



Technical Review Committee

CITY OF DELAND
THURSDAY SEPTEMBER 18, 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 August 21, 2025 TRC Meeting Minutes
2. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-015 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres located at 800 E Beresford Ave
Description: 408 single-family residential lots with a clubhouse, pocket parks, and city park
Project Manager: Chris Carson/Belinda Williams Collins

D. NEW BUSINESS

1. **Applicant Name:** Parker Mynchenberg – Parker Mynchenberg & Associates
Project Name: SP25-146 – Class II Site Plan for MT Propeller
Project Location: 2.51 acres located at 1650 Old NDB Rd
Description: 2-story building for the assembly and installation of aircraft propellers
Project Manager: Chris Carson
2. **Applicant Name:** Haluk Kilic – Zev Cohen & Associates
Project Name: PSB25-131 – Preliminary Plat for Orange Camp Commercial Phase 1
Project Location: 11.06 acres located at 1600 Orange Camp Rd
Description: Construction of multi-parcel subdivision with associated clearing, mass grading, utilities, access roadways, and a master stormwater system
Project Manager: Chris Carson
3. **Applicant Name:** Eric Sampson – City of DeLand
Project Name: SP25-147 – Class II Site Plan for Jackson Lane Memorial Park
Project Location: 4 acres located at 720 N Frankfort Ave
Description: Restroom & Pavilion Structure
Project Manager: Sam Nelson

E. ADJOURNMENT

OLD BUSINESS

1



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JULY 17, 2025 - 1:30 P.M.
CITY HALL

OPENING OF MEETING:

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

Members Present:

Carol Kuhn, Chairperson
Debi Glick
Sam Nelson
Kristian Logan
Jerry Hindman
Bobby Wu
Steven Danskine
Jim Ailes
Scott Zender
Mariellen Calabro
Laureen Kornel

OLD BUSINESS:

1. Review of July 17, 2025 TRC Meeting Minutes

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

NEW BUSINESS:

1. **Applicant Name:** Scott Thacker – Stetson University
Project Name: SP25-111 – Class II Site Plan for Stetson’s Sorority Hall Parking Lot
Project Location 1.09 acres located at 520 N Amelia Ave
Description: Redevelopment of existing parking lot
Project Manager: Sam Nelson

Applicants Present:

Scott Thacker – Stetson
Madison Hazen – Zev Cohen
Bobby Ball – Zev Cohen
Jake Stehr – Zev Cohen
Ethan Burrowes – Stetson

TRC voted to waive the requirement of landscape isles; instead, the applicant shall provide enhanced landscape buffers. Motioned by Sam Nelson, seconded by Jim Ailes.

TRC voted to allow compact parking spaces in lieu of normal dimensioned parking spaces with the understanding that the compact parking spaces will not count towards total parking. Motioned by Sam Nelson, seconded by Steven Danskine.

Sam Nelson moved to conditionally approve the application, subject to all comments and above conditions being satisfied,

Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc.
Project Name: SP25-120– Class II Site Plan for Ace Hardware
Project Location: 1.466 acres located at S Amelia and E Howry Ave
Description: 9,975 square foot Hardware Store
Project Manager: Sam Nelson

Applicants Present:

Michael Wojtuniak – EPI
Richard Anderson – Property Owner

Sam Nelson moved to continue the application,

Bobby Wu seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OTHER BUSINESS:

None.

ADJOURNMENT:

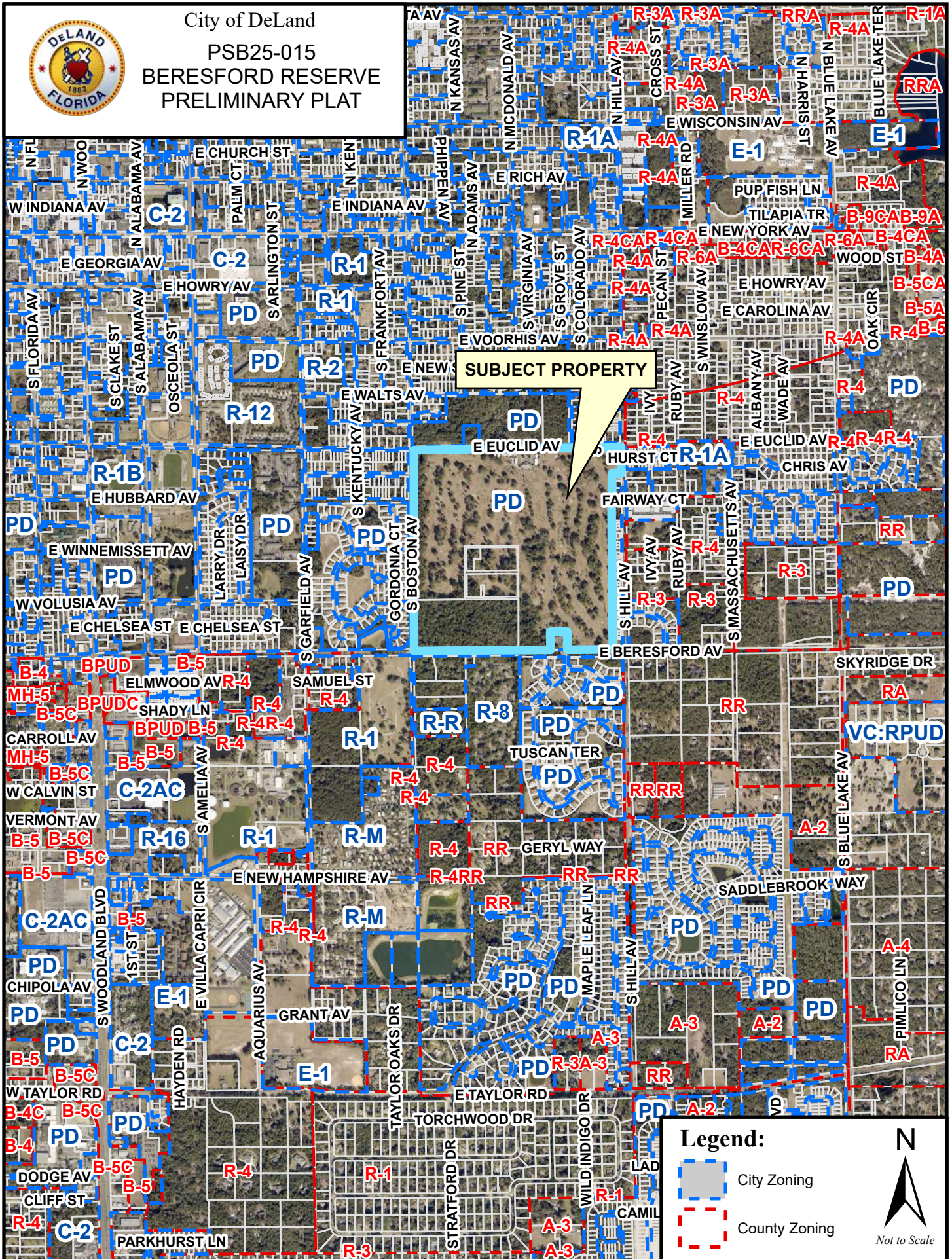
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OLD BUSINESS

