade transition works. 3. Please add a note on the plan to indicate that per ADA requirements, "cross slope does not exceed 2% and running slope does not exceed 5%". Please provide additional spot grade elevations where new sidewalks are proposed.	SHEET 5	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	Roof Drains 1. Are roof drains from new building addition connected to proposed storm sewer system? Where are the roof drains from existing 2 Story Building connected to?	SHEET 5	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	High point & Cross Sections A-A & B-B 1. Please show high grade point and drainage arrows on the plan. 2. Which sheet are Cross Sections A-A and B-B located?	SHEET 5	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	Stop Bar & Stop Sign and Crossing Ahead Sign 1. Proposed stop bars and stop signs and all associated striping need to be installed within property line and outside right-of-way area. 2. Please add two "Pedestrian Crossing Ahead signs" on both sides on Summerhill Drive	SHEET 4	Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		due to mid- block crossing. 3. Curb ramps and detectable warnings need to be labelled on the plan.				
Pavement Base Material						
Engineering	Draft	1. The reviewer could not locate a copy of an updated geotechnical report for this project. Since water table is close to the surface in this area, recommend to use crushed concrete/soil cement rather than limerock for base material. The same information is also shown on Sheet 12. Driveway aprons within the right-of-way area need to be 6" concrete (3000 PSI).	SHEET 4	Ray Bahrami	Ray Bahrami	Yes
Silt Fence & Temporary Construction Entrance						
Engineering	Draft	1. New silt fence needs to be extended on the south side to west along pavement driveway on Eidson Drive. 2. Temporary Gravel Construction Entrance refers to FDOT Index 2010. Reference to FDOT Index needs to be removed since it is no longer part of FDOT Standard Plan.	SHEET 3	Ray Bahrami	Ray Bahrami	Yes
General Comments						
Engineering	Draft	1. A copy of SJRWMD permit is required prior to scheduling pre-construction meeting. 2. Please provide a copy of storm sewer calculations for this project. 10yr 24hr pond stage elevation needs to be used as tailwater elevation. 3. Appropriate FDOT Standard Plan index for MOT needs to be added to the plan set.		Ray Bahrami	Ray Bahrami	Yes
Auto Turn						
Fire	Draft	Provide Auto Turn details utilizing the largest fire apparatus in service with the fire department.	SHEET 4	Jamie Lunsford	Jamie Lunsford	Yes
Building Addition						
Fire	Draft	Confirm addition to the building is included on this site plan submittal. If so, provide the following on site plan. --Location of FDC and backflow --Location of fire line entering building and if it will be affected by the addition.	SHEET 4	Jamie Lunsford	Jamie Lunsford	Yes
Fire Hydrants						
Fire	Draft	Provide location on site plan of all fire hydrants within 500 ft of site.	SHEET 4	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Typical Shrub Planting and Plant Like This details	SHEET 7	Mariellen Calabro	Mariellen Calabro	Yes

These should be reoriented if possible.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Preservation on Filled Site Without Retaining Wall Will this method be used? If so, please provide a more legible graphic. If not, you might want to remove it. Any areas where this method will be used needs to be included on the site plan as it would involve construction within the dripline, which is typically not allowed.	SHEET 7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Standard Construction Detail Root Pruning Will there be root pruning in this project area? If so, please replace this graphic with something more legible and indicate where root pruning will occur on the plan.	SHEET 7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Standard Construction Detail Tree Barricade Replace this detail with 2023 version.	SHEET 7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Replacement Required. Your landscape plan appears to add 151" DBH. Without more data on proposed tree removals, I cannot determine whether this is sufficient.	SHEET 6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Plant List Some of your species do not meet Grade 1/Code minimum requirements. For IA, increase to 45-gallon container, 2" DBH, 8' height and 28" spread. For QV, increase container size to 100 gallon and add a 6' spread.	SHEET 6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Existing Tree To Remain Label all existing trees to remain by species and DBH. Provide a summary table in Excel showing the number of trees removed and retained.	SHEET 6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Save Area Re-label Tree Save Area as Tree Protection Area. At least fifteen percent of your project area needs to be set aside as Tree Protection Area. It does not appear that you will have sufficient Tree Protection Area. This area is 20,964 sf, and you need 36,624. This area also appears to be a drainage retention area that does not appear to contain trees. Because drainage retention areas require maintenance, they are not appropriate for Tree Protection Areas.	SHEET 3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Construction Entrance It appears that you will be removing at least three oak trees for your construction entrance. Given the small number of existing trees on the property, can the entrance configuration be modified to save these trees.	SHEET 3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Barricade Detail	SHEET 3	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Please add City standard Tree Barricade Detail. The 2023 version can be found on our webpage.				
Forestry	Draft	Tree Data needed Please show species and DBH of all 6" DBH or larger trees on property. Indicate whether they will be removed or preserved.	SHEET 3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Minimum Coverage and TPA Requirements If the project area is 244,163 sf, you will need 36,624 sf of Tree Protection Area. You will also need at least 98 trees totaling 586" DBH to meet minimum coverage requirements.	S1	Mariellen Calabro	Mariellen Calabro	No
Planning	Draft	Vehicle Use Area The vehicle use area is required to be at least 10' from the property line. Please show this on the site plan.	SHEET 4	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Proposed Addition The cover sheet and plans reference a proposed addition. Is the intention of this application to include this addition? If not, it may be prudent to add it to this application.	S1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Lighting Please show the location of proposed lights for the parking expansion.	SHEET 4	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Legal Description Please show the legal description on the cover sheet.	S1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Photometric Plan Please provide a photometric plan for the site.	S1	Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	Sewer and Water services No sewer or water services are shown on plans	S1	Scott Zender	Scott Zender	Yes

NEW BUSINESS

3



City of DeLand
SP23-175
COFFEE SHOP

OLD DAYTONA RD — I-1A I-1A

CR 4103 (AMELIA AV N)

Northgate
PD

SUBJECT PROPERTY

C-2

US HWY 92 (INTL SPEEDWAY BLVD E)

B-4CA

VC-B-4

B-4A

ALABAMA AV N

LA VILLA

ROSEHILL AV

R-6A

R-4A

VALENCIA CT

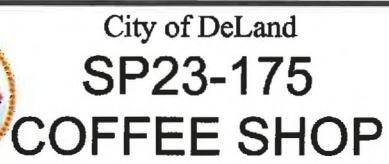
Legend:

