



CITY OF DELAND
REGULAR MEETING OF THE TECHNICAL REVIEW COMMITTEE
AUGUST 20, 2026 AT 1:30 PM
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA

AGENDA

CALL TO ORDER

ROLL CALL

MINUTES

1. Review of July 16, 2026 TRC Meeting Minutes

OLD BUSINESS

1. **Applicant Name:** Sadique Jaffer – DeLand Capital Group, LLC
Project Name: PSB25-131 – Orange Camp Commercial North
Project Location: 11.09 acres located on Orange Camp Rd
Description: Preliminary Plat for Orange Camp Commercial North
Project Manager: Chris Carson

NEW BUSINESS

1. **Applicant Name:** Sean Fortier – KCG, Inc.
Project Name: SP26-174 – Riswell Model Center
Project Location: .3 acres located at 1917 Greenborough Loop
Description: Model Home Center
Project Manager: Sam Nelson
2. **Applicant Name:** Mattaniah S. Jahn, P.A.
Project Name: SP26-157– Lake Lindley Communication Tower
Project Location: 2 acres located at 1400 E International Speedway Blvd
Description: 159' Communication Tower
Project Manager: Sam Nelson
3. **Applicant Name:** Chris Ralph – BGE, Inc.
Project Name: SP26-145 – Take 5 Oil Change
Project Location: 0.81 acres located at 1601 N Woodland Blvd
Description: New Oil Change Facility
Project Manager: Kendall Story
4. **Applicant Name:** Mark Watts – Cobb Cole

Project Name: Z26-177 – Jacobs Corner PD
Project Location: 4.63 acres located on E Plymouth Ave
Description: Mixed-Use Planned Development
Project Manager: Rachel Booth

5. **Applicant Name:** Sadique Jaffer – DeLand Capital Group, LLC
Project Name: SP26-162 – WAWA at Orange Camp
Project Location: 2.5 acres located on Orange Camp Rd
Description: New Convenience Store with Gas Pumps
Project Manager: Chris Carson

6. **Applicant Name:** Derek Ramsburg – Kimley-Horn & Associates
Project Name: PSB26-164 – Orange Camp Commercial
Project Location: 20.28 acres located on Orange Camp Rd
Description: Preliminary Plat for Orange Camp Commercial
Project Manager: Chris Carson

7. **Applicant Name:** Derek Ramsburg – Kimley-Horn & Associates
Project Name: SP26-106 – Orange Camp Commercial – Fuel Station
Project Location: 7.46 acres located on Orange Camp Rd
Description: New Convenience Store with Gas Pumps
Project Manager: Chris Carson

8. **Applicant Name:** Catherine Felter – Kimley-Horn & Associates
Project Name: SP26-074 – Beresford Reserve – City Park
Project Location: 20.76 acres located at 800 E Euclid Ave
Description: City Park for the Beresford Reserve Development
Project Manager: Chris Carson

ADJOURNMENT

NEXT MEETING



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JULY 16, 2026 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: 1:34pm

Members Present:

Carol Kuhn, Chairperson

Rachel Booth

Chris Carson

Sam Nelson

Jamie Lunsford

Ray Bahrami

Scott Zender

Doug Larkins

Jerry Hindman

Laureen Kornell

Steve Danskine

Rick Werbiskis

Jim Ailes

Vivian Ford

MINUTES:

1. Review of June 18, 2026 TRC Meeting Minutes

Chris Carson moved to approve the minutes as presented,

Jim Ailes seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1. Applicant Name: Mattaniah S. Jahn, P.A.**
Project Name: MS26-141– Lake Lindley Minor Subdivision
Project Location: 2 acres located at 1400 E International Speedway Blvd
Description: 2 Lot Minor Subdivision
Project Manager: Sam Nelson

Sam Nelson moved to conditionally approved, subject to addressing all outstanding staff comments,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of motion.

Applicants Present:

None

- 2. Applicant Name: David Seilkop – Habitat for Humanity**
Project Name: MS26-099 – Minor Subdivision
Project Location: 0.48 acres located on W Volusia Ave
Description: 2 Lot Subdivision
Project Manager: Kendall Story

Chris Carson moved to conditionally approved, subject to addressing all outstanding staff comments, including revised forestry comments to be added from property walk to note any historic trees,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.

Applicants Present:

David Seilkop

- 3. Applicant Name: Andres Arvelo – Hanover Land Co**
Project Name: SP26-148 – Taylor Ridge – Model Homes
Project Location: 0.5 acres located at E Taylor Rd
Description: Two Model Homes
Project Manager: Sam Nelson

Sam Nelson moved to conditionally approved, subject to addressing all outstanding staff comments,

Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Andres Arvelo

Mark Watts

- 4. Applicant Name: Michael Woods – Cobb Cole**
Project Name: Z26-135 – Taylor Ridge PD Amendment
Project Location: 26 acres located on S Blue Lake Ave
Description: PD Amendment to modify lot sizes
Project Manager: Kendall Story

Chris Carson moved to forward the request to the September 16, 2026 Planning Board meeting, subject to addressing all outstanding staff comments,

Steve Danskine seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Andres Arvelo

Mark Watts

- 5. Applicant Name: Mark Watts – Cobb Cole**
Project Name: Z26-126 – Summit Place PD Amendment
Project Location: 59.65 acres located on N Summit Ave
Description: PD Amendment to add Single-Family lots
Project Manager: Rachel Booth

Rachel Booth moved to forward the request to the September 16, 2026 Planning Board meeting, subject to addressing all outstanding staff comments,

*Doug Larkins seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

Andres Arvelo
Mark Watts
Ben Beckham

- 6. Applicant Name: Thomas Skelton – American Civil Engineering Company
Project Name: PSB26-118 – DeLand Reserve
Project Location: 20.33 acres located at 210 N Ridgewood Ave
Description: 114 Lot Subdivision
Project Manager: Kendall Story**

Chris Carson moved to continue this item to the next TRC meeting, August 29th if they respond to all pending comments and provide an updated submittal by close of business on July 31st.

*Laureen Kornell seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

Thomas Skelton

OTHER BUSINESS:

None.

ADJOURNMENT:

2:29pm

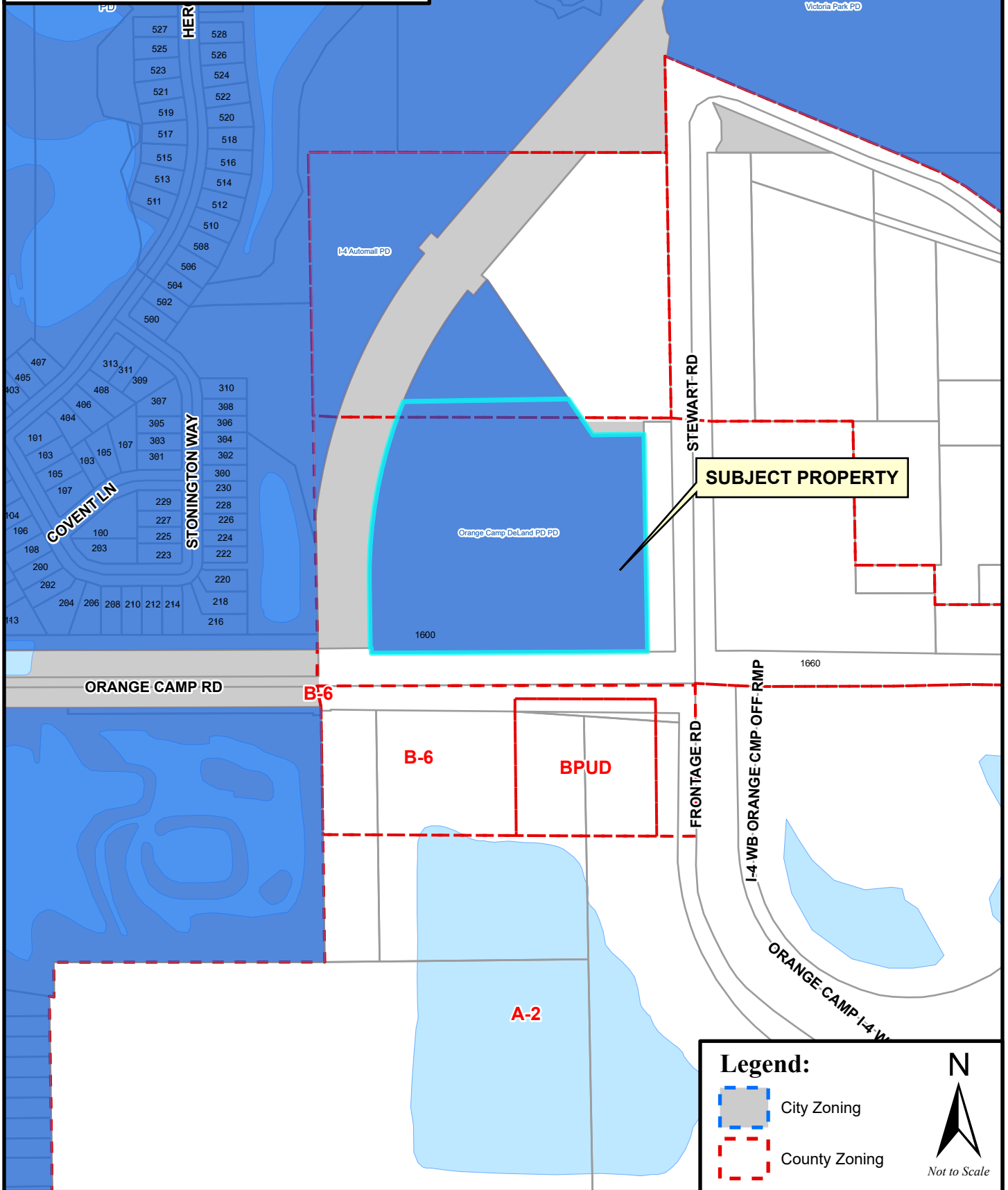


City of DeLand
PSB25-131
ORANGE CAMP COMMERCIAL
PHASE I





City of DeLand
PSB25-131
ORANGE CAMP COMMERCIAL
PHASE I



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.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
148	Engineering	Open	Cross Section Callouts It is customary to identify the sheet number associated with the location of the Cross Section and the Cross Section callout so that it is easier to locate the pertinent information. Suggest adding sheet number to the callouts in both locations.	C7	Steven Danskine	Christopher Carson	Yes
147	Engineering	Open	Cross Section Callout The northern portion of Cross Section A-A was removed for this submittal; however it remains in this view.	C8	Steven Danskine	Christopher Carson	Yes
146	Engineering	Open	Pond Bottom Elevation Cross Section C-C indicates that the pond bottom elevation is at EL. 60.00 while Section E-E indicates EL. 61.50. Please clarify.	C22	Steven Danskine	Christopher Carson	Yes
145	Engineering	Open	Rainfall Amount The ICPR 4 100YR-24HR Rainfall Amount of 11.10 in does not match the 11.3 in shown in the TR-55 Calcs, and neither matches the 11.4 in identified by the NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES. Please clarify and review for consistency.	23193 STORM CALCS DELAND - (2026-04-15).pdf	Steven Danskine	Christopher Carson	Yes
144	Engineering	Open	Weir Elevation The Set Weir Elevation of 75.50 ft does not match the EL. 75.25 shown in the CS-01 Detail on Sheet C11 of the Plans. Please clarify.	23193 STORM CALCS DELAND - (2026-04-15).pdf	Steven Danskine	Christopher Carson	Yes
143	Engineering	Open	Weir Elevation The Stormwater Calculations indicate that the overflow weir elevation should be set at elevation 75.50 ft yet the detail for CS-01 shows EL. 75.25. Please clarify.	C11	Steven Danskine	Christopher Carson	Yes
142	Engineering	Open	Disappearing Structure Inlet Structure ST-5 appears to have been frozen or deleted.	C8	Steven Danskine	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
130	Engineering	Open	Overflow Weir The Stormwater Calculations indicate that the discharge weir is 4.00' in width, however the detail on Sheet C11 indicates 3'. Please review both documents for consistency. Last comment from reviewer: There are many, many inconsistencies between the plans, details and stormwater calculations pertaining to the discharge structure. Please decide what elevations and dimensions are appropriate and then update all of the documents so that they are consistent.	C11	Steven Danskine	Christopher Carson	Yes
129	Engineering	Open	Discharge Structure The Stormwater Calculations indicate that the outfall of Drop Structure Link: CS-01 is at Invert Elevation 68.50', but ST-16 indicates an Inv El of 69.50'. Additionally, the Stormwater Calculations indicate that the discharge pipe is 48.83' long while the plans indicate 23'. Please review both documents for consistency. Last comment from reviewer: There are many, many inconsistencies between the plans, details and stormwater calculations pertaining to the discharge structure. Please decide what elevations and dimensions are appropriate and then update all of the documents so that they are consistent.	C8	Steven Danskine	Christopher Carson	Yes
127	Engineering	Open	100yr-24hr Storm Retention The City of DeLand Comprehensive Plan requires that the 100yr-24hr storm event be retained onsite. The Stormwater Calculations indicate that the peak stage of the 100yr-24hr storm event is 74.74' while the discharge weir in CS-01 is set at 74.50'. Please retain the 100yr-24hr storm event. Last comment from reviewer: There are many, many inconsistencies between the plans, details and stormwater calculations pertaining to the discharge structure. Please decide what elevations and dimensions are appropriate and then update all of the documents so that they are consistent. Please clarify and provide internal QA/QC prior to the next submittal.	C11	Steven Danskine	Christopher Carson	Yes
122	Engineering	Open	Bleed Down Given that the 4" PVC Pipe and orifice crosses 4-5 contour lines (4:1 slope), would seem to indicate that the pipe extends between 16' and 20' in length. The detail on Sheet C11 indicates a minimum of 1-foot, but does not prescribe a maximum length. Please indicate how this pipe is going to be supported and protected from inadvertent damage during pond maintenance. Last comment from reviewer: The response to comments indicates that the 6" bleed down pipe with cap is 7' in length, however this is not indicated anywhere in the plans nor detail on Sheet C11. Please clarify.	C8	Steven Danskine	Christopher Carson	Yes
105	Engineering	Open	Treatment System Stormwater Treatment Systems that contain a bleed down orifice are defined as detention systems, not retention. Last comment from reviewer: Section I, Project Narrative was omitted from the July 13, 2026 Stormwater Calculations.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
104	Engineering	Open	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. Last comment from reviewer: The Weir Elevations indicated for CS-01 are inconsistent, ranging from 74.50 to 75.00 to 75.25 to 75.50, depending on where in the plans or stormwater calculations one looks. Please clarify and provide internal QA/QC prior to the next submittal.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Christopher Carson	Yes
101	Engineering	Open	100yr/24hr Storm Provide the Pre/Post information for the 100yr/24hr storm event. Last comment from reviewer: Section I, Project Narrative was omitted from the July 13, 2026 Stormwater Calculations.	23193 ORANGE CAMP PH- I STORM CALCS.pdf	Steven Danskine	Christopher Carson	Yes
118	Forestry	Open	TPA The TPA does not appear to meet the 15% TPA requirement. Last comment from reviewer: Please direct staff to the appropriate sheet number and indicate how the 15% TPA requirement is being met in a response comment on this sheet.	C5	Laureen Kornel	Christopher Carson	Yes
116	Forestry	Open	Tree Mitigation Calculations Removal Change 2,722" DBH to 2.750" DBH. See staff's attached Excel Spreadsheet. This will require updating additional mitigation calculations. Last comment from reviewer: Please make the requested change on this sheet, or provide a written response to the comment and direct staff to a referenced Sheet number.	LS-03	Laureen Kornel	Christopher Carson	Yes
115	Forestry	Open	Tree Replacement Calculations 1. Tree #50854 in the Excel spreadsheets under the Attachments File, is calculated incorrectly. It should be ½ diameter replacement instead of 1/3. 2. Throughout the spreadsheet, instead of multiplying by 0.33, please divide by 3 for more accurate calculations. 3, These changes will require a change in calculations on the Excel Spreadsheet (see staff's newly updated spreadsheet). Based on staff's revised calculations 2,750 of DBH will be required. Last comment from reviewer: Provide a written response to the comment and direct staff to a referenced Sheet number.	LS-03	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
114	Forestry	Open	Tree Mitigation - Interior Lot Trees Please provide a table showing the # of trees per lot and provide minimum specifications for the trees. Last comment from reviewer: Provide a written response to the comment and direct staff to a referenced Sheet number.	LS-03	Laureen Kornel	Christopher Carson	Yes
113	Forestry	Open	Tree Mitigation Replacement Provided In the last line of the tree mitigation calculations, change 946" DBH provided to 747" DBH provided because trees preserved cannot be included in this calculation. Also change 2,722" DBH replacement required 2,750" DBH. This will change the total deficit from -1,776" DBH to -2,003" DBH total. If additional trees are not planted, a contribution of \$150,225. (\$75.00 per inch not planted) into the Tree Reserve Fund will need to be made. Last comment from reviewer: Explain how this change has been addressed and direct staff to a referenced page number.	LS-03	Laureen Kornel	Christopher Carson	Yes
112	Forestry	Open	Plant Schedule, Southern Live Oak Change Tree Mitigation inches provided from 44" DBH to 55" DBH for the above (2.5" DBH x 22 = 55" DBH). This will then change the total inches from 534 to 545 when all of the Tree Mitigation Inches Provided are recalculated. The provided total will also change from 736" DBH to 747" DBH. Last comment from reviewer: Has this change been made. Direct staff to a referenced sheet number.	LS-03	Laureen Kornel	Christopher Carson	Yes
111	Forestry	Open	Plant Schedule Based on new species provided, please make the following changes: AF: Reduce height to 8', and add 4' spread. IVP: Reduce height to 8', and 3.5' spread. JS: Reduce height to 8', and 2' spread. LN: Reduce height to 8', and 3.5' spread. MG2: Add 10' spread. MG: It appears these specs match the 3.5" Cal/2.5" DBH. Please either reduce specs to match the 3" Cal or adjust the caliper size. PD: Reduce height to 8' and reduce spread to 2'. PD2: FG add minimum root ball size 52". PT: Reduce ht.to 8' and add 2' spread. QS: Reduce ht. to 8' and spread to 4'. QS2: Add the root ball size 52" Last comment from reviewer: If these changes have been made, direct staff to a referenced page number.	LS-03	Laureen Kornel	Christopher Carson	Yes

