



Technical Review Committee Agenda

**CITY OF DELAND
THURSDAY OCTOBER 17, 2024 AT 1:30 P.M.
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA**

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Review of September 19, 2024 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Christopher Casey – Zahn Engineering
Project Name: SP24-194 – Class II Site Plan for CFB Outdoors Office
Project Location: 4.56 acres located at 1605 N Kepler Rd
Description: 1,000 square foot office and outdoor storage
Project Manager: Sam Nelson
2. **Applicant Name:** Michael Woods – Cobb Cole
Project Name: Z24-192 – PD Rezoning for Trinity Gardens
Project Location: 183.92 acres located at S Kepler and Beresford Extension
Description: Planned Development amendment for Trinity Gardens
Project Manager: Kendall Story
3. **Applicant Name:** Shanda Turner – 2816 DeLand LLC
Project Name: SP24-198 – Class III Site Plan for DeLand Dupont Warehouse
Project Location: 16.11 acres located at 2500 Eidson Dr
Description: 41,800 square foot warehouse
Project Manager: Emily Kunkel

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, SEPTEMBER 19, 2024 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order:

1:33 pm

Members Present:

Carol Kuhn, Chairperson

Debi Glick

Kendall Story

Samuel Nelson

Emily Kunkel

Belinda Collins

Kristian Logan

Steven Danskine

Kit Dennis

Scott Zender

Jim Ailes

Staff Present: Jerry Hindman – Chief Building Inspector

OLD BUSINESS:

1. Review of August 15, 2024 TRC Meeting Minutes

Jerry Hindman moved to approve the minutes as presented,

Samuel Nelson seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Siraj Aghayev - Flex Builders Group
Project Name: SP23-207 – Class II Site Plan for Flex Warehouse
Project Location 4.4 acres located at 1455 N McDonald Ave
Description: 16,700 square foot warehouse
Project Manager: Sam Nelson

Applicants Present:

Siraj Aghayev – Flex Builders Group

Avi Roitman – Flex Builders

Ali Tehrani – Tehrani Consultations Eng.

S. Johnson – Property Manager

The applicant will address the comments and resubmit. Revised plans must be received by October 21, 2024 in order to be placed on the November TRC agenda.

*Samuel Nelson moved to continue the application,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Nicole Martin – Maddon Moorhead & Stokes LLC
Project Name: SP24-134 – Class IV Site Plan for New York Ave Apartments
Project Location: 1.63 acres located at 225 E New York Ave
Description: 84 Multi-Family Units
Project Manager: Carol Kuhn

Applicants Present:

Jeff Powell – Powell Studio Architecture
David Stokes – MMS
Mark Watts – Cobb Cole
Greg Giakoumis – Blue Sky Communities

The applicant will address the comments. Applicant has outstanding, open policy discrepancies regarding required parking and the proposed off-site parking for a residential use, that they are asking to be addressed by City Commission as they are the only body with the authority to grant the requested approvals.

*Samuel Nelson moved to forward the application to Planning Board with a recommendation of denial,
Steven Danskine seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

1. **Applicant Name:** Harry MacNaught – Longleaf Four, LLC
Project Name: PSB24-150 – Preliminary Plat for DeLand Tech Park
Project Location: 144.88 acres located at 1445 Cassadaga Rd
Description: Approval to install required infrastructure for a commercial/industrial project
Project Manager: Kendall Story

Applicants Present:

Jeff Swisher – Kinley-Horn
Mark Watts – Cobb Cole

The applicant will address the comments and resubmit. Revised plans must be received by October 21, 2024 in order to be placed on the November TRC agenda.

*Kendall Story moved to continue the application,
Jim Ailes seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

2. **Applicant Name:** Cody Bogart – Newkirk Engineering
Project Name: SP24-170 – Class II Site Plan for Trinity Unity Methodist Church
Project Location: 9.51 acres located at 1338 W Plymouth Ave
Description: 7,155 square foot church
Project Manager: Emily Kunkel

Applicants Present:

Garrett Bogart - Newkirk Engineering
Alex Ford – Landis Graham French Trinity
Robert Kellogg – Trinity UM Church
Howard Jeffries – Trinity UM Church

The applicant will address the comments and resubmit. Revised plans must be received by October 21, 2024 in order to be placed on the November TRC agenda.

*Steven Danskine moved to continue the application,
Emily Kunkel seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Nicole Martin – Madden Moorhead & Stokes
Project Name: SP24-174 – Class II Site Plan for Beresford Woods Tract V
Project Location: 0.73 acres located at 1128 Happy Forest Loop
Description: Construction of Amenity Center
Project Manager: Emily Kunkel

Applicants Present:

Andres Arvelo – Hanover Land

The applicant will address the comments.

*Emily Kunkel moved conditionally approve the application,
Jerry Hindman seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

4. **Applicant Name:** Bill Merckel – Merckel Development LLC
Project Name: CSB24-175 – Combined Preliminary and Final Plat for McDonald and Ohio
Project Location: 1.56 acres located at McDonald, Ohio and Michigan Ave
Description: Replat 3 lots to create 5
Project Manager: Belinda Williams Collins

Applicants Present:

Preston Bolt – Merckel Development
Bill Merckel – Merckel Development

The applicant will address the comments.