- City Zoning
- County Zoning

N



Not to Scale



Issues for record SP23-175**Job Address: 210 E INTL SPEEDWAY BLVD, DELAND FL 32724****Job Description: Propose to construct a coffee shop with driveway on Parcel A and a pad ready for future development on Parcel B**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Stormwater Report						
Engineering	Draft	1. Page 4, Conclusion: Change SWFWMD to SJRWMD. 2. Please provide a copy of Pre-Development Time of Concentration for Ex. Basin 2 with an exhibit which shows Tc Path		Ray Bahrami	Ray Bahrami	Yes
Storm Sewer Design						
Engineering	Draft	1. Hydraflow Calculations, Storm Sewer Tabulations: What is the pond tailwater elevation used for storm sewer design? The City requires 10yr 24hr storm event to be used for pond tailwater elevation.	C05B	Ray Bahrami	Ray Bahrami	Yes
Allowable Slope						
Engineering	Draft	1. Maximum allowable slope is 4:1. Please revise accordingly.	C05A	Ray Bahrami	Ray Bahrami	Yes
Pipe Material						
Engineering	Draft	1. Alternate Pipe Material Notes: RCP, HDPE and HP are acceptable pipe materials to be used.	C05	Ray Bahrami	Ray Bahrami	Yes
Allowable Slope						
Engineering	Draft	1. Maximum allowable slope is 4:1. West of Future Building Pad shows 28.13% slope.	C05	Ray Bahrami	Ray Bahrami	Yes
Pavement and Stop Bar reference						
Engineering	Draft	1. What are the thicknesses of existing asphalt and concrete pavement? 2. Why is proposed stop bar referring to Architectural plans?	C04	Ray Bahrami	Ray Bahrami	Yes
H/C Space Dimension						
Engineering	Draft	1. Handicapped parking is required to be 20' long by 12' wide.	C04	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	MOT		Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached	Created	Last Updated	Modifications
			To	By	By	Required
		1. Appropriate FDOT Standard Plan index for MOT needs to be added to the plan set.				
		Permits				
Engineering	Draft	1. A copy of SJRWMD permit is required prior to scheduling pre-construction meeting. 2. FDOT Permit is required. 3. Alabama Avenue is maintained by Volusia County; therefore, Volusia County Use Permit is required.		Ray Bahrami	Ray Bahrami	Yes
		Tree Protection Area Worksheet				
Forestry	Draft	You have used the area for Parcel B for your calculations. Please redo the worksheet using the area from Parcel A. (52,457sqft)	LA-2	Kit Dennis	Kit Dennis	Yes
		TPA Conflict				
Forestry	Draft	Sidewalks and drainage structures are not permissible in areas designated as Tree Protection Areas.	LA-2	Kit Dennis	Kit Dennis	Yes
		TB				
Forestry	Draft	Tree Barricade is shown on the legend, but I don't see it on the plan.	03	Mariellen Calabro	Mariellen Calabro	Yes
		Consistency				
Forestry	Draft	Make sure that the data on this page matches what is shown on Sheet 2 of 2 and LA-1.	03	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Protection Detail				
Forestry	Draft	Replace with City's 2023 Tree Barricade Detail.	03	Mariellen Calabro	Mariellen Calabro	Yes
		Minimum Tree Replacement Requirements				
Forestry	Draft	Based on the data provided, your total tree replacement required would be between 88" and 94" DBH. Because your landscape plan would provide 228" DBH, you will have sufficient replacement, but you still need to update these numbers based on your final tree replacement calculations.	LA-2	Mariellen Calabro	Mariellen Calabro	Yes
		Minimum Tree Coverage Requirements				
Forestry	Draft	Minimum coverage is calculated by DBH. In this case you will need to provide at least 126" DBH.	LA-2	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Protection Area				
Forestry	Draft	You have indicated that you will have sufficient Tree Protection Area. Please show the location of the TPA on your plans and identify the symbol for it in the legend.	LA-2	Mariellen Calabro	Kit Dennis	Yes
		Juniperus specifications				
Forestry	Draft		LA-2	Mariellen Calabro	Mariellen Calabro	Yes

