



Technical Review Committee

**CITY OF DELAND
THURSDAY FEBRUARY 20, 2025 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 January 16, 2025 TRC Meeting Minutes
2. **Applicant Name:** Mark Karet – Zev Cohen & Associates, Inc
Project Name: Z24-231 – Rezoning for DeLand McDonald Property PD
Project Location: 18.3 acres located at 450 N McDonald Ave
Description: Rezoning from R-12 to Planned Development
Project Manager: Kendall Story

D. NEW BUSINESS

1. **Applicant Name:** Matthew Guzinski – Mead and Hunt
Project Name: SP24-250 – Class II Site Plan for City of DeLand Utilities Improvements
Project Location: 27.6 acres located at 1101 S. Amelia Ave
Description: Wiley M. Nash WRF Dewatering Improvements
Project Manager: Samuel Nelson
2. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-007 – Class II Site Plan for Stetson's Hulley Tower
Project Location: 21.7 acres located at 513 N. Woodland Ave
Description: A 116-foot Tower to Replicate the Original
Project Manager: Emily Kunkel
3. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-006 – Class II Site Plan for Stetson's Edmunds Center
Project Location: 13.68 acres located at 143 E. Pennsylvania Ave
Description: Construction of a Building Addition with Associated Infrastructure
Project Manager: Emily Kunkel

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JANUARY 16, 2025 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: **1:30 pm**

Members Present:

Carol Kuhn, Chairperson
Debi Glick
Kendall Story
Sam Nelson
Emily Kunkel
Belinda Collins
Chris Carson
Kristian Logan
Bill Lawton
Bobby Wu
Ray Bahrami
Steven Danskine
Jim Ailes
Kit Dennis

Staff Present: John Eiff – Airport Manager

OLD BUSINESS:

1. Review of December 19, 2024 TRC Meeting Minutes

*Chris Carson moved to approve the minutes as presented,
Steven Danskine seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

2. **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

Applicants Present:

Christopher Casey, PE – Zahn Engineering
Applicant will address all comments.

Samuel Nelson moved to conditionally approve the application, subject to all comments being satisfied,

Jim Ailes seconded this motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Derek Ramsburg – Kimley-Horn
Project Name: SP23-206 – Class II Site Plan for DeLand Hangar
Project Location 3.08 acres located at 1991 Industrial Dr
Description: 14,600 SF Hanger
Project Manager: Belinda Williams-Collins

Applicants Present:

Chase Lasley, PE – Kimley-Horn

Applicant will address all comments.

Belinda Collins moved to conditionally approve the application, subject to all comments being satisfied, FAA approval and security fence location to be included in resubmittal,

Jim Ailes seconded this motion.

The TRC Committee voted unanimously in favor of motion.

4. **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:

Ali Tehrani, PE – Tehrani Consulting

Applicant will address all comments.

Samuel Nelson moved to conditionally approve the application, subject to all comments being satisfied, right-of-way dedication being completed as well as approval for removal of the historic tree,

Ray Bahrami seconded this motion.

The TRC Committee voted unanimously in favor of motion.

5. **Applicant Name:** Kiana Nieves – Kimley-Horn
Project Name: SP24-220 – Class II Site Plan for Coastline Power Solutions
Project Location 13.81 acres located at 1995 Bennett Dr
Description: 72,000 square foot industrial building
Project Manager: Emily Kunkel

Applicants Present:

Alan Ruth – SA Casey

Steve Anderson – SA Casey

Ron Boahn – Coastline
Jake Maple – Kimley-Horn
Kiana Nieves – Kimley-Horn

Applicant will address all comments.

Emily Kunkel moved to forward the application to Planning Board, subject to all comments being satisfied,

Kit Dennis seconded this motion.

The TRC Committee voted unanimously in favor of motion.

NEW BUSINESS:

1. **Applicant Name:** Daniel Oliveira - DGC Development Corp
Project Name: Z24-209 – Planned Development Rezoning for DeLand Apartments
Project Location: 2.5 acres located at 1107 E. New York Ave
Description: Mixed use project for 25 apartments and 8 commercial spaces
Project Manager: Kendall Story

Applicants Present:

None.

Applicant did not attend the meeting, staff recommended that the application be continued to the next available meeting. Project Planner will contact applicant to discuss resubmittal of plans.

Belinda Collins moved to continue the application,

Steven Danskine seconded this motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Herb Green – Cadjazz Engineering
Project Name: Z24-214 – Planned Development Rezoning for Orange Camp Commercial PD
Project Location: 19.6 acres located at the south of Orange Camp Rd and I4 ramp
Description: Commercial Development
Project Manager: Chris Carson

Applicant will address all comments. Resubmittal due by February 17th to be added to the March 20th TRC Meeting agenda.

Applicants Present:

Herb Green – Cadjazz
Lisa Green – Cadjazz

Chris Carson moved to continue the application,

Jim Ailes seconded this motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Slava Yedlin – Yedlin and Co LLC
Project Name: FSB24-243 – Final Plat for the Canopy at Blue Lake
Project Location 4.87 acres located at E. Wisconsin, 150ft E of Miller Rd
Description: Final Plat for 12 Single Family Lots
Project Manager: Kendall Story

Applicants Present:

Tyler Malmborg – Newkirk Engineering

Applicant will address all comments.

Chris Carson moved to forward the application to the City Commission pending all staff, and legal and surveyor comments being addressed,

Steven Danskine seconded this motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:

None.

ADJOURNMENT:

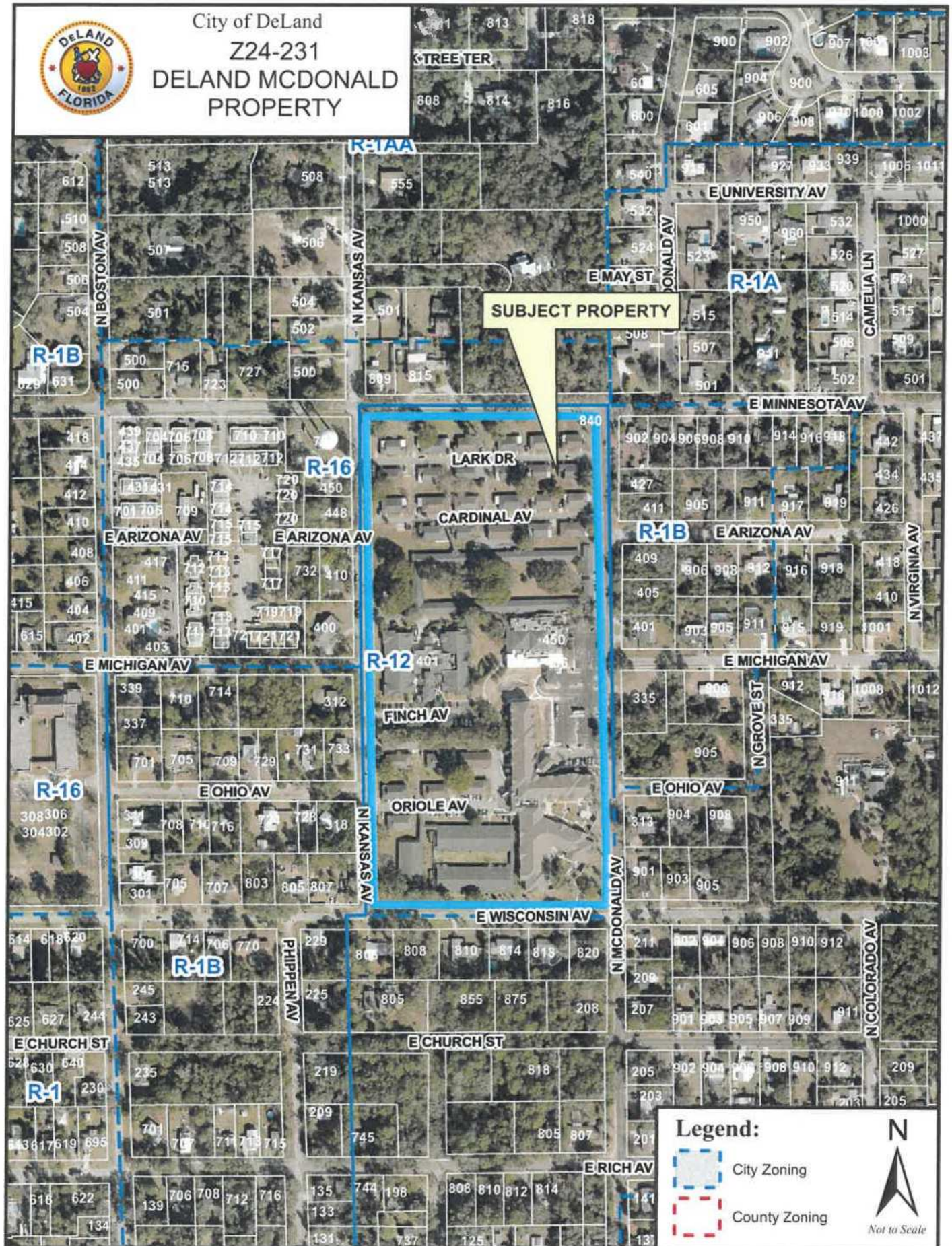
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OLD BUSINESS

2



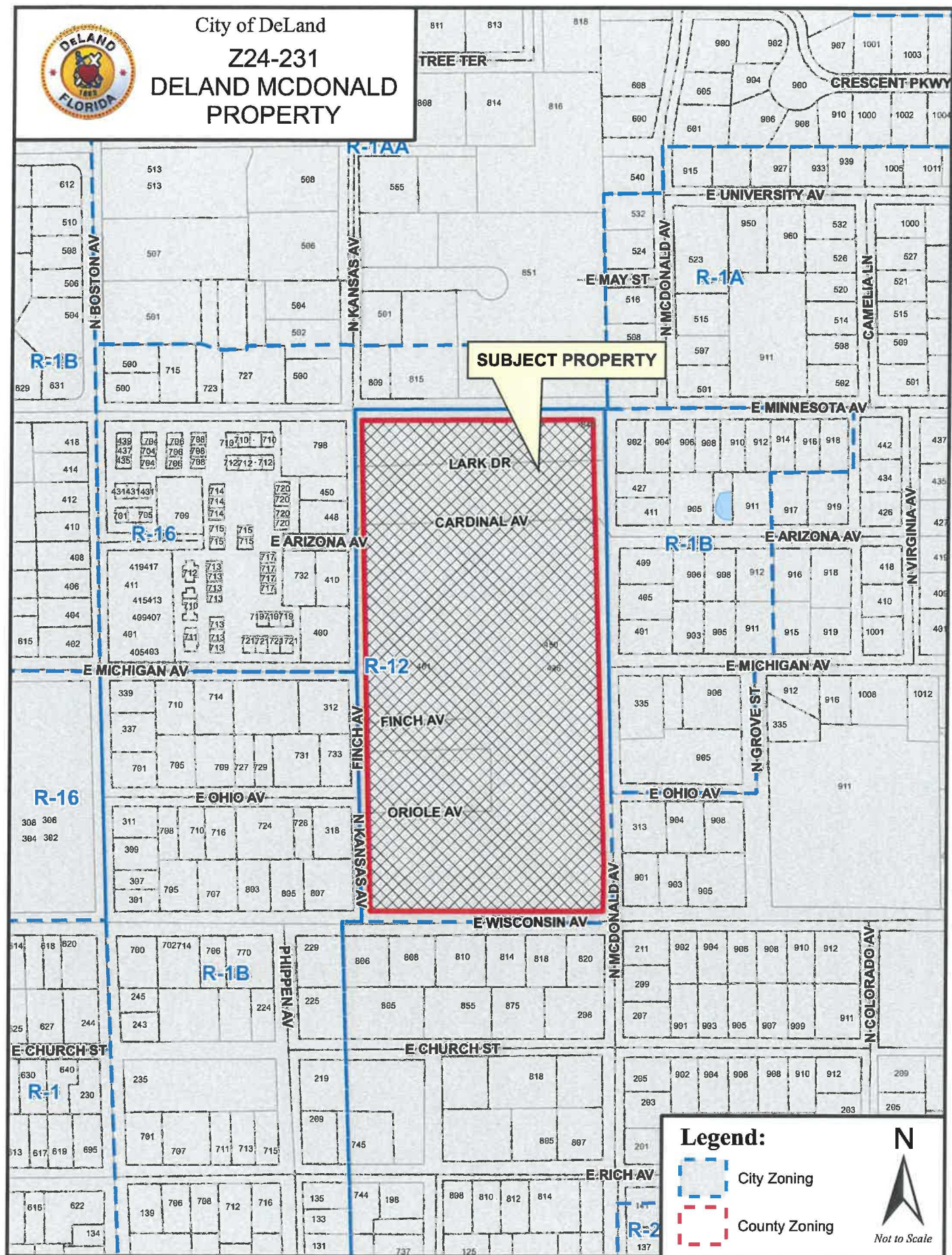
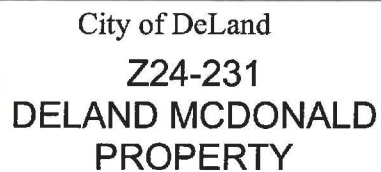
City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY



Legend:

- City Zoning
- County Zoning





Issues for record Z24-231**Job Address: 450 N MCDONALD AV, DELAND FL 32724****Job Description: Planned Development Rezoning, please see included cover letter**

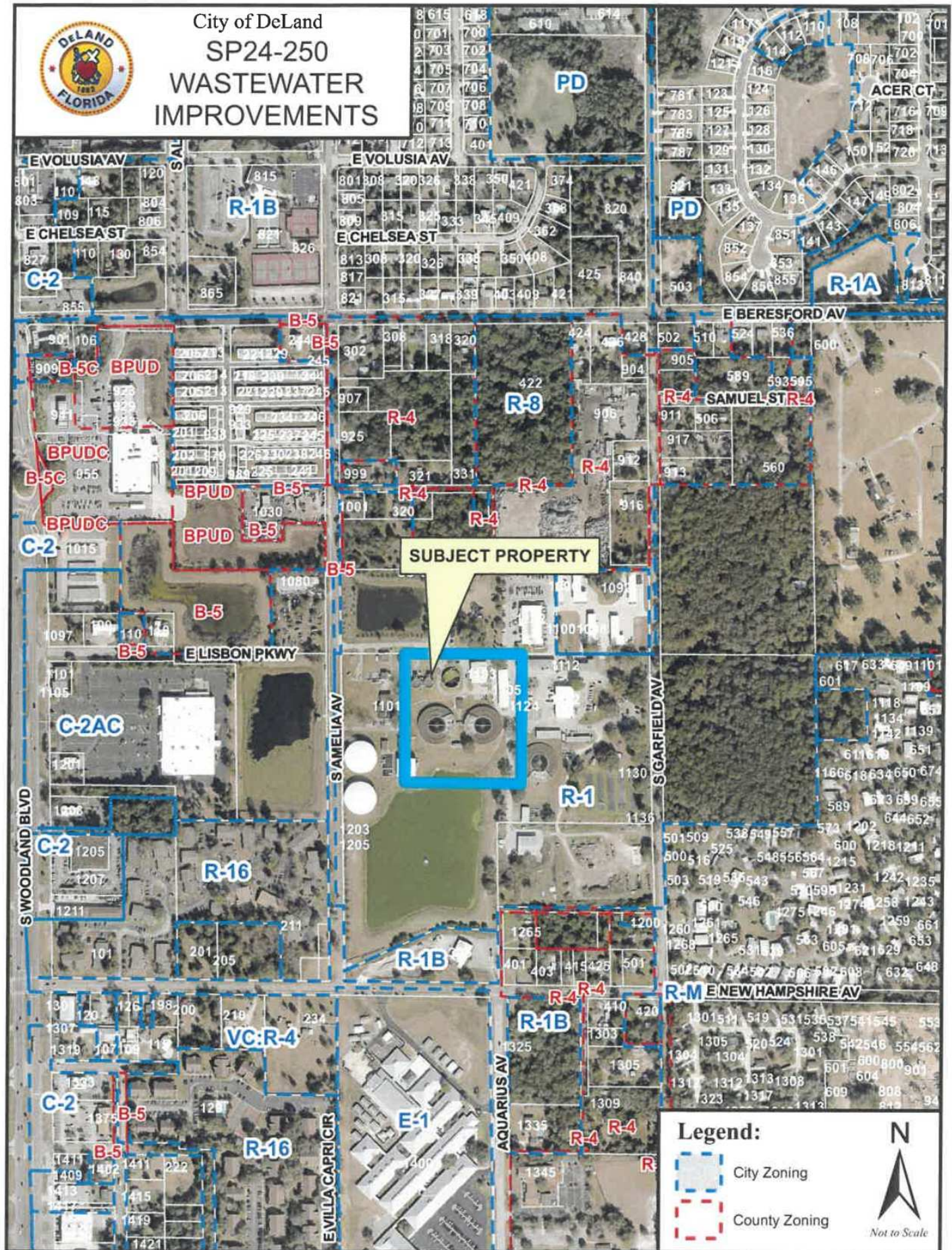
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Stormwater Drainage Section G. Stormwater Drainage. There appears to be a typo in the last line. Suggest "ensure that the 100-yr/24-hour storm event is retained on site."	DeLand McDonald Property PD Agreement Revised per 1st submittal comments (clean copy).pdf	Steven Danskine	Steven Danskine	Yes

NEW BUSINESS

1



City of DeLand
SP24-250
WASTEWATER
IMPROVEMENTS



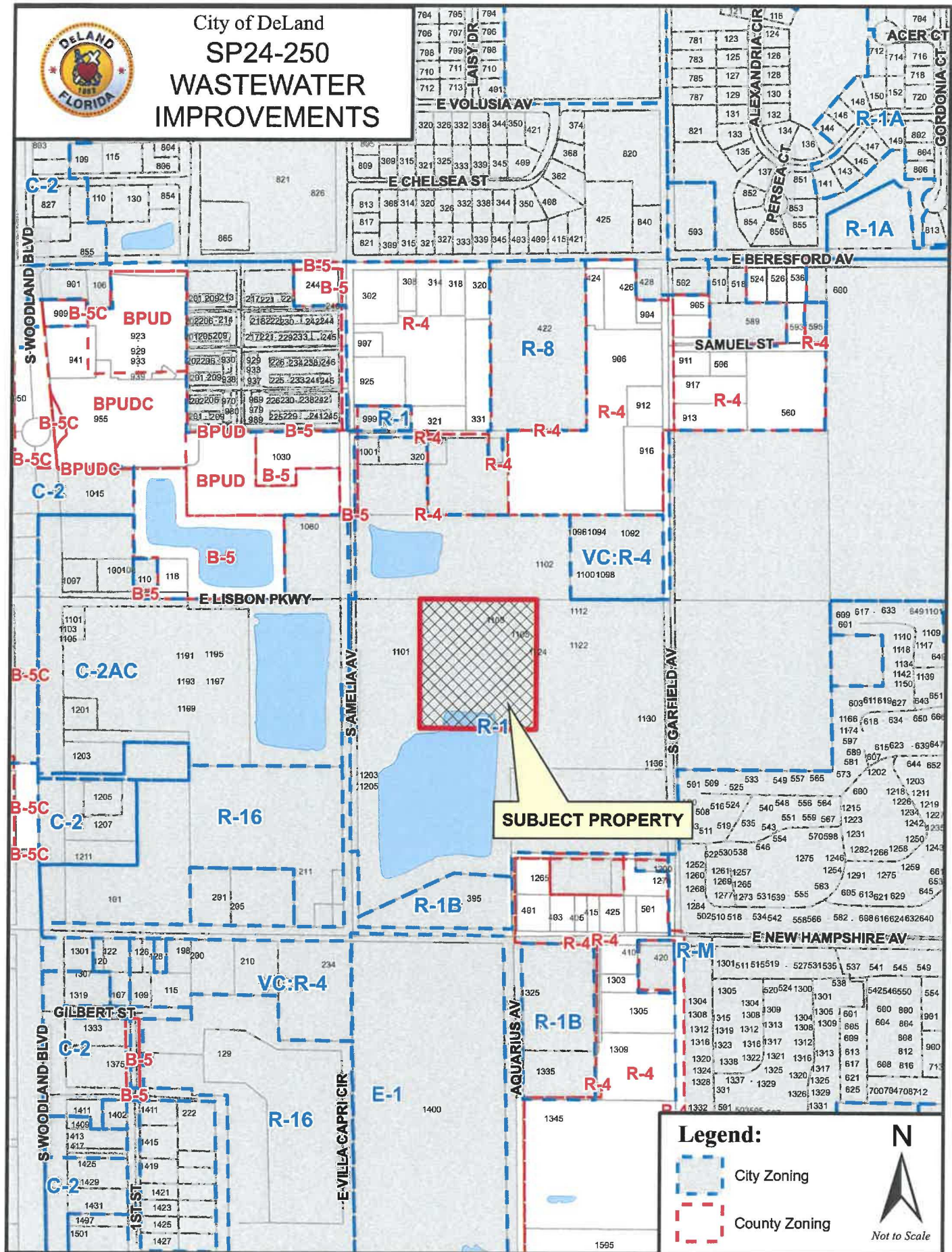
Legend:

- City Zoning
- County Zoning





City of DeLand
SP24-250
WASTEWATER
IMPROVEMENTS



Issues for record SP24-250**Job Address: 1101 S AMELIA AV, DELAND FL 32724**

Job Description: This project involves replacing the existing dewatering building at the City of DeLand's Wastewater Treatment Plant with a new pre-engineered metal building & equipment. The building and its equipment have reached the end of their useful life. The replacement will occur within the footprint of the current dewatering building, as part of the previously submitted and reviewed project SP23-146. The new building is an industrial facility equipped to remove water from sludge. No trees or landscaping will be impacted, as the new building will be installed in the same location & footprint as the existing structure. Additionally, as part of this project, the demolition and sodding of the existing blower building (Structure 700) and some of the current parking lot will reduce the site's overall impervious area.

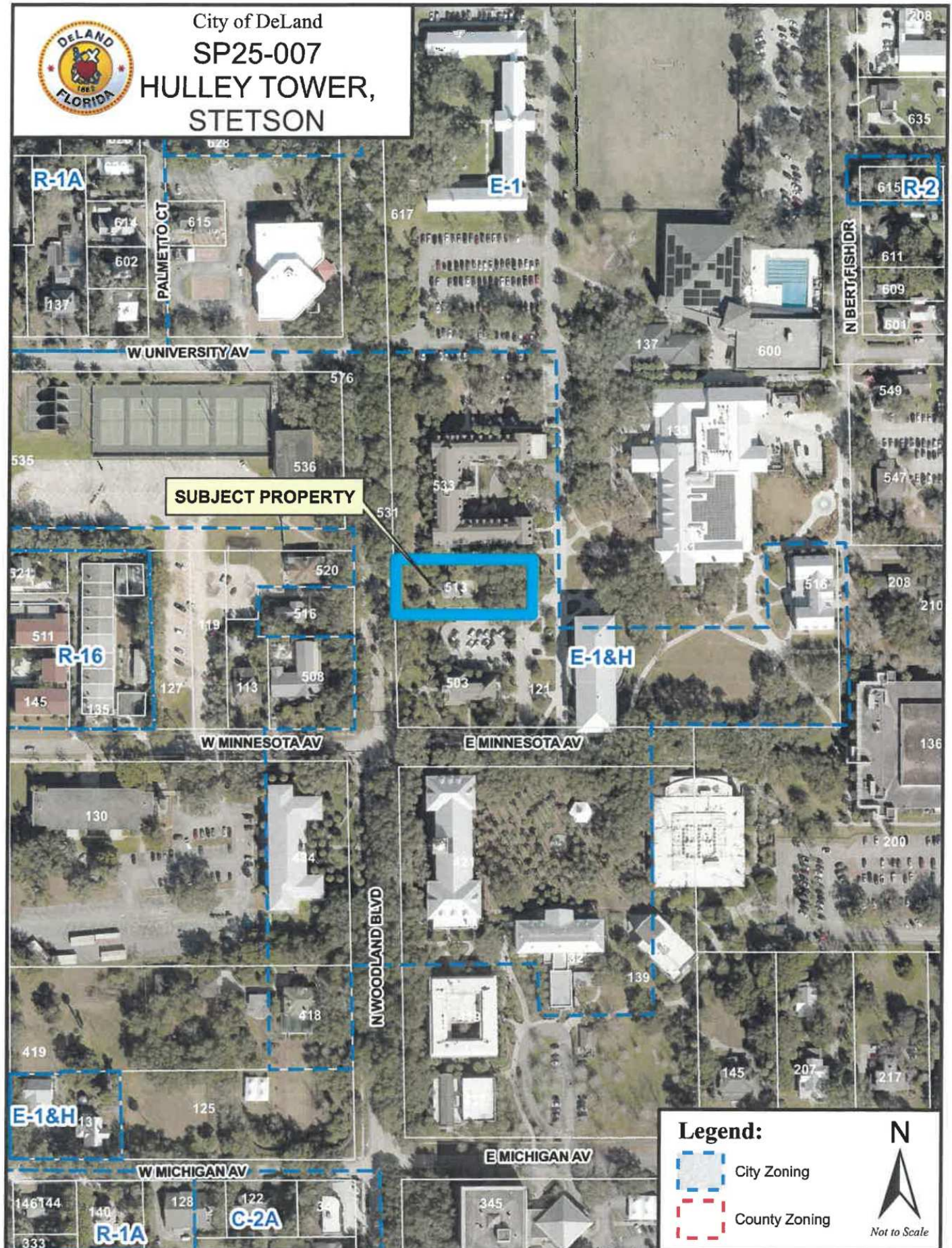
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Historic Oaks There are two historic Oak trees to the east of this construction area. They will need to be protected by a historic tree barricade. Please show this on the plan along with the City's Historic Tree Barricade Detail.	C-105	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Dimensions Please show the dimensions of any proposed buildings on the site plan.	C-101	Samuel Nelson	Samuel Nelson	Yes