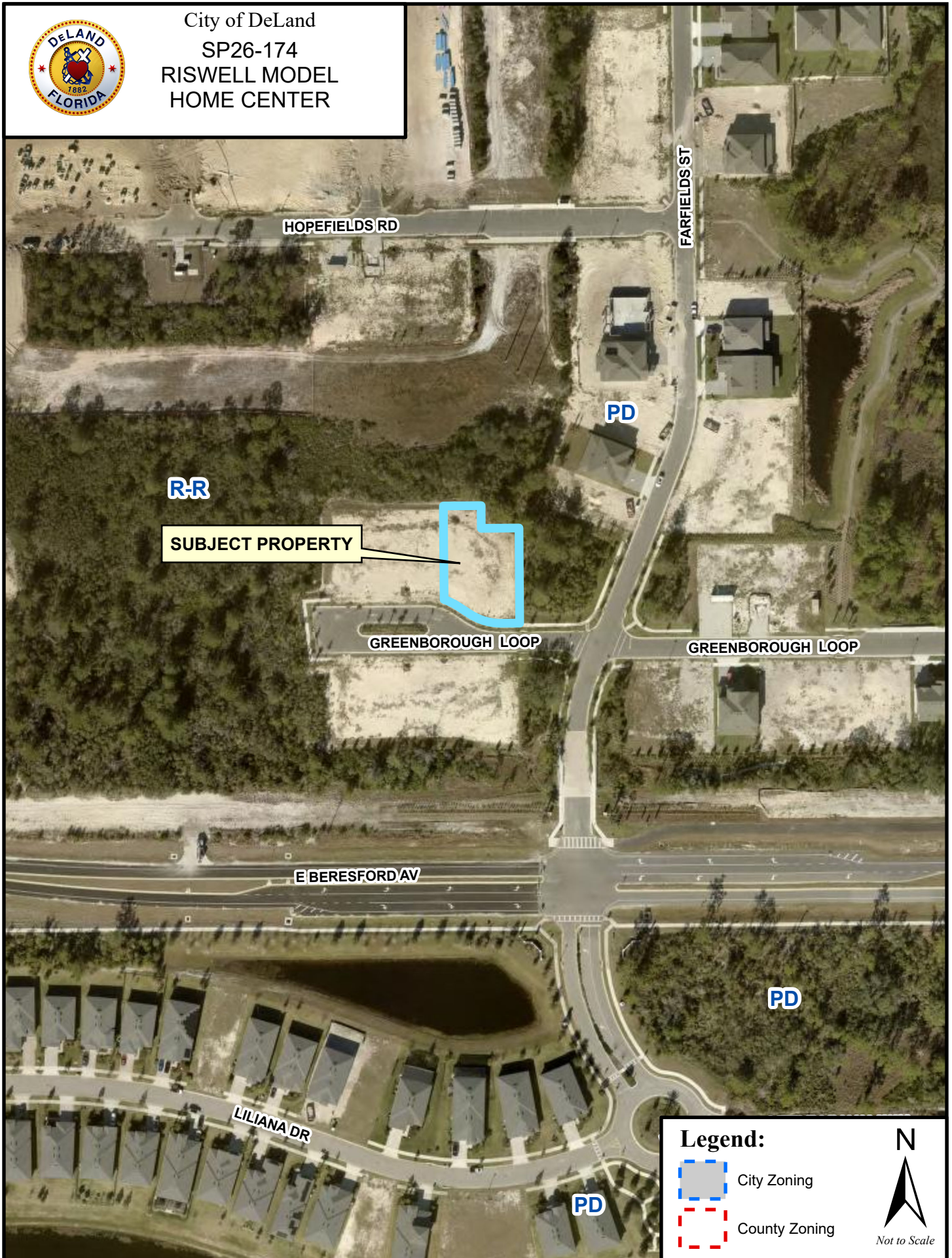
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
110	Forestry	Open	TD2 Please add 52" B & B root ball diameter to clarify meeting minimum standards for a 6" caliper Type 2 Matrix tree. Last comment from reviewer: Indicated if this change has been made and direct staff to a referenced page.	LS-03	Laureen Kornel	Christopher Carson	Yes
68	Forestry	Open	Landscape Legend Provide a tree key that shows the symbols for each tree and what corresponding species is represented by each species, i.e. provide a Key. This can either be on this page or add a column to LS-03 showing the graphic representation of each tree. Last comment from reviewer: Provide a tree key that shows the symbols for each tree and what corresponding species is represented by each species, i.e. provide a Key. This can either be on this page or add a column to LS-03 showing the graphic representation of each tree.	LS-01	Laureen Kornel	Christopher Carson	Yes
66	Forestry	Open	Landscape Notes numbers 2, 4 and 13 Add the words "and the City of DeLand". Last comment from reviewer: Add the words "and the City of DeLand".	ID-01	Laureen Kornel	Christopher Carson	Yes
62	Forestry	Open	Landscape Specification Notes Should "changed" be revised to "changes"? Last comment from reviewer: Should "changed" be revised to "changes"? Indicate if this change has been made.	LS-03	Laureen Kornel	Christopher Carson	Yes
61	Forestry	Open	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. Last comment from reviewer: Please make the revision on this sheet as requested, provide a written response to the comment and direct staff to a referenced Sheet number.	LS-03	Laureen Kornel	Christopher Carson	Yes
58	Forestry	Open	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. Last comment from reviewer: It is understood the acreage for the project area is 9.02 which is also now consistent with the site plan. Please direct staff to the Sheet that specifies the square footage/acreage of Midpoint Street (fka Street A) so that staff can verify Minimum Tree Coverage.	LS-03	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
152	Planning	Draft	Midpoint Street Please provide temporary dead end mechanism just east of the lift station. Add a note that traffic control may be removed and final paving may commence once the Lake Helen portion of the development meets the City's standards for access and a right-of-way access permit has been issued by the City of DeLand. (I.e. 2 points of access). Provide a 10' wide restrictive access easement in favor of the City of DeLand along the easterly boundary of the proposed Midpoint Street. Said easement will be removed once a right-of-way access permit has been issued by the City of DeLand. Remove all proposed roadway improvements easterly of the proposed temporary turn around. Said improvements shall be constructed in conjunction with the extension of the Midpoint Street into Lake Helen. Temporary stabilized access shall be provided to the lift station, label as to be paved once the Lake Helen portion of the development meets the City's standards for access and a right-of-way access permit has been issued by the City of DeLand. (CK)	C5	Christopher Carson	Christopher Carson	Yes
151	Planning	Open	Tract LS-1 Please add reference that Tract LS-1 (Lift Station) is to be owned & maintained by the City of DeLand. Will be conveyed in fee simple by separate instrument to be recorded in the public records of Volusia County. Please provide form of deed with final plat for review by City Attorney.	SHEET 1	Christopher Carson	Christopher Carson	Yes
150	Planning	Open	Certificate of Approval Revise to Preliminary Plat and approval by Planning Board. FYI: Final Plats are approved by Planning Director now.	SHEET 1	Christopher Carson	Christopher Carson	Yes
141	Planning	Open	Frontage Road Intersection Add concrete traffic separator for safer pedestrian crossing. Can the southbound through and left hand turn lane be shifted north slightly to increase line of sight for vehicles making right turning movements. Last comment from reviewer: Can the N/S pedestrian crossing be designed for safer crossing?	C5	Christopher Carson	Christopher Carson	Yes
140	Planning	Open	Project Limits Be sure to remove all improvements not within the City of DeLand.	C4	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
45	Planning	Open	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. Last comment from reviewer: Provide photometric plan & details.	C5	Christopher Carson	Christopher Carson	No



City of DeLand
SP26-174
RISWELL MODEL
HOME CENTER





City of DeLand
SP26-174
RISWELL MODEL
HOME CENTER



Legend:

- City Zoning
- County Zoning



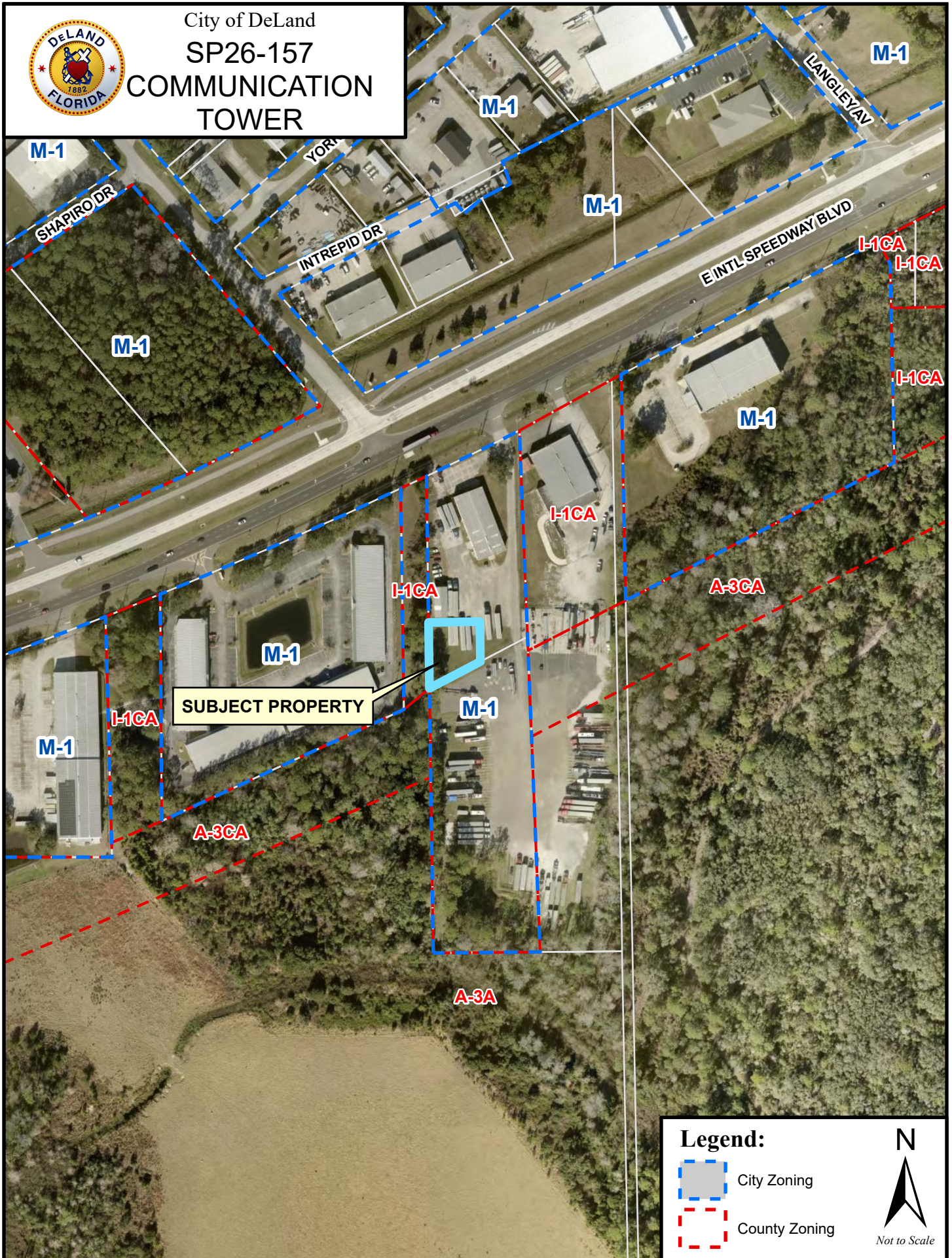
Issues for record SP26-174
Job Address: 1917 GREENBOROUGH LOOP, DELAND FL 32724
Job Description: To construct 1 model home with 1 parking lot.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
11	Planning	Draft	Future Models Are any future model homes proposed?	C-1.0	Samuel Nelson	Samuel Nelson	Yes
10	Planning	Draft	Impervious Coverage Please provide the actual impervious coverage percentage on the plan.	C-1.0	Samuel Nelson	Samuel Nelson	Yes
9	Planning	Draft	Concrete Pads There are concrete pads shown on the landscape plan which is not present on the model center plan. Please show any proposed structures, including concrete pads, on the model center plan.	L-100	Samuel Nelson	Samuel Nelson	Yes
8	Planning	Draft	Building Elevations Please provide architectural elevations for any proposed model home.		Samuel Nelson	Samuel Nelson	Yes
7	Forestry	Draft	General Comment Please acknowledge that the applicant understands the developer shall ensure landscaping meets requirements of the approved subdivision approved Landscape Plan once the lot transitions from model to single-family home. Landscaping shall be completed and inspected prior to issuance of Certificate of Occupancy.	L-100	Laureen Kornel	Laureen Kornel	Yes
6	Forestry	Draft	Queen Palm These trees will need to be changed out to match the adopted landscape plan for the subdivision. It is recommended not to use the Queen Palm trees for the model given that they will need to be removed and replaced prior to issuance of a CO once the model transitions into a single-family home.	L-100	Laureen Kornel	Laureen Kornel	Yes
5	Forestry	Draft	Oak Trees Identify all Oak trees by species. Live Oak vs. Laurel Oak?	L-100	Laureen Kornel	Laureen Kornel	Yes
4	Forestry	Draft	Tree and Shrub Legend Provide a legend showing specifications for Florida Grades and Standards including caliper, height, spread and gallon size.	L-100	Laureen Kornel	Laureen Kornel	Yes
3	Forestry	Draft	Tree Barricade Detail Use the City's Tree Barricade Detail which may be downloaded from the following website: https://www.deland.org/DocumentCenter/View/2013/2023-Tree-Barricade-Detail	C-1.0	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
2	Forestry	Draft	Existing Trees If there are no existing trees on this site, then add a statement indicating the site has been cleared and there are no existing trees on site.	C-1.0	Laureen Kornel	Laureen Kornel	Yes
1	Forestry	Draft	Project Statement Provide a Statement of Intent.	C-1.0	Laureen Kornel	Laureen Kornel	Yes