			Attached To	Created By	Last Updated By	Modifications Required
Discipline	Status	Details				
Forestry	Draft	Increase the container size from 25 gallons to 45 gallons and add spread for grade a one, 3" caliper tree. Minimum Root Ball Size Add minimum root ball size to all field grown trees specified.	LA-2	Mariellen Calabro ..	Mariellen Calabro	Yes
Forestry	Draft	Liquidambar The Sweetgum cultivar you have specified should be identified as Liquidambar styraciflua 'Rotundiloba'	LA-2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Detail Please replace this graphic with the 2023 version of our Tree Barricade Detail that can be found on the City's website.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Total Replacement Required It looks like your total replacement will be closer to 88" DBH than 30" DBH. Please remove all 0 replacement for tree that are not actually dead and remove any reduced replacement for laurel oaks that are not at least 20" DBH. You may need to update the replacement on larger laurel oaks depending on the results of your field vist.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Schedule site visit Reduced replacement for deteriorated Laurel Oaks requires an arborist report. Please provide an arborist report or schedule a field visit with Chris Jackson. He can be reached at jacksonc@deland.org.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Dead Trees Dead trees do not have 20% foliage. If they still have foliage, they are deteriorated, but not dead.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Palm DBH Add palm DBH to your plan.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Replacement Factor 0 Our Code does not allow for zero replacement for deteriorated laurel oaks less than 20" DBH.	LA-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Data consistency Tree data on this sheet does not match Sheet LA-1. For example, Tree 32 is shown as 65" DBH on this page and 55" DBH on LA-1. A tree shown as 24" DBH on Sheet LA-1 is not labeled on this page. There may be more issues. Please correct whichever is incorrect.	SVY2	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
TPA and Minimum Coverage Requirements						
Forestry	Draft	If your project area is 52,475 sf, you will need 7,871 sf of Tree Protection Area. You will also need at least 21 trees with at least 126" DBH to meet minimum coverage requirements.	C01	Mariellen Calabro	Mariellen Calabro	No
Monument Sign						
Planning	Draft	All signage requires a separate permit. Monument signs shall have a maximum height of 8' in the Emerging Gateway Overlay. See sec. 33-36.	C04	Kendall Story	Kendall Story	Yes
Property Lines						
Planning	Draft	The existing property line should be the boldest line(s) on the site plan and should match up with the survey. Please clearly bolden the existing property lines versus the proposed property lines. The "project boundary lines" are not necessary. Please lighten or remove. Please lighten the line-of-sight lines or remove.	C04	Kendall Story	Kendall Story	Yes
50' Public R/W Easement						
Planning	Draft	The survey shows a 50' wide easement reserved for public right of way that runs the entirety of the north property line on parcel A. Please address this comment when submitting your revisions.	C04	Kendall Story	Kendall Story	Yes
Clouding						
Planning	Draft	Please be sure to add clouding for revisions.		Kendall Story	Kendall Story	No
Stormwater Pond/Retention in Landscape Buffers						
Planning	Draft	Tree Protection Areas may not be located inside a stormwater retention facility or within a utility easement. Sec. 35-57.07(b)4. The bank of the stormwater pond may count towards the landscape buffer requirement when planted with appropriate aquatic tree species, dependent on slope, and tree health can be assured. Approval of appropriate species will need to be coordinated with the City Forester.	LA-2	Kendall Story	Kendall Story	Yes
Loading/Service Area						
Planning	Draft	Show where the designated loading and service areas are. - Per sec. 33-91 .04(a)2, retail operations, wholesale and industrial operations with a gross floor area of less than 5,000 square feet shall provide sufficient spaces (but not	C04	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		necessarily a full berth) so as not to hinder the free movement of vehicles and pedestrians over a sidewalk, street or alley.				
		Employees & Patrons				
Planning	Draft	State the projected number of employees and number of company vehicles kept at site. Please show the square footage of patron areas, # of seats and occupancy load.	C04	Kendall Story	Kendall Story	Yes
		Internal Sidewalk to Parcel B				
Planning	Draft	Please provide a safe sidewalk connection (internal) to Parcel B.	C04A	Kendall Story	Kendall Story	Yes
		Screen Rooftop Equipment				
Planning	Draft	Show all rooftop mechanical equipment as dashed lines behind a screen wall.		Kendall Story	Kendall Story	Yes
		Screen/Fence Location				
Planning	Draft	*...the screen shall be located no closer than ten feet to the abutting property line and landscape materials shall be located between the screen and the abutting property line. 33-92.02(b)(3). Please show how this is being met.	LA-2	Kendall Story	Kendall Story	Yes
		HC Typical				
Planning	Draft	Show the typical length of the handicap spaces, just as you did for the regular spaces. Required length is 20'. HC spaces should be: 12' (17' including ramp) x 20'.	C04	Kendall Story	Kendall Story	Yes
		Dimensions				
Planning	Draft	Show the linear dimensions of all property lines.	C04	Kendall Story	Kendall Story	Yes
		Loading area				
Planning	Draft	Show the location of the designated loading and service areas. Sec. 33-91 .04(a) & .06(b)7	C04	Kendall Story	Kendall Story	Yes
		Coffee Shop Height				
Planning	Draft	In the Site Data table, add the proposed building height for the coffee shop.	C01	Kendall Story	Kendall Story	Yes
		Label Parcel A or B in Site Data table				
Planning	Draft	In Site Data, under "Property Parcel ID Number", note the corresponding parcel being	C01	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		referenced. Is it "Parcel A" or "Parcel B"?				
		N/S/E/W Please add the direction of the setback/buffer locations. For example: LANDSCAPE BUFFER REQUIREMENTS: "FRONT (North): 20' TYPE D (ISB)" "FRONT (West): 15' TYPE D (ALABAMA)" "SIDE (East): 0' " "REAR (South): 20' TYPE C" Do the same for setbacks.				
Planning	Draft		C01	Kendall Story	Kendall Story	Yes
		Specify location of reduction requests Add asterisks to the corresponding buffer. For example: *FRONT (North): 20' TYPE D (ISB) **FRONT (West): 15' TYPE D (ALABAMA)				
Planning	Draft		C01	Kendall Story	Kendall Story	Yes
		Easements reflected on survey All existing and proposes easements, emergency accessways, other cross-access agreements and ROWs must be shown, with dimensions (width) on the survey.				
Planning	Draft		SVY2	Kendall Story	Kendall Story	Yes
		Cross Access Easement Please show where a cross access easement is located.				
Planning	Draft		C04	Kendall Story	Kendall Story	Yes
		Narrative Please provide a statement of intended use and development plan (phases/changes being made to parcel lines/demo)				
Planning	Draft		C01	Kendall Story	Kendall Story	Yes
		Parcel IDs Please add the parcel IDs beneath the title.				
Planning	Draft		C01	Kendall Story	Kendall Story	Yes
		Foot Candles The code allows a maximum of .5 foot candles at the property line. This is being exceeded in multiple places along the internal property line, between parcel A and B.				
Planning	Draft		E1.1	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Lot Line Reconfiguration This requires a lot line reconfiguration. Please submit an application to do so.	C04	Kendall Story	Kendall Story	Yes
Planning	Draft	Acreage The acreage does not match the site data. Per Site Data table, parcel A = 1.67 acres and parcel B = .75 acres However, on the plans, parcel A = 1.20 acres and parcel B = 1.23 acres. They should match.	C04	Kendall Story	Kendall Story	Yes
Utilities	Draft	Update details Should all be 11/7/2022	C11	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sanitary Note #2 Needs televised and placed on a thumb drive and submitted to the city for review and approval. Air test of gravity system is required.	C02	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Information Zip 32724, Contact James Ailes, Phone 386-626-7250	C01	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	USA A Utility Service Agreement will be required for this project. City will draft and send once plans have been approved by TRC.	C01	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Details Need to have current city details dated 11-7-22 not 11-5-21.	C13	Scott Zender	Scott Zender	Yes
Utilities	Draft	Details Need to have current city details dated 11-7-22 not 11-5-21	C12	Scott Zender	Scott Zender	Yes
Utilities	Draft	Potable Services Need a separate tap for water service city does not allow service line to be tapped off of fire line.	CO6	Scott Zender	Scott Zender	Yes
Utilities	Draft	Water Main on Alabama	CO6	Scott Zender	Scott Zender	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Need to verify that water main runs all the way down it might stop at valve. Also need to verify size of water line it might be a 6in water main.				