2

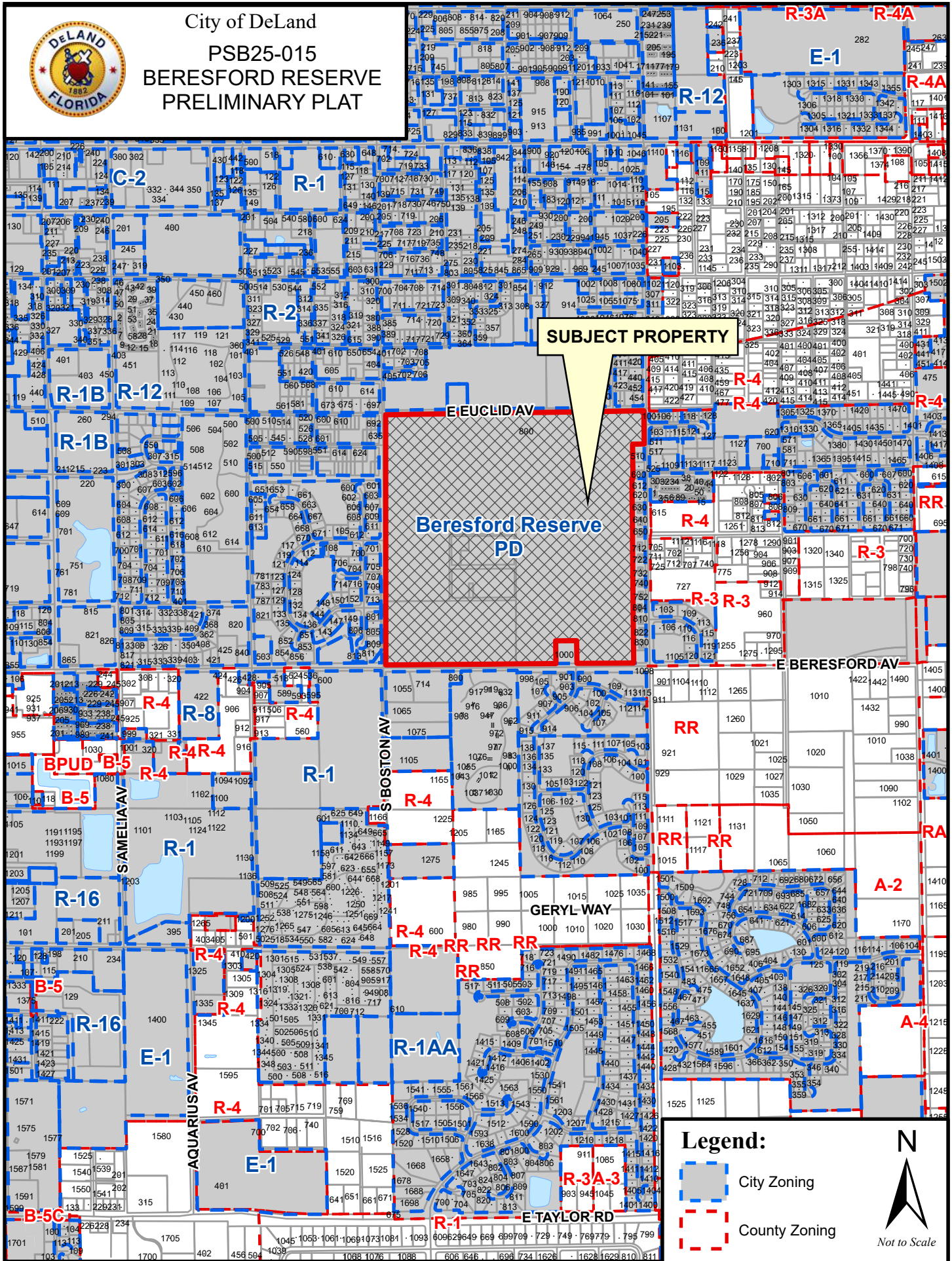


City of DeLand
PSB25-015
BERESFORD RESERVE
PRELIMINARY PLAT





City of DeLand
PSB25-015
BERESFORD RESERVE
PRELIMINARY PLAT



Issues for record PSB25-015**Job Address: 800 E EUCLID AV, DELAND FL 32724****Job Description: Beresford Reserve is a proposed single-family development located between E Beresford Ave and E Euclid Ave. The project scope includes 408 single-family residential lots with a clubhouse, pocket parks, and city parks.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Open	<p>Ditto See Planning Comment.</p> <p>Last comment from reviewer: Please identify the trees that were saved as a result of consideration of this comment.</p>	L0.77	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Overlapping Trees Please adjust labels on overlapping trees.</p> <p>Last comment from reviewer: Explain why the TPA was reduced and trees removed that could have been preserved.</p>	L0.67	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic Trees near Matchline to Sheet L0.64 Can these contours be adjusted to preserve additional historic trees?</p> <p>Last comment from reviewer: Several of trees to be removed have been retained (east side of the residential lot), however, it appears that there are others (west of the residential lot) that could be preserved as well.</p>	L0.65	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic and Specimen trees around Pond G Can the pond's perimeter be adjusted to save additional trees?</p> <p>Last comment from reviewer: Verify whether or not the pond can be adjusted.</p>	L0.65	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree 983 Can the pipes be adjusted to save an additional historic tree?</p> <p>Last comment from reviewer: Efforts to preserve tree 983 as well as the one adjacent to it would provide added value to the property and diversion of the pipes to preserve the trees is encouraged.</p>	L0.65	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic Trees near Tree 978 Can any of these historic trees be preserved?</p> <p>Last comment from reviewer: Provide rationale as to why these trees could not be preserved since they are in open areas.</p>	L0.65	Mariellen Calabro	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Open	<p>Historic Trees around Pond F Could the outline of this pond be adjusted to preserve additional historic trees.</p> <p>Last comment from reviewer: Adjust the outline of this pond to preserve additional historic trees.</p>	L0.64	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree III and possibly Tree 110 Could this park be expanded to save one or two more historic trees?</p> <p>Last comment from reviewer: Preserving these trees could add value to the property and is encouraged.</p>	L0.63	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Lot 98 Could this lot be converted into a park to save Trees 83 and 82?</p>	L0.62	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree 87 and the Historic Tree next to it Can the stormwater be re-routed to save these trees (and can you adjust the label on the tree under Tree 87)?</p>	L0.62	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree 136 Could the pond grading be adjusted to save this tree and the unlabeled tree that is split by the match line?</p>	L0.61	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Trees 373, 374, 379, 1046, 1047, and 2443 Can the dry pond be adjusted to save additional historic trees?</p>	L0.60	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic Trees near Road G What is proposed for these areas? Can any of these trees be saved?</p>	L0.60	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Pond I Could the contours of this pond be modified to save Tree 711, Tree 844, and possibly Tree 845?</p>	L0.59	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Trees 630 and 456 Could you expand the TPA to save these trees if they are in good condition?</p>	L0.59	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic Tree Adjacent to TPA Can this TPA be expanded and the contours adjusted to preserve another historic tree?</p> <p>Last comment from reviewer: (Four historic trees saved)</p>	L0.58	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Trees 387 and 367 Rather than removing these trees now, is it possible to try to incorporate them into the design of the future community amenity?</p>	L0.57	Mariellen Calabro	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Open	<p>Overlapping Historic Trees Adjust the labels so they can be read. Is there a 60" DBH historic tree in this area? Could a larger park be created to preserve it?</p> <p>Last comment from reviewer: Please provide a response to the comment.</p>	L0.56	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree 184 It looks like Tree 184 is in pocket park. Could the park be expanded to save Trees 185 and 186. Why is Tree 184 shown as removed if it is in a park?</p> <p>Last comment from reviewer: Please respond. Acknowledgement is inadequate.</p>	L0.56	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Trees 128 to 131 Can any of the trees adjacent to Road T be saved?</p> <p>Last comment from reviewer: Explain the rationale for removal of the trees.</p>	L0.56	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Perimeter Landscaping Is it possible to retain some of the perimeter trees and incorporate them into the landscape plan?</p> <p>Last comment from reviewer: Staff acknowledges that some trees are now being retained due to the addition of TPA, however, there are others nearby that appear to be available for retention as well. Explain the rationale for their removal.</p>	L0.55	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Lots 179 and 180 Could these lots be converted to a passive park to preserve additional historic trees?</p>	L0.52	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Historic Trees adjacent to Euclid Please indicate why these trees cannot be preserved.</p>	L0.52	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Lots 170 and 171 There are several historic Live Oaks clustered in this location. Could these lots be turned into a passive park to preserve additional historic trees?</p>	L0.51	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Specimen Tree Impacts It does not appear that you will be preserving sufficient specimen trees. Please indicate why additional specimen trees cannot be preserved.</p> <p>Last comment from reviewer: Please indicate why additional specimen trees cannot be preserved.</p>	L0.50	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	<p>Tree Replacement Calculations This project is only preserving 12% of the historic tree inches on site. Please explain why additional inches cannot be preserved. You will need to go before the Tree Advisory Committee and City Commission for approval to impact historic trees.</p>	L0.50	Mariellen Calabro	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Numerous suggestion on methods to save more trees have been provided. Explain why they cannot (or) are not being implemented.				
Forestry	Open	Legend Font The font on the legend is very faint and difficult to read. Last comment from reviewer: Adjust the font for the legend.	C4.15	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	Historic Tree Impacts According to the data you have provided, there are about 150 historic trees on this property, totaling 9,264" DBH. You are proposing to remove 8,120" DBH, or 88% of the total inches. Before any historic trees can be removed, you will need to go before the Tree Advisory Committee and the City Commission and demonstrate to them that the trees are in deteriorated condition or that the property cannot be developed without removing the trees. You will need to show that you have attempted to preserve as many historic trees as possible. Please describe how historic trees were considered during the design of this project and indicate any measures that you have taken to preserve historic trees. Last comment from reviewer: While some efforts have been made, there are several other adjustments that could be made to save more trees that were not made but were only acknowledged.	C0.0	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	Area to be Preserved Why are you preserving a cluster of Laurel Oaks and Loblolly Pines immediately adjacent to an area that contains specimen and historic Live Oaks proposed for removal? To remove historic trees, you will need to demonstrate to the City's Tree Advisory Committee and City Commission that you have taken measures to preserve as many historic trees as possible. Areas like this do not support that argument. Last comment from reviewer: Explain why the laurels were preserved.	L0.67	Mariellen Calabro	Deborah Glick	Yes
Forestry	Open	Historic Tree mitigation 1. Provide a list of the historic, specimen and Laurel Oak trees separate from the those listed within the Tree Mitigation Plan (L0.68 – L0.77) including the DBH in order to verify what is being removed and needs to be replaced. Historic tree replacement inches equals 100% of inches removed and 50% for specimen trees. 2. Verify whether or not any of the tree protection areas contain historic or specimen trees that will be maintained or Laurel Oak trees that will be removed. 3. Correct the "Total inches to be mitigated" in the Notes spreadsheet on page L0.77 to read 19,791.5 instead of 19,781.5.	L1.00	Belinda Collins	Deborah Glick	Yes
