



CITY OF DELAND
REGULAR MEETING OF THE TECHNICAL REVIEW COMMITTEE
SEPTEMBER 17, 2026 AT 1:30 PM
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA

AGENDA

CALL TO ORDER

ROLL CALL

MINUTES

1. Review of August 20, 2026 TRC Meeting Minutes

OLD BUSINESS

1. **Applicant Name:** Derek Ramsburg – Kimley-Horn & Associates
Project Name: PSB26-164 – Orange Camp Commercial South
Project Location: 20.28 acres located on Orange Camp Rd
Description: Preliminary Plat for Orange Camp Commercial
Project Manager: Chris Carson
2. **Applicant Name:** Derek Ramsburg – Kimley-Horn & Associates
Project Name: SP26-106 – Orange Camp Commercial South – Fuel Station
Project Location: 7.46 acres located on Orange Camp Rd
Description: New Convenience Store with Gas Pumps
Project Manager: Chris Carson
3. **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

NEW BUSINESS

1. **Applicant Name:** Kevin Bessolo – Bessolo Design Group, Inc.
Project Name: Z26-008 – Woodland Towers PD Amendment
Project Location: 6 acres located at 120 Chipola Ave
Description: PD Amendment to increase the maximum beds for a nursing home
Project Manager: Sam Nelson

2. **Applicant Name:** Matthew Johnson
Project Name: Z26-107– The Vue at Blue Lake
Project Location: 6.1 acres located at 263 N Blue Lake Ave
Description: 35-unit Townhome Development
Project Manager: Kendall Story

3. **Applicant Name:** Matt Guzinski – Mead & Hunt
Project Name: SP26-194 – City of DeLand Downtown Relief Lift Station
Project Location: 0.22 acres located at 222 W Carolina Ave
Description: New City Lift Station
Project Manager: Analee Monrreal

ADJOURNMENT

NEXT MEETING



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, AUGUST 20, 2026 - 1:30 P.M.
CITY HALL**

OPENING OF MEETING:

CALL TO ORDER: 1:30 pm

MEMBERS PRESENT:

Carol Kuhn, Chairperson
Rick Werbiskis
Rachel Booth
Kendall Story
Chris Carson
Kendall Story
Sam Nelson
Analee Monrreal
Vivian Ford
Jamie Lunsford
Laureen Kornell
Ray Bahrami
Jim Ailes
Steve Danskine
Scott Zender
Doug Larkins

MINUTES:

1. Review of July 16, 2026 TRC Meeting Minutes

***Jim Ailes moved to approve the minutes as presented,
Laureen Kornell seconded the motion.
The TRC Committee voted unanimously in favor of motion.***

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

Chris Carson moved to continue this item to the next TRC meeting, subject to addressing all outstanding staff comments,

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Keith Trace, P.E. (via telephone)

Haluk “Luke” Kilic, P.E. (via telephone)

NEW BUSINESS:

1. 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

Chris Carson moved to continue this item to the next TRC meeting, subject to addressing all outstanding staff comments,

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Keith Trace, P.E. (via telephone)

Haluk “Luke” Kilic, P.E. (via telephone)

2. 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

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

Steve Danskine seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

None

3. 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

Sam Nelson moved to conditionally approve, subject to addressing all outstanding staff comments, and with the allowance for the exiting milled asphalt driveway to be used for the communication tower parcel.

Doug Larkins seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Mattaniah S. Jahn, Esq.

4. 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

Kendall Story moved to conditionally approve, subject to addressing all outstanding staff comments,

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Daniel Sims

5. 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

Rachel Booth moved to continue this item to the September 17th TRC meeting, per the applicant's request,

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

None

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

Chris Carson moved to continue this item to the next available TRC meeting at the time of resubmittal, subject to addressing all outstanding staff comments,

Jamie Lunsford seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Chase Lasley
Steve Lipofsky

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

*Chris Carson moved to continue this item to the next available TRC meeting at the time of resubmittal,
subject to addressing all outstanding staff comments,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

Chase Lasley
Steve Lipofsky

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

*Chris Carson moved to continue this item to the September 17, 2026 TRC meeting,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

None

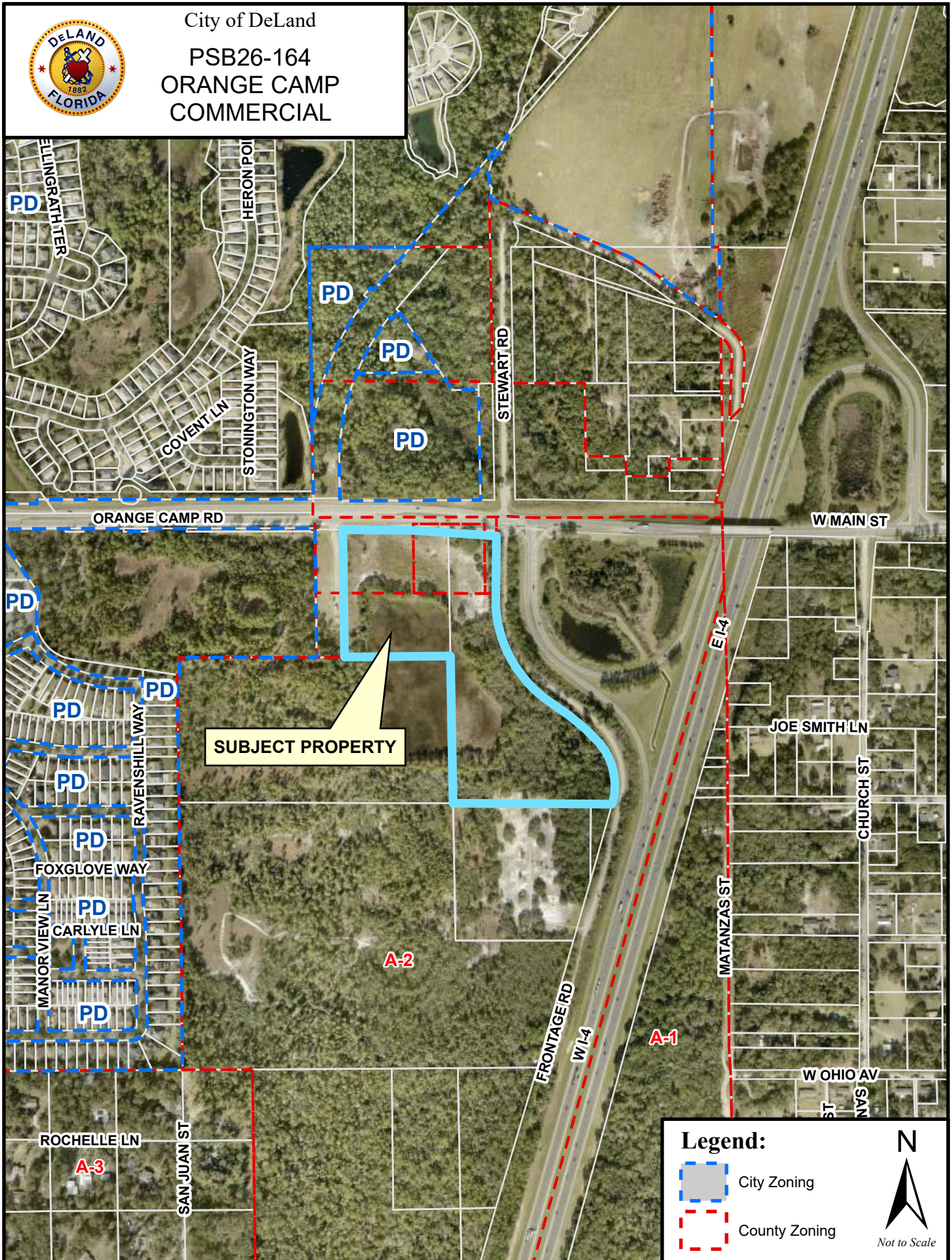
OTHER BUSINESS:

None.