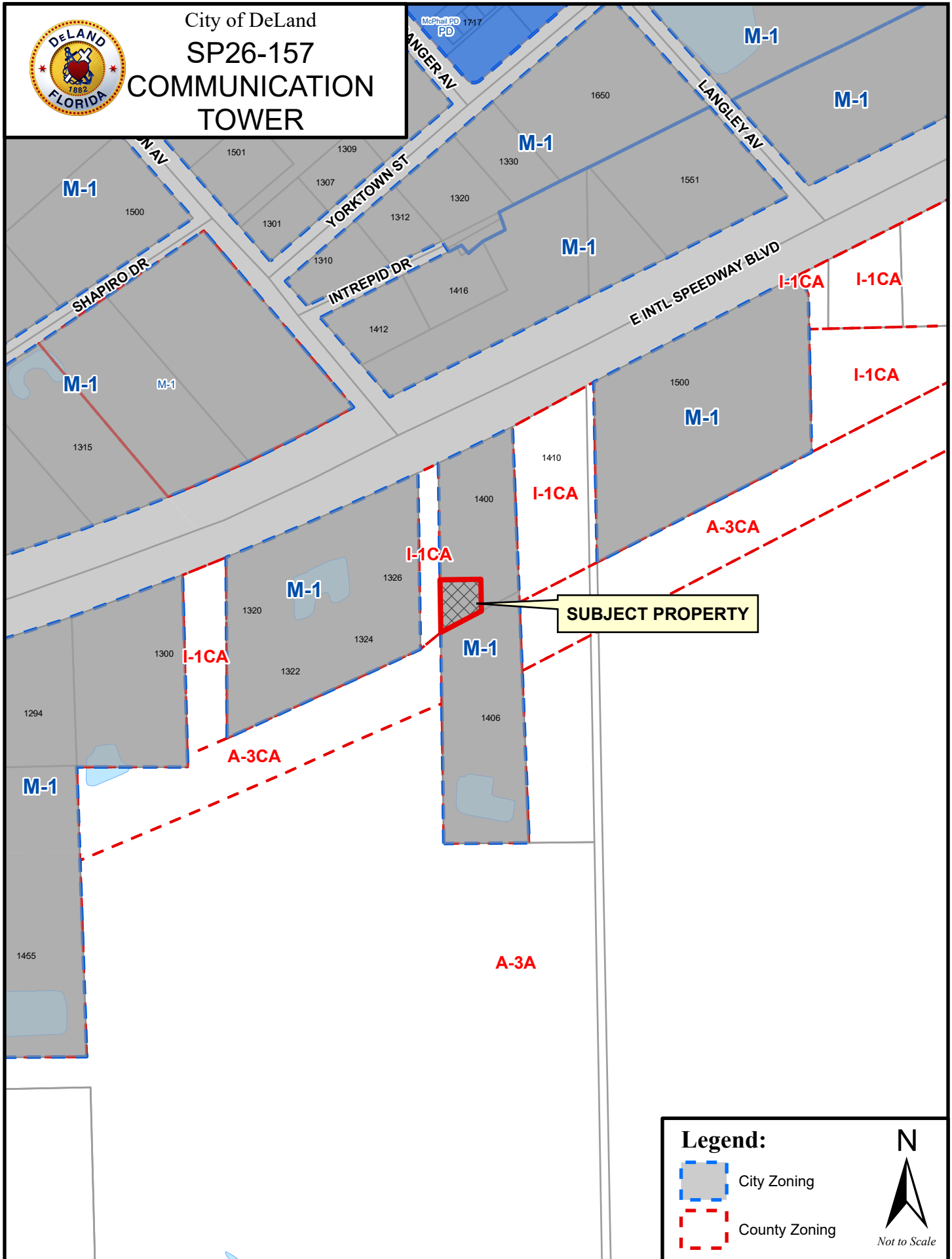


City of DeLand
SP26-157
COMMUNICATION
TOWER





City of DeLand
SP26-157
COMMUNICATION
TOWER



Issues for record SP26-157

Job Address: 1400 E INTL SPEEDWAY BLVD, DELAND FL 32724

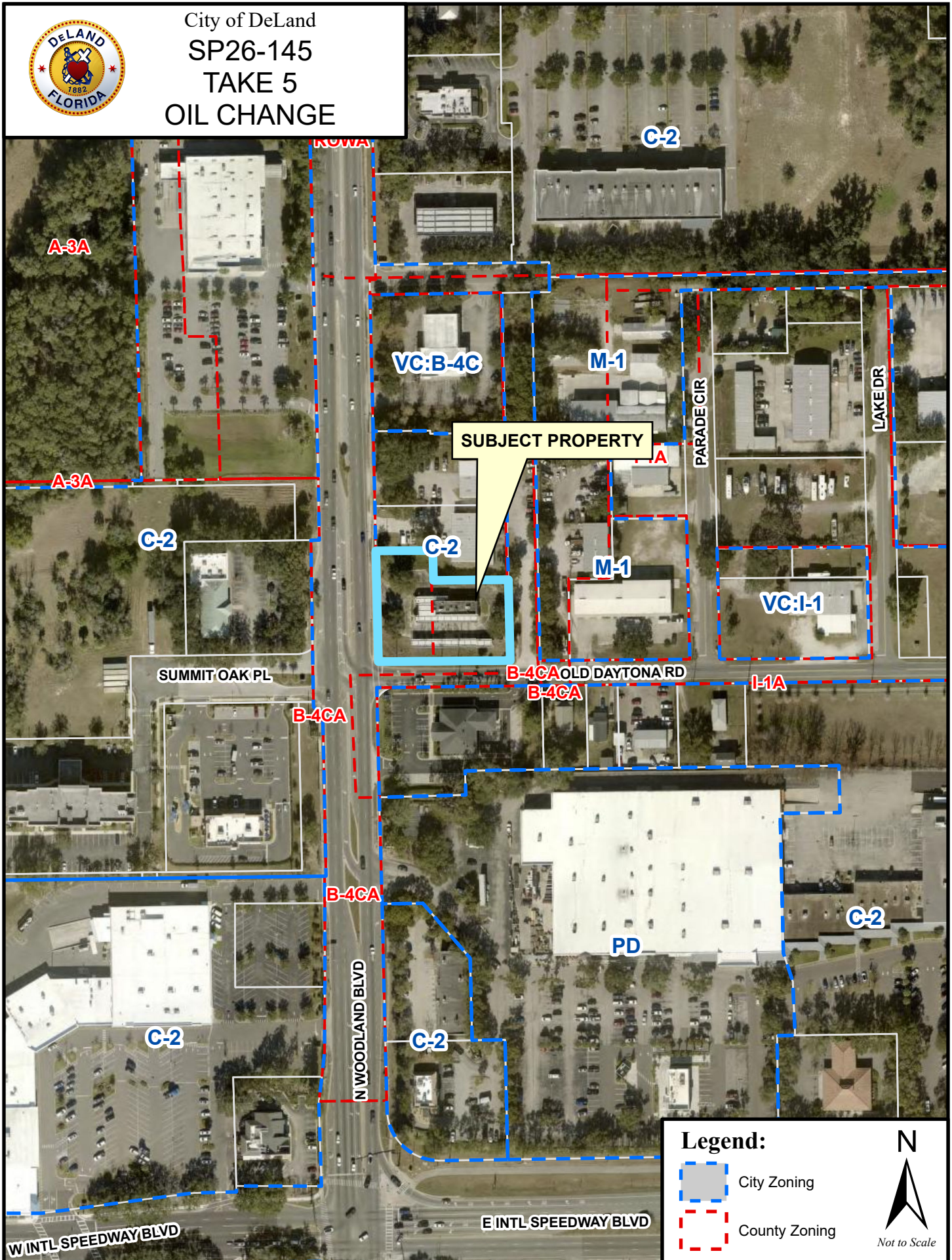
Job Description: Diamond respectfully requests approval of a Class II Site Plan application to construct a 159' AGL communication tower and support facility.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
13	Planning	Draft	Minor Subdivision The corresponding minor subdivision application, MS26-141, must be approved and completed prior to site plan approval.		Samuel Nelson	Samuel Nelson	Yes
12	Planning	Draft	City of DeLand Please change the Volusia County Planning Department information to City of DeLand Planning Division information.	T1	Samuel Nelson	Samuel Nelson	Yes
11	Planning	Draft	Photometric Plan Is any site lighting proposed? If so, please provide lighting details and a photometric plan showing foot-candles to the property line.	C2	Samuel Nelson	Samuel Nelson	Yes
10	Planning	Draft	Site Data Table Please provide a site data table on the site plan which shows the zoning designation, future land use designation, setbacks, property size, area of any improvements, and the total impervious area.	C2	Samuel Nelson	Samuel Nelson	Yes
9	Planning	Draft	FAA Approval An FAA application was provided with this submittal, but I could not locate the approval. Please provide documentation showing FAA approval.		Samuel Nelson	Samuel Nelson	Yes
8	Planning	Draft	Access Easement Please show the recorded access easement's book and page number on the site plan.	C1	Samuel Nelson	Samuel Nelson	Yes
1	Planning	Draft	Gravel Access Drive Gravel is not an approved vehicle-use area surface material. Sec. 33-91.06. requires that all vehicle use areas have one of the following surface treatments: (a) concrete; (b) asphalt; concrete; or (c) an industry recognized porous paving system such as Turf Stone*, porous concrete, Grass Pave*, or other types of paver blocks. The proposed gravel for the access drive, and areas of existing gravel which will be utilized for vehicles accessing the tower parcel, must be replaced with one of the approved materials.	C0	Samuel Nelson	Samuel Nelson	Yes
7	Forestry	Draft	Minimum Coverage Based on the area of the project limits, provide a minimum coverage calculation and indicate if minimum coverage is being met.	L1	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Survey							
6	Forestry	Draft	Please provide a tree survey of the project area for trees with 6" DBH or greater. If there are no trees within the project area, then please provide a note on L1 indicating there are no trees.	L1	Laureen Kornel	Laureen Kornel	Yes
Planting List							
5	Forestry	Draft	Please add the specifications (including caliper) in accordance with FL Grades and Standards. Typically, City of DeLand requires minimum 3" caliper to be planted.	L1	Laureen Kornel	Laureen Kornel	Yes
Planting List							
4	Forestry	Draft	Please change specifications for Live Oak and Bald Cypress to match FL Grades and Standards as follows: 10 MIN HT., 6' SPRD., 100-GAL	L1	Laureen Kornel	Laureen Kornel	Yes
Landscape Installation Notes:							
3	Forestry	Draft	Please change "Palm Coast" to "DeLand" throughout the plan set. Please change "Flagler" to "Volusia" throughout the plan set.	L1	Laureen Kornel	Laureen Kornel	Yes
Tree Removal (Hist. Tree Verification)							
2	Forestry	Draft	Verify if any trees will be removed and if there are any historic trees on or within 10' of the proposed construction site.	L1	Laureen Kornel	Laureen Kornel	Yes

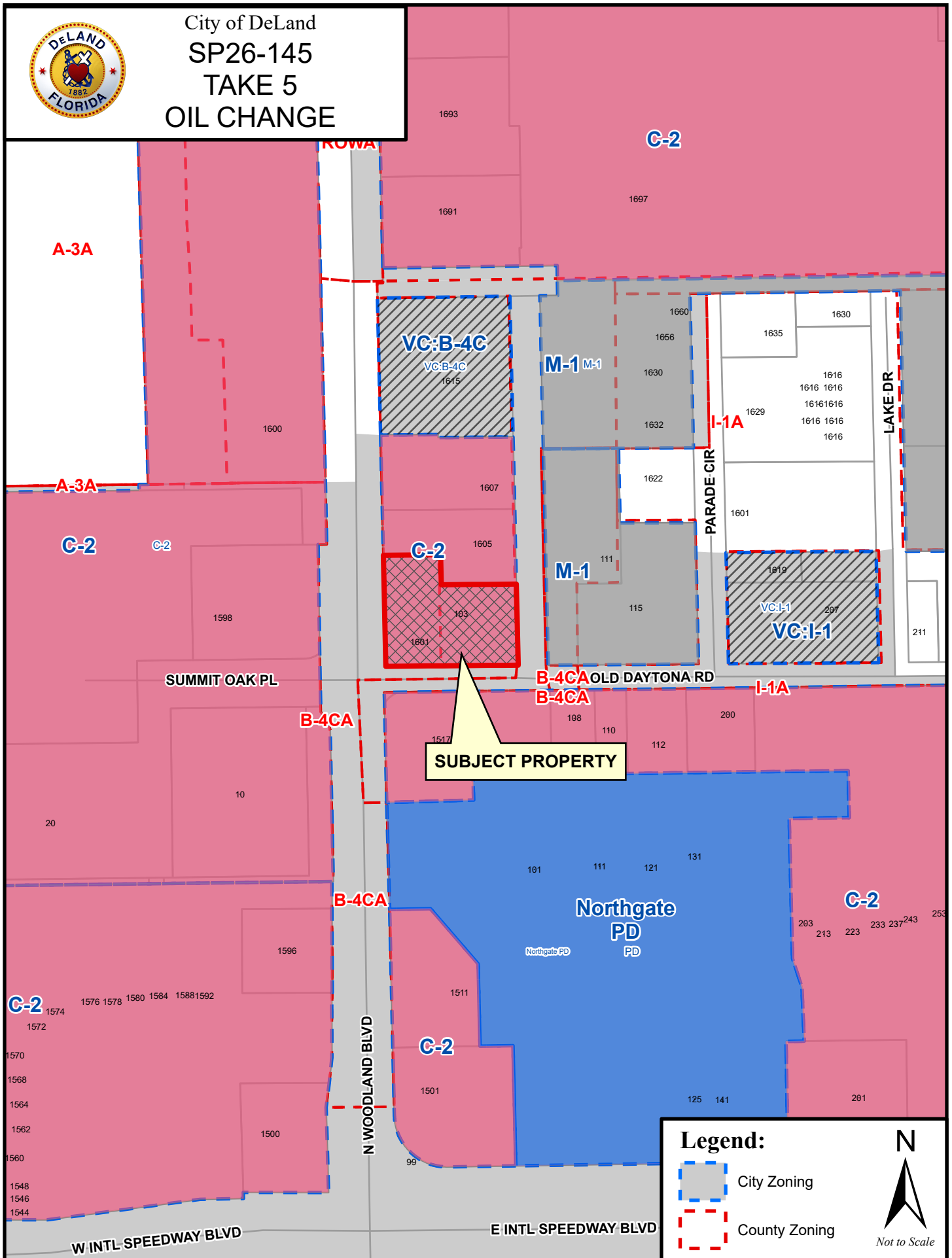


City of DeLand
SP26-145
TAKE 5
OIL CHANGE





City of DeLand
SP26-145
TAKE 5
OIL CHANGE



Issues for record SP26-145

Job Address: 1601 N WOODLAND BLVD, DELAND FL 32720

Job Description: Driven Brands proposes to demolish an existing Sonic drive-thru restaurant and construct a Take 5 Oil Change located at 1601 North Woodland Boulevard, DeLand, Florida.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
40	Engineering	Draft	Existing Sidewalk The existing sidewalk at the Pine Ave and Old Daytona Rd intersection has a gap which directs pedestrians into the travel lane. Respectfully request that the sidewalk sections be connected around the existing above grade utilities adjacent to the roadway.	C09	Steven Danskine	Steven Danskine	Yes
39	Engineering	Draft	Existing Storm Piping Existing storm piping and structures that are to remain in service shall be cleaned and inspected following site demolition, and before new paving operations begin.	C10	Steven Danskine	Steven Danskine	Yes
38	Engineering	Draft	Other Agency Permits Prior to issuance of a Site Improvement Permit (INF), all other agency permits shall be submitted to the City. This includes applicable FDOT Permits as required.	C01	Steven Danskine	Steven Danskine	Yes
37	Engineering	Draft	Energy Dissipation Provide appropriate energy dissipation for the flumes.	C10	Steven Danskine	Steven Danskine	Yes
36	Engineering	Draft	Drain to Pond The bottom of the exit lane flume is lower than the dry pond top of bank. Suggest regrading the pond to encompass the bottom of the flume.	C10	Steven Danskine	Steven Danskine	Yes
35	Engineering	Draft	Flat Spot There is a flat spot upstream of the eastern catch basin with Top El = 83.20. Suggest making the 83.25 elevation to the southwest of the inlet higher.	C10	Steven Danskine	Steven Danskine	Yes
34	Engineering	Draft	Handicapped Parking Dimensions Handicapped parking spaces are required to be 20' in depth.	C09	Steven Danskine	Steven Danskine	Yes
33	Engineering	Draft	Pavement Resurfacing The Legend indicates that a portion of the site is proposed to have the pavement resurfaced, however I am unable to locate where that is proposed to occur.	C09	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
MG Magnolia grandiflora is listed as a canopy species on the City's List of Approved Species for Tree Replacement. Because the Little Gem cultivar only has a mature height of 30 to 35 feet, staff will allow the use of this cultivar as an understory species. Please note that other Magnolia cultivars may not be appropriate for this use and will not be approved at the time of final tree inspection. Please be prepared to submit documentation that the Little Gem cultivar was used at the time of inspection to avoid possible issues prior to CO on this project.							
44	Forestry	Draft		L01	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricades Add Tree Barricade Details for Historic Trees (M113) and other Protected Trees (M112). This page would be a good place for it. Graphics can be found in the Public Works Section of https://www.deland.org/DocumentCenter/Index/							
43	Forestry	Draft		C05	Mariellen Calabro	Mariellen Calabro	Yes
Tree Barricade Details The project appears to contain specimen and historic trees, so Tree Barricades M112 and M113 will be required to be included on this plan. These can be found in the Public Works section at: https://www.deland.org/DocumentCenter/Index/							
42	Forestry	Draft		C01	Mariellen Calabro	Mariellen Calabro	Yes
Historic Trees Label the 32" DBH Live Oak tree as historic and show 1.5 times its dripline on the plan. Also label the 27" DBH Live Oak as historic. Please indicate any measures that you will be taking to preserve the root zone of this tree if this entire area is not protected.							
41	Forestry	Draft		C10	Mariellen Calabro	Mariellen Calabro	Yes
Tree Replacement/Mitigation Requirements There are no trees proposed for removal. Therefore, no replacement mitigation will be required.							
25	Forestry	Draft		L01	Laureen Kornel	Laureen Kornel	No
Tree Removal Add a note to Sheet C05 clearly stating that "No trees shall be removed".							
24	Forestry	Draft		C05	Laureen Kornel	Laureen Kornel	Yes
Minimum Coverage Demonstrate minimum coverage is being met by adding the calculation. It appears this project will have sufficient trees to meet minimum coverage requirements based on the 94" DBH proposed to remain.							
23	Forestry	Draft		L01	Laureen Kornel	Laureen Kornel	Yes
Tree Protection Area (TPA) Show the TPA calculation to demonstrate the TPA is being met. Show the TPA by shading and call out the square footage of the TPA. Identify the TPA within the legend.							
22	Forestry	Draft		L01	Laureen Kornel	Laureen Kornel	Yes
Historic Trees Please add the word "historic" between the words "existing" and "live". Draw a circle showing the 1.5 x dripline of the historic trees (27" and 32" DBH Live Oaks). Please indicate what measures will be taken to protect the roots of the historic tree if the entire area will not be retained as Tree Protection Area.							
21	Forestry	Draft		C05	Laureen Kornel	Mariellen Calabro	Yes