*Belinda Collins moved to forward the application to Planning Board,
Scott Zender seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-179 – PD Rezoning for Delaney Reserve Phase 2
Project Location: 10.14 acres located at 1290 W Plymouth Ave
Description: Planned Development for 78 Townhomes
Project Manager: Kendall Story

Applicants Present:

Megan Wilbur – DDC Management LLC
Clayton Sears – DDC
Garrett George – CESO
Kendell Keith – CESO
Hunter Williams – DDC

The applicant will address the comments and resubmit. Revised plans must be received by October 21, 2024 in order to be placed on the November TRC agenda.

*Kendall Story moved to continue the application,
Scott Zender seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

6. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z24-185 – PD Rezoning for Beautiful Trees PD 2024
Project Location: 17.79 acres located at 240 Hazen Rd
Description: Planned Development for 160 Apartment units and 28 Townhome Units
Project Manager: Kendall Story

Applicants Present:

Michael Kirchner
Julie LaBelle

The applicant will address the comments and resubmit. Revised plans must be received by October 21, 2024 in order to be placed on the November TRC agenda.

*Kendall Story moved to continue the application,
Jim Ailes seconded this motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:

None.

ADJOURNMENT:

4:05 pm

NEW BUSINESS

1



City of DeLand
SP24-194
1605 N KEPLER



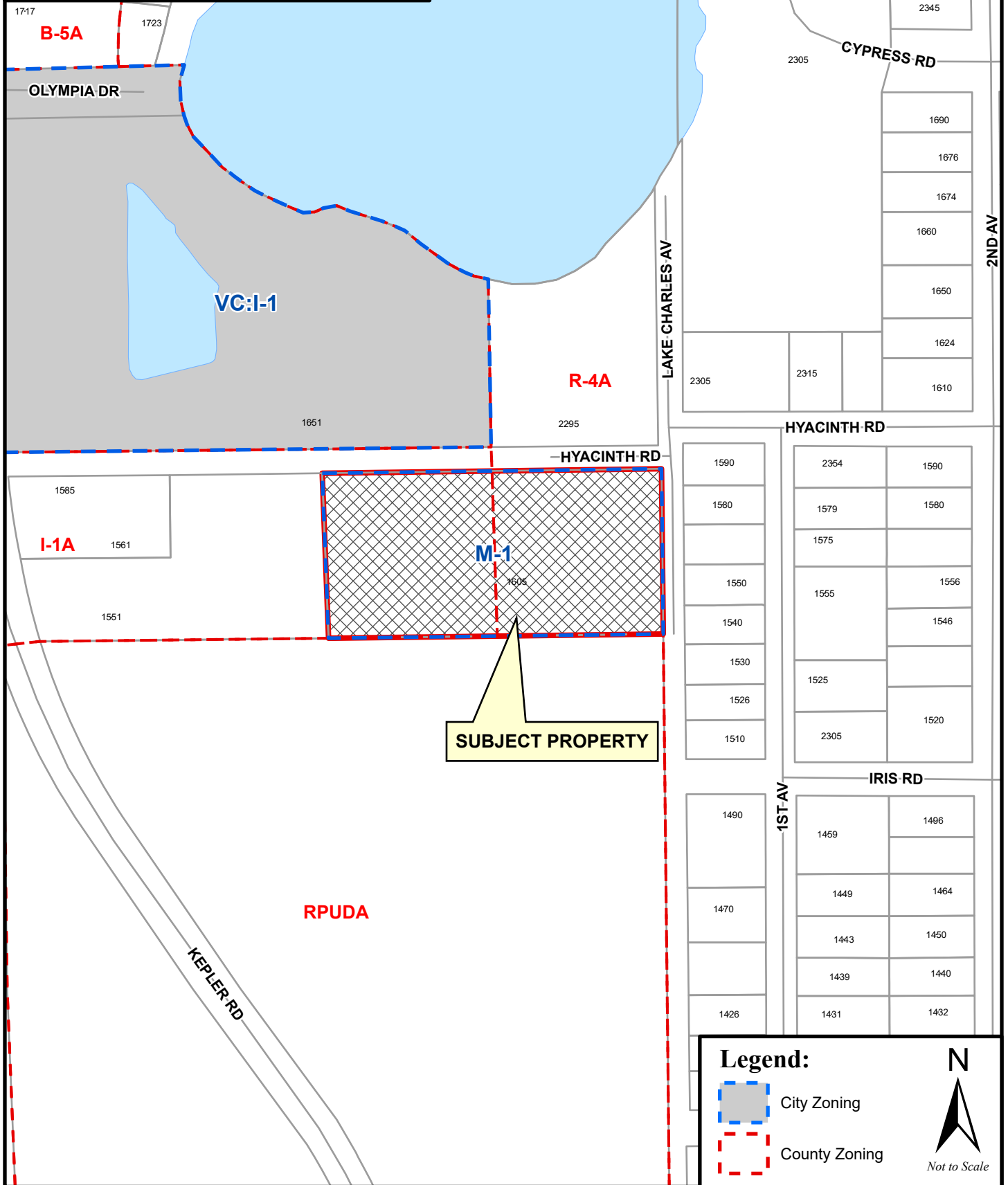
Legend:

-  City Zoning
-  County Zoning





City of DeLand
SP24-194
1605 N KEPLER



Issues for record SP24-194**Job Address: 1605 N KEPLER RD, DELAND FL 32724****Job Description: Final Site Plan**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Weir Details 1. Sodded weirs are prone to rutting and erosion which will decrease the retention volume. Provide concrete or otherwise stabilized weirs. 2. Provide a skimmer to keep oils and other floatables onsite. 3. Provide a minimum of 6" of freeboard above the peak stage.	C09	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Geotech Report The two pond borings provided cannot be relied upon to make calculations regarding the performance of the pond almost 550' away.	Stormwater Drainage Report Kepler 9-4-24 - combined signed.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Callouts 1. It is unclear which line the Existing Grade callout is pointing to in Section B-B. 2. Elevations such as Top of Berm, etc. are not clearly identified either in the cross sections, nor Grading Plan. 3. Indicate the peak stage for the modeled storms, including the 100yr/24hr storm event.	C06	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater 1. The City of DeLand requires retention of the 100yr/24hr storm event. Revise & Resubmit modeling and design. 2. Provide stormwater retention and treatment for the new roadway.	Stormwater Drainage Report Kepler 9-4-24 - combined signed.pdf	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Proposed Trees Your Landscape Plan looks to provide either 63 or 65 trees to be planted. Once the actual number is determined, please make sure the information provided on this sheet is correct. Right now, it is showing 45 proposed trees.	C02	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees Provided Your plan currently provides either 63 trees or 65 trees, depending on the actual number of understory trees being planted in the south buffer. You will need to provide a plant list that includes the species of trees/plants, the quantities of each plant, and the size specifications.	C07	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	East Buffer Trees I believe the text is wrong in the canopy trees label. It states 9 canopy trees total and 11 existing. The area that the 9 canopy trees are being planted in has 2 existing trees. I believe the label should state 11 canopy trees total, 2 existing. If it is including the existing trees to the east, should it say 20 canopy trees total, 11 existing? That would be consistent with the text/calculations in the label for the other labels.	C07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	South Buffer Trees Please confirm the quantities of the understory trees provided. The label says 15 understory trees, but I only count 13. Please make sure all the provided trees locations are shown on the plan.	C07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Installation Details Please add planting and tree staking details to the plan.	C07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Planting List Add a plant list that shows plant species, quantity, and specifications.	C07	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Replace the "Tree Protection Barricade" detail with the City's "Tree Barricade Detail". It can be found on the City's website.	C09	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	14"/6" Pine Tree Barricade There is a 14"/6" pine cluster being shown as preserved between the silt fence and tree barricade on the west side of the site. Please show the tree barricade around these trees. This will need to be corrected on the other sheets in the plan as well.	C02	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	All Trees Table Please replace the "Trunk Area" column with "Total DBH". Replace the totals in the column with the DBH totals. For example: In the first row, 6" Tree diameter x 36 trees = A total DBH of 216". By my calculations the grand total of all the trees DBH will be 822".	C02	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage Requirements The minimum coverage requirement for the 4.56 acre site is 80 trees and 480" DBH. It appears the site will meet the minimum coverage requirements if the plant schedule matches what's shown on the plan.	C02	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Noise Considerations The site is located adjacent to several residential properties. How is noise intended to be mitigated? What are the intended hours of operation of the business?		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Number of Employees on Site What is the anticipated maximum number of employees on site during the workday?		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Community Design Standards Ribbed metal siding is not permitted as an exclusive exterior finish. Please provide additional exterior materials. (33-94.03. (b) - (d)) For structures with 75 or less linear feet of building ground floor frontage, fronting on or visible from the public right-of-way, no uninterrupted horizontal length or uninterrupted curve of the building facade shall exceed 35 linear feet, except for architectural facades, which may be allowed to have an uninterrupted length of 60 linear feet. Please provide further architectural features, i.e. windows, doors, columns, etc.	C10	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Stormwater in Landscape Buffer Stormwater ponds are not permitted within the landscape buffer unless the plantings are fully compliant with the buffer standard and the proposal is acceptable to the City Engineer. Please show how this buffer standard will be met in this pond or relocate this section.	C07	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Species Please provide the species proposed for each planting.	C07	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Mechanical Equipment Please show the location of any proposed mechanical equipment.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Signage Is any advertising or directional signage proposed? If so, please show the proposed signage on the plan. Note: Any signage shown will be for illustrative purposes only, a separate sign permit will be required.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Perimeter Landscaping Building perimeters are required to be landscaped in accordance with article VIII, section 33-94.05(c). Please show building perimeter landscaping on the plan.	C07	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Vehicle Circulation Please show the intended vehicle circulation plan for the site. (33-132.10. (d))	C04	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Fence & Gate Please show the location of any fencing and gates on the site plan.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Correct Zoning District There are a few references to a "I-1" zoning district. Please correct these references to show the M-1 zoning district.	C01	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Sidewalk and ADA Aisle Please provide dimensions for the sidewalk and ADA aisle on the site plan.	C03	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Incomplete Buffer Areas on the northern property line do not appear to have landscaping. Please show the required buffer landscaping on the plan.	C07	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Dumpster Enclosures How will waste be disposed of on-site? Please show the location of any dumpster or trash enclosures with dimensions. Note: Dumpster enclosures are required to be screened.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Tree Diameter at Breast Height Please provide the diameter at breast height (DBH) for the proposed buffer trees.	C07	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Site Lighting Is site lighting proposed? If so, please provide a photometric plan for the site showing foot-candles to the property lines and also provide details for the lighting.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	ROW Dimensions Please show the dimensions of the improved ROW on the site plan.	C05	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Volusia County ROW Use Permit Kepler and Hyacinth are Volusia County maintained ROWs. A Volusia County ROW use permit must be obtained.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Outdoor Storage Area Required Screening Outdoor storage areas shall be fully screened from both vehicular and pedestrian traffic and must meet the requirements of Sec. 33-74.04. and 33-94.03(i). Please confirm and show that this requirement will be met either through plantings or screen walls/fences. Note: Screen walls and fences may not be located in tree protection area. 4.Outdoor storage of equipment, supplies, and personal property may occur in the C-3, C-4, and M-1 zoning districts providing the following conditions are met: a. No outdoor storage area shall be located in the landscape buffer area. b. The storage area shall be entirely screened with an opaque screen of at least eight feet in height. Webbed chain link fences may not be utilized to meet this requirement. Masonry block, wood, vinyl or other building materials are permitted. c. The screen must be set back at least five feet from the rear and side lot lines. d. Screening may be composed entirely of plant materials provided that at maturity, or within one year, whichever is less, the plant materials shall be at least eight feet high and 85 percent opaque. If the screen is constructed of block, wood, or other building materials, then two shrubs per 30 linear feet of fence will be required to be planted on the exterior side of the screen. Shrubs may be clustered.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Number of Access Points The maximum number of points of vehicular access to any street shall be one point of access for each lot with a minimum frontage adjacent to that street of 65 feet up to 300 feet, with an additional access point for each additional 300 feet of frontage adjacent to	C03	Samuel Nelson	Samuel Nelson	Yes