Conditions and notes for record SP23-175**Job Address: 210 E INTL SPEEDWAY BLVD, DELAND FL 32724****Job Description: Propose to construct a coffee shop with driveway on Parcel A and a pad ready for future development on Parcel B**

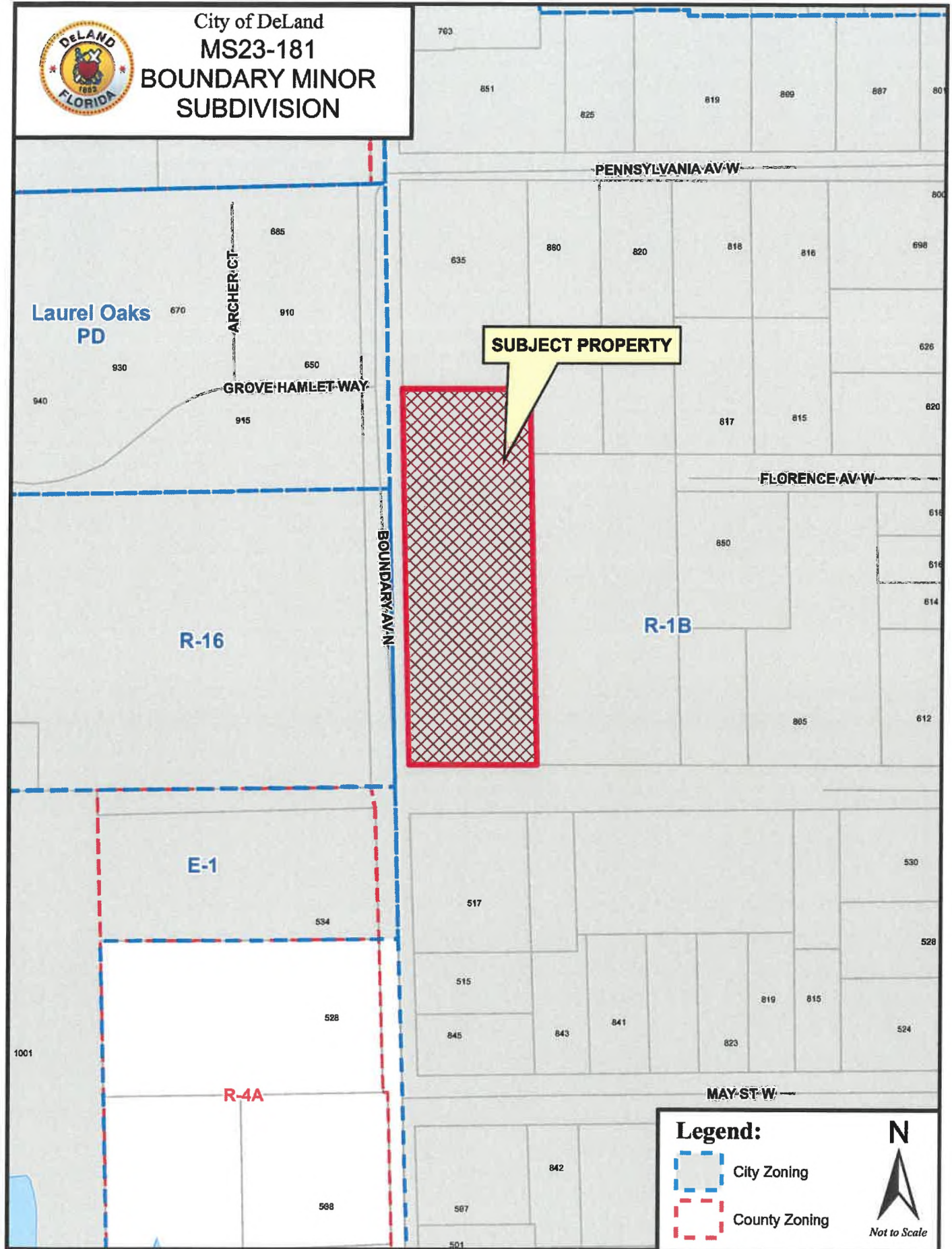
Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Note	Backflow Meter Meter needs to be in right of way instead of up on property.	LA-3	Scott Zender
Utilities	Draft	Note	Bakflow Reclaim does not need a backflow after meter.	LA-3	Scott Zender

NEW BUSINESS

4



City of DeLand
MS23-181
BOUNDARY MINOR
SUBDIVISION





City of DeLand
MS23-181
BOUNDARY MINOR
SUBDIVISION



Issues for record MS23-181**Job Address: 615 N boundary AV,****Job Description: Minor Subdivision - Split residential lot into 3 residential lots**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
General Comments						
Engineering	Draft	1. Per Volusia County LIDAR Map, this site drains from NW to SE section of the site. Please provide the following information in Plot Plan for Building permit. A) Establish FFE for each lot. Per City LDC, FFE shall be a minimum of one foot above the center line elevation of the adjacent roadway. B) Provide swales at the rear of each lot to detain stormwater runoff from impervious areas (Roof/Driveway). C) Since stormwater runoff drains toward rear of the property, a Type C Lot Grading will be appropriate. Existing and proposed spot grade elevations need to be shown on Plot Plans. D) Concrete apron within the right-of-way area needs to be 6" in thickness/3000 PSI.		Ray Bahrami	Ray Bahrami	Yes
Forestry	Draft	Tree Survey A complete tree survey of all protected trees 6" DBH and larger will need to be submitted when you submit for a building permit.	Tree Survey of proposed Lots 1, 2 and 3.pdf	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Combined Survey Please show the proposed lots together on one survey.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Volusia County ROW Use Permit This portion of N. Boundary Ave is maintained by Volusia County. Please verify that a ROW use permit will be able to be obtained for each driveway.	XXXX N BOUNDARY AVE (W HALF BLK 90 PARENT PARCEL) BNDY.pdf	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Alley I was unable to locate the public alleyway shown on the northern end of the parcel, please verify the location.	XXXX N BOUNDARY AVE (W HALF BLK 90 PARENT PARCEL) BNDY.pdf	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Building Envelopes Please show the proposed building envelope for each lot and verify that they meet R-1B standards.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Electric Service Please verify that electric services are available to the proposed lots.		Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	Utility Lines / Project Narrative 1. Make sure that they proper separation distance between the water and sewer services is provided for proper clearance. 2. FDEP drawing and submittal is required for sewer line install. As built needed after install. 3. Need to show utility specs for water and sewer. 4. Manhole must be cored and properly booted for connection to existing structure. 5. A Utility Service Agreement will be required. City will draft and send once final plans approved. 6. Is the proposed line to remain private and if so who pays for repairs or unclogs?		Jim Ailes	Jim Ailes	Yes