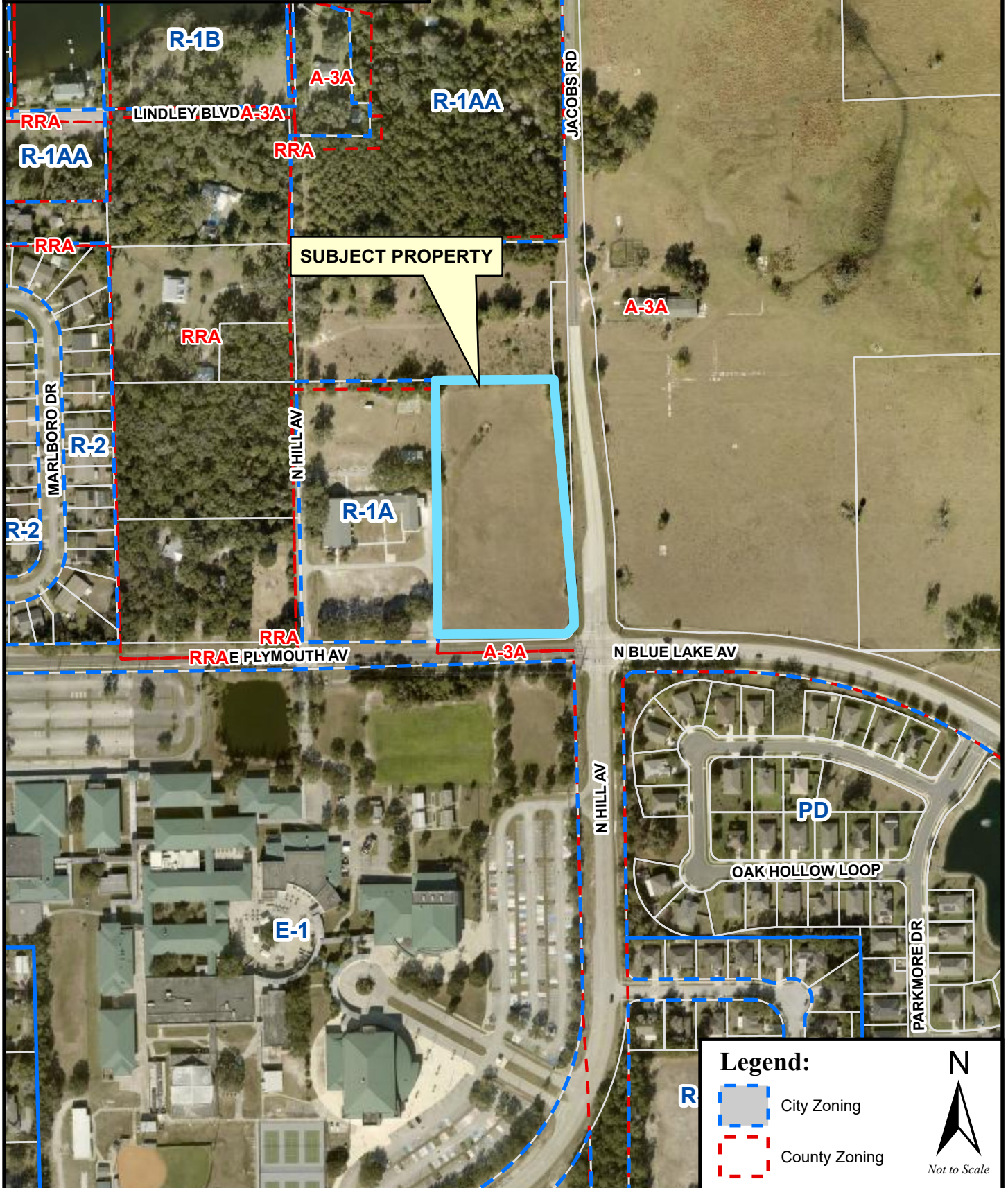
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
20	Forestry	Draft	Tree Planting Detail Please use the City's Planting Detail.	L02	Laureen Kornel	Laureen Kornel	Yes
19	Forestry	Draft	Tree Barricade Detail Please replace with the City's two tree barricade details including the Historic Tree Barricade Detail.	L02	Laureen Kornel	Laureen Kornel	Yes
18	Forestry	Draft	Minimum Coverage Min. Cov: 35,284/2500 square feet = 14.1 x 6" DBH = 85" DBH. The plan currently shows the following trees: 16" DBH Live Oak, 19" DBH Live Oak, 27" DBH Historic Live Oak, and 32" DBH Historic Live Oak. There are also two palm trees just off the property. If all of the Live Oaks remain, the project will have 94" DBH remaining, so minimum coverage requirements for the site will be met. If the project will remove any of these trees, replacement will be required.	C01	Laureen Kornel	Mariellen Calabro	Yes
17	Forestry	Draft	TPA TPA: 35,284 x .15 = 5,293 square feet. Please show on your plan where the proposed Tree Protection Area will be located.	C01	Laureen Kornel	Mariellen Calabro	Yes
16	Forestry	Draft	Historic Tree Dripline Please draw a Circle around the two historic trees denoting 1.5 x the dripline historic tree protection zone and call out the dripline either in a legend or by each historic tree on sheet L01.	L01	Laureen Kornel	Laureen Kornel	Yes
15	Forestry	Draft	Historic Trees It is understood that no historic trees will be removed. It is strongly recommended that a Certified Arborist be on site as an historic tree protection measure. As a reminder, historic trees proposed for removal do require TAC and CC review.	L01	Laureen Kornel	Laureen Kornel	No
14	Forestry	Draft	Existing Tree to Remain Add the word "Historic" between the words "Existing" and "Tree".	L01	Laureen Kornel	Laureen Kornel	Yes
13	Forestry	Draft	Tree Protection Fence Add the word "Historic" before the word "fence".	L01	Laureen Kornel	Laureen Kornel	Yes
12	Forestry	Draft	Tree Barricade Details Add both tree barricade details including the Historic Tree Barricade Detail.	L01	Laureen Kornel	Laureen Kornel	Yes
11	Forestry	Draft	Tree Removal Note Please add a note to L01 indicating "No trees shall be removed".	L01	Laureen Kornel	Laureen Kornel	Yes
10	Forestry	Draft	Plant Schedule Please revise to match FL Grades and Standards as follows: QV1 - 3" cal, 8' ht., 4' SPRD, 45-Gal. QV2 - 4" cal., 10'ht., 6' SPRD , 100-Gal. MG - 3" cal., 8' ht., 4' SPRD, 45-Gal.	L01	Laureen Kornel	Mariellen Calabro	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Note: The City requires a minimum 3" caliper tree (2" DBH). Therefore, the understory species (MG) needs to be increased to 3" caliper. If trees are required to be 4" DBH per Planning's Comment [Per the requirements of the Emerging Gateway, all canopy trees must be a minimum of 4" DBH and a minimum of 14 tall at planting. (33-36.05(c)1)], adjust them to meet 5" caliper specifications (QV2 - 5" cal., 14'ht., 8' SPRD, 100-Gal. minimum container size)							
47	Planning	Draft	Staggered Landscape Buffers Can the landscape plantings be more staggered within the southern landscape buffer?	L01	Kendall Story	Kendall Story	Yes
46	Planning	Draft	Pavement Reduction Can the pavement on the south be reduced to allow for additional pervious area and staggered landscape buffers?	C09	Kendall Story	Kendall Story	Yes
45	Planning	Draft	Empty Spot in LS Buffer (See mark ups) Please fill in this space with additional landscaping (tree(s)).	L01	Samuel Nelson	Kendall Story	Yes
31	Planning	Draft	Rooftop Mechanical Eq. Screening Show all rooftop mechanical equipment as dashed lines behind a screen wall.	C09	Kendall Story	Kendall Story	Yes
30	Planning	Draft	Add to Cover Sheet Add the following to the cover sheet: 1. Add the title "Site Plan" 2. Owner's name and information 3. parcel ID and legal description 4. Statement of intended use	C01	Kendall Story	Kendall Story	Yes
29	Planning	Draft	East LS Buffer The eastern property line requires a 15' wide Type B landscape buffer. This is not being provided. Please revise per sec. 33-92.02. The required plantings are as follows (at 135LF): 5 Canopy trees (min. 4" DBH) 2 Understory trees 16 shrubs	L01	Kendall Story	Kendall Story	Yes
28	Planning	Draft	Southern LS Buffer - canopy 4" DBH required The southern boundary requires a 15' Type B landscape buffer. The minimum DBH for the canopy trees is 4". The ones being provided are all 3" DBH. Please revise.	L01	Kendall Story	Kendall Story	Yes
26	Planning	Draft	West LS Buffer: Canopy Trees Min. 4" DBH Per the requirements of the Emerging Gateway, all canopy trees must be a minimum of 4" DBH and a minimum of 14 tall at planting. (33-36.05(c)1)	L01	Kendall Story	Kendall Story	Yes
9	Planning	Draft	Percentages Also provide the percentage for each item in the General Site Data table, as applicable.	C09	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
8	Planning	Draft	Bldg Height Note the height of the building in the General Site Data table.	C09	Kendall Story	Kendall Story	Yes
7	Planning	Draft	Tree Protection Area 15% of the site must be tree protection area. Show where the TPAs are, add to the Legend and add TPA to the General Site Data table.	C09	Kendall Story	Kendall Story	Yes
6	Planning	Draft	Setbacks Please show the building setbacks on the plan.	C09	Kendall Story	Kendall Story	Yes
5	Planning	Draft	Dimensions Please provide dimensions for all property lines, the building, the sidewalks, etc.	C09	Kendall Story	Kendall Story	Yes
32	Utilities	Draft	Water Note #18 with swab after flushing	C03	Jim Ailes	Jim Ailes	Yes
3	Utilities	Draft	Irrigation Meter City does not allow potable irrigation meters. Irrigation will have to be tied in after potable water meter and backflow.	L04	Doug Larkins	Doug Larkins	Yes
2	Utilities	Draft	Clean out there needs to be a clean out to be set at right away	C11	Scott Zender	Scott Zender	Yes
1	Utilities	Draft	Irrigation City of DeLand does not allow potable irrigation meters only off potable system. Irrigation will have to come off potable line after potable meter	C11	Scott Zender	Scott Zender	Yes

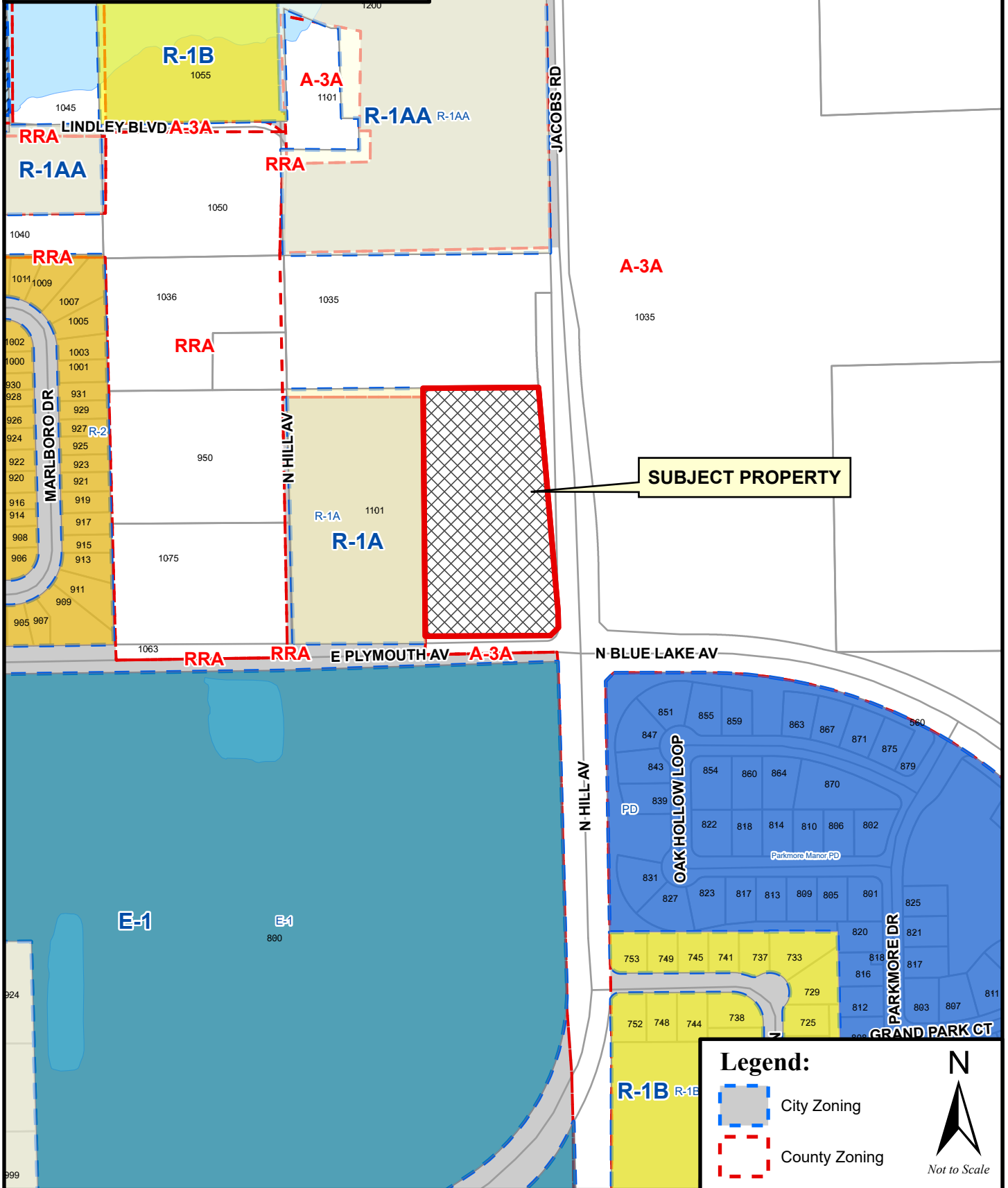


City of DeLand
Z26-177
JACOBS CORNER
PD





City of DeLand
Z26-177
JACOBS CORNER
PD



Conditions and notes for record Z26-177
Job Address: 0 E PLYMOUTH AV, DELAND FL 32724
Job Description: Rezone the property to PD for retail and residential uses

Discipline	Status	Type	Details	Attached To	Created By
Traffic	Draft	Note	No Traffic Study Required Since the proposal is based on uses that will generate less than 1,000 daily trips, no traffic study is required. Consider a full traffic to expand the development potential.		Christopher Carson

Issues for record Z26-177

Job Address: 0 E PLYMOUTH AV, DELAND FL 32724

Job Description: Rezone the property to PD for retail and residential uses

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Survey							
9	Forestry	Draft	In reviewing an aerial for this project, it appears that much of the site has been cleared. If in fact there are no historic trees on site, please provide a response to this comment stating there are no historic trees on this site. FYI historic trees proposed for removal required review by the Tree Advisory Committee and approval by the City Commission.	Jacobs Rd - Bndry- Topo Tree Survey- s.pdf	Laureen Kornel	Laureen Kornel	Yes
P. Landscape and Buffer Standards. (4) Street Trees							
Replaced the proposed language with the following language: "Street trees may be planted within the rights-of-way within the Property and said trees may be included in mitigation calculations; however, the Homeowners' Association shall be responsible for the maintenance of all trees planted in the public right-of-way, including the responsibility to repair any and all impacts upon the right-of-way infrastructure created by the presence of said trees, including any road or sidewalk facilities."							
8	Forestry	Draft		Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Laureen Kornel	Laureen Kornel	Yes
P. Landscape and Buffer Standards (3) Tree Protection Area							
Change "Preservation" to "Protection".							
7	Forestry	Draft		Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Laureen Kornel	Laureen Kornel	Yes
PD Markups 'Jacob's Corner PD Agreement-with exhibits (7-10-2026)_RB_Edits'							
Please see the uploaded PD markup for applicant review and responses.							
29	Planning	Draft	Jacob's Corner PD Agreement-with exhibits (7-10-2026)_RB_Edits		Rachel Booth	Rachel Booth	Yes
Buffer Table							
Provide buffer table as part of section P. Landscape and Buffer Standards. See PD markup.							
28	Planning	Draft			Rachel Booth	Rachel Booth	Yes
Consultant Confirmation							
Note: Confirm Zev Cohen & Associates, Inc							
27	Planning	Draft		Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
26	Planning	Draft	Exhibits See PD mark-up Exhibit C, Landscape Plan, can be simple just show buffer widths.	Jacob's Corner PD Agreement- with exhibits (7- 10- 2026).pdf	Rachel Booth	Rachel Booth	Yes
			Exhibit D: Conceptual Drainage Plan				
			Exhibit E: Building Elevations				
			Exhibit F: Master Sign Program				
25	Planning	Draft	Maintenance Association See redlines	Jacob's Corner PD Agreement- with exhibits (7- 10- 2026).pdf	Rachel Booth	Rachel Booth	Yes
24	Planning	Draft	Low Impact Development See PD mark-up redlines Can you commit to any of the following. LID investments are seen as very positive.	Jacob's Corner PD Agreement- with exhibits (7- 10- 2026).pdf	Rachel Booth	Rachel Booth	Yes
23	Planning	Draft	Environmental Conditions See Mark-up edits	Jacob's Corner PD Agreement- with exhibits (7- 10- 2026).pdf	Rachel Booth	Rachel Booth	Yes
22	Planning	Draft	Street Trees See PD mark-up Are we expecting internal rights of way?	Jacob's Corner PD Agreement- with exhibits (7- 10- 2026).pdf	Rachel Booth	Rachel Booth	Yes
			Can probably just remove this section altogether but consider this language if we are to keep it.				