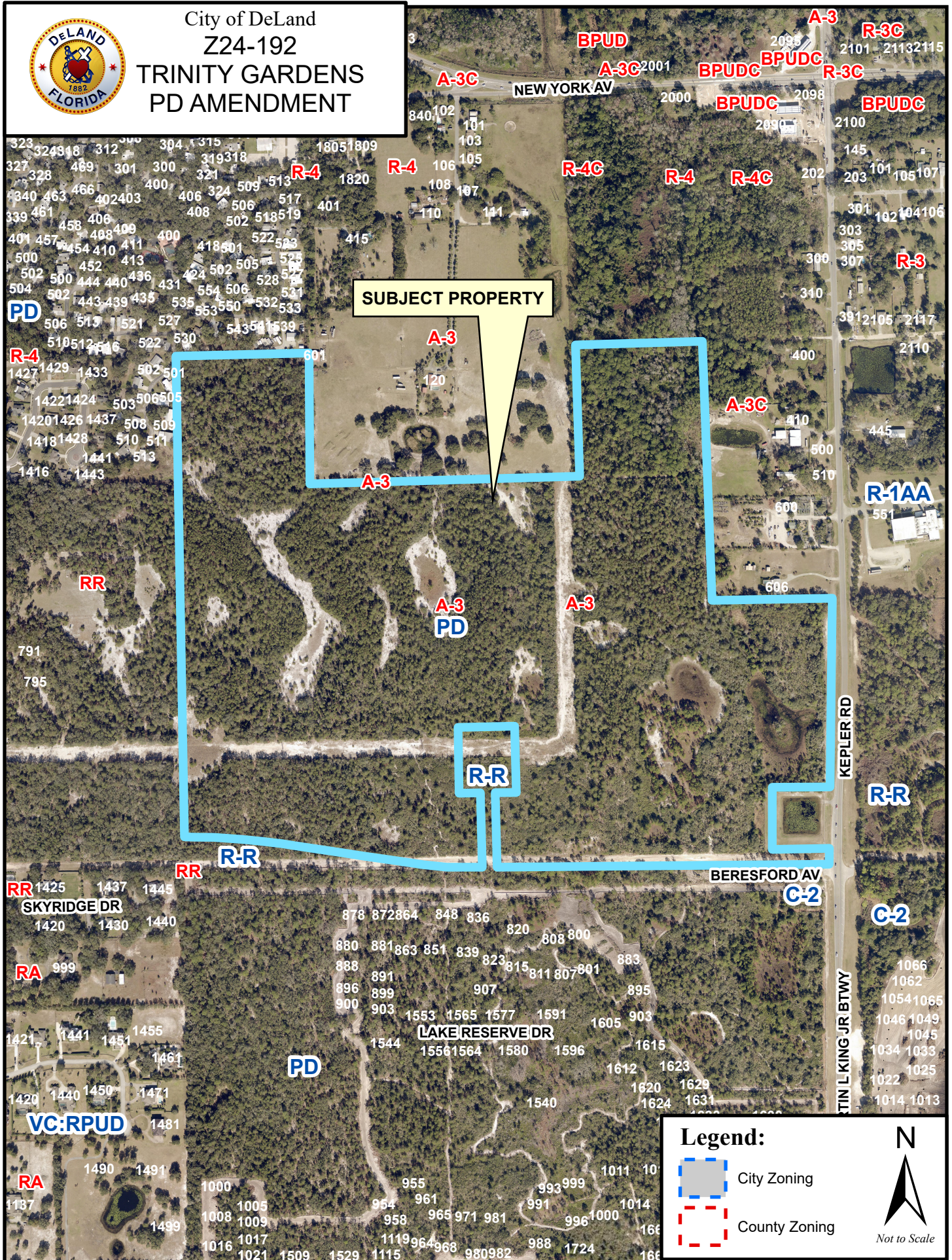
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		that street. (33-90.05. (c)) The two access points do not appear to meet this separation requirement. Please revise the access point location or remove one.				
Planning	Draft	Dimensions Please provide dimensions for all proposed buildings on the site plan.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Traffic Through Residential Per the Future Land Use chapter of the Comprehensive Plan regarding industrial land uses, "Traffic from these uses shall not be directed through residential areas." Please show how industrial traffic will be discouraged from utilizing the unimproved portion of Hyacinth to travel through the Daytona Park Estates neighborhood.	C03	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Vehicle Use Area All vehicle use area is required to be paved with an approved surface material. (Concrete, asphalt, etc.) (33-91.06. (d) 3. f.) Please revise the site plan to show all areas to be used by vehicles containing an approved surface treatment.	C03	Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	Utility Standards All utility standards should be dated 11/7/2023.	C08	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Septic Tank It is recommended that consideration be given to install a private lift station and pump it over to the FDOT gravity system. If the septic system remains, it must be built to the new aerobic OSTDS standards due to being in a BMAP area.	C03	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Easement Need to show the water main in a utility easement.	C03	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Access Road Will the road be a city or private road? It does show dirt road connection to Hyacinth.	C03	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Utility Service Agreement A USA must be signed prior to construction showing ownership of utilities. Will be drafted by city and sent for signature, when plans are approved.	C01	Jim Ailes	Jim Ailes	Yes