Conditions and notes for record MS23-181**Job Address: 615 N boundary AV,****Job Description: Minor Subdivision - Split residential lot into 3 residential lots**

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 for new construction are as follow; Maximum impervious surface: 45 percent Front setback: 30 feet Side setback: 10 feet Rear setback: 25 feet Corner lot: Street side setback: 20 feet		Samuel Nelson

NEW BUSINESS

5



City of DeLand
SP23-185
CULVER'S

SUBJECT PROPERTY

SUMMIT OAK PL

OLD DAYTONA RD

B-4CA

C-2

M-1

Northgate
PD

B-4CA

US HWY-17 (WOODLAND BLVD-N)

CR-92 (INTL SPEEDWAY BLVD-W)

Legend:



City Zoning

County Zoning

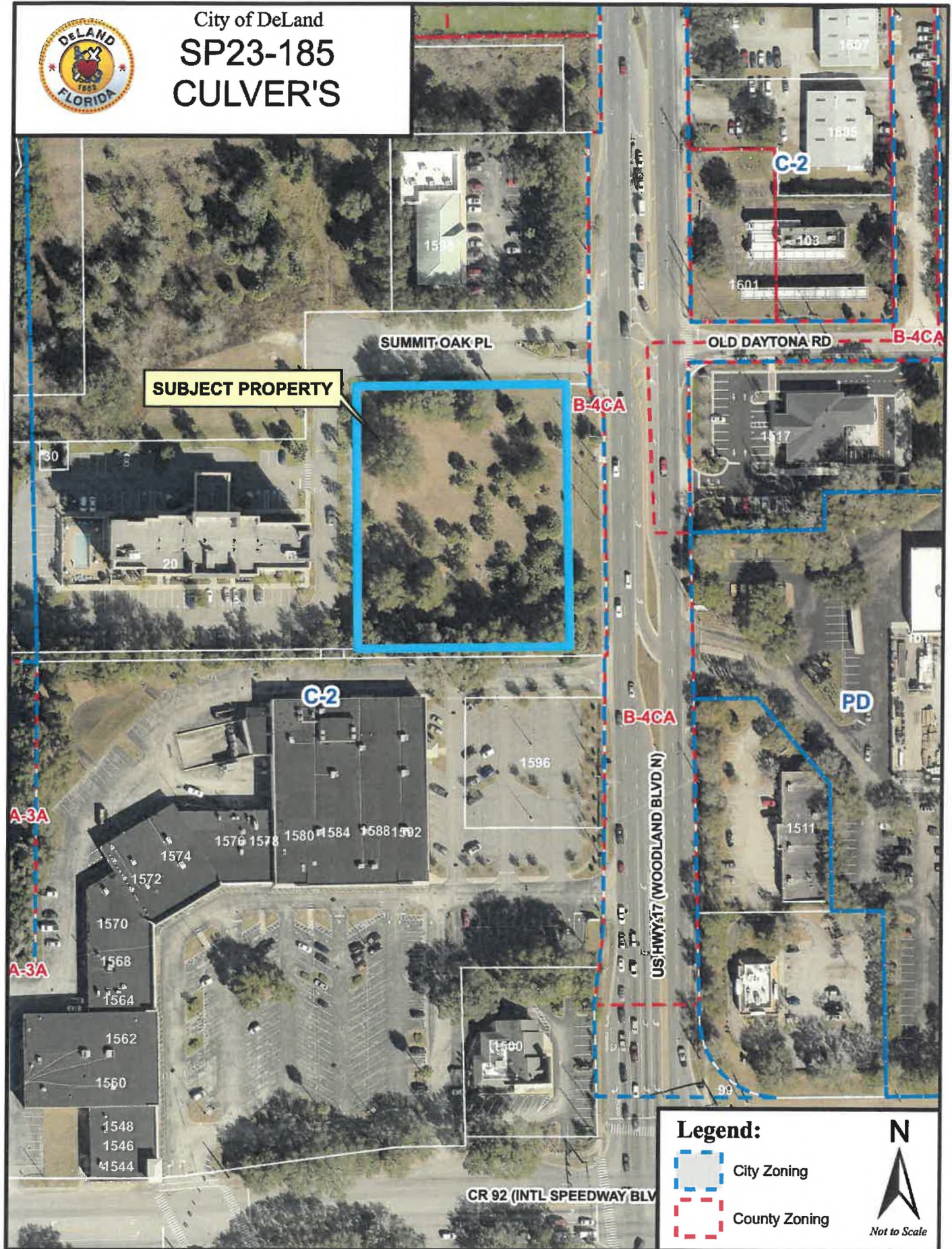
N



Not to Scale



City of DeLand
SP23-185
CULVER'S



Issues for record SP23-185**Job Address: 1592 N Woodland BLVD, Deland FL 32720****Job Description: This project develops the 1.459-acre Marolia Subdivision Lot 1 into a freestanding Culver's restaurant, with a 4,580-square foot building, a combination dual order-single delivery drive-thru lane, and a parking lot with fifty-eight stalls.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Pavement details						
Engineering	Draft	1. There are two details shown on this sheet. One for "Typical Pavement Section" and the other one for "Concrete Pavement". Which one will be used for all paving areas?	C4	Ray Bahrami	Ray Bahrami	Yes
Runoff						
Engineering	Draft	1. Does additional stormwater runoff from FDOT Right-of-way area discharge to this development on the east side?	C3	Ray Bahrami	Ray Bahrami	Yes
Cross section and roof drain						
Engineering	Draft	1. Please provide two cross sections from northern property line to southern property line and another one from east to west which includes proposed building. 2. Roof drain proposed cleanouts top and invert elevations need to be included in the plan.	C3	Ray Bahrami	Ray Bahrami	Yes
CO Top						
Engineering	Draft	1. Please provide top elevation for all proposed cleanouts.	C2	Ray Bahrami	Ray Bahrami	Yes
Handicapped Parking and overhang						
Engineering	Draft	1. Handicapped parking is required to be 20' long by 12' wide. 2. The proposed 5' sidewalk in front of the building (north side) either needs to be increased to 7' due to vehicle overhang or new wheel stops need to be installed.	C1	Ray Bahrami	Ray Bahrami	Yes
Site Data						
Engineering	Draft	1. Site Data: Are pervious pavers considered as part of pervious area calculations? What is the percolation rate? 2. Please include the percent impervious allowed and what is proposed.	C0	Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Geotechnical Report						
Engineering	Draft	1. The reviewer cannot locate a copy of geotechnical report for this development which contains parking lot pavement recommendation.		Ray Bahrami	Ray Bahrami	Yes
Storm sewer design						
Engineering	Draft	1. Please provide storm sewer design calculations to make sure existing 18" storm pipe in Hampton Inn parking lot where this development's storm sewer pipes are connected to, can handle it. 10Yr- 24Hr storm event will need to be used for existing pond tailwater elevation.		Ray Bahrami	Ray Bahrami	Yes
Stormwater Statement						
Engineering	Draft	1. Stormwater Statement, Proposed Conditions: Modified stormwater permit for Applebee's needs to be submitted and reviewed by Engineering for approval.		Ray Bahrami	Ray Bahrami	Yes
Permit						
Engineering	Draft	1. Since this project is adjacent to FDOT Right-of-Way, a FDOT Permit may be required.		Ray Bahrami	Ray Bahrami	Yes
Fire Hydrant						
Fire	Draft	Fire Hydrant will need to be added on property.	C2	Jamie Lunsford	Jamie Lunsford	Yes
Tree Placement						
Forestry	Draft	There are several trees that the planting locations look like they could be moved away from the curb/asphalt and storm drains. Putting more distance between the trees to be planted and the curbs and storm drains, would reduce the future impact of the roots.	L-2	Kit Dennis	Kit Dennis	Yes
37" Laurel Oak						
Forestry	Draft	You are proposing to save a 37" Laurel Oak that appears to be less than 10' from where a curb will be installed. This species of tree does not respond well to construction damage. Being that it is likely near the end of its life span, and its proximity to the drive through lane, you may want to consider removal and replacement of this tree.	L-1	Kit Dennis	Kit Dennis	Yes
Silt Fence Vs. 37" Laurel Oak						
Forestry	Draft	Please consider modifying the silt fence around the 37" Laurel Oak that is being proposed as being preserved.	C3.1	Kit Dennis	Kit Dennis	Yes
Tree Replacement Provided						
Forestry	Draft		L-2	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Your proposed plan would provide 112" DBH. It appears that your replacement requirement is 267" DBH, so you will still be 155" deficient if you do not plant additional trees. Please indicate how you will address this deficiency. If you do not plant additional trees, you would need to contribute \$11,625 into the Tree Replacement Reserve Account (\$75 per inch not planted.)				
		Tree Planting Details				