Forestry	Open	Lot Tree Table Please provide a table that indicates the number of trees that will be on each lot. Lots require one tree per 2500sqft. Each lot must include a front yard canopy tree.	L1.00	Kit Dennis	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: All trees added are shown along the street and not on the lots.				
Forestry	Open	<p>Historic Tree Mitigation None of the proposed trees with meet the minimum specifications for historic tree replacement. I cannot determine what the required mitigation will be until the requested tree information has been received. For future submittals, please be aware that historic trees that are approved for removal require 100% DBH replacement, and that the minimum size trees accepted for historic mitigation are 6" caliper, and 17' height.</p> <p>Last comment from reviewer: The updated landscape plan, pg. L0.50, still lists the TPA as being short of the requirement by 6.4 acres. Please revise and provide an Excel spreadsheet of the Tree Mitigation Data to verify the replacement requirements.</p>	L1.00	Kit Dennis	Deborah Glick	Yes
Planning	Open	<p>Architectural Elevations Elevations A & B are very similar for the Baldwin, Astor, and Campbell product types. Please consider architectural elevations/features/details to provide more distinguishment and articulation.</p>	110	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>City Park It is recommended to submit the site plan application for the City Park at your earliest convenience since it is to be constructed as part of Phase 1.</p>	C4.0	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Road Names Be sure road names are updated throughout all sheets.</p>	C4.0	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>CC&R Please provide in word format for City Attorney review.</p>	1	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Lots 146, 149 (Sheet C4.6) Lots 146 & 149 appear to be just under the required lot length (120').</p>	C4.6	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Density (Sheet C4.0) Please add density calculation to site data table.</p>	C4.0	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Pond C (Sheet C4.0) Remove reference to Pond within Park throughout plan set, unless there is a pond proposed.</p>	C4.0	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Sheet L0.78 Table Be sure to update this table.</p>	L0.78	Christopher Carson	Deborah Glick	Yes
Planning	Open	<p>Lot 175 Update label.</p>	C4.12	Christopher Carson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Proposed Parking The Duplexes (townhomes) shall have one (1) parking space in the driveway and one (1) space in an internal garage in addition to the guest parking. (208 on parcel + 26 guest (on-street) = 234 total required spaces)				
Planning	Open	Update typical lot note to mention garage spaces. The single family parcels shall accommodate 2 driveway spaces and 2 spaces in the garage in addition to the required guest parking. (1,016 on parcel + 64 guest (on-street) = 1,080 total required spaces) Update typical lot note to mention garage spaces. On-street required parking is being met but need to update the on lot proposed.	C4.0	Christopher Carson	Deborah Glick	Yes
Planning	Open	Southern Red St. Crosswalk Due to the ADA parking stall along Southern Red St., please provide a crosswalk on Valley Oak Ave.	C4.5	Christopher Carson	Deborah Glick	Yes
Planning	Open	Valley Oak Ave. Sidewalk Provide a 5' sidewalk on the west side of Valley Oak Ave. between Sinclair St. and Euclid Ave.	C4.2	Christopher Carson	Deborah Glick	Yes
		O & M (Sheet C4.12) Add a note that the trails shall be owned & maintained by the CDD.				
Planning	Open	Also add a note that the sidewalks, street trees, and other improvements located between the sidewalk and the roadway, including curb & gutter, shall be maintained by the CDD.	C4.12	Christopher Carson	Deborah Glick	Yes
		Tree Mitigation Plan It seems there are a number of trees proposed for removal where the existing and proposed grade are close in elevation. Can some of the plans be re-worked to save some of the larger caliper and healthy trees? There are a number of trees where shifting the sidewalk could result in the ability to be saved for example. Please work with Forestry for more technical assistance if needed.				
Planning	Open	Last comment from reviewer: Comment to remain as Informational:	L0.77	Christopher Carson	Deborah Glick	No
		TPA Area (Sheet L0.50) The provided TPA does not meet the required. Please clarify and/or update as needed.				
Planning	Open	Last comment from reviewer: Be sure sheet calc's are updated.	L0.50	Christopher Carson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		<p>Proposed Plantings More than half of the proposed species are non-native. Please increase the number of native species. If all or a majority of plantings are native, this can be considered an element of LID. Be sure to fill in the table as marked up. Also provide the percentage of plants that are Florida Friendly, Native as a note.</p>				
Planning	Open	<p>Some additional native shrubs to consider include beautyberry, buttonbush (wet), cocoplum, false rosemary, azalea, darrow's blueberry</p> <p>Additional groundcovers to consider include dune sunflower, blue porterweed, twinflower, wild petunia, brown's savory, wild strawberry, lyreleaf sage (wet), blue eyed grass (wet), frogfruit</p> <p>Last comment from reviewer: Comment to remain as informational.</p>	L1.51	Christopher Carson	Deborah Glick	No
		<p>Proposed Plantings Please swap the Japanese Privet and Asparagus Fern as they are invasive or are no longer recommended for planting by IFAS as they are predicted to be invasive.</p>				
Planning	Open	<p>https://edis.ifas.ufl.edu/publication/ST352</p> <p>Some native alternatives include: Eastern Redbud, Simpson Stopper, Silver Buttonwood, Florida Privet, Chickasaw Plum</p> <p>Last comment from reviewer: Thank you for removing Japanese Privet, Asparagus Fern is still included in the plans.</p>	L1.51	Christopher Carson	Deborah Glick	Yes
		<p>Road H We understand the width required for Road H but please consider reducing Road H to a one-way road (East to West) to function as an alley serving the rear loaded product. Coordinate with fire Marshal to reduce the one-way road to the minimum required by fire code.</p>				
Planning	Open	<p>Also consider eliminating the sidewalks along road H and increase the sidewalk width along the park and along the rear loaded homes adjacent to Road G to 10'. This will provide more space for landscaping to the rear of the homes.</p> <p>Last comment from reviewer: Remove the right of way references to Byers Lane.</p> <p>Alternatively, revise Byers Lane to be a 30' Alley and refer to Sec. 33-87.01(4)c. "Whenever a lot abuts upon an alley, one-half of the alley width may be considered as a portion of the required rear yard; however, such width shall not exceed ten feet."</p>	C4.0	Christopher Carson	Deborah Glick	Yes
		<p>LID Please include additional LID elements. Some elements to consider include permeable driveways, rain gardens, vegetated bioswales, bioretention, etc.</p>				
Planning	Open		C4.0	Christopher Carson	Deborah Glick	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Thank you for providing the permeable crosswalks. Please include additional LID treatments with your next submittal.				
Planning	Open	Stormwater Pond Plantings Can native plantings be planted around the perimeter of the pond to help runoff? Additional tree plantings? Please consider around all ponds. Last comment from reviewer: Comment to remain as informational.	L1.01	Christopher Carson	Deborah Glick	No
Planning	Open	Outside Agency Approvals Be sure to upload any outside agency permit approvals such as DEP or Volusia County. Last comment from reviewer: Informational:	C4.0	Christopher Carson	Deborah Glick	No
Planning	Open	Plat Standard Information Be sure to provide permanent reference and permanent monument points at every corner, change of direction, and street right of way, as applicable according to State Statutes. Also be sure any and all easements and widths are shown. Last comment from reviewer: Informational	C4.12	Christopher Carson	Deborah Glick	No
Planning	Open	Lot Landscaping Provide plantings (variety of trees, shrubs & groundcover) around all stormwater ponds. Last comment from reviewer: Informational.	L1.00	Christopher Carson	Deborah Glick	No
Planning	Open	Lot Number's Be sure each lot (Preliminary Plat) is numbered. Last comment from reviewer: Informational	C4.12	Christopher Carson	Deborah Glick	No
Planning	Open	Rear Loaded Alley Architecture Please provide larger front porch amenity areas for the rear loaded housing products. Last comment from reviewer: Please provide additional amenities to activate the streetscape. Recommend covered/shaded areas for each unit.		Christopher Carson	Deborah Glick	Yes
Planning	Open	Resubmittals Please note, a resubmittal may result in additional comments if plans did not provide enough detail to complete the review, or if substantial changes are required based on staff comments. Applicant initiated changes may also result in additional comments. Last comment from reviewer: Informational.		Christopher Carson	Deborah Glick	No
Planning	Open	Parking stalls Parallel on-street parking must meet the City's parking dimensions of 9 x 22. Revise all	C4.2	Christopher Carson	Deborah Glick	No