NEW BUSINESS

2

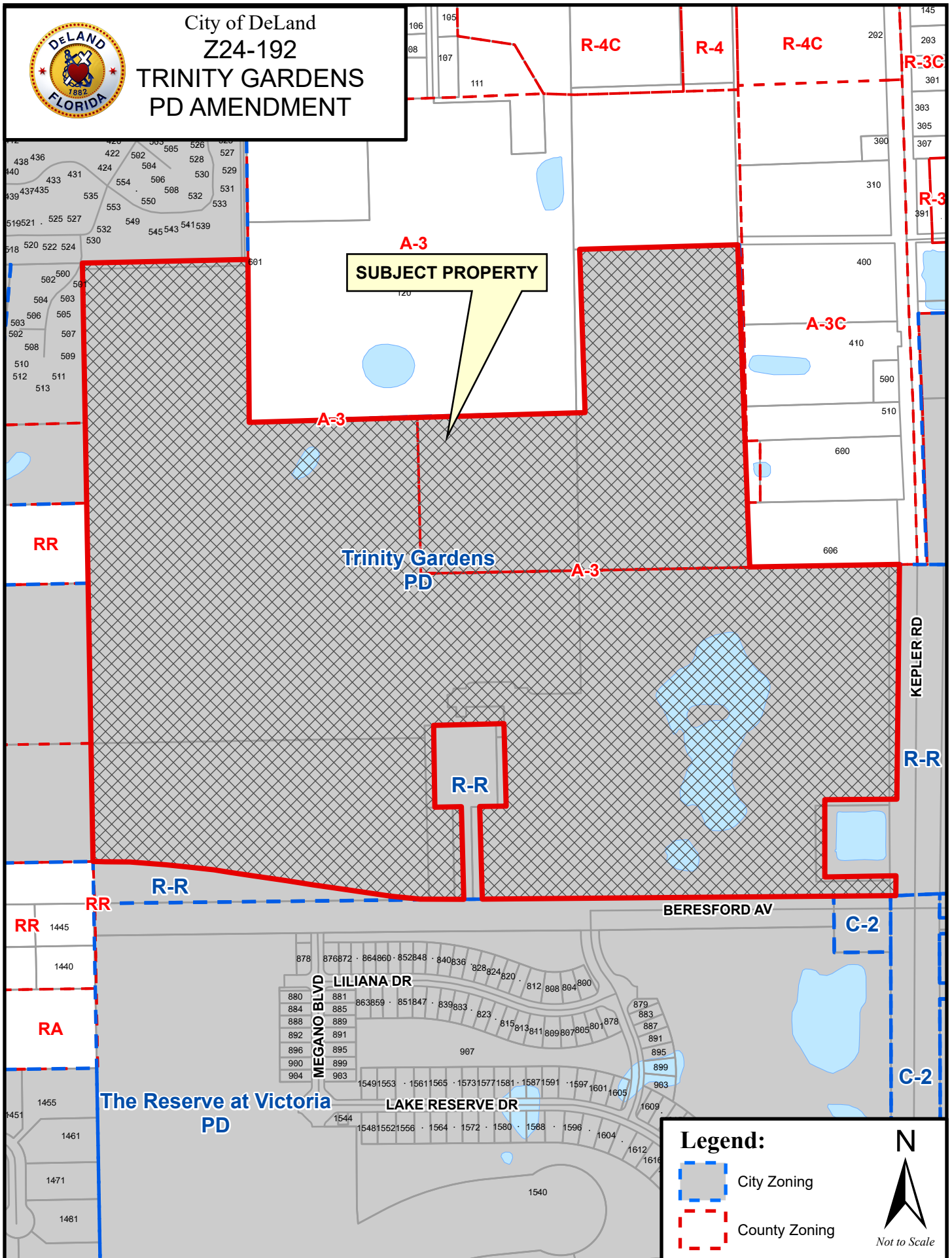


City of DeLand
Z24-192
TRINITY GARDENS
PD AMENDMENT





City of DeLand
Z24-192
TRINITY GARDENS
PD AMENDMENT



Conditions and notes for record Z24-192**Job Address: 0 S KEPLER RD, DELAND FL 32724****Job Description: Amending the PD Agreement with two changes to the text relating to timing of model home and amenity construction.**