Forestry	Draft	ON the two details, trees should be planted on undisturbed soil as shown on the Tree Planting detail. Trees should be planted 1 to 3 inches above the existing grade to allow for settling. Mulch should be placed around the root ball, but it should be placed several inches away from the trunk of the trees to be planted.	L-2	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Barricade Location				
Forestry	Draft	We recommend running the Tree Barricade along the edges of the buffer areas rather than around each tree.	L-1	Mariellen Calabro	Mariellen Calabro	Yes
		Tract "E"				
Forestry	Draft	Change the text to read that "Tree Preservation Tract "E" satisfies the Tree Protection Area Requirements for this parcel." It does not satisfy the Tree Mitigation Requirements. Please also provide the square footage of Tract "E."	L-1	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Barricade Detail				
Forestry	Draft	Update with the 2023 version that can be found on our website.	L-1	Mariellen Calabro	Mariellen Calabro	Yes
		Trees less than 6" DBH				
Forestry	Draft	Trees less than 6" DBH do not need to be included in your calculations. This should change your trees to be removed from 817" DBH to 802" DBH. Your replacement requirement for removing these trees will be 267" DBH.	L-1	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Removal Data				
Forestry	Draft	Please provide an Excel spreadsheet showing all trees to be removed and preserved on the site.	L-1	Mariellen Calabro	Mariellen Calabro	Yes
		TPA and Minimum Coverage				
Forestry	Draft	If your project area is 63,568 sf, you will need 9,535 sf of Tree Protection Area. You will also need at least 25 trees with 153" DBH to meet minimum coverage requirements.	CS	Mariellen Calabro	Mariellen Calabro	No
		Community Design Review				
Planning	Draft	Per attached City Architect's Comments. Please provide elevations consistent with the City's community design standards. If you have additional questions, staff can coordinate with the City Architect for follow-up discussion.		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
"Submitted Colors are darker than allowed design levels. resubmit with compliant colors."						
Planning	Draft	Tree Protection Area Please provide a table showing the Tree Protection Area requirement and what will be provided.	C0	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Island Dimensions Please show the dimensions of the landscape islands and confirm they conform to the provisions of Sec. 33-92. of the Municipal Code.	L-2	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Pedestrian Crossing Signs Please show any proposed pedestrian crossing signs.	C1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Right-out Please clarify the necessity for the 20' wide right-out exit. During the pre-application meeting it was discussed narrowing the right-out to discourage left turning movement. Additionally, the provided TIA was conducted using a proposed site plan that lacked the right-out. If the intention is to include the right-out, please update the TIA including it within the site plan. As previously discussed, the preference would be to eliminate the right-out exit due to stacking concerns.	C1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Upward Illumination Please confirm all upward lighting meets the criteria of Sec. 33-94.03 (g). Please provide additional information on the photometric plan to ensure compliance with the following. 9.All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except: a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles. b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.	A4	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Off-site Illumination	SL1	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. Many areas around the property appear to exceed this requirement. 33-94.03 (g) Lighting 2. Off-site areas shall be shielded from offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles.				
Planning	Draft	Bicycle Parking Please include the # of bicycle parking spaces is the parking provided area.	C0	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	ADA Parking ADA parking spaces are required to be 12' x 20'. Additionally, if these spaces are made conforming the drive aisle width would be reduced under the minimum required 24' width. 33-91.06 (b) 6. Spaces for handicapped parking shall measure 12 feet wide by 20 feet long and shall be located adjacent to handicap access ramps.	C1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	LED Strip Lighting Strips of LED Lighting are prohibited without staff approval, 33-73.02 (f) Strings of light bulbs, continuous neon borders, neon highlighted signs/graphics or other lighting borders, draping, wrapping or similar decorative lighting display used on commercially developed parcels for commercial purposes, other than traditional holiday decorations, are prohibited without staff approval.	A4	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Exterior Wall Mounted Lighting Please show any exterior wall mounted lighting on the photometric plan and update the photometric plan to include this wall mounted lighting.	SL1	Samuel Nelson	Samuel Nelson	Yes