NEW BUSINESS

2

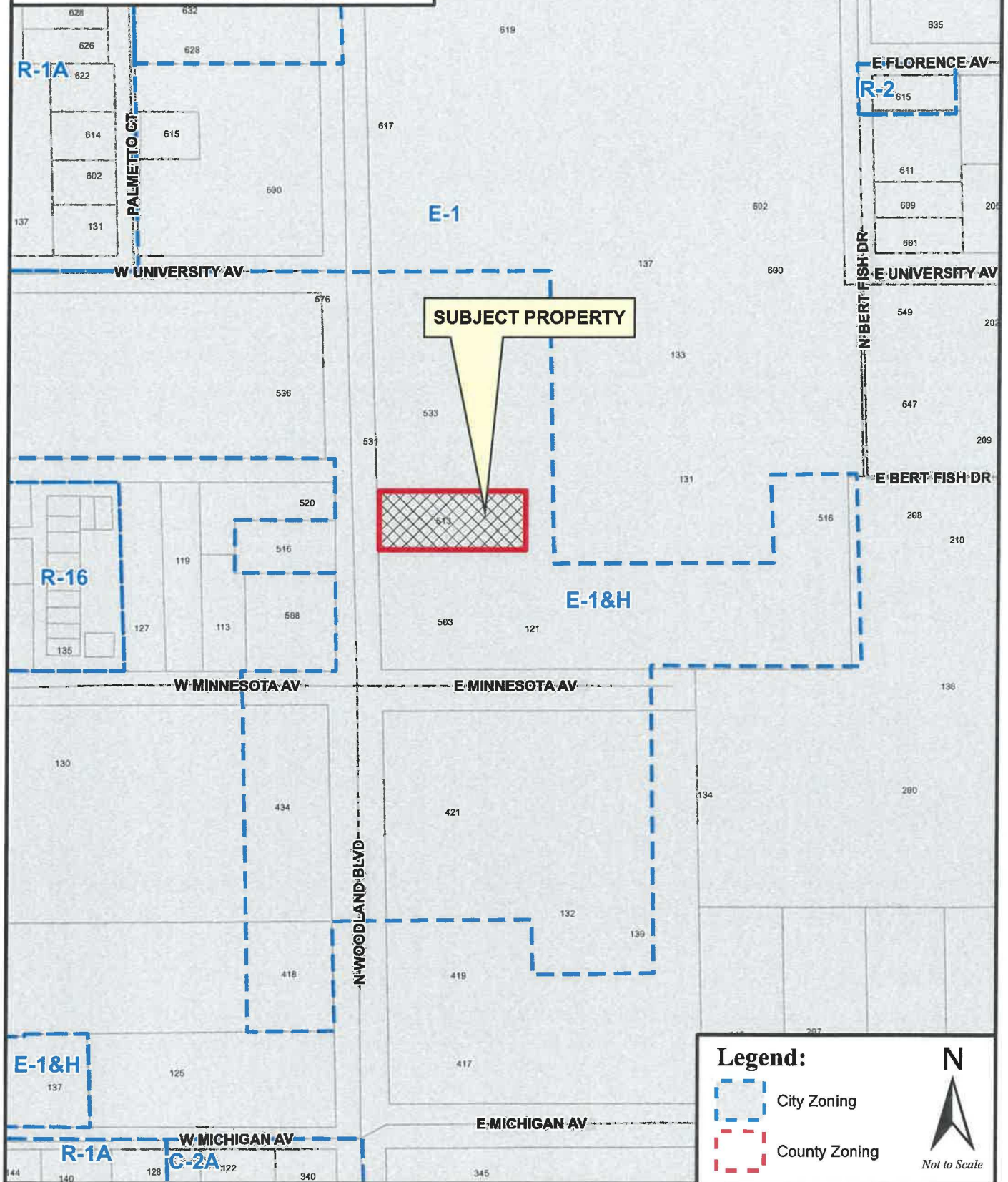


City of DeLand
SP25-007
HULLEY TOWER,
STETSON





City of DeLand
SP25-007
HULLEY TOWER,
STETSON



Issues for record SP25-007**Job Address: 513 N WOODLAND BLVD, DELAND FL 32720****Job Description: The proposed project consists of the reconstruction of an existing building and is to be developed as a 116-foot tower to replicate the original. This project also includes an additional sidewalk, entertainment area, fireplace, tower bells and a ceremonial labyrinth.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	SJRWMD It is unclear if the net new impervious area trips the threshold necessitating an Environmental Recourse Permit. Please provide the pre vs post impervious area calculations.	C1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Legend It is customary for all hatch patterns and symbols on the sheet to be represented in the Legend. Please review for consistency and appropriateness.	C5	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Scale Suggest setting the scale to 1" = 10' as shown on almost all of the other plan sheets for ease of reading.	OF6	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater 1. Apparently, runoff in the seating area is directed towards the poured concrete benches. It is not clear how runoff will exit this area. 2. The proposed grading in the seating area contradicts the slope arrows in Cross Section 11 on Sheet HA3. Which is correct?	OF6	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Gravel Construction Entrance It is unclear where the Gravel Construction Entrance is to be located.	C4	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Auto Turn Data Provide auto turn information verifying that the largest fire apparatus utilized by the city can make complete access in the parking area.	C5	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Legend The legend identifies Laurel Oak, Live Oak, and Oak trees. Many of the trees shown on the plan are labeled as "Oak" but are Live Oaks. Please correctly identify the trees on the plan.	TP1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Silt Fence vs Historic Trees The location of the silt fence is very close to three of the historic trees on site. Please add a note stating that trenching for the silt fence in these areas will not be done. Instead of trenching, the portion of the fencing that is usually in ground can be folded back, and a row of sandbags can be laid down to keep the folded sections down.	C4	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Landscape Specifications #7 Add "and City Forester" to the end of specification #7.	LA2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Worksheets Completed Tree Worksheets are needed. Please also provide a spreadsheet that identifies the species and DBH of the trees that are on the project site. Identify which trees are to remain and which are being removed. Tree replacement calculations cannot be calculated until the information is provided.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Preservation Map Many of the areas you are proposing as TPA will not be accepted. Several are designated grass parking, and even paved parking. There are overhead utilities in some areas, existing structures, retention areas, and some appear to be city right of ways. We will need additional information before the Campus Master Tree Protection Plan can be accepted. Please provide the following: Tree surveys for the individual areas, detailed maps of the individual areas that show existing walkways and structures, and the size and boundaries of the individual areas. If areas are accepted that include existing walkways, a note will be required that addresses the maintenance, repair, and replacement of existing walkways. The note should state what precautions will be taken to protect roots if replacement is required. It should also state that you recognize additional walkways will not be permitted to be constructed in the protection areas.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Hardscape vs Proposed Tree Protection Area This area is included in your proposed campus wide TPA plan. The proposed additional walkways, paver gathering areas, and trenching will not be permitted in this area if it is designated as a tree protection area. Existing walkways will need to be shown on the TPA plan.	HA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Jamaica Caper & Silver Buttonwood These trees are not recommended for our hardness zone. They are recommended for zones 10-11, and 10b-11. We are in zone 9b. They will not be counted towards replacement or minimum coverage.	LA1	Kit Dennis	Kit Dennis	No
Forestry	Draft	Root Excavation I recommend having an ISA Certified Arborist perform root excavation on all of the historic trees in order to identify the critical roots. The locations of the roots may alter your plan.	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Lighting You are proposing ground lighting within the areas required for protecting trees that are	LA1	Kit Dennis	Kit Dennis	Yes