ADJOURNMENT: 2:30pm

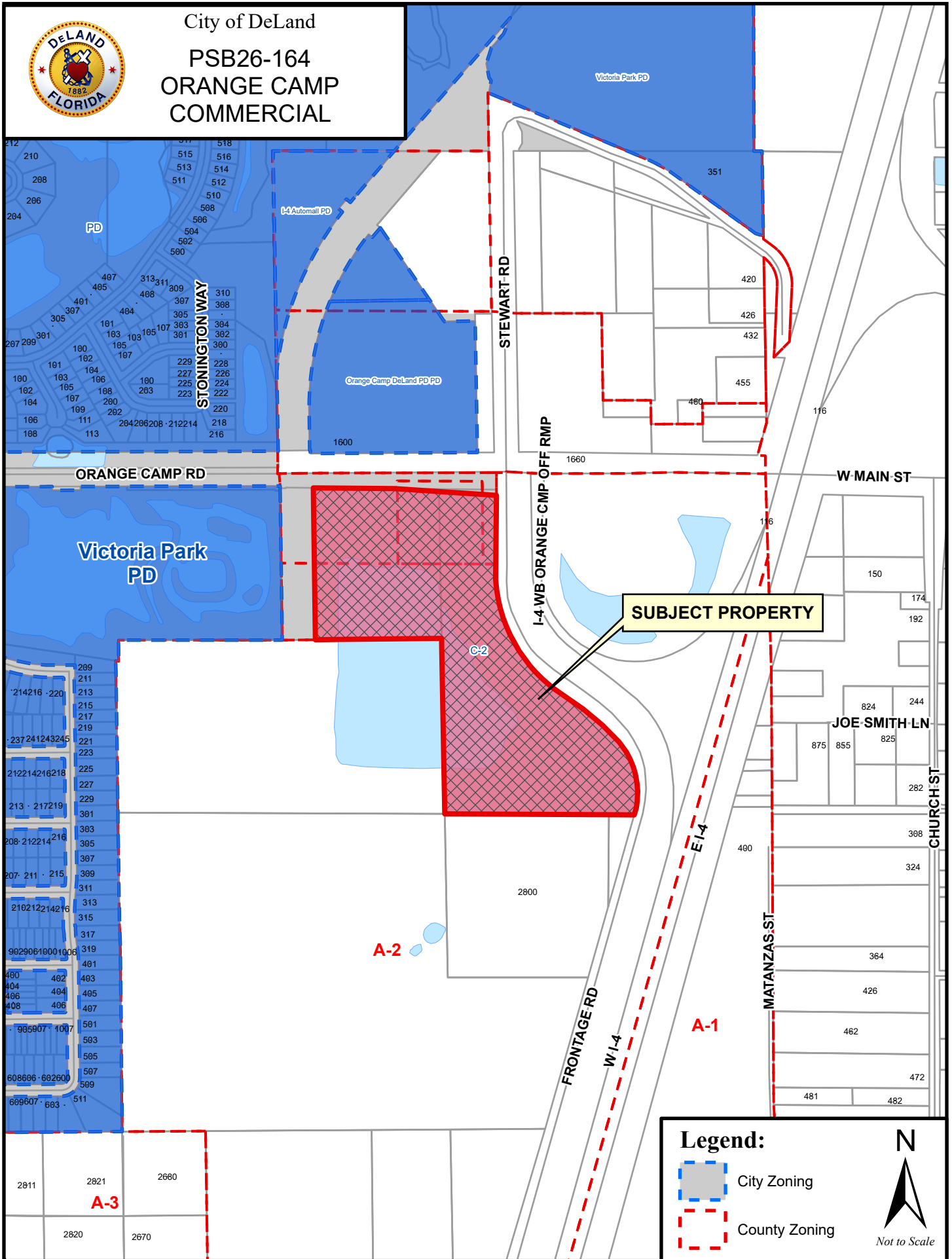


City of DeLand
PSB26-164
ORANGE CAMP
COMMERCIAL





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
82	Engineering	Open	Drainage Comments 1. 3.2.6 SW Quality & Attenuation, Table 11 identifies peak stage for Mean Annual Storm at 75.15'. The report indicates peak stage at 76.06'. 75.15' is the peak stage for the 10yr-24hr storm event. 2. The Unit Hydrograph in the Pre-Development utilizes UH256 while the Post-Development utilizes UH323. Utilizing a larger UH in the post development condition will increase runoff rate. Please explain why the modeling utilizes different UH's? 3. The second basin table is labeled "POST-DEVELOPMENT BASIN 1" but it should be Basin 2. 4. Drop Structure Link: CS-1 Downstream Pipe Invert = 73.50' in two places, but the plans indicate MES-3 INV = 73.00'. 5. Percolation Link: PERC indicates Fillable Porosity = 0.300 while the Geotech Report indicates 25%. 6. Pre-CN (Existing Basin) = 69.8. Based on the PRE-BASIN Curve Number Worksheet, the composite Pre-CN should be 65.47. Utilizing the larger CN would increase pre-development runoff, which would skew the pre vs post discharge analysis. 7. Post-CN (Proposed Basin) = 79.0. Based on the POST-BASIN Curve Number Worksheet, the composite Post-CN should be 72.14. Utilizing the larger CN would increase post-development runoff, which would skew the pre vs post discharge analysis. 8. Provide calculations which model retention of the 100yr/24hr storm event (11.4" rainfall) onsite prior to discharge.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
81	Engineering	Open	Peak Stage According to the Drainage Calculations dated 08-28-2026, the peak Mean Annual stage in the combined ponds is 75.15', not 76.06'. 76.06' is the 10yr-24hr storm event peak stage.	C7.0	Steven Danskine	Christopher Carson	Yes
80	Engineering	Open	Lift Station Details It is unclear why plan and profile details for the lift station are provided on Sheets C6.2, C6.3, and C6.4. Providing multiple, potentially contradictory details is ill-advised. Please review and revise accordingly.	C6.3	Steven Danskine	Christopher Carson	Yes
79	Engineering	Open	MES-3 The invert identified in the Drainage Calculations (dated 8-28-2026) for MES-3 is 73.50'. Please clarify.	C5.1	Steven Danskine	Christopher Carson	Yes
32	Engineering	Open	Details 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.	C7.1	Steven Danskine	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			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. Last comment from reviewer: 1. It is still unclear exactly how this structure is supposed to be constructed. I cannot decipher exactly where the 1.6' wide x 0.6' high opening is intended to be located. This confusion is further exacerbated by the fact that the 4'-1" long wall is shown to be shorter than the 3'-1" wall. Drawing the detail to scale and utilizing different line types, line weights and/or hatching, plus accurately locating leaders will enable a Contractor/Pre-Caster to properly construct the structure, and an Inspector to ensure it was constructed/installed properly. 2. Accepted				
31	Engineering	Open	Drainage 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. Last comment from reviewer: 1. Accepted 2. Accepted 3. Per previous comment: Provide retention for 11.4" of runoff from the site.	C5.1	Steven Danskine	Christopher Carson	Yes
30	Engineering	Open	Grading 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. Last comment from reviewer: 1. The spot elevations identical to the inlet top elevations referenced in the comment still reside away from the inlets. Provide positive drainage. 2. I am unable to locate the requested information on this sheet. 3. With very few exceptions, the slope callouts do not point at inlets. 4. Accepted. 5. Accepted.	C5.0	Steven Danskine	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
105	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	PLAT 2	Laureen Kornel	Christopher Carson	Yes
104	Forestry	Open	Plant Schedule These two tree (AS and PS) are not on the list of Approved Tree Species for replacement. Please substitute these trees if the desire is to use these trees for credit.	L1.00	Laureen Kornel	Christopher Carson	Yes
103	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	L0.56	Laureen Kornel	Christopher Carson	Yes
102	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	L0.55	Laureen Kornel	Christopher Carson	Yes
101	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	L0.54	Laureen Kornel	Christopher Carson	Yes