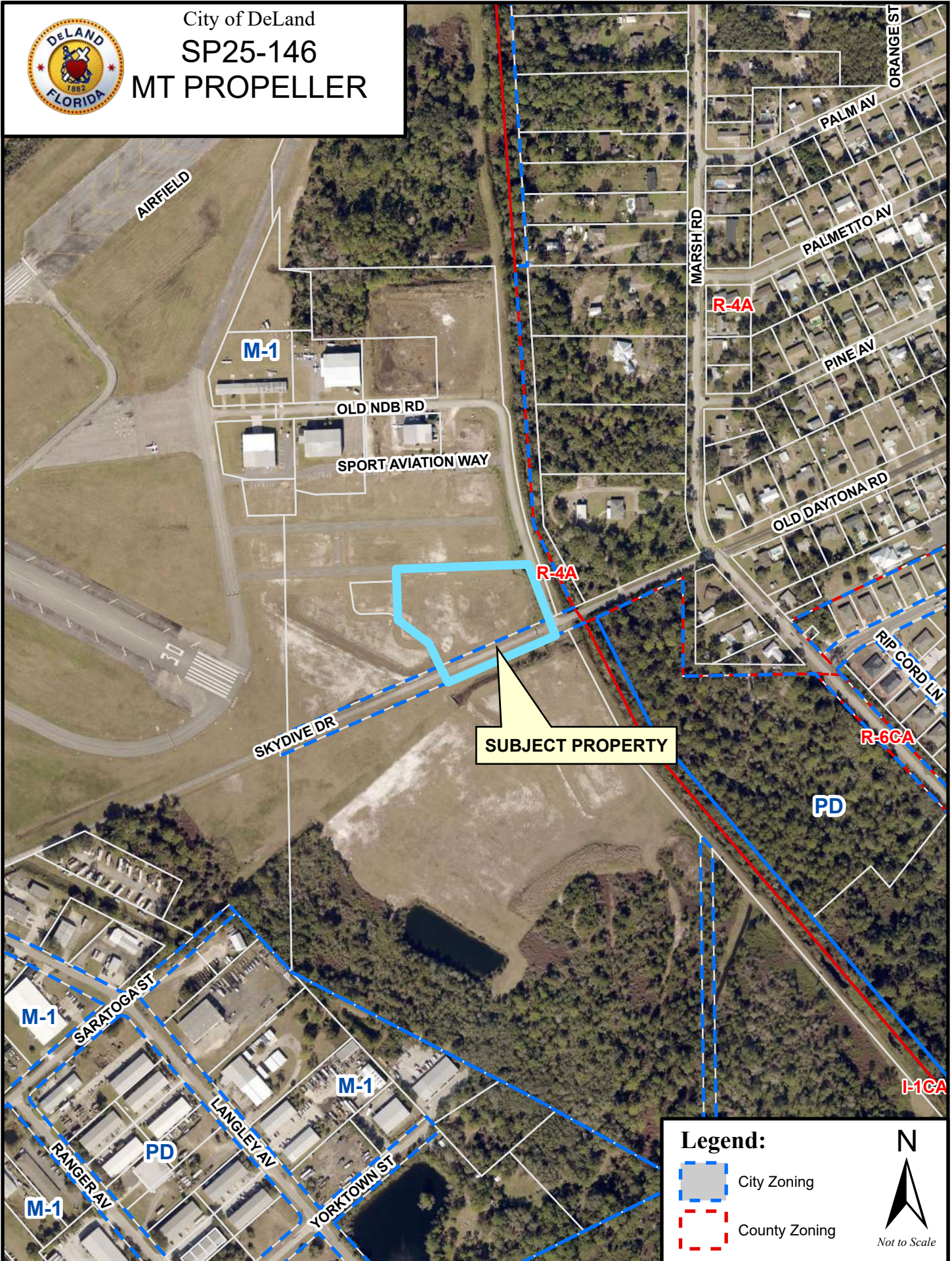
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		on-street parking spaces to meet.				
Planning	Open	<p>Park Provide details of Park and all pocket parks. What sort of equipment or amenities are provided. Please include dimensions and details if playground equipment, dog park, or other formal amenities are provided.</p> <p>Last comment from reviewer: For the pocket parks, please provide setback and other dimensions as applicable.</p>	C4.9	Christopher Carson	Deborah Glick	Yes

NEW BUSINESS

1



City of DeLand
SP25-146
MT PROPELLER








City of DeLand
SP25-146
MT PROPELLER



Legend:

-  City Zoning
-  County Zoning

 N
Not to Scale

Issues for record SP25-146**Job Address: 1650 Old NDB RD, Deland Florida 32724****Job Description: The project includes a 2-story building for the assembly and installation of aircraft propellers. The site is located north of Skyway Drive in the Sport Aviation Village.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	FAA Letter Provide FAA Approval documentation.	H0.32545	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Taxilane Vertical objects adjacent to the taxilane or pad leading from the hangar door to the taxiway may not be allowed, i.e. FDOT Type F Curb. I am checking with the Airport Manager regarding appropriateness.	CIVIL / UTILITY	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Protection 1. Provide location of backflow and fire lines for the sprinkler system (Building Requires Fire Sprinkler) 2. Provide location of all hydrants within 500 ft of the structure. 3. Provide fire flow calculations for the structure. 4. Provide location of FDC (Must be within 100 ft or hydrant)	CIVIL / UTILITY	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Queen Palm Tree This species is not on the list of approved species. Other options include cabbage palm, mule palm or Sylvester palm.	LANDSCAPE	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Exception - Airport Overlay District In accordance with Section 33.33.09(d), Deland Municipal Airport zoning regulations, this project is exempt from the City's landscaping standards.	H0.32545	Laureen Kornel	Laureen Kornel	No
Planning	Draft	Fruit-bearing Plants Please consider alternatives to fruit-bearing plants to discourage attracting wildlife.	LANDSCAPE	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Setback Table - Street Side Please show the required street-side setback 30-feet in the setback table and dimension on site plan.	H0.32545	Samuel Nelson	Christopher Carson	Yes
Planning	Draft	Architecture Additional architectural detail including vertical and horizontal elements is required to break up long expanses of blank walls. Please revise the elevations to conform with the Community Design Standards as outlined in Sec. 33-94.03.	A4.0	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Additionally, metal siding is not permitted as an exclusive exterior finish. Please provide additional materials or architectural elements.				
Planning	Draft	<p>Mechanical Equipment / Outdoor Storage Where will mechanical equipment be located? If rooftop mechanical equipment is proposed, please show it as a dashed line behind a screen wall to provide screening.</p> <p>Is outdoor storage proposed? If so, outdoor storage shall be called out on plan and screened.</p>	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Setbacks The setbacks shown on the site plan do not match what are shown in the site data table on the cover sheet. Please revise the plan to show the correct, consistent setbacks.</p>	SITE	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p>Maximum Height The maximum height for buildings in the M-1 zoning district is 65 feet. If the maximum of 35 feet shown is another agency's requirement, please show this on the plan. Otherwise, please revise the data table to show a maximum height of 65 feet.</p>	H0.32545	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p>Parking Calculations - Net Area When determining the required parking for a use, the net area floor area (85% of the gross floor area) is considered. Please update the calculation to include net floor area and show the reduced parking requirement.</p> <p>33-91.03 (i)</p>	H0.32545	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	<p>Entrance Landscaping Please provide plantings at the corner of Old Ndb Rd. & Skydive Dr. to create an entry feature.</p>	LANDSCAPE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Plant List Please add a column indicating whether the species is Native or not. Also add a column indicating low, medium, or high water usage.</p> <p>Add a note to indicate the percentage of native plantings, and percentage of drought tolerant species.</p>	LANDSCAPE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Mulch Mulch 3" minimum. Consider pine bark mulch.</p>	LANDSCAPE DETAILS	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Wheel Stops Please provide wheel stops for all parking spaces adjacent to the sidewalk.</p>	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Bicycle Parking Please provide accommodations for 2 bicycle parking spaces.</p>	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Driveway Consider reducing the 30' driveway to reduce impervious surface area.</p>	SITE	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Parking Calcs Where did the 36.8 & 9.65 come from?	H0.32545	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Future Expansion Add a note that the area designated for future expansion shall be sodded, stabilized, and maintained until future expansion construction.	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	ADA Stall Length Please confirm the ADA spaces are at least 20' in length.	SITE	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Signage Will there be a monument sign? Provide location and add a note that sign will require separate building permit.	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Right-of-Way Final lot line and right of way configuration to be coordinated with staff.	SITE	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	ITE Calculation Please provide ITE trip generation summary on site data table.	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Fire Hydrant Where is the nearest fire hydrant?	CIVIL / UTILITY	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Monitoring Well Will the monitoring well be mitigated?	SURVEY	Christopher Carson	Christopher Carson	Yes
Planning	Draft	AutoTurn Please provide Autoturn	H0.32545	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Building Dimensions Please provide dimensions for the buildings, including the future expansion, on the plan.	SITE	Christopher Carson	Samuel Nelson	Yes
Planning	Draft	Project Area Provide project area in square feet and acreage. Also, please include the area of the future expansion.	H0.32545	Christopher Carson	Samuel Nelson	Yes
Planning	Draft	Photometric Plan Please provide a photometric plan compliant with Dark Sky Standards.	H0.32545	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Future Parking Spaces Please provide more information on the future parking spaces such as when will they be constructed, who will construct, etc..	SITE	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Drive-Aisle Consider a one way drive-aisle with angled parking (for the outlined portion)to reduce impervious surface area.	SITE	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Site Data Please move site data information to the site plan sheet.	H0.32545	Christopher Carson	Christopher Carson	Yes
Utilities	Draft	Irrigation Show where irrigation connection is proposed. A 12" reclaim line is just to the west and shall be used for the source of irrigation water.	IRRIGATION	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Force Main 4" sewer force main not shown on plans where parking spaces will be place over top on south side of Skydive Drive.	CIVIL / UTILITY	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Services Protect sewer service lateral and water service. Show them on plans for protection by excavator.	CIVIL / UTILITY	Jim Ailes	Jim Ailes	Yes