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
21	Planning	Draft	Landscape and Buffer Standards See PD markup redlines Open Space Perimeter Buffers Street Trees	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
20	Planning	Draft	Townhomes Clarify what 'model home' mean. Are these the actual lease/sale units? See redline in PD mark-up	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
19	Planning	Draft	Architectural Standards Section L. As available, provide / define additional regulations related to colors, theme, articulation, roof styles, building type variation, etc.]	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
18	Planning	Draft	Development Standards Table See redline additions in PD mark-up Max Residential Min. Building Separation Max Impervious Surface (and note)	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
17	Planning	Draft	Development Standards Indicate needed/requested standards deviations	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
16	Planning	Draft	Two-Family Residential Horizontal or stacked units?	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
15	Planning	Draft	Uses After proposed Permitted Uses, list prohibited uses and/or accessory uses (if applicable)	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
14	Planning	Draft	Development Phasing Note: See PD mark-up. Provide clarifying language as to this section (G.) Phasing for the development of the Property may generally be provided per the attached Exhibit "____". [PHASING PLAN MUST BE INCLUDED IF PROJECT IS TO BE CONSTRUCTED IN MORE THAN ONE (1) PHASE	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
13	Planning	Draft	Document Format Correct footer format as per PD mark-up Move date (MONTH/YEAR) to bottom left of the footer. Move page numbers to right side of footer.	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
12	Planning	Draft	Permitted Commercial Uses Provide an explanation/justification for the following neighborhood-scale commercial uses. Certain permitted uses may introduce a level of intensity inconsistent with the character of the surrounding area. (See PD mark-up for additional notes) Financial institutions Hardware/home improvement retail center. Health clubs or spas. Medical and dental clinics. Museums. Printing and publishing establishments. Publicly owned or regulated water supply wells. Restaurants WITH drive-throughs. Retail sales and services, excluding sales or rental of automobile, motorcycle, truck, motor home, or travel trailers, automobile driving schools, boat or mobile home sales and services. Veterinary clinics.	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
11	Planning	Draft	Total Residential Units Note: Trip generation indicates that the PD establishes up to 55 residential units. However, based on applicable LDR requirements, including tree protection areas, open/green space, stormwater, and other site development standards, it appears that the full 55 units may not be achievable. Please acknowledge and clarify the maximum achievable number of units within the PD, concept plan, and any other applicable development documents..	Jacob's Corner PD Agreement- with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Concept Plan details							
2	Planning	Draft	Revise the concept plan to clearly delineate the proposed locations of residential and commercial uses. For each use, provide the proposed gross square footage (GSF); where the square footage has not yet been established, label it "TBD".	1	Rachel Booth	Rachel Booth	Yes
Sewer Capacity							
1	Utilities	Draft	The force main on Jacobs if intended for sewer on this project still has a capacity issue at this time. A gravity connection to the lift station south of the proposed project would be a better solution.	1	Jim Alles	Jim Alles	Yes

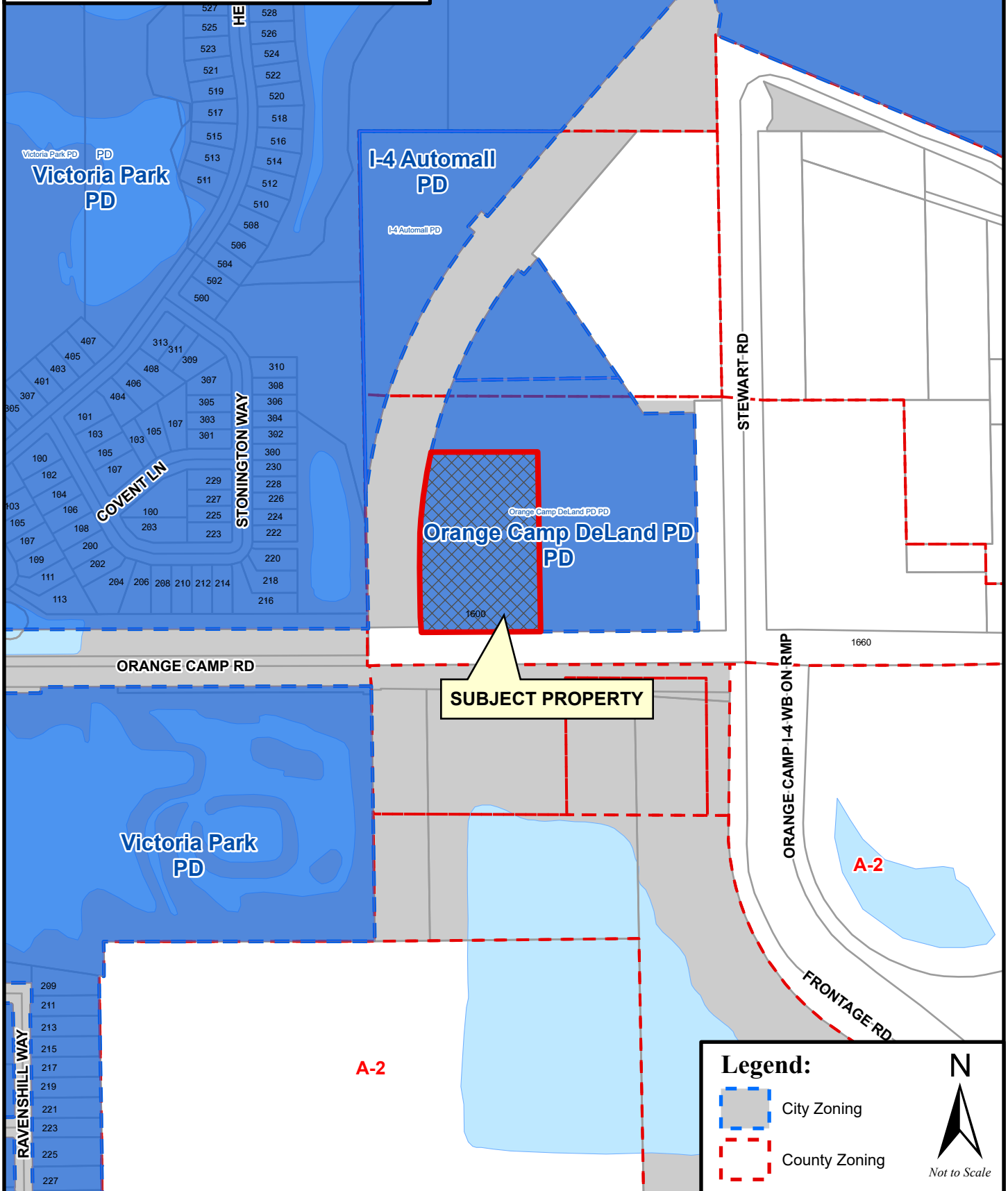


City of DeLand
SP26-162
ORANGE CAMP
WAWA





City of DeLand
SP26-162
ORANGE CAMP
WAWA



Issues for record SP26-162

Job Address: 1600 ORANGE CAMP RD, DELAND FL 32724

Job Description: Proposes WAWA on Lot #1 of the Orange Camp Development. Please reference PSB25-131. Wawa's storm system & utilities will be connecting to the master systems from Orange Camp.

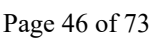
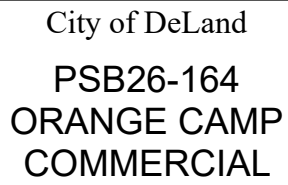
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
40	Engineering	Draft	ERP Compliance Provide a table and/or calculations verifying that the proposed development meets the requirements of the overall SJRWMD ERP Permit.	C1	Steven Danskine	Steven Danskine	Yes
39	Engineering	Draft	Conflict It appears that the 3/4" water service is in conflict with the Clearance Bar Support Post.	C8	Steven Danskine	Steven Danskine	Yes
38	Engineering	Draft	Contour Label Please identify the proposed elevation of the contour located near the Air Pump Station. It is difficult to decipher how the grading is to be performed and maintain positive drainage. Please clarify.	C7	Steven Danskine	Steven Danskine	Yes
37	Engineering	Draft	Callouts & Legend 1. I am unable to locate the proposed location for any Mitered End Sections or Yard Drains that are identified in the Legend. Additionally, there are callouts for RD's (apparently Roof Drains w no inverts identified) on the plan that are not represented in the Legend. 2. The Legend only identifies "Type-F Curb (Spillout), however this and other sheets indicate multiple types of curbing, including curbing that is specific to Wawa. Please review for other inconsistencies.	C7	Steven Danskine	Steven Danskine	Yes
36	Engineering	Draft	ADA Warning Mats Please provide the proposed location for all ADA Warning Mats.	C9	Steven Danskine	Steven Danskine	Yes
35	Engineering	Draft	Legend 1. It is usual and customary to show the various linetypes and hatch patterns shown on the plan in the Legend that appears on that sheet, i.e. Curb Types. 2. The symbology for the various curb types are inconsistent with the callouts. Please review for other inconsistencies.	C6	Steven Danskine	Steven Danskine	Yes
34	Engineering	Draft	Details I am unable to locate a detail for "WAWA F1 CURB (SPILLOUT)" in the plans. Please review for other inconsistencies.	C6	Steven Danskine	Steven Danskine	Yes
33	Engineering	Draft	Labels There are labels within items in the Dumpster Enclosures that have labels that appear to be mirrored and therefore very difficult to read.	C6	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
32	Engineering	Draft	Leader The "Proposed 5' Concrete Sidewalk" leader near the west entrance is pointing at the silt fence. Please review for other inconsistencies.	C6	Steven Danskine	Steven Danskine	Yes
27	Engineering	Draft	Geotech The Geotechnical Evaluation provided was produced by ECS, not Universal Engineering as indicated on the cover.	C1	Steven Danskine	Steven Danskine	Yes
30	Forestry	Draft	Silt Fence The silt fence cannot be within the TPA. Please Revise showing the silt fence outside of the TPA. This revision needs to be changed throughout the entire plan set.	C5	Laureen Kornel	Laureen Kornel	Yes
29	Forestry	Draft	Structure within the TPA No structures are permitted within the TPA. Remove the structures form TPA. This revision needs to be changed throughout the entire plan set.	C5	Laureen Kornel	Laureen Kornel	Yes
28	Forestry	Draft	Silt Fence The silt fence cannot be within the TPA. Please Revise showing the silt fence outside of the TPA. This revision needs to be changed throughout the entire plan set.	C4	Laureen Kornel	Laureen Kornel	Yes
26	Forestry	Draft	Plant Schedule Based on the revised callper numbers, re-calculate total DBH inches for Tree Mitigation. Staff believes the column should read as follows: 26 18 30 4 55 8 16 25 20 32 (use 4" CAL for Sable Palmetto 40 Total 274"	LS-03	Laureen Kornel	Laureen Kornel	Yes
25	Forestry	Draft	261" is needed for mitigation. Therefore, mitigation is met. Plant Schedule - CAL Change 3 t 2.	LS-03	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
24	Forestry	Draft	Plant Schedule - CAL Change 4 to 5.	LS-03	Laureen Kornel	Laureen Kornel	Yes
23	Forestry	Draft	Plat Notes #9 Change the word "preservation" to Protection.	1	Laureen Kornel	Laureen Kornel	Yes
15	Forestry	Draft	Tree Barricade Details Include the City's Tree Barricade details (including for historic trees).	LS-02	Laureen Kornel	Laureen Kornel	Yes
14	Forestry	Draft	Minimum Tree Requirement This calculation is incorrect because the applicant has not used the 6" multiplier. Please revise calculations with 6" multiplier which should be equal to 261" DBH. These inches are the minimum required replacement, or the applicant may pay into the city's Tree Reserve Account.	LS-01	Laureen Kornel	Laureen Kornel	Yes
13	Forestry	Draft	Tree Barricade Details Use City Tree Barricade Detail and City Historic Tree Barricade Details.	C11	Laureen Kornel	Laureen Kornel	Yes
12	Forestry	Draft	Details Use City Planting Details.	C11	Laureen Kornel	Laureen Kornel	Yes
11	Forestry	Draft	TPA Provide an excel spreadsheet that clearly shows protected and specimen mitigation including 1/3, 1/2 and 1:1 DBH replacement.	C4	Laureen Kornel	Laureen Kornel	Yes
10	Forestry	Draft	Total TPA Show the TPA on Sheet C4 and include a TPA calculations. If TPA is broken up into pieces, show the calculated acreage total.	C4	Laureen Kornel	Laureen Kornel	Yes
9	Forestry	Draft	Tree Survey Provide a Tree Survey of trees 6" DBH or larger and show the trees being removed.	C4	Laureen Kornel	Laureen Kornel	Yes
8	Forestry	Draft	Historic Trees Verify if there are historic trees. Note: removal of historic trees requires TAC and CC approval.	C4	Laureen Kornel	Laureen Kornel	Yes
7	Forestry	Draft	Total TPA Total TPA: 108,900 x 15% = 16,335 sq. ft. (based on 2.5 acres) Required Minimum Coverage: 108,900/2,500 sq. ft. = 43.56 x 6" = 261.36" DBH required.	C1	Laureen Kornel	Laureen Kornel	Yes
6	Forestry	Draft	Coordinate with Planning Please coordinate with Planning on approval of the preliminary plat. Note: Additional comments may be forthcoming subject to approval of the preliminary plat.	C1	Laureen Kornel	Laureen Kornel	Yes
53	Planning	Draft	Vehicular Use Area, Interior Please demonstrate compliance with 33-92.02(a) Vehicular use areas, interior. 51-100 parking spaces requires 10 sq. ft. of interior landscaping per space. In no	LS-03	Christopher Carson	Christopher Carson	Yes