100	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	L0.53	Laureen Kornel	Christopher Carson	Yes
99	Forestry	Open	Historic Trees Please show 1.5 x the dripline on all historic trees per the code. Staff has concerns about the species identification on the oak trees given our preliminary field verification referenced in earlier comments. Please verify all oaks by species.	L0.52	Laureen Kornel	Christopher Carson	Yes
98	Forestry	Open	TPA Change "Tree Preservation" to "Tree Protection" to be consistent with LDR.	L0.52	Laureen Kornel	Christopher Carson	Yes
97	Forestry	Open	TPA Change "Preservation" to "Protection" to be consistent with LDR.	L0.50	Laureen Kornel	Christopher Carson	Yes
96	Forestry	Open	Tree Protection Area Change "Tree Preservation" to "Tree Protection" to be consistent with LDR.	L0.51	Laureen Kornel	Christopher Carson	Yes
95	Forestry	Open	Tree Mitigation Overall Data Verify these numbers match the spreadsheet and are consistent throughout the plan.	L0.50	Laureen Kornel	Christopher Carson	Yes
94	Forestry	Open	Minimum Tree Coverage Minimum coverage requirements should be based on inches and not number of trees. Since the applicant has not multiplied the number of trees by 6 as required, the calculations are incorrect. Please provide the minimum coverage in inches.	L0.50	Laureen Kornel	Christopher Carson	Yes
93	Forestry	Open	Tree Mitigation Calculations/Replacement Trees by inches Replacement tree calculations should be based on inches and not number of trees. In addition, calculations are incorrect since the applicant has divided the number required by 3" caliper, a further reduction which is incorrect - especially due to historic tree replacement requirements of 6" caliper. Dividing by 3 is incorrect as each 3" caliper equates to 2" DBH of replacement.	L0.50	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Please provide the required replacement in inches rather than trees.							
92	Forestry	Open	Tree Protection Detail Please replace with City Tree Barricade Detail and add City Historic Tree Barricade Detail.	C7.0	Laureen Kornel	Christopher Carson	Yes
91	Forestry	Open	Tree Preservation Area call out Change all "Tree Preservation" to "Tree Protection" to be consistent with LDR language.	C4.2	Laureen Kornel	Christopher Carson	Yes
90	Forestry	Open	Site Plan This information is more appropriate to be presented as a part of SP26-104. Please remove Site Plan specific data from PSB26-164.	C4.1	Laureen Kornel	Christopher Carson	Yes
89	Forestry	Open	Oak Tree Species Verification A preliminary field review of historic trees indicates species discrepancies that may result in additional historic tree impacts. Please verify the species of all trees greater than 24" DBH.	C3.1	Laureen Kornel	Christopher Carson	Yes
88	Forestry	Open	Site Data The PSB phase of this project is for the overall project. It appears that the project area that is referenced is 1.88 acres, the actual acreage for the 7-Eleven. In communication with the Planning Dept., it is Forestry's understanding that the actual acreage to be used for the total area of this project is 19.64 acres or 855,518.40 SF. Please revise Site Data table to reflect the overall Orange Camp Commercial project area and all calculations associated with the Site Data table.	C4.0	Laureen Kornel	Christopher Carson	Yes
87	Forestry	Open	Tree Mitigation Calculations Tree Mitigation Overall Data needs to be based on the entire site area, 19.64 acres to match the acreage provided in the Overall Site Plan Sheet #	L0.50	Laureen Kornel	Christopher Carson	Yes
86	Forestry	Open	Borrow Pit Regarding Planning Comment #78, please advise whether the TPA shown is all within the limits of property owned by the applicant.	C4.0	Laureen Kornel	Christopher Carson	Yes
84	Forestry	Open	Tree Protection Area Change all "Tree Preservation Area" to "Tree Protection Area" to remain consistent with LDR language.	C4.0	Laureen Kornel	Christopher Carson	Yes
48	Forestry	Open	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". Last comment from reviewer: Please show 1.5 x the dripline on all historic trees per the code. Staff has concerns about the species identification on the oak trees given our preliminary field verification referenced in earlier comments. Please verify all oaks by species.	L0.51	Laureen Kornel	Christopher Carson	Yes
47	Forestry	Open	Tree Mitigation Overall Data Table Site Area must match cover - 19.64 Acres or 855,518 square feet.	L0.50	Laureen Kornel	Christopher Carson	Yes