Conditions and notes for record SP23-185**Job Address: 1592 N Woodland BLVD, Deland FL 32720****Job Description: This project develops the 1,459-acre Marolia Subdivision Lot 1 into a freestanding Culver's restaurant, with a 4,580-square foot building, a combination dual order-single delivery drive-thru lane, and a parking lot with fifty-eight stalls.**

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Note	Irrigation How will property be irrigated??	L-3	Scott Zender
Planning	Draft	Note	Sign Area Please note the sign area requirements for the Emerging gateway: 33-36.04 (c) 1. Ground-mounted monument signs a. Size of sign. (1) Any property having a total area of less than 2½ acres may have one double-faced sign per street frontage, with a maximum of 48 square feet of sign area per side. b. Height of sign. The maximum height of any monument sign shall be eight feet, including base, sign area, supporting structure, and/or architectural embellishments. 33-75.04. (b) Building Signs 2. For buildings and for each tenant storefront 50 feet in length or less, the maximum sign area shall be determined by multiplying the building front foot (length of building that faces street) by 1.5 feet. The maximum sign area for buildings greater than 50 feet, but less than 200 feet, in length shall be determined by multiplying the building front foot (length of building that faces street) by one foot, with a maximum of 100 square feet, whichever is less.		Samuel Nelson
Planning	Draft	Note	Sign Permit All signage shown is for illustrative purposes only; a separate sign permit is required.	A4	Samuel Nelson

Project:	Culvers	Application No:	Sp23-185
Date of Submission:	9-5-23	Date of Review:	9-7-23
Review Architect:	Jim Wachtel		

Comments and Recommendations

RECOMMENDATION:

☐ **APPROVAL** as conditioned below:

☐ **DENIAL** The project as submitted is inconsistent with the applicable provisions of City of Deland Community Design Standards as indicated herein.

☒ **INCOMPLETE** Please submit items indicated for review in accordance with LDR Chapter 8, Section 33-94; Community Design

CONDITIONS FOR APPROVAL/REASONS FOR DENIAL:

9-07-23 Comments:

1. Submitted Colors are darker than allowed design levels. Resubmit with compliant colors.

NOTE:

APPEALS MUST BE SUBMITTED IN WRITNG TO THE PLANNING DIRECTOR WITHIN 10 DAYS OF THE ACTION

REVIEW & PERFORMANCE DESIGN CHECKLIST (Section 33-94)				
ADMINISTRATION (Section 33-94.06):	YES	NO	N/A	Comments
Has there been a pre-design conference?	☐	☐	☐	?
HPB Review	☐	☐	X	
Class II	X	☐	☐	
Class III	☐	X	☐	
GENERAL PROVISIONS (Section 33-94.02):	YES	NO	N/A	Comments
In the Thoroughfare Design District?	X	☐	☐	
In the Historic Design or Downtown Support District?	☐	☐	X	
Large commercial establishment?	☐	X	☐	
Single family structure in commercial zone?	☐	X	☐	
GENERAL DESIGN CRITERIA (Section 33-94.03)				
RELATIONSHIP OF THE STRUCTURE TO THE SITE (Section 33-94.03 A):	YES	NO	N/A	Comments
Does the site plan avoid extreme changes of grade in the site design?	X	☐	☐	
Are building mechanical equipment, service, delivery and work areas screened from public view?	X	☐	☐	
Is a transition provided between single family and non-residential?	☐	☐	X	
Do building design, scale and details provide variety and interest from both pedestrian and vehicular points of view?	X	☐	☐	
Do entrances provide focal points and protection from the weather?	X	☐	☐	
For multiple buildings on a site, is there a variety of spacing between structures?	☐	☐	X	
Does the site design avoid a monotonous repetition of identical structures on site?	☐	☐	X	
Is signage compatible in scale, design, materials and construction with the principal structure?	X	☐	☐	
GENERAL ARCHITECTURAL BUILDING DESIGN (Section 33-94.03 B):	YES	NO	N/A	Comments
Is there a consistent architectural treatment for all elevations exposed to public view?	X	☐	☐	
If a contemporary design, does the project relate to the historic character of DeLand through the following:				
A. Use of materials	☐	☐	X	
B. Use of colors	☐	☐	X	
C. Use of roof types	☐	☐	X	
In established areas, is there a compatible relationship with the existing neighborhood through use of the following:				
A. Similar architectural style or character	X	☐	☐	
B. Similar building massing and setbacks	X	☐	☐	
C. Similar colors used	X	☐	☐	
D. Similar materials used	X	☐	☐	
E. Another architectural technique that would relate or transition the project to the existing neighborhood (landscaping, fences, walls, screens, etc...)	☐	☐	X	
Historical Styles (Section 33-94.03 C):	YES	NO	N/A	Comments

Are there features in the building design to provide sufficient relief to the appearance of facades?	☒	☐	☐	
If a historical style, does the design use material, elements & details consistent with that style?	☐	☐	☒	
MATERIALS USE (Section 33-94.03 D):	YES	NO	N/A	Comments
Are the materials proposed of durable quality and suitable to the type of building and design in which they are used?	☒	☐	☐	
Does the design avoid metal siding used exclusively as the exterior finish?	☒	☐	☐	
Does the design avoid exposed standard concrete block in the design of the exterior?	☒	☐	☐	
Is materials usage consistent for all facades of the exterior?	☒	☐	☐	
Are the materials used consistent with the style and character of the structure?	☒	☐	☐	
COLORS (Section 33-94.03 E):	YES	NO	N/A	Comments
Are colors City of DeLand approved colors?	☐	☒	☐	Main Body color and accent colors are darker than Architectural Design Standards
If other colors are used as accents, does the design avoid using accent colors exceeding 10% of the surface area of any one elevation?	☒	☐	☐	
Is the color treatment consistent for the entire building?	☒	☐	☐	
ROOF TYPES AND APPEARANCE (Section 33-94.03 F):	YES	NO	N/A	Comments
Are variations in the roofline used to add interest to and reduce the massing of the building?	☒	☐	☐	
Are roof features in scale with the building's mass or compliment adjoining or adjacent buildings and the neighborhood?	☒	☐	☐	
Is the design of visible roof structures or features consistent with the style of the building?		☐	☐	Identify location and screening for any roof mounted mechanical equipment
Is the roof treatment consistent for all facades of the building?	☒	☐	☐	
If a flat or low-slope roof is utilized, are there vertical roofline changes to reduce the buildings mass and create visual relief?	☒	☐	☐	
Do all roof appurtenances used in the design appear as an integral part of the roof?	☒	☐	☐	
LIGHTING (Section 33-94.03 G):	YES	NO	N/A	Comments