Conditions and notes for record SP25-146**Job Address: 1650 Old NDB RD, Deland Florida 32724****Job Description: The project includes a 2-story building for the assembly and installation of aircraft propellers. The site is located north of Skyway Drive in the Sport Aviation Village.**

Discipline	Status	Type	Details	Attached To	Created By
Planning	Draft	Note	Signage All signage shown is for illustrative purposes only. Separate sign permits are required.	A4.0	Samuel Nelson

NEW BUSINESS

2





City of DeLand

PSB25-131
ORANGE CAMP COMMERCIAL
PHASE I



SUBJECT PROPERTY

Legend:

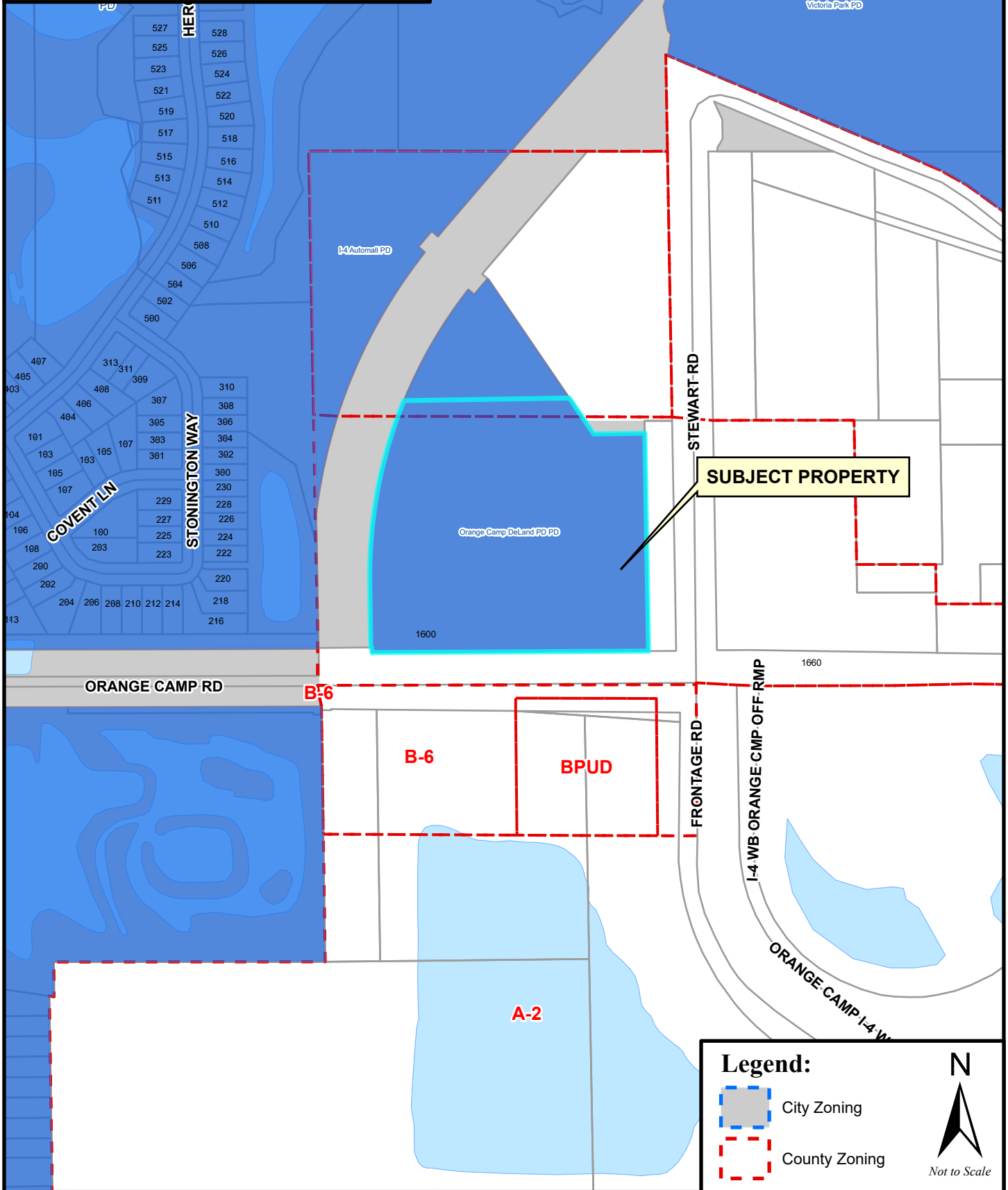
-  City Zoning
-  County Zoning





Not to Scale



City of DeLand
PSB25-131
ORANGE CAMP COMMERCIAL
PHASE I



Legend:

-  City Zoning
-  County Zoning



Issues for record PSB25-131**Job Address: 1600 ORANGE CAMP RD, DELAND FL 32724****Job Description: Includes the construction of a multi-parcel subdivision with associated clearing, mass grading, utilities, access roadways, and a master stormwater system.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Left Turn Lanes The dual left turn lanes onto Orange Camp Rd, a 4-lane divided highway, without a traffic signal seems very unsafe.	C6	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Sidewalk The sidewalk along the south side of Lot 1 is located within the 40' Landscape Buffer.	C5	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Treatment System Stormwater Treatment Systems that contain a bleed down orifice are defined as detention systems, not retention.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	100yr/24hr Storm Except as required for maintenance of adjacent wetland hydroperiod by SJRWMD, the developed site shall retain the 100yr/24hr storm event onsite. The emergency overflow weir should be set at or above that storage volume.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Permits Provide the permits from the following agencies prior to construction: SJRWMD, Volusia County, Health Dept, FDEP. FDOT Permitting may also be required.	C1	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Cross Section A-A 1. The proposed elevations shown in the plan view surrounding ST-7 and ST-8 disagree with elevations shown in Section A-A.	C7	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	100yr/24hr Storm Provide the Pre/Post information for the 100yr/24hr storm event.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Geotech Report The Geotechnical Report provided is dated 10-31-2018. The City has observed significant increases in groundwater table in this area. Provide an updated Geotech Report.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Existing Onsite Flows Various ponds adjacent to the basin areas described here on the perimeter of Victoria Gardens discharge into the basins shown. Existing onsite flows must be accommodated and accounted for in the modeling. No upstream or downstream adverse effects are allowed to occur.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Existing Onsite Flows Various ponds adjacent to the basin areas described here on the perimeter of Victoria Gardens discharge into the basins shown. Existing onsite flows must be accommodated and accounted for in the modeling. No upstream or downstream adverse effects are allowed to occur.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Proposed Stormwater Connections Provide details pertinent to the proposed future stormwater connections in each lot.	C7	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Discharge Structure 1. Provide a detail for Discharge Structure ST-15. 2. Provide a skimmer to retain floating debris and oils. 3. The overflow elevation is the same elevation as the top of berm. Provide at least 6" of freeboard. 4. Provide energy dissipation and erosion and sediment control at the outfall. 5. The Stormwater Calculations Indicate a bleed down orifice in ST-15 that is not indicated in the plans. 6. The T.C. elevation for ST-15 is listed as 75.00' in the Stormwater Calculations while it is listed at 75.50' here. Please clarify.	C7	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Errant Plan It appears that there is a duplicated plan section in the upper right hand corner.	C17	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Contours 1. The existing 73' contour at the south end of Lots 2 and 3 should be closed with a proposed contour. 2. Provide information for the future development of Lot 4. As shown, it will be nearly unusable without a retaining wall being constructed. 3. The stormwater pond profile in Section A-A does not accurately reflect the contours shown in the plan view.	C7	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Legend 1. It is usual and customary for linetypes and hatch patterns shown on the plan to be represented in the Legend, i.e. Lift Station area and access drive, type and kind of concrete curbing, parcel boundaries, utility piping, etc. 2. Items in the Legend, i.e. Parking Count, Handicap Parking Space, Street Lights, should be represented somewhere on the plan sheet.	C6	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Legend 1. It is usual and customary for linetypes and hatch patterns shown on the plan to be represented in the Legend, i.e. Lift Station area and access drive, type and kind of concrete curbing, parcel boundaries, utility piping, etc.	C5	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	As-Built Requirements As-Built shall be submitted signed and sealed in pdf format, along with CADD files.	C3	Steven Danskin	Steven Danskin	Yes
Engineering	Draft	Stormwater Construction Notes All storm pipes shall be video inspected and jump drive provided to the City prior to acceptance.	C2	Steven Danskin	Steven Danskin	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Fire	Draft	Fire Hydrants Identify the locations of existing fire hydrants. Additional hydrants will likely be required.	C8	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Historic Trees Verify if there any historic trees on site. Existing historic trees shown to remain shall be protected during construction. Chain link fencing (min. 6' height) shall be installed at a distance of 1½ x the dripline of all trees or tree groups to remain. Tree protection shall remain for the duration of construction. Non-historic protected trees to remain shall be protected in accordance with the City's standards and ordinances.	C4	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Landscape Legend Provide a landscape Legend identifying the plant material.	LS-01	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Landscape Notes numbers 2, 4 and 13 Add the words "and the City of DeLand".	ID-01	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Landscape Specification Notes Should "of" be replaced with "or"?	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Landscape Specification Notes Should "changed" be revised to "changes"?	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Plant Schedule - Bald Cypress Container Size For bald cypress, the container size is too small. Increase container size from 30 gallon to 45 gallon with a minimum of 8' and minimum 2' spread in accordance with the Florida Grades and Standards for Nursery Plants.	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Plant Schedule (QV) The specifications for QV appear to be a combination of the requirements for 45 gallon and 65-gallon material. Please determine if you will be planting 2" DBH or 2.5" DBH and adjust the specifications: For 3" caliper (2" DBH) the specs are 45 gallon 8' ht. and 4' spread. For 3.5 caliper (2.5 DBH) the specs are 65-gallon, 9' ht. and 5' spread.	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Mulch Please be sure to avoid adding much at the base of trees.	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Tree Mitigation Calculations - Required Trees The total site area provided is 392,733 square feet or 9.01 acres which does not match the 11.09 acreage figure on the Cover Sheet of the Plan Set. Please clarify the total acreage of Phase I to be consistent throughout the plan set. Upon clarification, the City will be able to verify the project Minimum Tree Coverage and associated calculations within the provided Tree Mitigation Calculations.	LS-03	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Tree Barricade Detail Provide updated Barricade Detail dated January 31, 2023. The updated detail may be found at www.deland.org .	LS-02	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Wetland Impacts This project has extensive wetland impacts. Please coordinate with the Planning Department, and St. Johns River Water Management District regarding potential wetland impacts.	C4	Laureen Kornel	Laureen Kornel	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	<p>Phase 1 Basin Area The total acreage provided on the cover sheet (11.09) does not match the 9.01 total acreage provided on LS-03 of the plan set. Please revise the cover sheet or Sheet LS-03 so that the acreages match. Tree calculations cannot be reviewed until this discrepancy is addressed.</p>	C1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<p>Parcel ID # Please revise the Site Information Table to include all Tax Parcel ID numbers to match the provided property boundaries.</p>	C1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<p>Cover Sheet - Sheet Index The Sheet index is missing the following two items: 1. Landscape Plan; and 2. Irrigation Plan Please add the above two items to the Sheet Index List.</p>	C1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	<p>Tree Replacement/Landscaping Requirements The submittal does not have sufficient information (complete Landscape Plan) to adequately review the tree replacement/landscaping requirements for the project. As a result, Forestry staff will be recommending that this project be continued to the next TRC meeting.</p>	C1	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	<p>Rain Sensor Consider the use of a smart wi-fi enabled sensor & controller to maximize water efficiency.</p>	IR-02	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>LID Incorporate LID elements into the project. The County's document for guidance can be found at the following link: https://www.volusia.org/file/6744/5.6.25_Approved_LID_Guidance_Manual_lastrevised_11.8.24.508.pdf Some other considerations: -utilize the median islands, and planting strips along proposed A for bioretention facilities and/or rain gardens. -permeable pavers for crosswalks -stormwater wetland to mimic the natural environment</p>	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Wetland Impacts Submit the wetland alteration permit application and wetland management plan in accordance with LDR 33-58. Please reconfigure and redesign the site to minimize wetland impacts and preserve the wetlands to the fullest extent possible.</p>	C4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Forcemain / Reclaimed Water Relocate the Force Main and reclaimed water lines along the west side of Street A to the east side of Street A to minimize disruption to the wetlands northwest of the project.</p>	C8	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Project Limits - Legal Description A portion of the legal description is describing property not within the City limits. Please clarify. Verify Acreage.</p>	C1	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	ERP Informational: Approved ERP required prior to site construction.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Plat Standard Information Be sure to provide permanent reference and permanent monument points at every corner, change of direction, and street right of way, as applicable according to State Statutes. Also be sure any and all easements and widths are shown.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Resubmittals Please note, a resubmittal may result in additional comments if plans did not provide enough detail to complete the review, or if substantial changes are required based on staff comments. Applicant initiated changes may also result in additional comments.	C1	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Maintenance (Sheet LS-03) Maintain all Landscaping after final approval and acceptance.	LS-03	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Street A Reduce travel lanes to 11' within the proposed Street A right of way. Revise Street A to be consistent with PD concept plan. 2 southbound lanes and 1 northbound.	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Overhead Power Overhead Powerline shall be buried.	C4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Cross Access Locations Informational: The proposed cross access locations could shift based on site plan review which will require a plat amendment. A public use easement will be required for internal sidewalk cross access.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Lift Station Lift Station cannot be in R/W. Shift location to stand entirely on its own tract. Will need to be dedicated to public.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sign Area / TPA The areas north of the proposed sign location do not meet the 20' minimum to count as TPA. Remove or extend to meet the 20' minimum.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Proposed Signalized Intersection Who is to construct/fund the signalized intersection? When?	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Utility Providers Provide full list of utility providers including water/sewer/reclaimed, power, phone, etc.	C1	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Orange Camp Rd. Change Orange Camp Blvd. to Orange Camp Rd. on all applicable sheets.	C8	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Safety Concerns Staff has concerns regarding safety from the proposed improvements. Please coordinate with Volusia County to reduce the target speed of Orange Camp Rd. Reduce travel lane width to 11' and increase width of bicycle lane and median as applicable.	C17	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Street A Typical Section Provide Street A Typical section. What is the design speed?	C7	Christopher Carson	Christopher Carson	Yes
Planning	Draft	FFE Provide finished floor elevations for each parcel.	C7	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Driveways (Sheet C6) Please shift driveways & proposed cross-access to maximize preservation of existing trees and reduce the number of curb cuts. .	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Project Limits Please clarify the project boundary (52.11 ac.) , phase 1 Basin Area (11.09 ac.) , Plat boundary limits (9.02 ac.), and Legal Description (16.58 ac.).	C1	Christopher Carson	Christopher Carson	Yes
Planning	Draft	TPA (Sheet C5) Can this TPA be extended to make it the entire 40' buffer?	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Lift Station (Plat Sheet 2) Place Lift Station LS-1 into its own tract.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Lift Station Screening Provide a 5' landscape buffer with a combination of trees and shrubs around the lift station.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Title Block (Landscape Sheets) Title block appears to be cutoff?	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Separate Site Plan Are all plantings being proposed as part of this construction plan set? Remove information related to separate site plan to not confuse what is proposed through this plan set.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Stormwater Plantings (Sheet LS-01) All stormwater ponds shall utilize supplemental plantings to enhance the functionality of the stormwater system. Please provide a variety of littoral plantings (trees, shrubs, perennials, and groundcover) around the stormwater pond.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Centerlines Show centerlines of all streets with all associated angles, bearings, or azimuth.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	R/W Landscaping Provide landscaping (Trees, shrubs, groundcover) in the frontage road median.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sidewalk What are the project limits of the sidewalk along the Orange Camp Blvd. right of way? Sidewalks or multi-modal paths shall be located along at least one side of all rights of way and shall provide connectivity with adjacent development. Since there is no existing sidewalk west of the frontage road, extend to connect to the existing sidewalk along Orange Camp Rd. Provide an enhanced pedestrian crossing to connect with the existing pedestrian network to the south.	C5	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Street Lighting All streets, driveways, sidewalks, bikeways, parking lots and other common areas and facilities in developments shall provide illumination. Provide dark-sky compliant lighting for the right of way. Include photometric plan.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Property Lines Be sure property lines are consistently shown across all sheets.	C4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Removed Trees Only show existing trees that will remain on this sheet and do not include those that are proposed for removal.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	TPA A minimum of 50 percent of the required minimum number of trees as provided in section 33-57.07(a) shall consist of existing trees within said area. Please display compliance.	LS-01	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Tree Removal Please show tree removal as a separate sheet.	C4	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Sidewalk Is the proposed 8' sidewalk located on the southside of the property being dedicated to the public?	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	TPA Why is this TPA broken up? Can it be combined ?	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Dual Turn Lanes Remove this dual turn lane and extend the median.	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Grading / Drainage Plan Are Lots 1-4 intended to be graded as part of this construction set or through site plan process? It's a bit tough to distinguish between existing/proposed grades. Please separate the grading and drainage plans as separate sheets.	C7	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Outside City Limits Remove improvements outside City limits.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Tree Preservation Area TPA located outside plat limits? Please clarify.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Tracts Place landscape buffers in open space tracts. Landscape buffers between lots are not needed on plat unless it is desired for them to be open space tracts. Place Tree Preservation Areas in TPA / Open Space tracts.	SHEET 2	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Tract Table Please provide tract table and provide columns to demonstrate purpose, acreage, ownership, maintenance.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Proposed Street A / Frontage Road Coordinate with Volusia County to obtain street names.	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Control Points Replace labels and provide labels as applicable for both Point of Curvature (PC) and Point of Tangency (PT).	SHEET 2	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Stormwater Pond / TPA Conflict It appears some of the stormwater pond is located within the Tree protection area. Tree protection areas may not be located inside a stormwater retention facility. Please revise the plan to meet.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Planting Detail (Sheet LS-02) There are no palms proposed, please remove from planting detail sheet.	LS-02	Christopher Carson	Christopher Carson	Yes
Planning	Draft	S&S (Sheet LS-03) Be sure all sheets are Signed & Sealed.	LS-03	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Species Diversity (Sheet LS-03) The proposed planting schedule is representative of a monoculture. Provide more species diversity in the planting schedule. Also provide more species that are naturally found in the area to maintain the existing character. Refer to the EA report for species. Some examples include Slash Pine, Myrtle Oak, American Holly, Sweet Bay, etc. Include groundcover in lieu of bahia. If Bahia is still desired, at to plant schedule.	LS-03	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Tree removal / preservation spreadsheet In the spreadsheet, be sure to include what specific species are shown. For example instead of listing just pine, what type of pine. There seems to be a number of specimen trees listed for removal that were not identified as specimen. Please revise.	LS-03	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Plant Schedule (Sheet LS-03) Add a column indicating whether or not the species is Florida Native. Also add a column indicating the species water demand (low, medium, high). Add a note indicating the percentage of native plantings and a note indicating the percentage of drought tolerant plantings.	LS-03	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Notes (Sheet C5) Remove notes 1-4 since this is the construction plan set.	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Accessory Structures Setback (Sheet C6) Remove the accessory structures setback line from all sheets.	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	Limit of Tree Protection Area (Sheet LS-01) There shall be no grading or hardscape work inside this zone.	LS-01	Christopher Carson	Christopher Carson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	<p>TPA Of the 756 trees on site, only 22 are being preserved. Why are so many trees being removed?</p> <p>The applicant must demonstrate that a reasonable effort has been made to situate the improvements so as to save as many of the existing trees as possible and to work with the existing grade to the greatest extent possible.</p> <p>Can the site be designed in a more efficient manner to preserve more existing trees?</p>	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Tree Preservation Exhibit Add sheets to the construction plans to indicate compliance with the resource protection standards. At minimum this is one sheet identifying the tree protection areas (with acreages identifying each area) and proposed/existing grades. Be sure to show all trees and indicate which are to be removed and which are to be preserved.</p> <p>A separate sheet should be a list of all the trees. Be sure to provide a column with the health of the tree, and a column indicating the reason for removal.</p>	C6	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>TPA Provide acreages for the tree protection areas.</p> <p>Be sure to add to the Site Data Table.</p>	C5	Christopher Carson	Christopher Carson	Yes
Planning	Draft	<p>Site Data Table (Sheet C1) Please relocate the site data table to the Overall Development Plan (Sheet C5).</p> <p>Be sure to include all associated parcels.</p> <p>Consolidate existing & proposed zoning to "zoning"</p> <p>Call out specific PD name. Add maximum Impervious surface area requirements to table. (Individual Parcels 85 %, cumulative across entire PD 70 %).</p>	C1	Christopher Carson	Christopher Carson	Yes
Utilities	Draft	<p>Utility Details Details need updated to latest version 12-30-2024</p>	C9	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p>Lift Station Wrong pumps specked. By-pass piping is incorrect. A Generator will be required. Site Plan does not match city specifications.</p>	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p>Reuse Call out line size that will support 2" reuse services.</p>	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p>Reuse Needs valve, cap, 2" blow off</p>	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	<p>Water Needs valve, cap and 2" blow off</p>	C8	Jim Ailes	Jim Ailes	Yes