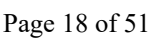
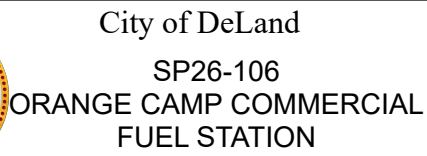
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Last comment from reviewer: Site Area must match cover - 19.64 Acres or 855,518 square feet.				
42	Forestry	Open	Plant Schedule Revise the Plant Schedule to match all comments on L1.00. Last comment from reviewer: Consistency. Cannot be closed out until other project issues have been resolved.	L1.04	Laureen Kornel	Christopher Carson	Yes
41	Forestry	Open	Plant Schedule Revise the Plant Schedule to match all comments on L1.00. Last comment from reviewer: Consistency. Cannot be closed out until other project issues have been resolved.	L1.03	Laureen Kornel	Christopher Carson	Yes
40	Forestry	Open	Plant Schedule Revise the Plant Schedule to match all comments on L1.00. Last comment from reviewer: Consistency. Cannot be closed out until other project issues have been resolved.	L1.02	Laureen Kornel	Christopher Carson	Yes
39	Forestry	Open	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 Last comment from reviewer: Consistency. Cannot be closed out until other project issues have been resolved.	L1.00	Laureen Kornel	Christopher Carson	Yes
38	Forestry	Open	Plant Schedule Revise the Plant Schedule to match all comments on L1.00. Last comment from reviewer: Consistency. Cannot be closed out until other project issues have been resolved.	L1.01	Laureen Kornel	Christopher Carson	Yes
35	Forestry	Open	Plant Schedule - Understory Tree For LM applicant must reference 3" Specs. Change 5" CAL. TOT. to 3". Last comment from reviewer: Please submit the original Sheet L1.00 from Version 1 with the above revisions requested. This information is more appropriately submitted with the SP26-106.	L1.00	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
16	Forestry	Open	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. Last comment from reviewer: 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	Christopher Carson	Yes
15	Forestry	Open	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 Last comment from reviewer: This comment cannot be addressed until comments from SP26-106 have been addressed. These comments are tied to SP26-106.	C0.0	Laureen Kornel	Christopher Carson	Yes
14	Forestry	Open	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 Last comment from reviewer: 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 or 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	C4.0	Laureen Kornel	Christopher Carson	Yes
13	Forestry	Open	Minimum Coverage Demonstrate the calculated total area for the project submittal and provide a minimum coverage calculation. Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC Last comment from reviewer: Your response is regarding TPA not minimum cover.	C4.0	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Please demonstrate the calculated total area for the project submittal and provide a minimum coverage calculation. 855,518.40/2,500 SF = 342 Trees x 6" = 2,053" DBH.				
11	Forestry	Open	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. Insufficient tree information has been provided to adequately review this project. Forestry will be recommending that this project be continued to the next TRC Last comment from reviewer: Remove reference to the 7-Eleven reference to Store # and Site #. Update the Sheet List Table to match the Sheets provided this submission (The same cover page was provided on this Plan and SP26-0106). TPA must be calculated based on the 855,518.40 SF total project area.	C0.0	Laureen Kornel	Christopher Carson	Yes
85	Planning	Open	Plat Cover Sheet Please remove "7-eleven store" from cover sheet.	C0.0	Christopher Carson	Christopher Carson	Yes
83	Planning	Open	Lot 5 Per 9/10/26 meeting, Lot 5 will need to be tract owned & maintained by POA.	PLAT 2	Christopher Carson	Christopher Carson	Yes
78	Planning	Open	Borrow Pit The parcel outlined is owned by a separate entity.	C4.0	Christopher Carson	Christopher Carson	Yes
72	Planning	Open	Easements Please verify all easements are included including but not limited to stormwater, access, utilities, signage, parking, etc. Last comment from reviewer: Please revise plat note 8 based on 9/10/26 meeting. Add cross access easement for northernmost drive aisle	PLAT 1	Christopher Carson	Christopher Carson	Yes
71	Planning	Open	Plat Title Please revise plat name to provide some distinguishment.	PLAT 1	Christopher Carson	Christopher Carson	Yes
69	Planning	Open	Photometric Plan Please provide photometric plan demonstrating compliance with dark sky standards. Last comment from reviewer: Photometric Plan will be reviewed upon submittal.	C4.0	Christopher Carson	Christopher Carson	Yes
66	Planning	Open	Roads Frontage road and road easement will need to be dedicated as public right of way. Last comment from reviewer: Revise plat note 8 based on 9/10/26 discussion.	PLAT 2	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
60	Planning	Open	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. Last comment from reviewer: While the 15 % TPA is being met, it would be staff preference to modify the TPA's to include some of the larger trees where feasible.	L0.50	Christopher Carson	Christopher Carson	No
25	Planning	Open	TIA Please provide ITE Trip Generation Table from TIA. Last comment from reviewer: Did not see on sheet 4.1, please confirm addition.	C4.0	Christopher Carson	Christopher Carson	Yes
20	Planning	Open	Overall Site Plan Please modify sheet to be specific for the overall development and not specific to parcel 1. 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. Last comment from reviewer: Please include Max FAR of 1.0.	C4.0	Christopher Carson	Christopher Carson	Yes
17	Utilities	Open	Utility Service Agreement A USA will be required for this project and possible contribution to offsite master lift station to accommodate additional flow capacity. Last comment from reviewer: Understood that the lift station will be private. A USA will still be required and possible contribution required for offsite capacity.	C0.0	Jim Ailes	Christopher Carson	Yes
9	Utilities	Open	Reclaim Water City does not allow reclaim at lift station must use potable. Last comment from reviewer: Note 2, remove reclaim as the city does not use reclaim for lift station it must be potable water.	C6.4	Scott Zender	Christopher Carson	Yes
8	Utilities	Open	City of DeLand Replace approved by city of port orange public works & and use approved by City of DeLand utilities	C6.3	Scott Zender	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Last comment from reviewer: Note 3, remove public works and just use City of Deland Utilities Approved Materials.				
6	Utilities	Open	Reclaim City does not allow reclaim to be used at lift station must have a potable service Last comment from reviewer: Note 2, remove reclaim as the city does not use reclaim for lift station it must be potable water.	C6.2	Scott Zender	Christopher Carson	Yes
5	Utilities	Open	Fire Line Note 7 call out a fire line but there is no fire line on plans Last comment from reviewer: Need to see were the fire line will be placed, have whoever is doing it submit plans and necessary documents with these plans.	C6.0	Scott Zender	Christopher Carson	Yes
4	Utilities	Open	Fire Line Note 7 calls out a fire alarm but there is no fire line on plans Last comment from reviewer: Need to see were the fire line will be placed, have whoever is doing it submit plans and necessary documents with these plans.	C6.1	Scott Zender	Christopher Carson	Yes