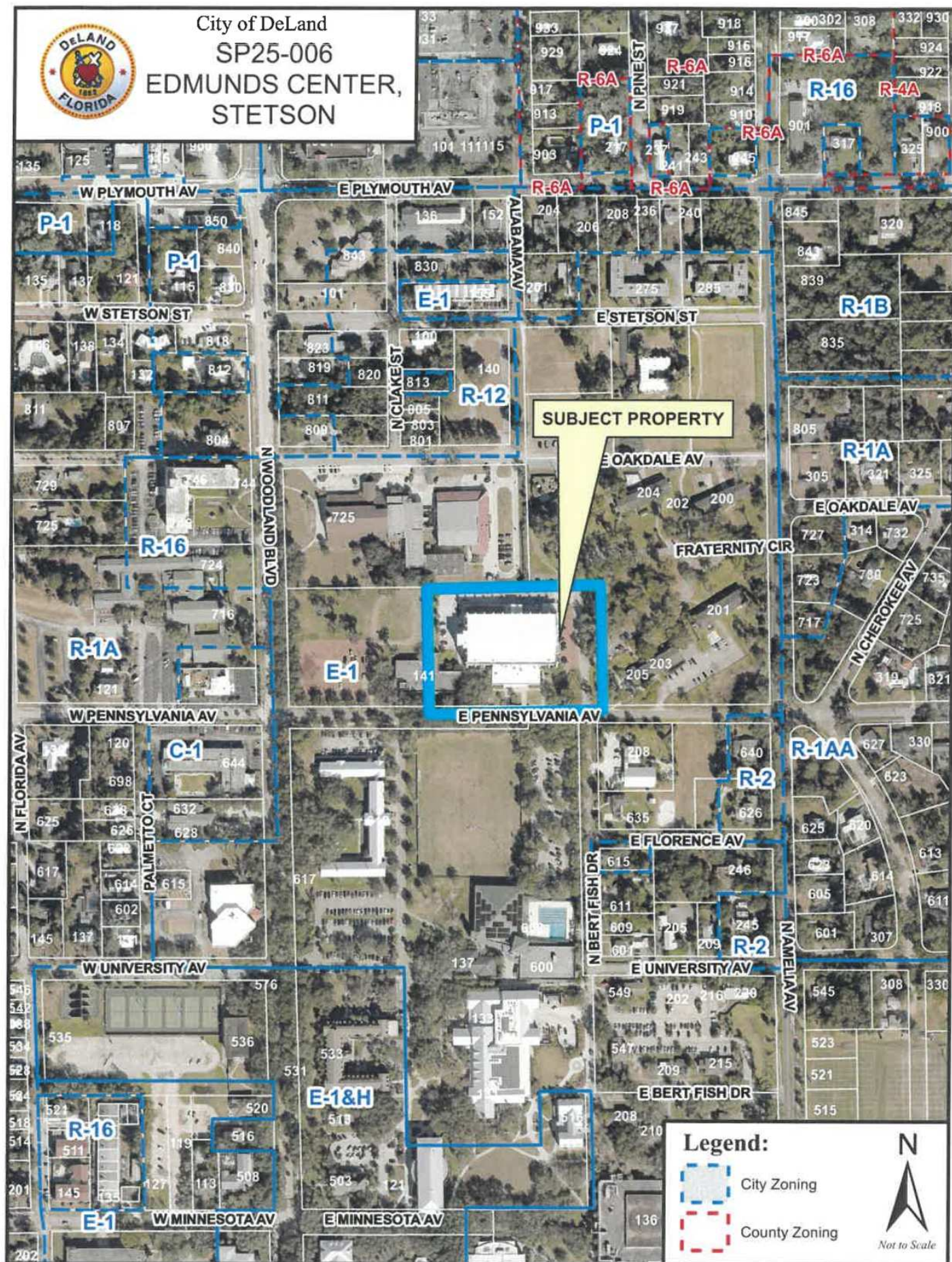
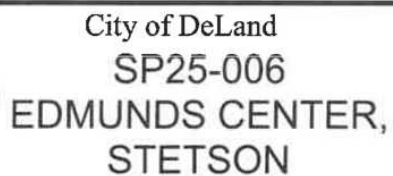
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
to remain. No trenching is allowed within the protection areas.						
Forestry	Draft	Historic Tree Conflicts You are proposing mass plantings within the areas required to protect trees that are to remain. How will you ensure that the tree's root systems will not be destroyed by the mass plantings?	LA1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Locations and Detail Add the City's historic tree barricade detail to the plan. You will need to show the locations of the protected trees barricades, and the historic trees barricades.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Protection There are six historic trees on this site. One and a half times the drip line must be protected. No construction activities are permitted within the protection area without stating what measures will be taken to ensure the trees survival. Your plan includes several paver walkways with concrete curbing, a "named plaza" paver area, paver seating circle, fireplace, concrete sidewalks, and lighting. Please explain what measures will be taken to prevent damage to the tree's root systems.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Sheet Numbers The sheet numbers on the civil sheets do not match what is shown on the sheet index. Please make the sheet number match the index.	C1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Resubmittal Please note, the resubmittal may result in additional comments if plans did not provide enough detail to complete the review, if substantial changes are required based on staff comments or if applicant makes changes that are not a result of staff comments.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Site Data Table Provide the campus wide size (in acres and sq ft.) and the size of the overall proposed project area (in acres and sq ft.)	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Photometric Plan Define the proposed project area, and provide an updated photometric plan. Ensure that illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles Per LDR Sec. 33-94.03(g)(2)	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Illuminance Provide the illuminance in foot candles	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Lighting detail Provide lighting details for each proposed light source. Ensure 'dark-sky' lighting fixtures are used, as all lighting shall be full cutoff and fully shielded.	HA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Uplight/spot luminary Provide the foot candles details Per LDR Sec. 33-94.03(g)(9)(a)	HA1	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Tower Dimension Provide the overall width of the tower and the tower base.	A201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Pedestrian Walkway How will the tree root systems effect the paver pedestrian walkways, such as ADA accessibility	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Tree Preservation Revise sheet title to "Tree Preservation" to be consistent with our Land Development Regulations	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Campus-wide Tree Preservation Plan The provided tree protection plan shows this area as "Tree protection area" where there is proposed lighting and paving. Review LDR Sec. 33-57.07(b), and update the tree protection plan as necessary to remove any areas where there is proposed improvements	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Irrigation Plan Provide an irrigation plan of the project area	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Plant Schedule Provide a breakdown in the plant schedule showing which trees are canopy and which are understory	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Concrete bench Provide the height of the proposed seating bench or reference to the hardscape plan sheet	C5	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Parking lot dimension Provide the dimensions of all the drive aisles and parking spaces	C5	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sidewalk Sidewalks shall be a minimum of 5' wide	C5	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Tree relocation Show on the plans where these trees will be relocated	C4	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Existing light pole Show on the plans where this will be relocated and include in the photometric plans	C4	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Land Use Table Show the land use table calculations based on the clearly defined proposed project area	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Project Area Clearly define the proposed project area boundary on all sheets	C1	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Tree relocation Plan states "8" live oak & memorial placard to be relocated..." show on the plans where these will be relocated	TP1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Dimensions Incorporate all the dimensions shown on Sheet HA2 into this sheet.	C5	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Tree Protection Plan Site plan will not be approved until the tree protection plan has been approved by City Forester.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Bell Dimension Provide the bell feature dimensions	C5	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Campus-wide Parking Seven (7) visitor parking spaces are shown as removal. The campus-wide parking capacity will need to be updated and resubmitted showing where these spaces will be relocated on campus.	C4	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Variance Within the site data table (max building height): Add the approved variance and Historic Board project numbers and the approved height variance details. (V24-056 and HPB24-16) (Variance approved April 2024 to exceed the maximum height in the E-1 (Educational) District from 65 feet to 116 feet)	C1	Emily Ragusa	Emily Ragusa	Yes