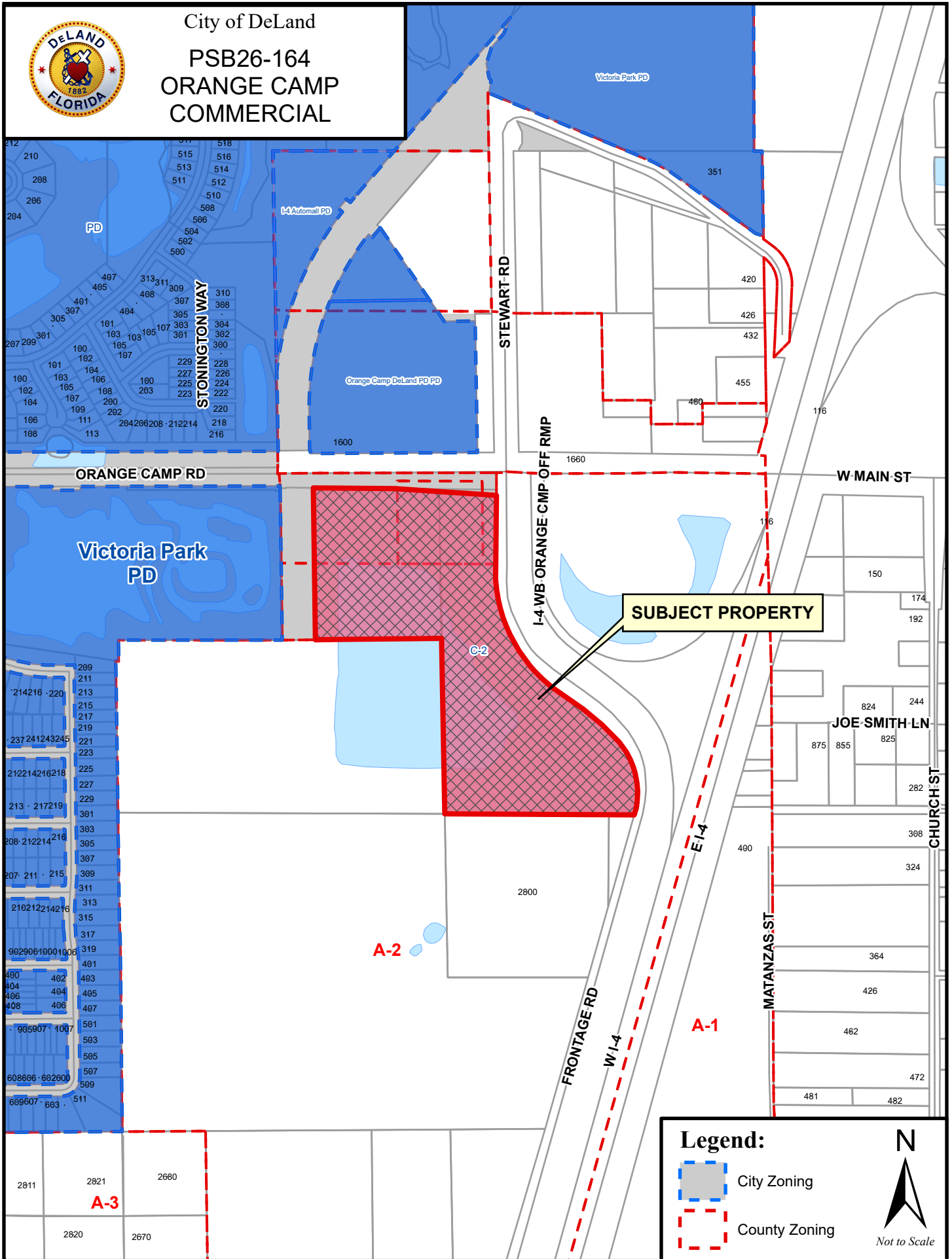
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			instance shall there be less than one canopy tree for each 75 square feet of required interior landscaped area.				
52	Planning	Draft	Paint Color Please provide paint color swatch	A1	Christopher Carson	Christopher Carson	Yes
51	Planning	Draft	Photometric Plan Please provide photometric plan compliant with dark sky standards.	C1	Christopher Carson	Christopher Carson	Yes
50	Planning	Draft	Community Design Standards Gas stations and convenience stores with canopies should be constructed with the same or compatible roof design and materials as the main building and are encouraged to be attached to the main building. Canopy facing and support poles shall be constructed of complimentary material as the main building facade.	A2	Christopher Carson	Christopher Carson	Yes
48	Planning	Draft	Plant Schedule 100 percentage native plantings are preferred. Please distinguish areas on the landscape plan as low, medium or high volume irrigation areas, and provide the percentage and sq. ft. of high volume, medium volume, and low volume irrigation areas. Please note, high volume irrigation areas shall not exceed 50 % of the total landscape area, medium volume irrigation areas shall not exceed 25 % of the total landscape area. Please add a note to identify the number of plantings that will be irrigated via reclaimed water. Please add note that irrigation will be provided in accordance with waterwise restrictions.	LS-03	Christopher Carson	Christopher Carson	Yes
47	Planning	Draft	Use of Audio/Speakers Please add a note that volume of any speakers will comply with City's noise ordinance. (Lower at night?)	C6	Christopher Carson	Christopher Carson	Yes
46	Planning	Draft	Ev Chargers Will any of the parking spaces have ev vehicle chargers?	C6	Christopher Carson	Christopher Carson	Yes
45	Planning	Draft	Trip Generation Please provide trip generation calculation on plan for the proposed use.	C5	Christopher Carson	Christopher Carson	Yes
43	Planning	Draft	Required Parking Required Parking is based on 85 % of the square footage, therefore the square footage is based on $6372 * (.85) = 5416$ sq. ft. ; therefore only 54 spaces are required.	C1	Christopher Carson	Christopher Carson	Yes
42	Planning	Draft	Dimensions, Setbacks Please label dimensions of any structures and provide the proposed setback dimensions as applicable.	C5	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Site Data Table Future Land Use is: Highway Commercial							
41	Planning	Draft	Provide maximum Impervious surface area (individual parcel 85 %, cumulative across PD 70 %). Provide the proposed standard as applicable, for example setbacks, F.A.R., building height, etc. It is preferred that the site table be moved to sheet C5.	C1	Christopher Carson	Christopher Carson	Yes
5	Utilities	Draft	Reclaim Irrigation Need to show shut off valve prior to meter. Also if connection is at entrance what is the purpose for the line to proceed to building?	IR-01	Jim Ailes	Jim Ailes	Yes
4	Utilities	Draft	Reclaim What is reclaim line connecting too? It is shown going up to building instead of irrigation?	C8	Jim Ailes	Jim Ailes	Yes
3	Utilities	Draft	Irrigation Need to show irrigation meter	C8	Scott Zender	Scott Zender	Yes
2	Utilities	Draft	As-Built Drawing Requirements #13 City does not allow metal tabs to mark utilities, only curb cuts.	C3	Doug Larkins	Doug Larkins	Yes
1	Utilities	Draft	Valve at potable connection Does not call out valve at potable connection.	C8	Doug Larkins	Doug Larkins	Yes





City of DeLand
PSB26-164
ORANGE CAMP
COMMERCIAL



Issues for record PSB26-164

Job Address: 0 Orange Camp RD, Deland FL 32724

Job Description: We are proposing a preliminary plat for a ±20-acre project that will be broken up into 5 parcels. We currently have a site plan application in as well for the infrastructure.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Details							
33	Engineering	Draft	1. Many of the details contained on this sheet appear to be extraneous, and as it pertains to the Outlet Control Structure, contradicts with the Control Structure Detail shown on Sheet C7.1.	C7.4	Steven Danskine	Steven Danskine	Yes
Details							
32	Engineering	Draft	1. I am having trouble comparing the Weir in the detail on this sheet with the Weir Component information provided in the Drainage Report. The Report indicates 2 - 1.50 ft wide weirs, but the Detail appears to indicate 1.5' x 1.3' where the height appears to be 1.5'. In the middle elevation, there appears to be a separation that the weir leader is pointing to that would divide the 3'-1" wide opening into two, but a width is not listed. Perhaps utilizing different line types, line weights, and/or hatching may help differentiate between the various components of the box, skimmer, brackets, and weir. A Detail Title and sheet reference would also be helpful. 2. The Standard and Heavy Duty Pavement Details appear to be repeated on Sheet C7.2. In case that there may be any inconsistencies, it would be best to delete one set.	C7.1	Steven Danskine	Steven Danskine	Yes
Drainage							
31	Engineering	Draft	1. As the Dry Ponds are proposed to be excavated below natural grade, Note 10 does not appear to apply. If the ponds are to be over-excavated, indicate to what extents. Regardless of the ability of imported fill to infiltrate, it may still be confined by the surrounding native soils ability to transmit groundwater both vertically and horizontally. Evaluation of the surrounding soils will be necessary to ensure adequate percolation. 2. Please extend the comments from Sheet C5.0 pertaining to grading notes and elevations. 3. The City of DeLand requires that the 100yr/24hr Storm Event (11.4") be retained on site prior to discharge.	C5.1	Steven Danskine	Steven Danskine	Yes
Grading							
30	Engineering	Draft	1. Each of the inlets has a proposed spot elevation identical to the proposed Top Elevation approximately 15' away. Please provide clarification as this could cause ponding around the inlets. 2. Provide information pertaining to the roof and canopy drainage system, i.e. pipe sizes, invert elevations, cleanouts, etc. as appropriate. 3. The Percentage Grade Slope callouts may be misleading. Suggest providing a drainage arrow and aligning the numbers with the slope towards the intended receiving drain. 4. Maximum Slope is 4:1 (H:V), not the 3:1 Indicated in Note 4.	C5.0	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
54	Forestry	Draft	Legend on Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.56	Laureen Kornel	Laureen Kornel	Yes
53	Forestry	Draft	Legend on Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.55	Laureen Kornel	Laureen Kornel	Yes
52	Forestry	Draft	Legend Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.54	Laureen Kornel	Laureen Kornel	Yes
51	Forestry	Draft	Legend on Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.53	Laureen Kornel	Laureen Kornel	Yes
50	Forestry	Draft	Legend on Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.52	Laureen Kornel	Laureen Kornel	Yes
49	Forestry	Draft	Legend There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.52	Laureen Kornel	Laureen Kornel	Yes
48	Forestry	Draft	Legend on All Tree Mitigation Sheets There are in fact historic trees on this site (at least 4 field verified). Ensure that the Table consistently includes "Historic Tree to be Removed".	L0.51	Laureen Kornel	Laureen Kornel	Yes
47	Forestry	Draft	Tree Mitigation Overall Data Table Site Area must match cover - 19.64 Acres or 855,518 square feet.	L0.50	Laureen Kornel	Laureen Kornel	Yes
46	Forestry	Draft	Notes 7.B. Change "g" to "6".	L0.50	Laureen Kornel	Laureen Kornel	Yes
45	Forestry	Draft	Notes #5. Change to "Orange County" to "City of DeLand".	L0.50	Laureen Kornel	Laureen Kornel	Yes
44	Forestry	Draft	Notes #4 Revise "2" to "3".	L0.50	Laureen Kornel	Laureen Kornel	Yes
43	Forestry	Draft	General Notes #2 Revise "10" to "g" to Match FL Grades and Standards.	L0.50	Laureen Kornel	Laureen Kornel	Yes
42	Forestry	Draft	Plant Schedule Revise the Plant Schedule to match all comments on L1.00.	L1.04	Laureen Kornel	Laureen Kornel	Yes
41	Forestry	Draft	Plant Schedule Revise the Plant Schedule to match all comments on L1.00.	L1.03	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
40	Forestry	Draft	Plant Schedule Revise the Plant Schedule to match all comments on L1.00.	L1.02	Laureen Kornel	Laureen Kornel	Yes
39	Forestry	Draft	Plant Schedule Be sure to revise all renderings that show the Plant Schedule to match Sheet L1.00. The following sheets reference Plant Schedule and need to be revised: L1.01 L1.02 L1.03 L1.04	L1.00	Laureen Kornel	Laureen Kornel	Yes
38	Forestry	Draft	Plant Schedule Revise the Plant Schedule to match all comments on L1.00.	L1.01	Laureen Kornel	Laureen Kornel	Yes
37	Forestry	Draft	Plant Schedule - Canopy Trees Revise to meet Florida Grades and Standards: AR 8' HT, 4' SPRD, 45-GAL MG 8' HT, 4' SPRD, 45-GAL QV 8' HT, 4' SPRD, 45-GAL TD 8' HT, 2' SPRD, 45-GAL	L1.00	Laureen Kornel	Laureen Kornel	Yes
36	Forestry	Draft	Plant Schedule - Understory Tree DeLand requires a minimum caliper of 3". Please revise 2.5" to 3".	L1.00	Laureen Kornel	Laureen Kornel	Yes
35	Forestry	Draft	Plant Schedule - Understory Tree For LM applicant must reference 3" Specs. Change 5" CAL. TOT. to 3".	L1.00	Laureen Kornel	Laureen Kornel	Yes
34	Forestry	Draft	Plant Schedule For Canopy and Understory Trees add gallon size in accordance with Florida Grades and Standards.	L1.00	Laureen Kornel	Laureen Kornel	Yes
16	Forestry	Draft	Historic Trees These three trees need to be called out as historic trees since all three are field verified to be Live Oak trees. Every Historic Live oak tree needs to be called out as "Historic" on every single plan showing trees. Historic trees shall not be removed with TAC and CC review with final approval from CC.	C3.1	Laureen Kornel	Laureen Kornel	Yes
15	Forestry	Draft	General Comment Comments from SP26-106 will need to be addressed on the following pages: L1.00 L1.01 L1.02 L1.03 L1.04 L1.50 L5.02	C0.0	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Tree Preservation Area							
Demonstrate the total calculated area. TPA should be based on total acreage of 19.64 as provided on the Cover Sheet. Without first providing evidence of the actual project area (that matches the cover sheet for this submittal), staff cannot verify the TPA of the Minimum coverage required for this project. Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC							
14	Forestry	Draft		C4.0	Laureen Kornel	Laureen Kornel	Yes
Minimum Coverage							
Demonstrate the calculated total area for the project submittal and provide a minimum coverage calculation.							
13	Forestry	Draft		C4.0	Laureen Kornel	Laureen Kornel	Yes
Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC							
Sheet List Table							
Add Landscape and Irrigation sheets.							
12	Forestry	Draft		C0.0	Laureen Kornel	Laureen Kornel	Yes
Cover Sheet							
Add a note to update as applicable based on updated project limits (7-11 only). Without the actual acreage of the project area, staff cannot calculate Tree Protection Area or required Minimum Coverage.							
11	Forestry	Draft		C0.0	Laureen Kornel	Laureen Kornel	Yes
Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC							
Borrow Pit							
The parcel outlined is owned by a separate entity.							
78	Planning	Draft		C4.0	Christopher Carson	Christopher Carson	Yes
Buffers							
77	Planning	Draft		L1.00	Christopher Carson	Christopher Carson	Yes
Environmental							
The project must go through all FWC permitting as applicable prior to site construction. A 100 percent gopher tortoise survey and sandhill crane and nest survey is required							
76	Planning	Draft		C0.0	Christopher Carson	Christopher Carson	Yes
Terracon recommends implementing the FWC established eastern indigo snake protection measures to avoid impacts to the species during construction.							
Certificate of Approval							
Revise CPH to CPH CONSULTING ST to STREET							
75	Planning	Draft		1	Christopher Carson	Christopher Carson	Yes
Lift Station							
Is the Lift Station city owned? If so, please place into its own tract.							
74	Planning	Draft		C4.1	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
73	Planning	Draft	Certificate of Approval - Infrastructure Please include Certificate of Approval of the Design and installation of streets, utilities and other required improvements and City Engineer signature block.	1	Christopher Carson	Christopher Carson	Yes
72	Planning	Draft	Easements Please verify all easements are included including but not limited to stormwater, access, utilities, signage, parking, etc.	1	Christopher Carson	Christopher Carson	Yes
71	Planning	Draft	Plat Title Please revise plat name to provide some distinction.	1	Christopher Carson	Christopher Carson	Yes
70	Planning	Draft	Certificate of Approval REVISE CERTIFICATE OF APPROVAL to "BY THE PLANNING DIRECTOR OF THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA". Include Christian D. Gowan as City Clerk	1	Christopher Carson	Christopher Carson	Yes
69	Planning	Draft	Photometric Plan Please provide photometric plan demonstrating compliance with dark sky standards.	C4.0	Christopher Carson	Christopher Carson	Yes
68	Planning	Draft	Legal Description Please confirm chord bearing. Does not match C14 on Sheet 2 of 2.	1	Christopher Carson	Christopher Carson	Yes
67	Planning	Draft	Plat Table Please provide a table listing individual tracts as well as the purpose, ownership, maintenance, and acreage.	2	Christopher Carson	Christopher Carson	Yes
66	Planning	Draft	Roads Frontage road and road easement will need to be dedicated as public right of way.	2	Christopher Carson	Christopher Carson	Yes
65	Planning	Draft	Future Development Area Does the project's stormwater calculations include the future development area? Even if associated improvements to parcel 4 are not graded and constructed at this time, it is recommended to make this area as pad ready as possible by changing the area to parcel 4, including a FFE, buffer calculations, etc.	C4.0	Christopher Carson	Christopher Carson	Yes
64	Planning	Draft	Tree Mitigation (Sheet L0.56) Can Tree protection areas be established over some of the larger pine trees, clusters of pines, etc.?	L0.56	Christopher Carson	Christopher Carson	Yes
63	Planning	Draft	Tree Mitigation (L0.55) Please expand the buffer to include the larger pines, clusters of pines and westernmost plantings.	L0.55	Christopher Carson	Christopher Carson	Yes
62	Planning	Draft	Tree Mitigation (L0.54) Can the TPA be modified to include some of the slash pine clusters? Also consider tree protection areas where some of the larger slash pines are. (especially where DBH >= 12")	L0.54	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Can tree 30133 be preserved? If not, please provide a reason.							
61	Planning	Draft	TPA (L0.53) Please extend the TPA so the trees are included in the boundary.	L0.53	Christopher Carson	Christopher Carson	Yes
TPA Please label individual tree protection area width & acreage. (TPA width shall be 30' when preserving existing trees, and 20' when planting new) Please include a table or note to show whether these individual areas are utilizing planted, preserved or a combination of both trees. A number of larger pine trees, and pine tree clustered have been marked on the following sheets. Please consider modifying the TPA to include these. Forestry has indicated concerns that a number of the Laurel Oak trees are live oak trees. Once the trees have been correctly identified, trees preferred for preservation could adjust to account for any specimen/historic trees.							
60	Planning	Draft		L0.50	Christopher Carson	Christopher Carson	Yes
59	Planning	Draft	POA Will a POA or other be established to oversee maintenance ?	1	Christopher Carson	Christopher Carson	Yes
Tree Mitigation (Sheet L0.51) Can some of the larger slash pines be preserved through design modification? Alternatively, please justification for why the marked trees cannot be preserved. Tree 364, 368, 369, 370, 375, 384							
58	Planning	Draft		L0.51	Christopher Carson	Christopher Carson	Yes
Tree Mitigation (L0.52) Can some of the larger slash pines be preserved to serve as a natural buffer between the proposed parcels? Trees 286, 290, 297, 284 Alternatively, please provide a reason for why the marked trees can not be preserved.							
57	Planning	Draft		L0.52	Christopher Carson	Christopher Carson	Yes
56	Planning	Draft	Truck Routing Plan Modify to show truck can traverse through entire site, otherwise, remove sheet.	C4.3	Christopher Carson	Christopher Carson	Yes
55	Planning	Draft	Cross Access Easement The proposed temporary cross-access easement will need to be dedicated to the public as right of way.	C4.2	Christopher Carson	Christopher Carson	Yes
29	Planning	Draft	Frontage Road West Sidewalk Provide a sidewalk along the east side of Frontage Road West.	C4.0	Christopher Carson	Christopher Carson	Yes
28	Planning	Draft	Irrigation Please add note that irrigation will be provided in accordance with waterwise restrictions.	L2.00	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
27	Planning	Draft	North Buffer Plantings It seems that canopy species with an upright columnar growth pattern can be utilized to meet the canopy tree planting requirements. Please provide canopy tree species. Also provide some pine tree plantings to maintain the existing character of the area. Plant Schedule 100 percentage native plantings are preferred. Please add a column to indicate whether the species is Native to Florida or not, also add a column to indicate whether the species is low, medium, or high volume irrigation. Please distinguish areas on the landscape plan as low, medium or high volume irrigation areas, and provide the percentage and sq. ft. of high volume, medium volume, and low volume irrigation areas. Please note, high volume irrigation areas shall not exceed 50 % of the total landscape area, medium volume irrigation areas shall not exceed 25 % of the total landscape area. Please add a note to identify the number of plantings that will be irrigated via reclaimed water.	L1.00	Christopher Carson	Christopher Carson	Yes
26	Planning	Draft		L1.00	Christopher Carson	Christopher Carson	Yes
25	Planning	Draft	TIA Please provide ITE Trip Generation Table from TIA.	C4.0	Christopher Carson	Christopher Carson	Yes
24	Planning	Draft	FFE Provide FFE or each parcel.	C4.0	Christopher Carson	Christopher Carson	Yes
23	Planning	Draft	Tract FD-1 Please label tract FD-1 as Lot 5.	2	Christopher Carson	Christopher Carson	Yes
22	Planning	Draft	Sheet not needed Please remove sheets specific to the individual site plan. TPA TPA should be based on the entire property (19.64 acres) Please provide individual TPA widths and acreages. Please demonstrate compliance with the following: Each lot shall contain a minimum of one tree for every 2,500 square feet of lot area (rounded to the nearest whole number). A minimum of 50 percent of the required minimum number of trees shall consist of existing trees within said area. Tree protection areas must contain at least one tree per 2,500 square feet. Please label the provided and required trees for each lot. (Can be this sheet or on Landscape/Tree Plan sheets)	C4.1	Christopher Carson	Christopher Carson	Yes
21	Planning	Draft		C4.0	Christopher Carson	Christopher Carson	Yes
20	Planning	Draft	Overall Site Plan Please modify sheet to be specific for the overall development and not specific to parcel 1.	C4.0	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Please clarify project area. Revise site data as needed. Revise Outparcel 1 to be the total max. allowable. Include Parcel 5 in table. Include Max FAR. Remove general notes 1.							
Wetland Impacts Provide 25' buffer from existing wetland boundary for wetland buffer zone. Site elements such as the driveway may need to be shifted after buffer is provided. Only activities or construction which do not have adverse effect on the natural function of the buffer may be allowed within the buffer. The activities or construction include but are not limited to pruning, planting of suitable native vegetation, removal of exotic and pioneer plant species, and the creation and maintaining of walking trails.							
19	Planning	Draft		C4.0	Christopher Carson	Christopher Carson	Yes
18	Planning	Draft	Plat / Site Plan Please remove site plan specific details from the Plat Construction Plans	C0.0	Christopher Carson	Christopher Carson	Yes
17	Utilities	Draft	Utility Service Agreement A USA will be required for this project and possible contribution to offsite master lift station to accommodate additional flow capacity.	C0.0	Jim Ailes	Jim Ailes	Yes
10	Utilities	Draft	Pipe Class Under potable water system note 1 - pipe class should be class 350 4" to 12", class 250 16" to 24" and class 200 30" to 64".	C1.1	Doug Larkins	Doug Larkins	Yes
9	Utilities	Draft	Reclaim Water City does not allow reclaim at lift station must use potable.	C6.4	Scott Zender	Scott Zender	Yes
8	Utilities	Draft	City of DeLand Replace approved by city of port orange public works & and use approved by City of DeLand utilities	C6.3	Scott Zender	Scott Zender	Yes
7	Utilities	Draft	City of DeLand Replace City of Orlando public works & with City of DeLand	C6.3	Scott Zender	Scott Zender	Yes
6	Utilities	Draft	Reclaim City does not allow reclaim to be used at lift station must have a potable service	C6.2	Scott Zender	Scott Zender	Yes
5	Utilities	Draft	Fire Line Note 7 call out a fire line but there is no fire line on plans	C6.0	Scott Zender	Scott Zender	Yes
4	Utilities	Draft	Fire Line Note 7 calls out a fire alarm but there is no fire line on plans	C6.1	Scott Zender	Scott Zender	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
3	Utilities	Draft	City of DeLand Replace City of Minneola with City of DeLand	C6.1	Scott Zender	Scott Zender	Yes
2	Utilities	Draft	City of DeLand Change Coty of Minneola to City of DeLand	C6.0	Scott Zender	Scott Zender	Yes
1	Utilities	Draft	Plug Valve City does not allow plug valve replace with a gate valve	C6.0	Scott Zender	Scott Zender	Yes