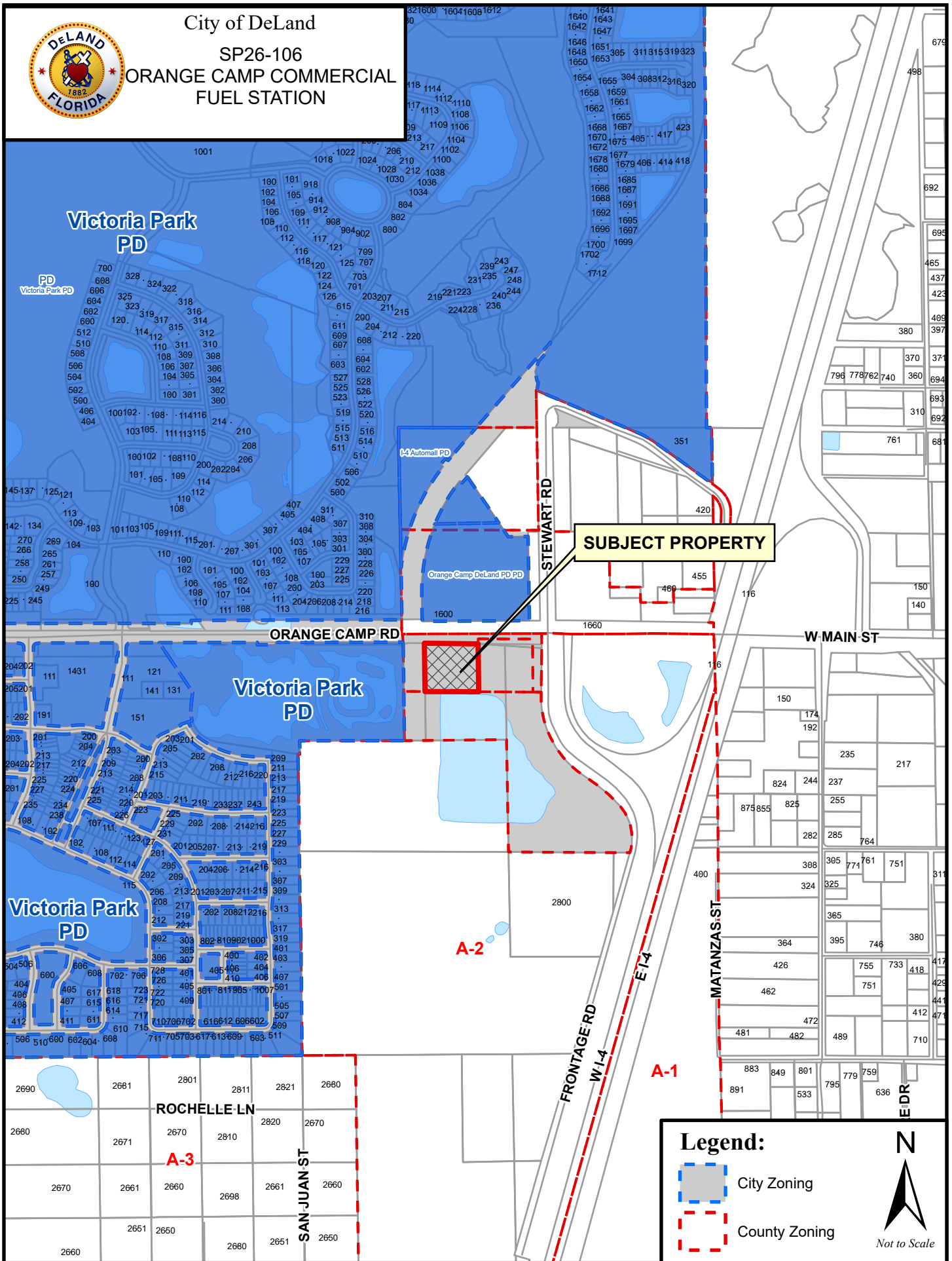




City of DeLand

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
79	Engineering	Open	CN 1. Pre-CN (Existing Basin) = 69.8. Based on the PRE-BASIN Curve Number Worksheet, the composite Pre-CN should be 65.47. Utilizing the larger CN would increase pre-development runoff, which would skew the pre vs post discharge analysis. 2. Post-CN (Proposed Basin) = 79.0. Based on the POST-BASIN Curve Number Worksheet, the composite Post-CN should be 72.14. Utilizing the larger CN would increase post-development runoff, which would skew the pre vs post discharge analysis.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
78	Engineering	Open	Fillable Porosity Percolation Link: PERC indicates Fillable Porosity = 0.300 while the Geotech Report indicates 25%.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
77	Engineering	Open	Invert EI Drop Structure Link: CS-1 Downstream Pipe Invert = 73.50' in two places, but the plans indicate MES-3 INV = 73.00'.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
76	Engineering	Open	Basin Label The second basin table is labeled "POST-DEVELOPMENT BASIN 1" but it should be Basin 2.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
75	Engineering	Open	Unit Hydrograph The Unit Hydrograph in the Pre-Development utilizes UH256 while the Post-Development utilizes UH323. Utilizing a larger UH in the post development condition will increase runoff rate. Please explain why the modeling utilizes different UH's?	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
74	Engineering	Open	Peak Stage 3.2.6 SW Quality & Attenuation, Table 11 identifies peak stage for Mean Annual Storm at 75.15'. The report indicates peak stage at 76.06'. 75.15' is the peak stage for the 10yr-24hr storm event.	2026-08-28 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
73	Engineering	Open	Peak Stage According to the Drainage Calculations dated 08-28-2026, the peak Mean Annual stage in the combined ponds is 75.15', not 76.06'. 76.06' is the 10yr-24hr storm event peak stage.	C7.0	Steven Danskine	Christopher Carson	Yes
72	Engineering	Open	Lift Station Details It is unclear why plan and profile details for the lift station are provided on Sheets C6.2, C6.3, and C6.4. Providing multiple, potentially contradictory details is ill-advised. Please review and revise accordingly.	C6.4	Steven Danskine	Christopher Carson	Yes
71	Engineering	Open	Lift Station Details It is unclear why plan and profile details for the lift station are provided on Sheets C6.2, C6.3, and C6.4. Providing multiple, potentially contradictory details is ill-advised. Please review and revise accordingly.	C6.3	Steven Danskine	Christopher Carson	Yes
70	Engineering	Open	Lift Station Details It is unclear why plan and profile details for the lift station are provided on Sheets C6.2, C6.3, and C6.4. Providing multiple, potentially contradictory details is ill-advised. Please review and revise accordingly.	C6.2	Steven Danskine	Christopher Carson	Yes
69	Engineering	Open	Discharge Pipe The invert identified in the Drainage Calculations (dated 8-28-2026) for MES-3 is 73.50'. Please clarify.	C5.1	Steven Danskine	Christopher Carson	Yes
61	Engineering	Open	Grade Slopes 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. Last comment from reviewer: With very few exceptions, the slope callouts do not point at inlets.	C5.0	Steven Danskine	Christopher Carson	Yes
60	Engineering	Open	Roof & Canopy Drains Provide information pertaining to the roof and canopy drainage system, i.e. pipe sizes, invert elevations, cleanouts, etc. as appropriate. Last comment from reviewer: I am unable to locate the requested information on this sheet.	C5.0	Steven Danskine	Christopher Carson	Yes
59	Engineering	Open	Spot Elevations 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	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Last comment from reviewer: The spot elevations identical to the inlet top elevations referenced in the comment still reside away from the inlets. Provide positive drainage.				
58	Engineering	Open	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. Last comment from reviewer: It is still unclear exactly how this structure is supposed to be constructed. I cannot decipher exactly where the 1.6' wide x 0.6' high opening is intended to be located. This confusion is further exacerbated by the fact that the 4'-1" long wall is shown to be shorter than the 3'-1" wall. Drawing the detail to scale and utilizing different line types, line weights and/or hatching, plus accurately locating leaders will enable a Contractor/Pre-Caster to properly construct the structure, and an Inspector to ensure it was constructed/installed properly.	C7.1	Steven Danskine	Christopher Carson	Yes
56	Engineering	Open	100yr/24hr Storm Retention The City of DeLand requires that the 100yr/24hr Storm Event (11.4") be retained on site prior to discharge. Last comment from reviewer: Per previous comment: Provide retention for 11.4" of runoff from the site.	2026-05-11 - Drainage Report-Orange Camp Rd.pdf	Steven Danskine	Christopher Carson	Yes
116	Forestry	Open	PSB26-106 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L2.04	Laureen Kornel	Christopher Carson	Yes
115	Forestry	Open	PSB26-106 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L2.03	Laureen Kornel	Christopher Carson	Yes
114	Forestry	Open	PSB26-106 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L2.02	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
113	Forestry	Open	Tree Protection Fencing Remove this detail as it is inconsistent with the City.	L1.50	Laureen Kornel	Christopher Carson	Yes
112	Forestry	Open	Tree Barricade Detail Please update City Tree Barricade Detail to the current version that can be found on the City's website at deland.org.	L0.59	Laureen Kornel	Christopher Carson	Yes