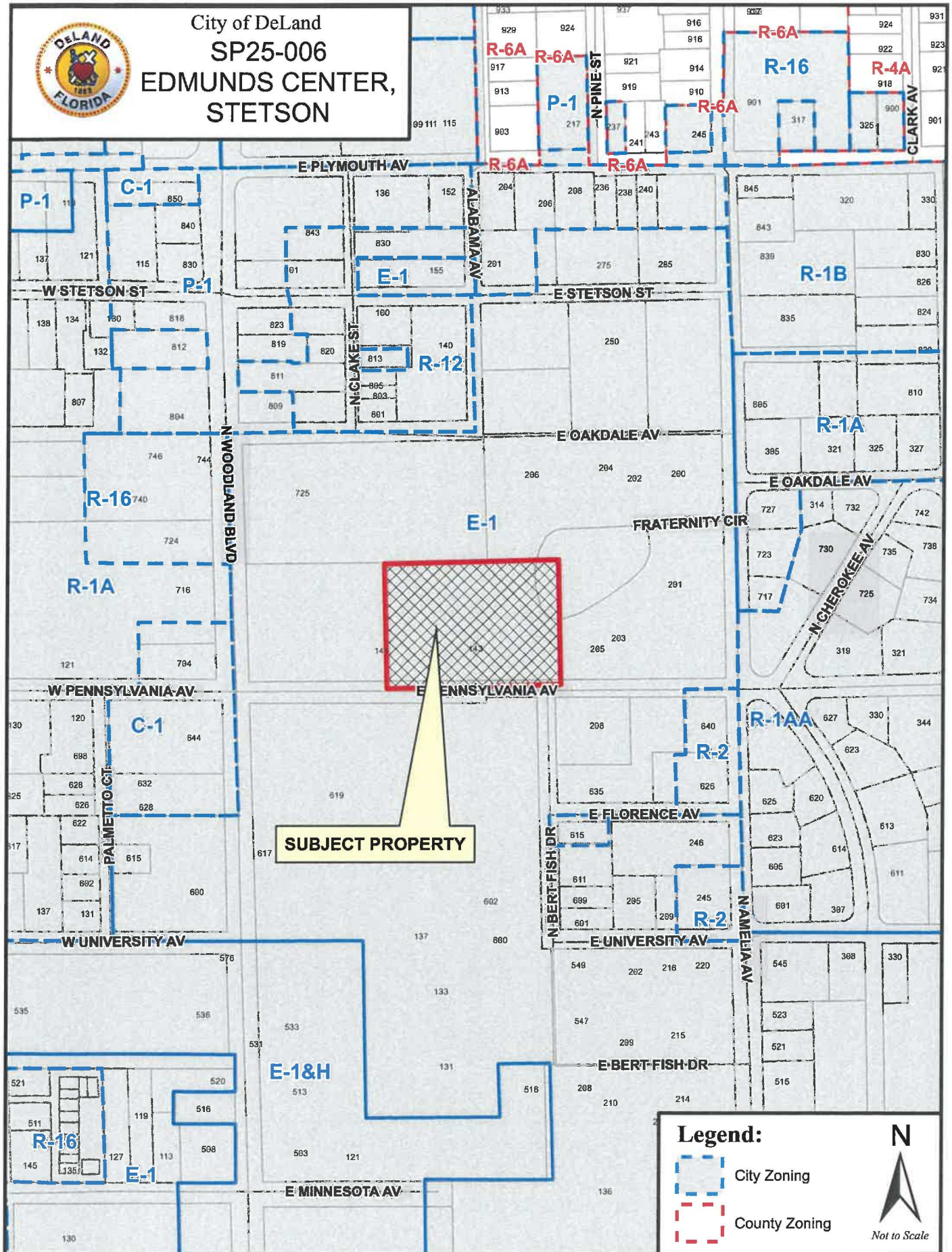
NEW BUSINESS

3





City of DeLand
SP25-006
EDMUNDS CENTER,
STETSON



Issues for record SP25-006**Job Address: 143 E PENNSYLVANIA AV, DELAND FL 32724****Job Description: This project includes the construction of a building addition with associated infrastructure**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Erosion & Sediment Control Erosion and Sediment control should be extended appropriately to encompass areas of disturbance in order to prevent adverse impacts.	C3	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Storm Drainage 1. The T.C. of ST-1 and ST-2 are indicated to be approximately 2.5 and 3.4 feet below proposed grade, respectively. 2. Provide proposed pipe invert elevations and pipe slopes. 3. Provide trench drain lengths and inverts to enable proper construction.	C4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Gravel Parking If the gravel path extends into the parking area as shown, the vehicle area will need to be upgraded to the city standard of asphalt, concrete, or pavers.	C4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Demolition Boundaries The demolition boundaries and construction limits on the next sheet do not match. Please review and revise accordingly.	C3	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Cut & Patch Please call out, and provide details for the cut and patch necessary to make the watermain connection.	C4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	ADA 1. It is unclear how handicapped individuals who utilize the two curb ramps adjacent to E Pennsylvania Ave are to access the building as the only route provided contains stairs. 2. The two handicapped parking spaces are required to be at least 20' in length, as shown in the detail. Please provide dimensions as appropriate on this sheet. 3. Provide additional proposed sidewalk and ADA ramp elevations and details to ensure these get constructed in accordance with ADA requirements. 4. Please indicate the proposed handicapped parking sign locations.	C4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Legend 1. It is customary for all hatch patterns and symbols on the sheet to be represented in the Legend. Please review for consistency and appropriateness. 2. There are 8 unidentified items located around the brick courtyard. Please identify and detail as appropriate.	C4	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Step Elevations Some of the elevation leaders indicating top and bottom of steps do not point to the lines that would indicate steps.	C4	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Callout Leaders The Expansion and Control Joint leaders do not point to lines that would indicate joints.	HA1	Steven Danskine	Steven Danskine	Yes
Forestry	Draft	Tree Worksheets Completed Tree Worksheets are needed.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Survey and Spreadsheet An accurate tree survey is required. Please also provide a spreadsheet that identifies the species and DBH of the trees that are on the project site. Identify which trees are to remain and which are being removed.		Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Mitigation Note The note does not match what is provided in the plant schedule.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Tree Legend Add Live Oak to the tree legend.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Mitigation Calculations By my calculations, if all removals are approved, the mitigation calculations would be: Historic specimen - 27.5" DBH removed = 27.5" DBH historic replacement. Non historic specimen - 42" DBH total removed = 21" DBH replacement. Protected non specimen - 165" DBH total removed = 55" DBH replacement. Deteriorated Laurel Oak 20" DBH or greater - 1 (32.5") = 2" DBH replacement. Total - 105.5" DBH replacement required.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Proposed Tree Protection Area You are proposing to remove trees from an area that you have included in your campus wide Tree Protection Area plan. Two of the proposed removals are specimen Live Oaks, and one is a historic specimen Live Oak. Is removal of these trees necessary? Can the concrete area to the north of the trees be reduced? Trees would need to be replanted in this area in order to consider it Tree Protection Area, if the removals are approved.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Removal The 27.5" DBH Live Oak that was misidentified as a Laurel Oak will be required to go before the Tree Advisory Committee and then the City Commission for approval to remove it.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Palm Mitigation Palms must be included in your mitigation calculations. 1/3 DBH, or Palm for Palm, replacement is required.	TP1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Barricades and Detail Add the city's Tree Barricade Detail to the plan, and show the locations of where the barricades will be installed to protect existing trees that are remaining.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Trees Missing From Survey There are two existing trees missing from the plan. Please add the 8" DBH Live Oak that is located to the west of the 32.5" DBH Laurel Oak. Please add the 11" DBH Palm between the 11" and 13" palms located near the corner of the building by the gravel walkway.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Previously Removed Tree The 28.5" DBH Laurel Oak has been removed. Please remove it from the plans and calculations.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Misidentified Trees The Laurel Oaks with DBH's of 19.5", 27.5", and 22.5" are all Live Oaks. The 27.5" Live Oak is a historic specimen and the other two are specimen trees.	