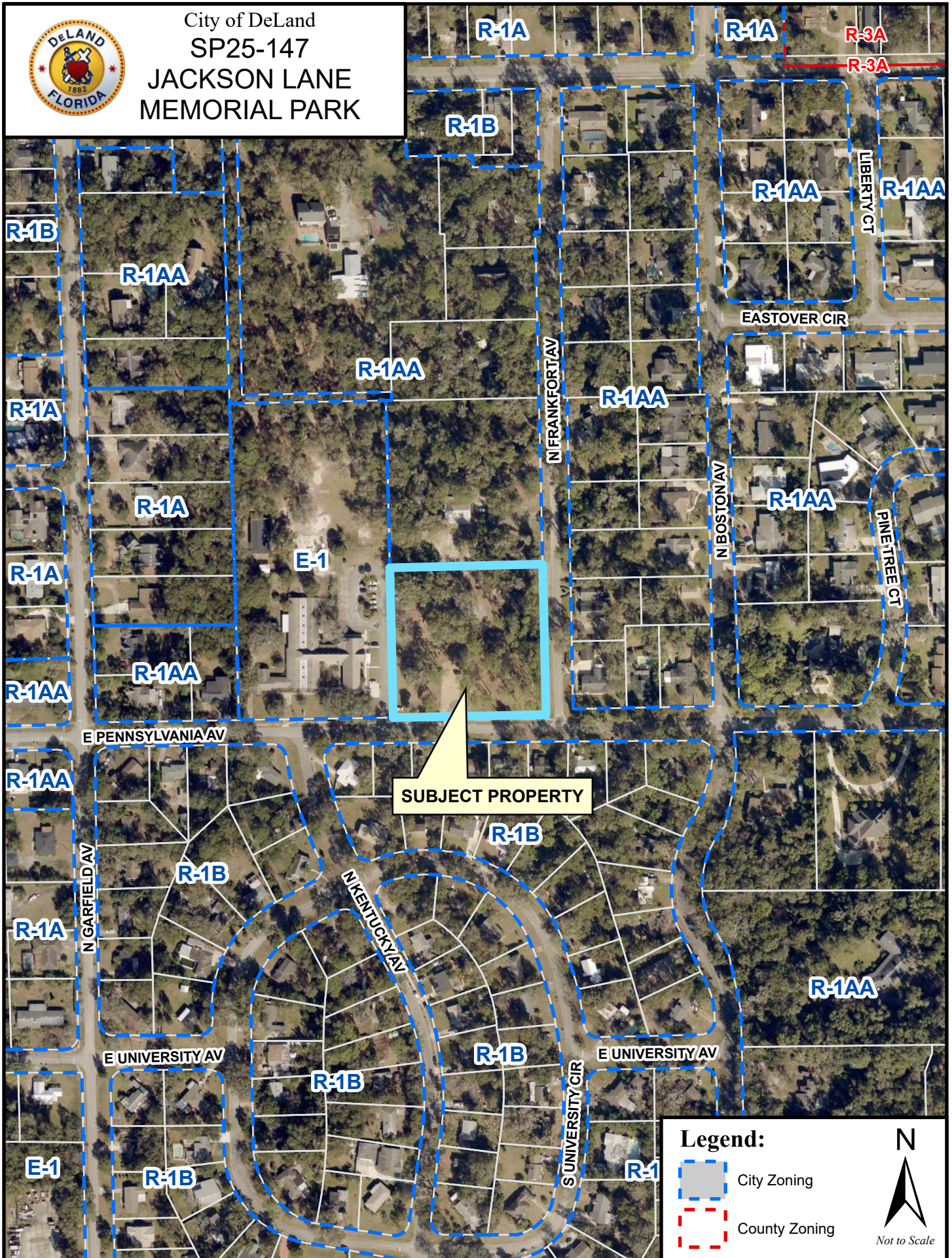
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Water Need Valve, cap and blow of for future connection point.	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Water Need isolation valves on wye.	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Stub Out Again Phase I shows no support for future phases. Need to add a Tee and Valve with a cap and B/O.	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Gravity sewer It appears that the Phase 1 project is being built to stand on its own with no ability to future connection. System is designed to shallow and not stubbed out to either future frontage road nor Lake Helen	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reuse Line What is the proposed reclaim line size? City would like to see a 12" line to entrance and a minimum 8" going up frontage road.	C8	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Swabbing Water, Sewer Force Main, and Reclaim Line must be swabbed with a pig 2" larger than pipe prior to pressure testing.	C3	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Lift station Calculations Lift Station calculations not acceptable. City acceptable station was not used for design. Elevations to not match plans nor pump out put.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reclaim Line Extension City Extend reclaim line from MLK east past entrance to Victoria Park Gardens as Auto Mall Developer refused to extend for auto sales.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Reimbursement City utilities paid for line size upgrades on water, sewer, and reclaim to Auto Mall developer previously. Project buildout will now use up all that capacity and thus city needs to be reimbursed.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	USA This project will require a Utility Service Agreement.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Service Lines How are lots getting potable water	C8	Scott Zender	Scott Zender	Yes