Discipline	Status	Type	Details	Attached To	Created By
Engineering	Draft	Condition	Revise Construction Plans Following approval of the PD Amendment, Revised Construction Plans will need to be submitted showing the phasing modification.	Exhibit B to PD Agreement (Concept & Phasing Plan).pdf	Steven Danskine

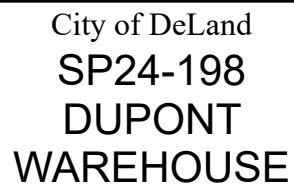
NEW BUSINESS

3

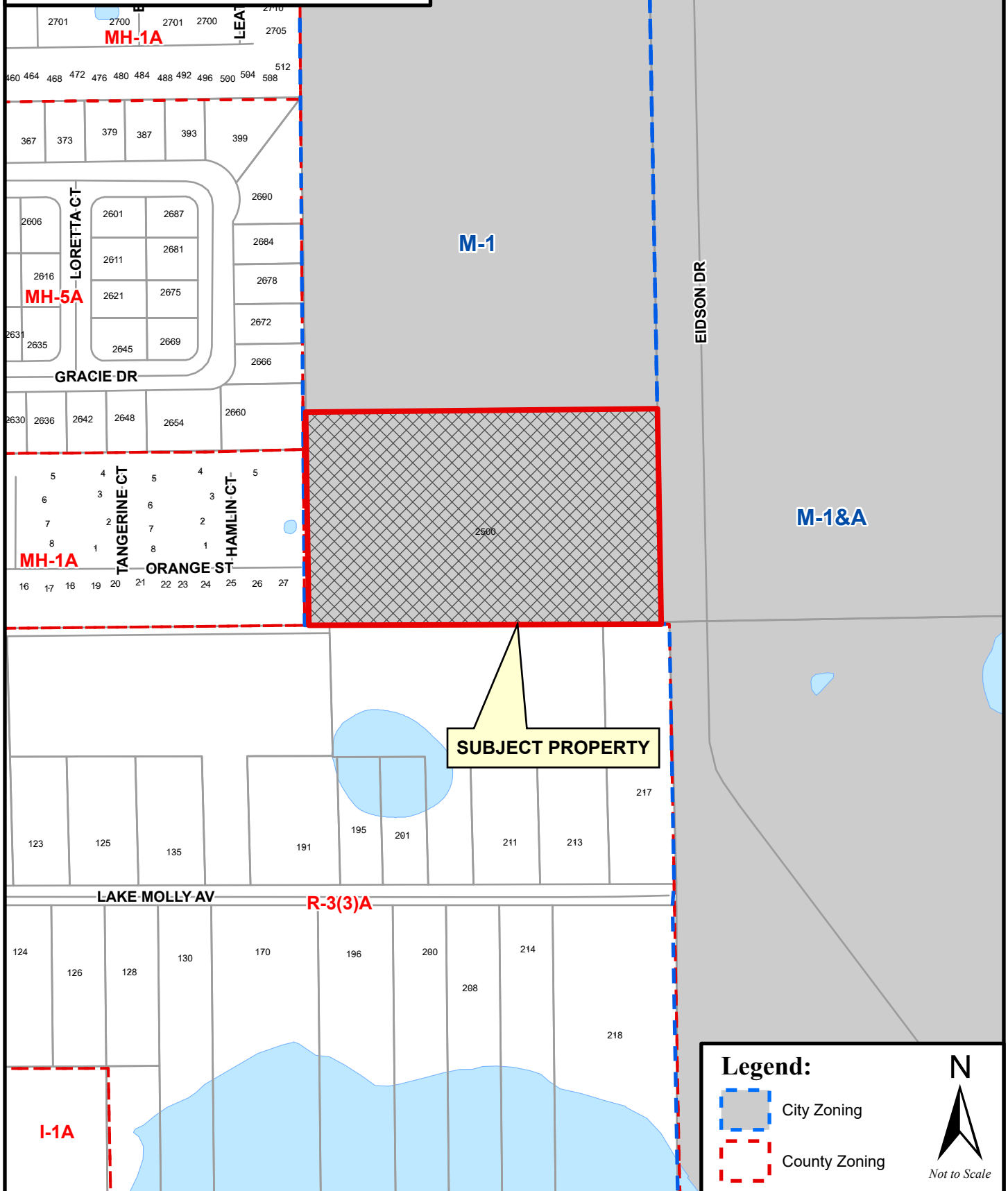


City of DeLand
SP24-198
DUPONT
WAREHOUSE





WAREHOUSE



Issues for record SP24-198**Job Address: 2500 EIDSON DR, DELAND FL 32724****Job Description: This project includes the construction of a 41,800 sqft warehouse building including all utility and stormwater infrastructure.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	FAA Approval Due to its proximity to the end of runway, a Form 7460 will need to be filed with the FAA for approval of construction.	C1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Building Footprint The floor plan on the architectural sheets does not match the footprint shown on the civil site plans.	C6	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Callouts 1. Structure ST-4 appears to be missing a callout. 2. I am unable to locate Storm Manhole MH-1 on the plan, unless it is the Proposed Stormwater Pump identified. 3. The Stormwater Pump detail does not appear on sheet C10 as indicated. Unable to locate said detail elsewhere. 4. ST-8, the 12" Trench Drain does not appear to connect to anything. Details would be helpful. 5. The pad between the building and the trench drain has no slope. 6. Storm Structures ST-15 and ST-16 are not identified on the appropriate Paving, Grading & Drainage Plan Sheet.	C7	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater Calculations 1. Per a decision by the City Commission, all developments are required to retain the 100yr/24hr Storm Event. Please include this in the Post-Development model. 2. By definition, the Time of Concentration (Tc) is the longest/slowest flow path. The Pre-Development Tc path does not appear to adhere to this definition and apparently does not include channelized flow to Node 98. 3. Per the NOAA Atlas, the rainfall amount for the 100yr/24hr storm event is 11.3", not the 13.0" as shown in the Pre-Development model. 4. Nowhere in the Recovery Analysis information provided is the 5" Bleeder at elevation 76.38' indicated. 5. The Geotech Report does not indicate a permeability rate. Was that intentional? 6. The Geotech Report only indicates two pond borings at the southern end of the proposed pond. Additional borings in the current design pond layout would be appropriate.	23310 STORMWATER REPORT.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater 1. Skimmers generally extend 6" below the weir and 1' above the high water level. 2. Please provide cross sections of the pond and berms for clarity and indicate the normal water level, high water levels for the various design storms, including the	C11	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		100yr/24hr retention requirement. 3. The top of bank should be a minimum 6" above the peak stage modeled. 4. In Sectional View A-A there appears to be a 3rd, middle row of posts on the skimmer. 5. Provide details for the 5" Bleeder including a skimmer.				
Fire	Draft	Fire Hydrant Provide an additional fire hydrant in the area indicated on plan.	C6	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Landscape Specification #7 Add "and City Forester" to the end of this note.	LA6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Specification #15 The City does not recommend fertilization unless a soil test shows a deficiency.	LA6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Detail (3) Edit detail text to state that all twine, straps, wire baskets shall also be removed from the top 1/3 of the root ball.	LA6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Plant Schedule In order for the proposed trees to meet the grade 1 standard, you will need to update the specs with the following information: AR - 4' spread, 45 gallon JV - 10' height, 3' spread LJ - 45 gallon MGD - 4' spread, 45 gallon MGL - 2' spread QS - 10' height, 6' spread * After the specs are corrected to meet grade 1 standards, your plan will provide 24" DBH of palms and 55" DBH of non-palm species.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Palms 1) Caranday Wax Palm is not on our approved list of replacement trees and will not receive credit. 2) Sabal Palms will receive 4" DBH credit each. 3) Total credit for proposed palms is 24"DBH.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey TP5 A tree survey for this area will be needed. 15% of the area will need to be shown as Tree Protection Area. Tree barricades will also need to be shown for this area.	TP5	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey TP4 A tree survey for this area will be needed. 15% of the area will need to be shown as Tree Protection Area. Tree barricades will also need to be shown for this area.	TP4	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Barricade Detail Please add the City's Tree Barricade Detail to the plan. It can be found on the City's website.	