111	Forestry	Open	Minimum Coverage Based on the Landscape plan provided, and assuming that the requested changes are made, the plan currently provides 104" DBH of the 197" DBH needed to meet minimum coverage. The applicant may need to increase the size of some of the proposed trees depending on the number of inches of any proposed trees to remain.	L1.00	Laureen Kornel	Christopher Carson	Yes
110	Forestry	Open	Existing Tres to Remain Please provide the species and DBH of the existing tree to remain.	L1.00	Laureen Kornel	Christopher Carson	Yes
109	Forestry	Open	Plant Schedule, Canopy Tree AS and PS are not on the City of DeLand Approved List of Trees for Replacement. Please replace with species from the Approved List to receive credit for LDR tree replacement requirements.	L1.00	Laureen Kornel	Christopher Carson	Yes
108	Forestry	Open	F. Fertilization Under Note F.e., please remove note as no aeration systems are proposed.	L0.59	Laureen Kornel	Christopher Carson	Yes
107	Forestry	Open	PSB26-126 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.58	Laureen Kornel	Christopher Carson	Yes
106	Forestry	Open	Tree Mitigation Notes Table Please provide data specific to this project if tree replacement and removals are intended to be part of this site plan. Last comment from reviewer: This comment should be addressed under PSB26-164	L0.57	Laureen Kornel	Christopher Carson	Yes
105	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.57	Laureen Kornel	Christopher Carson	Yes
104	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164.	L0.56	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Forestry comments on this project cannot be resolved until PSB26-164 has been approved.				
103	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.55	Laureen Kornel	Christopher Carson	Yes
102	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.54	Laureen Kornel	Christopher Carson	Yes
101	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.53	Laureen Kornel	Christopher Carson	Yes
100	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.52	Laureen Kornel	Christopher Carson	Yes
99	Forestry	Open	Tree Replacement Please clarify whether tree replacement will be covered as part of the PSB26-164 or whether tree replacement will be covered as part of this site plan. If tree replacement will be covered as part of this site plan, please provide a Table showing trees to be removed and preserved within the project limits.	L0.51	Laureen Kornel	Christopher Carson	Yes
98	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L0.51	Laureen Kornel	Christopher Carson	Yes
97	Forestry	Open	Tree Protection Area Please confirm whether any of the TPAs shown on this sheet are located within the limit of this project area. TPA does not appear to be included on earlier project sheets.	L0.50	Mariellen Calabro	Christopher Carson	Yes
96	Forestry	Open	PSB-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-	L0.50	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.				
95	Forestry	Open	Tree Protection Detail Please remove from this page or replaced with City Tree Barricade Detail.	C7.0	Laureen Kornel	Christopher Carson	Yes
93	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	C5.1	Laureen Kornel	Christopher Carson	Yes
92	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	C4.2	Laureen Kornel	Christopher Carson	Yes
91	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	C4.0	Laureen Kornel	Christopher Carson	Yes
90	Forestry	Open	PSB26-164 It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	C3.1	Laureen Kornel	Christopher Carson	Yes
89	Forestry	Open	PSB26-164 - Historic Tree Issues related to historic tree removal cannot be addressed until the approval of PSB26-164.	C3.0	Laureen Kornel	Christopher Carson	Yes
88	Forestry	Open	Historic Tree Dripline Please show 1.5 x the dripline around this historic tree.	C3.0	Laureen Kornel	Christopher Carson	Yes
87	Forestry	Open	Historic Tree An existing historic tree has now been added to this plan, different from Version 1. Please confirm species of tree. Historic trees proposed for removal required review by the Tree Advisory Committee and approval by the City Commission.	C3.0	Laureen Kornel	Christopher Carson	Yes
86	Forestry	Open	Note #1 Please change "shall be protected by wood fencing per detail on tree protection" to "shall	C1.0	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			be protected as specified on the City of DeLand Barricade details".				
85	Forestry	Open	Statement of Intent For clarification, please add a Statement of Intent that is project is only for the 7-Eleven.	C0.0	Laureen Kornel	Christopher Carson	Yes
84	Forestry	Open	Sheet List Table Please add all pages included in this submission to the Sheet List Table.	C0.0	Laureen Kornel	Christopher Carson	Yes
83	Forestry	Open	Location Map Provide the actual location of the 7-Eleven store on the Location Map.	C0.0	Laureen Kornel	Christopher Carson	Yes
81	Forestry	Open	Tree Protection Area Change all "Tree Preservation Area" to "Tree Protection Area" to remain consistent with LDR language.	C4.0	Laureen Kornel	Christopher Carson	Yes
34	Forestry	Open	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. Last comment from reviewer: Change "TOT" to "MIN".	L1.00	Laureen Kornel	Christopher Carson	Yes
32	Forestry	Open	Minimum Coverage Demonstrate the calculated total are for the project submittal and provide a minimum coverage calculation. Last comment from reviewer: Please demonstrate minimum coverage for this 1.88-acre project area.	C4.0	Laureen Kornel	Christopher Carson	Yes
28	Forestry	Open	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. Last comment from reviewer: It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L1.04	Laureen Kornel	Christopher Carson	Yes
27	Forestry	Open	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. Last comment from reviewer: It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164.	L1.03	Laureen Kornel	Christopher Carson	Yes