Is site lighting scaled for the use and compatible with the character of the building?	X	☐	☐	
Is thematic or historical character lighting used? (Optional)	☐	X	☐	
Are off-site areas shielded from offensive or excessive illumination?	X	☐	☐	
Is pedestrian area lighting of scale, intensity and character appropriate to pedestrian movement?	X	☐	☐	
Are lighting sources indirect, designed or placed to reduce glare from the light source?	X	☐	☐	
Is general architectural lighting designed to conceal sources from direct view?	X	☐	☐	
Is security lighting incorporated into the lighting scheme for the project?	X	☐	☐	
FENCES, WALLS, SCREENS AND LANDSCAPE BUFFERS (Section 33-94.03 H):	YES	NO	N/A	Comments
Do fences, walls or visual screens used express similar character to the building design through use of materials, color or texture?	☐	☐	X	
Is a berm being used in lieu of fence or wall?	☐	☐	X	
In non-industrial areas, does the design avoid using unscreened chain link fencing?	X	☐	☐	
Are visual screens used between single-family and non-residential?	☐	☐	X	
ACCESSORY USES AND STRUCTURES (Section 33-94.03 I):	YES	NO	N/A	Comments
Are accessory structures and uses consistent in design character with the principal structure?	X	☐	☐	
Are any outdoor garden supply and similar areas used for retail sales screened from view and integrated into the overall design and structure?	☐	☐	X	
Are any drink dispensers, coin-operated rides or other amusement devices located inside the principal structure? Exterior locations are not permitted.	☐	☐	X	
Are outdoor storage areas behind the front façade or screened from view?	X	☐	☐	
Are solid waste/recycling areas screened from view as required?	X	☐	☐	
SPECIAL BUILDING CONSIDERATIONS (Section 33-94.03 J):	YES	NO	N/A	Comments
If a gas station or convenience store, are any canopies constructed with the same roof design and materials as the main building?	☐	☐	X	
Covered façade between multiple entrances?	☐	☐	☐	
If an auto repair facility is involved, are open repair/ service bays screened from view on the main public right of way?	☐	☐	☐	
REQUIREMENTS FOR HISTORIC DESIGN & DOWNTOWN SUPPORT DISTRICTS (Section 33-94.04)				
GENERAL DESIGN CRITERIA (Section 33-94.04 A):	YES	NO	N/A	Comments
Does the design of the structure reflect or enhance the historic character of this part of the community through:			X	
A. Similar or related architectural styling or character	☐	☐	☐	
B. Similar or related massing, proportions and scale	☐	☐	☐	
C. Similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls	☐	☐	☐	
D. Similar or related materials or textures	☐	☐	☐	
E. Colors approved by HPB	☐	☐	☐	
F. Similar or related architectural details and decorative treatments	☐	☐	☐	

Is the structure located as close to the street as possible? (Only applies if compatible with adjacent buildings)	☐	☐	☐	
Is glazing at street level transparent?	☐	☐	☐	
If project is within the Historic District, is there a Certificate of Appropriateness?	☐	☐	☐	
If project is a modification or addition to an existing structure, are changes consistent with the style and character of the existing building?	☐	☐	☐	
Does this project extend or enhance the city's streetscape?	☐	☐	☐	
Does the building design relate to the pedestrian scale of the area?	☐	☐	☐	
Where adjacent buildings present a consistent massing, does the proposed building treatment reinforce that effect?	☐	☐	☐	
If a historical style, is it preferred style? (Federal, Classical Revival or Mediterranean Revival)	☐	☐	☐	
ADDITIONAL DESIGN CRITERIA FOR LARGE COMMERCIAL ESTABLISHMENTS (Section 33-94.05)				
ARCHITECTURAL CHARACTER (Section 33-94.05 A):	YES	NO	N/A	Comments
Does the design avoid uninterrupted facades in excess of 100'?	☐	☐	X	
Are there variations in roof line to reduce the scale of mass or the structures?	☐	☐	☐	
If there are smaller commercial entities not part of the principal use, do they have exterior display windows and useable separate outside entrances?	☐	☐	☐	
Are exterior entrances clearly defined and highly visible?	☐	☐	☐	
Are exterior entrances protected from the weather and incorporate landscaping or landscape planters?	☐	☐	☐	
Does design reflect existing historic architecture of City?	☐	☐	☐	
PARKING, VEHICULAR AND PEDESTRIAN TRAFFIC (Section 33-94.05 B):	YES	NO	N/A	Comments
Are large parking areas separated into distinct areas through use of landscaping or other site features?	☐	☐	☐	
Is there a clear differentiation between vehicular and pedestrian routes on the site?	☐	☐	☐	
Are contrasting or distinctive paving materials used to distinguish pedestrian areas from vehicular areas?	☐	☐	☐	
Are any temporary display and sales areas limited to arcaded areas structurally integrated into the design of the principal structure?	☐	☐	☐	
Are these temporary display and sales areas designed so as not to impede pedestrian or vehicular traffic?	☐	☐	☐	
Are any permanent shopping cart storage areas either contained within the principal structure or screened from view?	☐	☐	☐	
BUILDING PERIMETER LANDSCAPING (Section 33-94.05 C)	YES	NO	N/A	Comments
Is there perimeter landscaping adjacent to the primary facades and at entrance areas?	☐	☐	☐	
Does the perimeter landscaping conform to the minimum requirements as to size, type and spacing?	☐	☐	☐	