TP2	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	TP1 of There are five Tree Protection sheets. Please correct the "sheet of" information in the lower right corner. This will need to be done on all of the TP sheets.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey/TPA for Adjacent Parcel If the retention pond is being constructed on the adjacent parcel, a tree survey for that area would be required. 15% Tree Protection Area would also need to be shown on the plan for that area.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage Requirements At 6 acres the minimum coverage requirements are 105 trees and 627" DBH. Your plan preserves 61 trees and 505" DBH. You are proposing to plant a total of 28 trees that total 79" DBH. After planting the site will have 89 trees and 584" DBH. You will need to provide an additional 16 trees and 43" DBH in order to meet the minimum coverage requirements. (Sabal palms receive 4" DBH credit. Caranday Wax Palms are not on our list of approved replacement tree species and will not receive credit.)	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees Planted for Tree Replacement Table Palms can only account for 25% of the trees planted for replacement. Your plan provides sufficient replacement (55" DBH) of non-palm trees. Please utilize other tree species for this table or remove it altogether.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Trees on Site Table 1) Existing tree/palm inches preserved should be changed to 505" because trees 25 & 72 are being removed from the calculations due to being less than 6" DBH. 2) Proposed tree/palm inches provided on landscape plan- Your landscape plan provides 24" DBH of palms and 55" DBH of other trees. The total should be 79".	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	15% "Natural Preservation" Table 1) Change all references of "natural preservation" to "tree protection area" to be consistent with the language in our code. 2) Total Site Area - Is the site area shown, correct? Property Appraisers website shows it as 6.03 AC. 3) Replanted Preservation Area - There is not any area in the landscape plan that is labeled as Tree Protection Area and shows planting. Where is this planted protection area located? Please show it as Tree Protection Area on the plan sheets.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	DBH Preserved After removing trees 25 & 72 from the calculations, the DBH preserved should show 505".	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees 25 & 72 Trees 25 & 72 are less than 6" DBH. Please remove them from the spreadsheet and do not include them in calculations.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation Plan & Details An irrigation plan is shown in the sheet index but is not included in the plan set. It is	C1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		required.				
Planning	Draft	Fire Lanes Revise site plan to show proposed or required fire lanes to be provided. (LDR Sec. 33-132.10(d)(15))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Emergency Apparatus Revise site plan to show the location of paved areas and/or stabilized areas of the site that may be used for access to the structures by emergency apparatus. This shall include culs-de-sac, dead ends, emergency accesses, lime rock based areas of travel, etc. (LDR Sec. 33-132.10(d)(14))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Fire Protection Concerns Revise site plan to show identity of any known special fire protection concerns such as flammable liquids storage tanks, dry-cleaning operations, paint spray operations, manufacturing processes, furnaces, ovens, combustible storage, etc. (LDR Sec. 33-132.10(d)(12))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Fire Protection Revise site plan to show fire protection systems to be provided in the structures and shall be described. These may include automatic fire sprinkler systems, halon systems, standpipe systems, smoke removal systems, smoke detection systems, and fire extinguishers. (LDR Sec. 33-132.10(d)(10))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Green Roof Provide details for the green roof ensuring it meets the requirements within LDR Sec. 33-94.03(f)(5)) Including adding notes on the plan such as ensuring the green roof is not accessible to the public.	F2	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	True South Elevation Consider painting the internal pillars the same color as others - SW6538 to break up the blank wall (LDR Sec. 33-94.03(b)(4)(h))	A-202	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Blank Walls (rear - true west) Blank wall areas shall not exceed 20 feet in vertical direction or 20 feet in horizontal direction of any building façade. Consider adding additional architectural elements such as blue vertical pillars similar to other side facades (true east example) (LDR Sec. 33-94.03(b)(4)(h))	A-201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Dumpster Enclosure Dumpsters need to be screened. Provide dimensional detailed drawings of the screening - ensuring the materials match the primary structure. (LDR Sec. 33-94.03(i)(4))	C6	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Retaining wall Provide dimensional elevations of the retaining wall from top to bottom in 5-ft increments.	