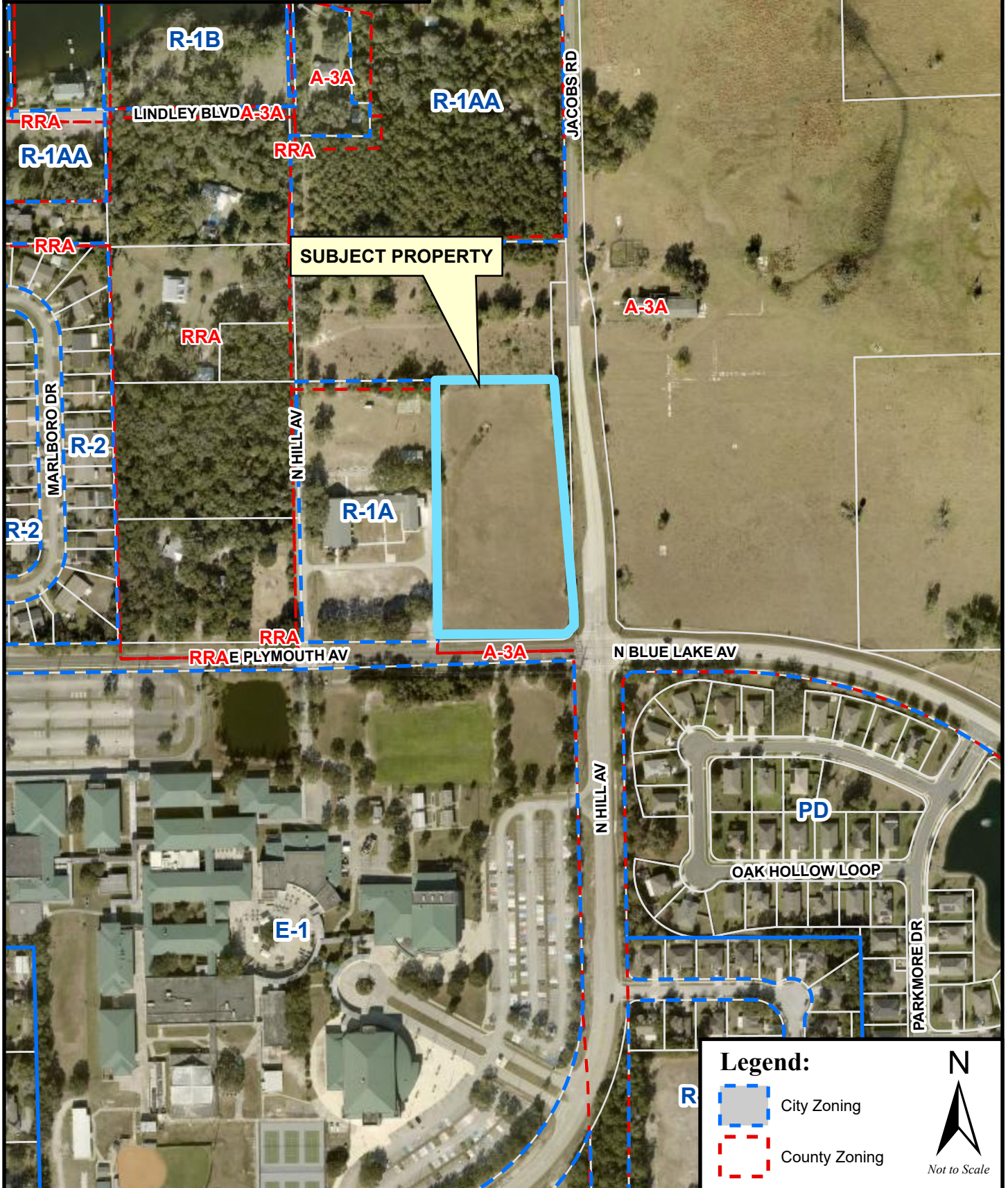
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Forestry comments on this project cannot be resolved until PSB26-164 has been approved.				
26	Forestry	Open	Plant Schedule See all Plant Schedule comments from Sheet L1.00 and revise the Plant Schedule on Sheet L1.02 to match Florida Grades and Standards as provide on Sheet L1.00. Last comment from reviewer: It appears that this information is outside the project area limits. If you choose to include this information in this submission, it must be consistent with the final version of PSB26-164. Forestry comments on this project cannot be resolved until PSB26-164 has been approved.	L1.02	Laureen Kornel	Christopher Carson	Yes
25	Forestry	Open	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. Last comment from reviewer: Update Plant Schedule to reflect proposed changes from the previous page (Sheet L1.00).	L1.01	Laureen Kornel	Christopher Carson	Yes
19	Forestry	Open	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 Laural 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 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 Last comment from reviewer: Please show 1.5 x the dripline for all historic trees.	L0.52	Laureen Kornel	Christopher Carson	Yes
4	Forestry	Open	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. Last comment from reviewer: Please provide overall tree data for your minimum 1.88-acre site somewhere in this set.	L0.50	Laureen Kornel	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			This page would be relevant and valuable to include to do overall mitigation required. However, you still need to document the individual 1.88-acre site meets the over tree requirement per the LDR requirement.				
82	Planning	Open	Site Plan / Plat Please provide an updated cover sheet to cover only the specific parcel, move the applicable site data from Sheet C4.0 to Sheet C4.1. add notes to Sheet L1.00 regarding TPA. ex, plat boundary is being utilized to meet TPA requirements. The following sheets will be removed from SP26-106 (C4.0, C4.2, C5.1, C6.1, Tree Mitigation Sheets, L1.02, L1.03, L1.04, L2.02, L2.03, L2.04 If you send the updated specific sheets, we can upload them manually without having an entire S&S set created.	C0.0	Christopher Carson	Christopher Carson	Yes
80	Planning	Open	Linework Verify detectable warning and special emphasis crosswalk linework.	C4.1	Christopher Carson	Christopher Carson	Yes
53	Planning	Open	Cover Sheet Update as applicable based on updated project limits. Last comment from reviewer: Updated based on outparcel 1.	C0.0	Christopher Carson	Christopher Carson	Yes
50	Planning	Open	TPA 15 % TPA is specific to the site, or clarify that overall plat boundary is being utilized to meet the 15 % TPA. Last comment from reviewer: Add note to site plan set that TPA tracts from plat are being utilized to meet TPA.	C4.0	Christopher Carson	Christopher Carson	Yes
48	Planning	Open	Canopy Tree Requirements Please demonstrate compliance with requirement of 1 canopy tree / 2500 sq. ft. of parcel area (33 trees required) Last comment from reviewer: Please add calculation to the landscape code chart on Sheet L1.00	C4.0	Christopher Carson	Christopher Carson	No
47	Planning	Open	Photometric Plan Provide photometric plan. Last comment from reviewer: Photometric Plan will be reviewed upon submittal.	C4.0	Christopher Carson	Christopher Carson	Yes
43	Planning	Open	ITE Trip Gen Table Please provide ITE trip generation table for the use on site plan sheet. Last comment from reviewer: Please confirm table was added.	C4.1	Christopher Carson	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
40	Planning	Open	Labels Please provide labels for all site furnishing/elements. Last comment from reviewer: Be sure to label what is marked up.	C4.1	Christopher Carson	Christopher Carson	Yes
37	Planning	Open	Setbacks Label provided setback dimensions for both C-store & Canopy. Last comment from reviewer: Please include setback dimension labels on Sheet 4.1	C4.0	Christopher Carson	Christopher Carson	Yes
35	Planning	Open	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
5	Utilities	Open	USA A Utility Service Agreement will be required for this project and possible offsite sewer capacity contribution. Last comment from reviewer: See PSB comments	C0.0	Jim Ailes	Christopher Carson	Yes