Conditions and notes for record PSB26-164

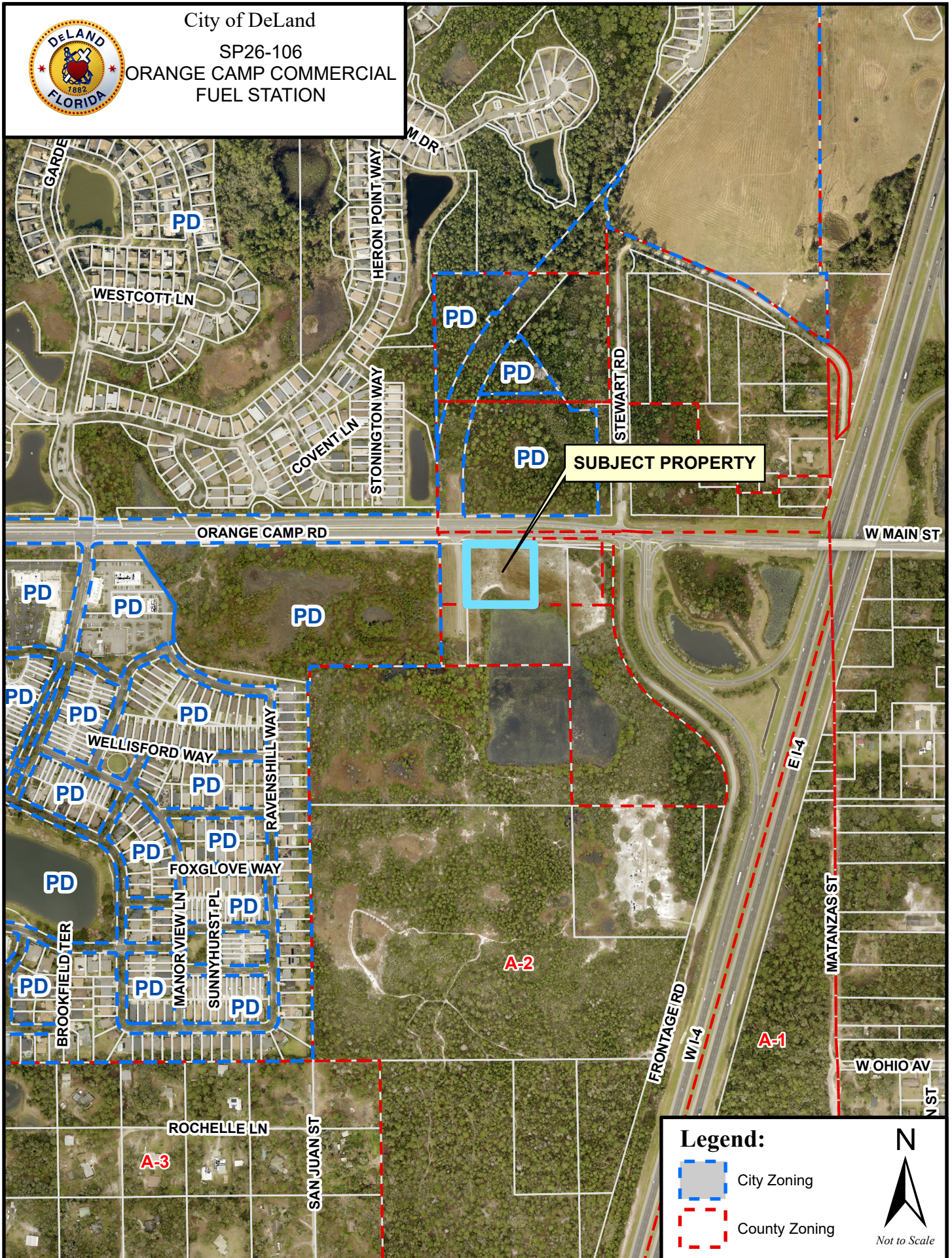
Job Address: 0 Orange Camp RD, Deland FL 32724

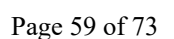
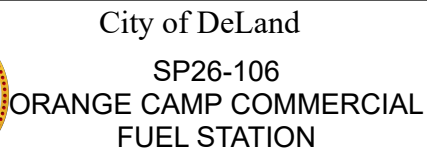
Job Description: We are proposing a preliminary plat for a ±20-acre project that will be broken up into 5 parcels. We currently have a site plan application in as well for the infrastructure.

Discipline	Status	Type	Details	Attached To	Created By
Utilities	Draft	Condition	Irrigation How will lots be irrigated?	C6.0	Scott Zender



City of DeLand
SP26-106
ORANGE CAMP COMMERCIAL
FUEL STATION





Issues for record SP26-106

Job Address: 1810 Orange Camp RD, Deland Florida 32724

Job Description: Proposed 4,852 sq ft convenience store, 6 MPD fueling stations and associated master infrastructure.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Extraneous Details							
67	Engineering	Draft	Many of the details contained on this sheet appear to be extraneous, and as it pertains to the Outlet Control Structure, contradicts with the Control Structure Detail shown on Sheet C7.1.	C7.4	Steven Danskine	Steven Danskine	Yes
Duplicative Details							
66	Engineering	Draft	The Standard and Heavy Duty Pavement Details appear to be repeated on Sheet C7.2. In case that there may be any inconsistencies, it would be best to delete one set.	C7.1	Steven Danskine	Steven Danskine	Yes
See Comments from Previous Page							
65	Engineering	Draft	Please extend the comments from Sheet C5.0 pertaining to grading notes and elevations.	C5.1	Steven Danskine	Steven Danskine	Yes
Pond Soils							
64	Engineering	Draft	As the Dry Ponds are proposed to be excavated below natural grade, Note 10 does not appear to apply. If the ponds are to be over-excavated, indicate to what extents. Regardless of the ability of imported fill to infiltrate, it may still be confined by the surrounding native soils ability to transmit groundwater both vertically and horizontally. Evaluation of the surrounding soils will be necessary to ensure adequate percolation.	C5.1	Steven Danskine	Steven Danskine	Yes
Redundant Notes							
63	Engineering	Draft	Notes 6 and 9 appear to be redundant.	C5.0	Steven Danskine	Steven Danskine	Yes
Maximum Slope							
62	Engineering	Draft	Maximum Slope is 4:1 (H:V), not the 3:1 Indicated in Note 4.	C5.0	Steven Danskine	Steven Danskine	Yes
Grade Slopes							
61	Engineering	Draft	The Percentage Grade Slope callouts may be misleading. Suggest providing a drainage arrow and aligning the numbers with the slope towards the intended receiving drain.	C5.0	Steven Danskine	Steven Danskine	Yes
Roof & Canopy Drains							
60	Engineering	Draft	Provide information pertaining to the roof and canopy drainage system, i.e. pipe sizes, invert elevations, cleanouts, etc. as appropriate.	C5.0	Steven Danskine	Steven Danskine	Yes
Spot Elevations							
59	Engineering	Draft	Each of the inlets has a proposed spot elevation identical to the proposed Top Elevation approximately 15' away. Please provide clarification as this could cause ponding around the inlets.	C5.0	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Weir I am having trouble comparing the Weir in the detail on this sheet with the Weir Component information provided in the Drainage Report. The Report indicates 2 - 1.50 ft wide weirs, but the Detail appears to indicate 1.5' x 1.3' where the height appears to be 1.5'. In the middle elevation, there appears to be a separation that the weir leader is pointing to that would divide the 3'-1" wide opening into two, but a width is not listed. Perhaps utilizing different line types, line weights, and/or hatching may help differentiate between the various components of the box, skimmer, brackets, and weir. A Detail Title and sheet reference would also be helpful.							
58	Engineering	Draft		C7.1	Steven Danskine	Steven Danskine	Yes
Percolation None of the Geotechnical Borings were obtained within the proposed dry pond areas, and none of the borings provided either Vertical or Horizontal Permeability Rates (Kv, Kh), therefore it is impossible to determine the recovery time.							
57	Engineering	Draft		2026-05-11 - Drainage Report- Orange Camp Rd.pdf	Steven Danskine	Steven Danskine	Yes
100yr/24hr Storm Retention The City of DeLand requires that the 100yr/24hr Storm Event (11.4") be retained on site prior to discharge.							
56	Engineering	Draft		2026-05-11 - Drainage Report- Orange Camp Rd.pdf	Steven Danskine	Steven Danskine	Yes
Plant Schedule Multi trunk needs to meet specs for 3" caliper on Matrix 3 of Florida Grades and Standards. The applicant cannot add each of the five 1" stems up to equal a 5" caliper. Revise LM to meet FL Grades and Standards specification for a minimum of 3" caliper as follows: 3" CAL, 8'FT, 3.5' SPR, 45-GAL.							
34	Forestry	Draft		L1.00	Laureen Kornel	Laureen Kornel	Yes
Tree Mitigation Notes The City's Arborist Inspector has field verified that some of the oak trees have been misidentified. Have a Certified Arborist verify all oaks by species so that mitigation can accurately be calculated. Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC							
33	Forestry	Draft		L0.57	Laureen Kornel	Laureen Kornel	Yes
Minimum Coverage Demonstrate the calculated total are for the project submittal and provide a minimum coverage calculation.							
32	Forestry	Draft		C4.0	Laureen Kornel	Laureen Kornel	Yes
Tree Preservation Area Demonstrate the total calculated area. What acreages add up to the 14.55 acres reference in the TPA. Without first providing evidence of the actual project area (that matches the cover sheet for this submittal), staff cannot verify the TPA of the Minimum coverage required for this project. Insufficient tree information has been provided to							
31	Forestry	Draft		C4.0	Laureen Kornel	Laureen Kornel	Yes

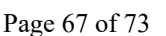
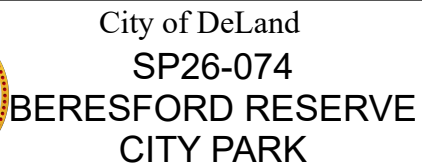
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
adequately review this project. Forestry will be recommending that this project be continued to the next TRC							
Historic Trees							
30	Forestry	Draft	These three trees need to be called out as historic trees since all three are field verified to be Live Oak trees. Every Historic Live oak tree needs to be called out as "Historic" on every single plan showing trees. Historic trees shall not be removed with TAC and CC review with final approval from CC.	C3.1	Laureen Kornel	Laureen Kornel	Yes
29	Forestry	Draft	Tree Barricade Details Provide the City Tree Barricade Detail and the City Historic Tree Barricade Detail.	L1.50	Laureen Kornel	Laureen Kornel	Yes
28	Forestry	Draft	Plant Schedule See all Plant Schedule comments from Sheet L1.00 and revise the Plant Schedule on Sheet L1.04 to match Florida Grades and Standards as provide on Sheet L1.00.	L1.04	Laureen Kornel	Laureen Kornel	Yes
27	Forestry	Draft	Plant Schedule See all Plant Schedule comments from Sheet L1.00 and revise the Plant Schedule on Sheet L1.03 to match Florida Grades and Standards as provide on Sheet L1.00.	L1.03	Laureen Kornel	Laureen Kornel	Yes
26	Forestry	Draft	Plant Schedule See all Plant Schedule comments from Sheet L1.00 and revise the Plant Schedule on Sheet L1.02 to match Florida Grades and Standards as provide on Sheet L1.00.	L1.02	Laureen Kornel	Laureen Kornel	Yes
25	Forestry	Draft	Plant Schedule See all Plant Schedule comments from Sheet L1.00 and revise the Plant Schedule on Sheet L1.01 to match Florida Grades and Standards as provide on Sheet L1.00.	L1.01	Laureen Kornel	Laureen Kornel	Yes
24	Forestry	Draft	Plant Schedule - Canopy Tree Revise all 4 Canopy Trees to match FL Grades and Standards to include height, spread and gallon size as follows: 8' HT., SPR 4', 45-GAL	L1.00	Laureen Kornel	Laureen Kornel	Yes
21	Forestry	Draft	Plant Schedule - Understory Tree Sweetbay Magnolia - In Accordance with FL Grades and Standards, add in the Spread and gallon size as follows: 4' SRD., 45-Gal.	L1.00	Laureen Kornel	Laureen Kornel	Yes
20	Forestry	Draft	Plant Schedule - Understory Tree EL - Minimum caliper is 3". Revise to match FL Grades and Standards: 3" Cal Min., 8' ht., 2" SPR., 45-Gal.	L1.00	Laureen Kornel	Laureen Kornel	Yes
19	Forestry	Draft	Historic Trees These four trees have been misidentified. These are the first four trees the city Arborist Inspector looked at on 07.10.2026. They have been field verified to be Live Oak Trees not Laurel Oak trees which brings into question the oak species throughout the entire submittal. Further more, Trees 447, 449 and 415, have been field verified to be Live Oak	L0.52	Laureen Kornel	Laureen Kornel	Yes