NEW BUSINESS

3





City of DeLand
SP25-147
JACKSON LANE
MEMORIAL PARK




SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning

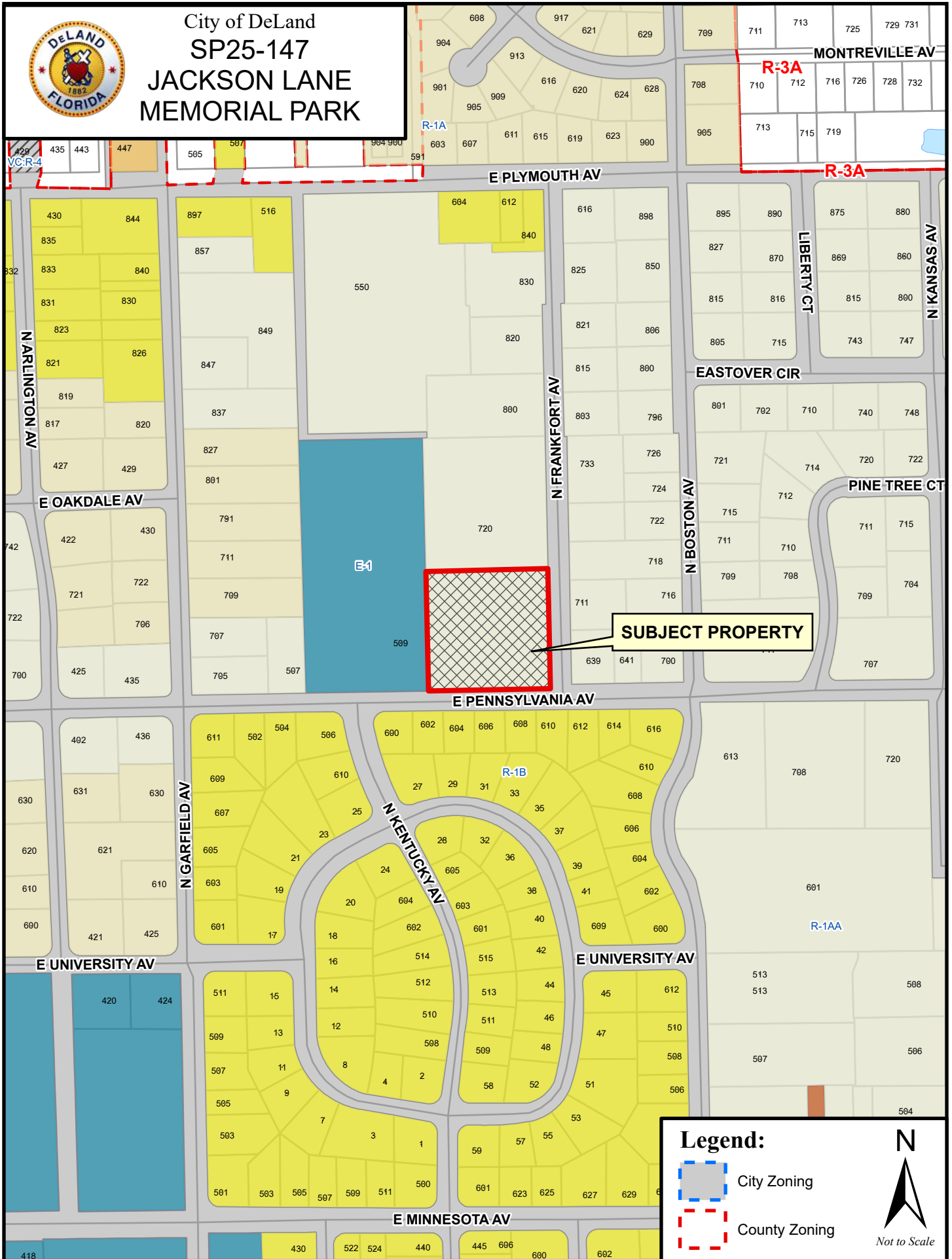
N





Not to Scale



City of DeLand
SP25-147
JACKSON LANE
MEMORIAL PARK



Legend:

-  City Zoning
-  County Zoning



Not to Scale

Issues for record SP25-147**Job Address: 720 N FRANKFORT AV, DELAND FL 32724****Job Description: Constructing a pavilion and restroom structure with sidewalk.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Barricade Detail Please add the City's barricade detail.	ENGINEERING 7	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Impacts to trees Please show existing trees so that any impacts to trees may be determined.	ENGINEERING 5	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Historic Trees If no historic trees are being removed, please add a note saying so.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Irrigation Plan Provide an Irrigation Plan.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Landscape Plan Provide a Landscape Plan and details to show location, species and size in accordance with the Florida Grades and Standards for Nursery Plants.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Tree Survey Please include the tree survey showing where the trees are with the next submittal (refer to City's GIS updated for this area). Call out any historic trees on site and show where tree barricades (if any) will be located.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Property Address Please add the address.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Index of Construction Plans Please include a Landscape Plan and an Irrigation Plan in the Index.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Forestry	Draft	Site Info Table Please include a Site Information Table, with Parcel ID No., Legal Description and total acreage of site and project area.	ENGINEERING 1	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	Boundary Survey If available, please provide a boundary survey of the property.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Site Plan Please provide the site plan on a separate sheet showing the entire parcel with dimensions, setbacks, and please include a site data table for the project which shows information such as the site area, area of any proposed improvements, and the pre and post-construction impervious coverage areas for the property.	A001	Samuel Nelson	Samuel Nelson	Yes