C6	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Mechanical Equipment Building mechanical equipment, service, delivery, and work areas, shall be visually screened from pedestrian areas and from public view. Revise plans to show the roof top mechanical equipment as dashed lines behind the screen wall on all facades and add a note of detailing the material and dimensions for the screening. (LDR Sec. 33-94.03 (a) (4))	A-201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Impervious Surface Max impervious surface for M-1 zoning district is 70%.	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Traffic Impact Provide a traffic impact study/traffic statement per LDR Sec. 33-41.04		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	ROW Improvements Revise site plan to show design of any improvements to public right-of-way, including, but not limited to, left turn or bypass lanes and signalization. (LDR Sec. 33-132.10(d)(33))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Landscape Buffer (True East) Eidson is a local road - buffer must be at least a type "B" (LDR Sec. 33-92.02 (b))	LA2	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Photometric Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. - Provide illuminance to the property line and the proposed light fixtures details (wall mounted and parking lot) (LDR Sec. 33-94.03(g)(2))	P1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Landscape Buffer (True West & true South) Specify the buffer standard proposed. Because this is abutting residential use, the buffer standard of "D" shall be used and in addition to the specific requirements for Buffer Standards "D" contained in Table 33-92.02(b), the buffer must also include a 100 percent opaque screen (fence or wall) along the rear or side lot line. The screen shall be a minimum of six feet high and a maximum of eight feet high. 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. (LDR Sec. 33-92.02 (b))	C6	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Site Data Table Provide the site data table/parking calculations on the coversheet on the overall site plan	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Vehicular/Pedestrian accessways Provide on the site plan all existing and proposed vehicular and pedestrian accessways with dimensions including accessible routes to comply with the Florida Accessibility Code. (LDR Sec. 33-132.10(d)(3)(b))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Signage Is signage proposed? If so, provide the location on the site plan (LDR Sec. 33-132.10(a) (2)(f))		Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Site Dimensions Include dimensions of all features on the site, including but not limited to setbacks, building separation, driveway and street widths, etc. on the site plan (LDR Sec. 33-132.10(d)(3)(i))		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Overall Site Plan Provide an overall site plan sheet that includes the boundary of the property and area in acres and square footage.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Site Plan Sheet Provide a site plan sheet that shows the locations and dimensions of all buildings/structures/sidewalks and proposed pavement - similar to sheet C6 but label as overall site plan and include the additional details as outlined within these comments (LDR Sec. 33-132.10(a)(2))	C6	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Project Area The plan shows only parcel 602800000052, which per the survey is +/- 6.03 AC. The cover sheet states 16.109 AC. Please clarify the new lot configuration from the minor subdivision (MS24-139) and verify that all calculations are based off of the new lot. If drainage is to be off-site, easements shall be recorded and shown on the site plan.	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Project Description Clarify the total proposed square footage - Plans state 38,110 SF, and project description in Accela states 41,800 SF.	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parking Table Ensure the parking table reflects the same information provided in the parking memo. Memo states 32 spaces required, but plan states 29.	C1	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Irrigation Show how site will be irrigated. Reclaim line is north on Edison by Davita Way intersection. A 12" reclaim line is available.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Industrial Questionnaire This project will need to complete an industrial questionnaire for the safety of the Wastewater Treatment Plant. Once completed staff will determine if your site needs to have an Industrial Pretreatment Permit.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Cleanout Please show a sewer clean out by right of way.	C9	Scott Zender	Scott Zender	Yes
Utilities	Draft	Potable Line City requires that the potable service line needs to be tapped off of water main and not connected to the fire line.	C9	Scott Zender	Scott Zender	Yes