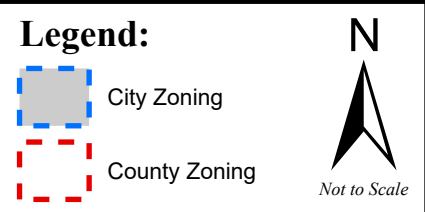
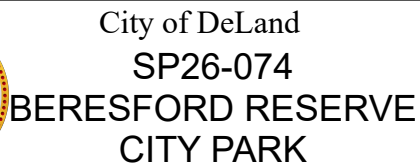
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			trees with a DBH of 25" or greater. Therefore, they are defined as historic trees and shall be called out as such on all plans where the trees appear. Historic trees proposed for removal require Tree Advisory Committee and City Commission review. Please note replacement for historic trees is 1:1. In lieu of staffs initial field verification, please field verify with a Certified Arborist all of the Oak trees for species and resubmit the application. This information is required in order to calculate mitigation requirements (i.e. protected vs. specimen trees). Without knowing for certain this information tree mitigation cannot be calculated. Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC				
			Tree Mitigation Overall Data - Site Area The site area referenced in this table does not match the cover sheet acreage of 19,64 acres or 855,518.40 sq. ft. Demonstrate how the total site area was calculated and the total site area should for this project or this part of the project should match what is on the Cover Sheet and be consistent throughout the entire plan set. Without understanding the true total site area, the fundamental calculations (TPA and minimum coverage cannot be verified). Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC.	L0.50	Laureen Kornel	Laureen Kornel	Yes
3	Forestry	Draft	General Tree Mitigation Notes Remove reference to Orange County.	L0.50	Laureen Kornel	Laureen Kornel	Yes
2	Forestry	Draft	General Tree Mitigations City of DeLand requires minimum caliper of 3". Revise to 3".	L0.50	Laureen Kornel	Laureen Kornel	Yes
1	Forestry	Draft	General Tree Mitigation Notes Change to 8' since some of the shade trees require 8'.	L0.50	Laureen Kornel	Laureen Kornel	Yes
55	Planning	Draft	Irrigation Please add note that irrigation will be provided in accordance with waterwise restrictions.	L2.00	Christopher Carson	Christopher Carson	Yes
54	Planning	Draft	Bicycle Rack Detail Provide a detail for the bicycle rack.	C4.1	Christopher Carson	Christopher Carson	Yes
53	Planning	Draft	Cover Sheet Update as applicable based on updated project limits.	C0.0	Christopher Carson	Christopher Carson	Yes
52	Planning	Draft	Bldg. Dimensions Label the C-store & Canopy dimensions.	C4.0	Christopher Carson	Christopher Carson	Yes
51	Planning	Draft	Plat Review More comments may be identified during plat review.	C4.0	Christopher Carson	Christopher Carson	Yes
50	Planning	Draft	TPA 15 % TPA is specific to the site, or clarify that overall plat boundary is being utilized to meet the 15 % TPA.	C4.0	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Wetland Impacts Provide 25' buffer from existing wetland boundary for wetland buffer zone. Site elements such as the driveway may need to be shifted after buffer is provided.							
49	Planning	Draft	Only activities or construction which do not have adverse effect on the natural function of the buffer may be allowed within the buffer. The activities or construction include but are not limited to pruning, planting of suitable native vegetation, removal of exotic and pioneer plant species, and the creation and maintaining of walking trails.	C3.1	Christopher Carson	Christopher Carson	Yes
48	Planning	Draft	Canopy Tree Requirements Please demonstrate compliance with requirement of 1 canopy tree / 2500 sq. ft. of parcel area (33 trees required)	C4.0	Christopher Carson	Christopher Carson	Yes
47	Planning	Draft	Photometric Plan Provide photometric plan.	C4.0	Christopher Carson	Christopher Carson	Yes
46	Planning	Draft	North buffer plantings It seems that canopy species with an upright columnar growth pattern can be utilized to meet the canopy tree planting requirements. Please provide canopy tree species. Also provide some pine tree plantings to maintain the existing character of the area.	L1.00	Christopher Carson	Christopher Carson	Yes
Plant Schedule 100 percentage native plantings are preferred.							
Please add a column to indicate whether the species is Native to Florida or not, also add a column to indicate whether the species is low, medium, or high volume irrigation.							
45	Planning	Draft	Please distinguish areas on the landscape plan as low, medium or high volume irrigation areas, and provide the percentage and sq. ft. of high volume, medium volume, and low volume irrigation areas.	L1.00	Christopher Carson	Christopher Carson	Yes
Please note, high volume irrigation areas shall not exceed 50 % of the total landscape area, medium volume irrigation areas shall not exceed 25 % of the total landscape area.							
44	Planning	Draft	Parking Required parking is based on 85 % of the floor area (4852 sf * 0.85)	C4.0	Christopher Carson	Christopher Carson	Yes
43	Planning	Draft	ITE Trip Gen Table Please provide ITE trip generation table for the use on site plan sheet.	C4.1	Christopher Carson	Christopher Carson	Yes
42	Planning	Draft	Parcel 1 Sidewalk Provide a sidewalk connecting the customer entrance to the right of way.	C4.1	Christopher Carson	Christopher Carson	Yes
41	Planning	Draft	Signage is there a monument sign proposed for this parcel? Please add note that separate building permit is require for monument sign and show location on plan.	C4.1	Christopher Carson	Christopher Carson	Yes
40	Planning	Draft	Labels Please provide labels for all site furnishing/elements.	C4.1	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
39	Planning	Draft	Architectural Elevations Please provide full color architectural elevations of all building facades for review. Be sure to label any rooftop mechanical equipment as applicable, manufacturer color, and materials for all building facades. Also label facade lengths.	C4.0	Christopher Carson	Christopher Carson	Yes
38	Planning	Draft	Landscape Plan Please modify to show only what is applicable to development of parcel.	L1.00	Christopher Carson	Christopher Carson	Yes
37	Planning	Draft	Setbacks Label provided setback dimensions for both C-store & Canopy.	C4.0	Christopher Carson	Christopher Carson	Yes
36	Planning	Draft	Site Data Table Project Area should match Parcel 1 (1.88 Ac.) Update provided standards as applicable. Please add provided FAR.	C4.0	Christopher Carson	Christopher Carson	Yes
35	Planning	Draft	Site Plan / Plat Please modify the site plan to encompass only the single parcel being proposed for development. (Sheet 4.1 correctly identifies project limits.) The site plan should cover exact building footprints, FFE, setbacks, private driveways, parking stalls, sidewalks, service laterals, drainage not associated with master stormwater system, etc.	C4.0	Christopher Carson	Christopher Carson	Yes
18	Utilities	Draft	Irrigation Meters Irrigation only meters on potable are not allowed in the city. Reclaim needs to be used.	L2.01	Jim Ailes	Jim Ailes	Yes
17	Utilities	Draft	Reclaim Need to add reclaim details	C8.0	Jim Ailes	Jim Ailes	Yes
16	Utilities	Draft	General Notes Correct note #3 from Orlando to DeLand. Correct note #7 from Port Orange to DeLand. This only needs corrected if station remains a private submersible.	C6.3	Jim Ailes	Jim Ailes	Yes
15	Utilities	Draft	Lift Station Does not meet city specification.	C6.3	Jim Ailes	Jim Ailes	Yes
14	Utilities	Draft	Lift Station Layout Does not meet city specifications.	C6.2	Jim Ailes	Jim Ailes	Yes
13	Utilities	Draft	Notes #1 & #7 Correct call out of Minneola to DeLand.	C6.1	Jim Ailes	Jim Ailes	Yes
12	Utilities	Draft	Sewer Plug Valve City will not accept a plug valve on force main.	C6.0	Jim Ailes	Jim Ailes	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
11	Utilities	Draft	Notes #1 & 7 Correct call out from Minneola to DeLand.	C6.0	Jim Ailes	Jim Ailes	Yes
10	Utilities	Draft	Lift Station Will it also serve the future development site?	C6.0	Jim Ailes	Jim Ailes	Yes
9	Utilities	Draft	Reclaim Need to add reclaim details to this sheet. Potable water cannot be used as shown.	C1.1	Jim Ailes	Jim Ailes	Yes
8	Utilities	Draft	Lift Station We will need to discuss what all this station serves and if it should be city maintained.	C1.1	Jim Ailes	Jim Ailes	Yes
7	Utilities	Draft	Flushing Need to add a note that force main must be swapped and flushed prior to testing.	C1.1	Jim Ailes	Jim Ailes	Yes
6	Utilities	Draft	Flushing Need to add a note under potable testing that the water main must be swapped and flushed prior to testing and chlorination.	C1.1	Jim Ailes	Jim Ailes	Yes
5	Utilities	Draft	USA A Utility Service Agreement will be required for this project and possible offsite sewer capacity contribution.	C0.0	Jim Ailes	Jim Ailes	Yes





Issues for record SP26-074

Job Address: 800 E EUCLID AV, DELAND FL 32724

Job Description: Site plan for anticipated City Park as part of the Beresford Reserve Development

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Grading Plan							
24	Engineering	Draft	The Beresford Reserve Paving, Grading & Drainage Plans have avoided addressing grading within this area. Please provide a grading plan that coordinates with the surrounding Site Civil plans.	L0.00	Steven Danskine	Steven Danskine	Yes
Plant Schedule							
23	Forestry	Draft	Provide a table tabulating total proposed DBH inches for planted trees.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Florida Grades and Standards							
22	Forestry	Draft	The city's LDC requires the trees provided meet the Florida Grades and Standards specifications. Please revise the schedule in accordance with the comments provided to meet minimum specifications.	L1.05	Laureen Kornel	Laureen Kornel	No
Plant Schedule - Understory Tree (ML)							
21	Forestry	Draft	For ML change the height to the required minimum 8'.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Understory Trees (LJ)							
20	Forestry	Draft	For LJ change the minimum height to 8'.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Understory Trees (JS)							
19	Forestry	Draft	For JS change the minimum height requirement to 8'.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Canopy Tree (EE)							
18	Forestry	Draft	Clarify EE and indicate what tree protection measures will be taken.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Height (PO)							
17	Forestry	Draft	PO - Revise to 8" minimum height.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Minimum Height (IA)							
16	Forestry	Draft	or IA revise minimum height to 8'.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Gallon Size							
15	Forestry	Draft	Provide the Gallon Size in accordance with the Florida Grades and Standards for all canopy and understory trees.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Plant Schedule - Spread							
14	Forestry	Draft	Provide the Spread (Crown diameter greater than or equal to) in accordance with the Florida Grades and Standards for all canopy and understory trees.	L1.05	Laureen Kornel	Laureen Kornel	Yes
Tree Removal							
13	Forestry	Draft	Clarify if any trees are planned to be removed for this project. If yes, demonstrate which trees will be removed and calculate DBH removal.	L0.00	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Note: There may be additional comments forthcoming as new data is provided.							
12	Forestry	Draft	Historic Tree Details Provide both City tree details including an historic tree barricade detail.	L1.50	Laureen Kornel	Laureen Kornel	Yes
11	Forestry	Draft	Tree Survey Required Provide a current survey of all trees with 6" or greater DBH. The survey needs to call out all historic trees. If no historic trees are present, include a note indicating so. Note: Additional comments may be forthcoming depending on new data provided.	L0.00	Laureen Kornel	Laureen Kornel	Yes
10	Forestry	Draft	Site Location On the Location Map, clarify the limits of the proposed project area and indicate the acreage. Once the acreage has been identified, demonstration how the Tree Projection Area and the Minimum Coverage will be met. Provide those calculations within the Plan set.	L0.00	Laureen Kornel	Laureen Kornel	Yes
9	Forestry	Draft	Coordinate with Planning Please coordinate with Planning: Because of this project's association with the primary project (Beresford Reserve), this project cannot be approved until such time the preliminary plat is approved, and the brownfield matters have been resolved.	L0.00	Laureen Kornel	Laureen Kornel	Yes
8	Forestry	Draft	Statement of Intent Provide a Statement of Intent on the Cover Sheet (L0.00) including the project's association with the primary Beresford Reserve Project.	L0.00	Laureen Kornel	Laureen Kornel	Yes
36	Planning	Draft	Park Maintenance Please add note to indicate whether park will be managed by the CDD or HOA	L0.00	Christopher Carson	Christopher Carson	Yes
35	Planning	Draft	Site Furnishings Please verify that site furnishings such as bench, bike racks, waste receptacles, etc. are consistent throughout the subdivision to create a cohesive design.	L3.52	Christopher Carson	Christopher Carson	Yes
34	Planning	Draft	Pavilion Provide pavilion elevations.	L3.01	Christopher Carson	Christopher Carson	Yes
33	Planning	Draft	Park LID Consider a demonstration rain garden. Also consider educational signage within park for rain garden, pollinator habitat, native plant demonstration etc. Add note that any gutter downspouts will be diverted to permeable areas only if applicable.	L1.00	Christopher Carson	Christopher Carson	Yes
32	Planning	Draft	Landscape - Irrigation Plan 100 percentage native plantings are preferred. Please add a column to indicate whether the species is Native to Florida or not, also add	L1.00	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			a column to indicate whether the species is low, medium, or high volume irrigation. Please distinguish areas on the landscape/irrigation plan as low, medium or high volume irrigation areas, and provide the percentage and sq. ft. of high volume, medium volume, and low volume irrigation areas. Please note, high volume irrigation areas shall not exceed 50 % of the total landscape area, medium volume irrigation areas shall not exceed 25 % of the total landscape area. Provide percentage of irrigation that is being serviced by reclaimed water.				
31	Planning	Draft	Photometric Plan Please provide a photometric plan displaying dark sky compliance.	L3.00	Christopher Carson	Christopher Carson	Yes
30	Planning	Draft	Disk Golf Is the intention for the disk golf design to be included in a later submittal? Disk golf will need to be designed and approved for construction prior to final approval of the plat.	L3.00	Christopher Carson	Christopher Carson	Yes
29	Planning	Draft	Parking Please indicate the number of parking spaces available for park use.	L3.00	Christopher Carson	Christopher Carson	Yes
28	Planning	Draft	TPA Clearly identify which portion, if any of the site area, is being dedicated to TPA. Please label any individual TPA widths and acreages.	L3.00	Christopher Carson	Christopher Carson	Yes
27	Planning	Draft	Setbacks, Dimensions Be sure to show setback dimensions to any proposed structure as well as any proposed structure dimensions.	L3.00	Christopher Carson	Christopher Carson	Yes
26	Planning	Draft	Project Limits, Site Data Table Please modify the project limits amongst all sheets to clearly distinguish the Park site. (thicker bold line should accomplish this) Please provide a site data table to include impervious surface area, tree protection area, etc.	L3.00	Christopher Carson	Christopher Carson	Yes
25	Planning	Draft	Project Limits Please specify the project limits as the park only. Please add "Park" to the name.	L0.00	Christopher Carson	Christopher Carson	Yes
7	Utilities	Draft	Reclaim Meter Calls out a 1" reclaim meter, but 3" Backflow.	L2.02	Jim Ailes	Jim Ailes	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
6	Utilities	Draft	Potable Water Will there be faucet or fountains? If so, where is the water coming from?	L3.02	Scott Zender	Scott Zender	Yes
5	Utilities	Draft	Potable water Will there be faucet or fountains? If so, where is the water coming from?	L3.01	Scott Zender	Scott Zender	Yes
4	Utilities	Draft	matchline see sheet L1.02 should be L2.02	L2.01	Scott Zender	Scott Zender	Yes
3	Utilities	Draft	matchline see sheet L1.01 should be L2.01	L2.02	Scott Zender	Jim Ailes	Yes
2	Utilities	Draft	Matchline see sheet L1.04 Should be L2.04	L2.03	Scott Zender	Scott Zender	Yes
1	Utilities	Draft	Matchline see sheet I1.03 Matchline should be L2.03	L2.04	Scott Zender	Scott Zender	Yes

Conditions and notes for record SP26-074
Job Address: 800 E EUCLID AV, DELAND FL 32724
Job Description: Site plan for anticipated City Park as part of the Beresford Reserve Development

Discipline	Status	Type	Details	Attached To	Created By
Forestry	Draft	Note	Plant Schedule (Palms) The City provides 4" DBH for 4" DBH for planting palm trees.	L1.05	Laureen Kornel
Forestry	Draft	Note	Trees Planted Note: The City has no obligation for any tree plantings. All plantings shall be required by the applicant.	L0.00	Laureen Kornel
Utilities	Draft	Note	1" irrigation line Is a 1" irrigation line going to be enough to support all the irrigation with a 1 1/2 meter and a 3"backflow	L2.02	Scott Zender