TP1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Stairs Provide location details on site plan of where the stairs are proposed	HA2	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Monument Sign Provide the monument sign details and a note stating a separate sign permit will be provided	HA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Resubmittal Please note, the resubmittal may result in additional comments if plans did not provide enough detail to complete the review. If substantial changes are required based on staff comments or if applicant makes changes that are not a result of staff comments.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Campus-wide parking Update the campus-wide parking plan to include any proposed changes for this site plan	C4	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sidewalks Sidewalks shall be a minimum of 5' wide	HA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	LDR Sec. 33-57 The campus-tree preservation plan must adhere to LDR Sec. 33-57	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Preservation Areas Provide all the existing paved areas, parking lots (paved and unpaved) and buildings on the campus-tree protection plan	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Protection Areas Provide dimensions and square footage of all the proposed protection areas	1	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Tree Legend Provide a tree survey that correlates to the provided tree legend	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Campus-wide Tree Preservation Plan The campus-wide tree preservation plan needs to be its own separate plan set similar to the campus-wide parking analysis.	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	ADA Spaces ADA spaces must be at least 12' x 20', show both dimensions	C4	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sheet title Revise sheet title to "Tree Preservation" to be consistent with our Land Development Regulations	1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Lighting Detail Provide lighting details for each proposed light source. Ensure 'dark-sky' lighting fixtures are used, as all lighting shall be full cutoff and fully shielded.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building Size Provide the dimensions and square footage of the proposed building	HA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Campus-wide tree preservation plan Site plan will not be approved until the tree protection plan has been approved by City Forester.		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Photometric Plan Define the proposed project area, and provide an updated photometric plan. Ensure that illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles Per LDR Sec. 33-94.03(g)(2)		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Champions Walkway Per the provided colored renderings, these appear to be utilized as signs (per the LDR definition) therefore the proposed dimensions and quantity of each will need to be provided. (Building signage allowance cannot exceed 150sq. ft. maximum per LDR Sec. 33-75.04(b))	A301	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Architectural Details Provide the proposed color swatch numbers and the proposed materials	A201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sign Dimension Provide the dimensions of the each proposed wall signage	A201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Additional Details Provide all the proposed sidewalks on the landscape plan	LA1	Emily Ragusa	Emily Ragusa	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Plant Schedule Provide a breakdown in the plant schedule showing which trees are canopy and which are understory	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Irrigation Plan Provide an irrigation plan for the project area		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Proposed building Provide the dimensions and square footage of the proposed building	LA1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Building Demolition Provide the building dimensions and square footage of building being demolished	C3	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Project Area Clearly define the proposed project area boundary on all the sheets		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Overall Site Plan Sheet Provide an overall site plan sheet that shall include dimensions of all proposed buildings, sidewalks, and site improvements		Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Land Use Table Show the land use table calculations based on the clearly defined proposed project area	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Site Data Table Provide the campus wide size (in acres and sq ft.) and the size of the overall proposed project area (in acres and sq ft.)	C1	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Sign permit note Add a note that a separate sign permit will be required for all signage	A201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Architecture Dimensions Provide dimensions of the building and the connecting canopy	A201	Emily Ragusa	Emily Ragusa	Yes
Planning	Draft	Dimensions Provide dimensions of the proposed building, sidewalks, seating wall and the "brick paver main field"	HA1	Emily Ragusa	Emily Ragusa	Yes
Utilities	Draft	Water System Pressure Water system pressure will float between 55-65 PSI depending on system on line. Don't calculate fire flow on a 75 PSI.	C5	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Wet Tap Connection Please show connection to 6" showing fittings and valve	C5	Scott Zender	Scott Zender	Yes