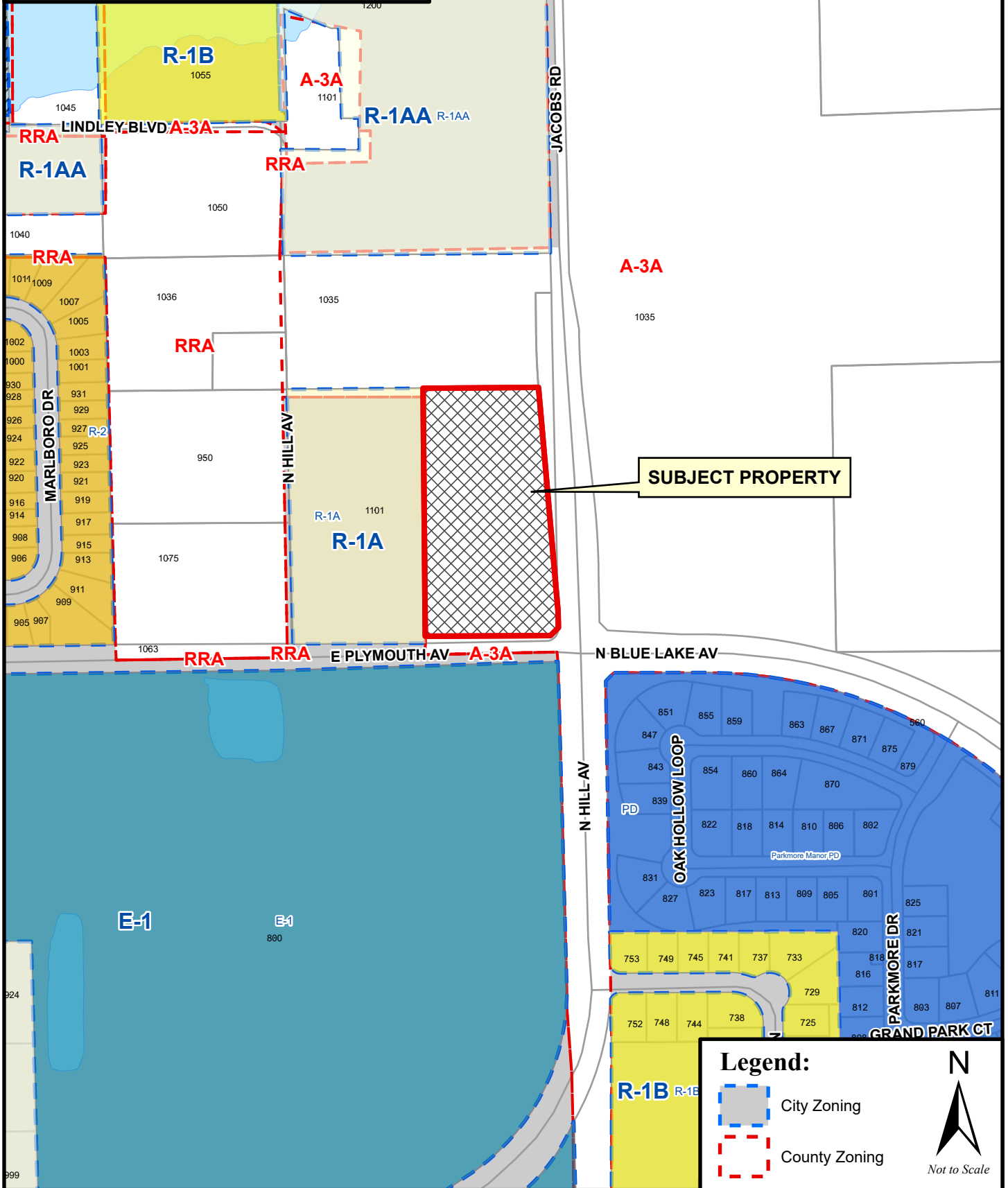


City of DeLand
Z26-177
JACOBS CORNER
PD





City of DeLand
Z26-177
JACOBS CORNER
PD



Legend:

- City Zoning
- County Zoning



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

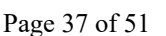
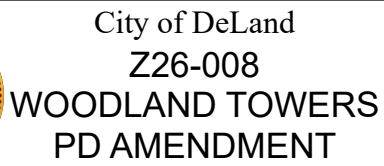
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
9	Forestry	Open	Tree Survey In reviewing an aerial for this project, it appears that much of the site has been cleared. If in fact there are no historic trees on site, please provide a response to this comment 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	Samuel Nelson	Yes
8	Forestry	Open	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."	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Laureen Kornel	Samuel Nelson	Yes
7	Forestry	Open	P. Landscape and Buffer Standards (3) Tree Protection Area Change "Preservation" to "Protection".	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Laureen Kornel	Samuel Nelson	Yes
29	Planning	Open	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. Jacob's Corner PD Agreement-with exhibits (7-10-2026)_RB_Edits Last comment from reviewer: Awaiting applicant response		Rachel Booth	Rachel Booth	Yes
28	Planning	Open	Buffer Table Provide buffer table as part of section P. Landscape and Buffer Standards. See PD markup.		Rachel Booth	Rachel Booth	Yes
27	Planning	Open	Consultant Confirmation Note: Confirm Zev Cohen & Associates, Inc	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	Open	Exhibits See PD mark-up Exhibit C, Landscape Plan, can be simple just show buffer widths. Exhibit D: Conceptual Drainage Plan Exhibit E: Building Elevations Exhibit F: Master Sign Program	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
25	Planning	Open	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 Please identify specific LID standards which will be provided. The City encourages the use of Low Impact Development.	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Samuel Nelson	Yes
23	Planning	Open	Environmental Conditions See Mark-up edits	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Rachel Booth	Yes
22	Planning	Open	Street Trees See PD mark-up Are we expecting internal rights of way? Can probably just remove this section altogether but consider this language if we are to keep it.	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
21	Planning	Open	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	Open	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	Samuel Nelson	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.] Please provide illustrative architectural elevations.	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Samuel Nelson	Yes
18	Planning	Open	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	Samuel Nelson	Yes
17	Planning	Open	Development Standards Indicate needed/requested standards deviations	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Samuel Nelson	Yes
16	Planning	Open	Two-Family Residential Horizontal or stacked units?	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Samuel Nelson	Yes

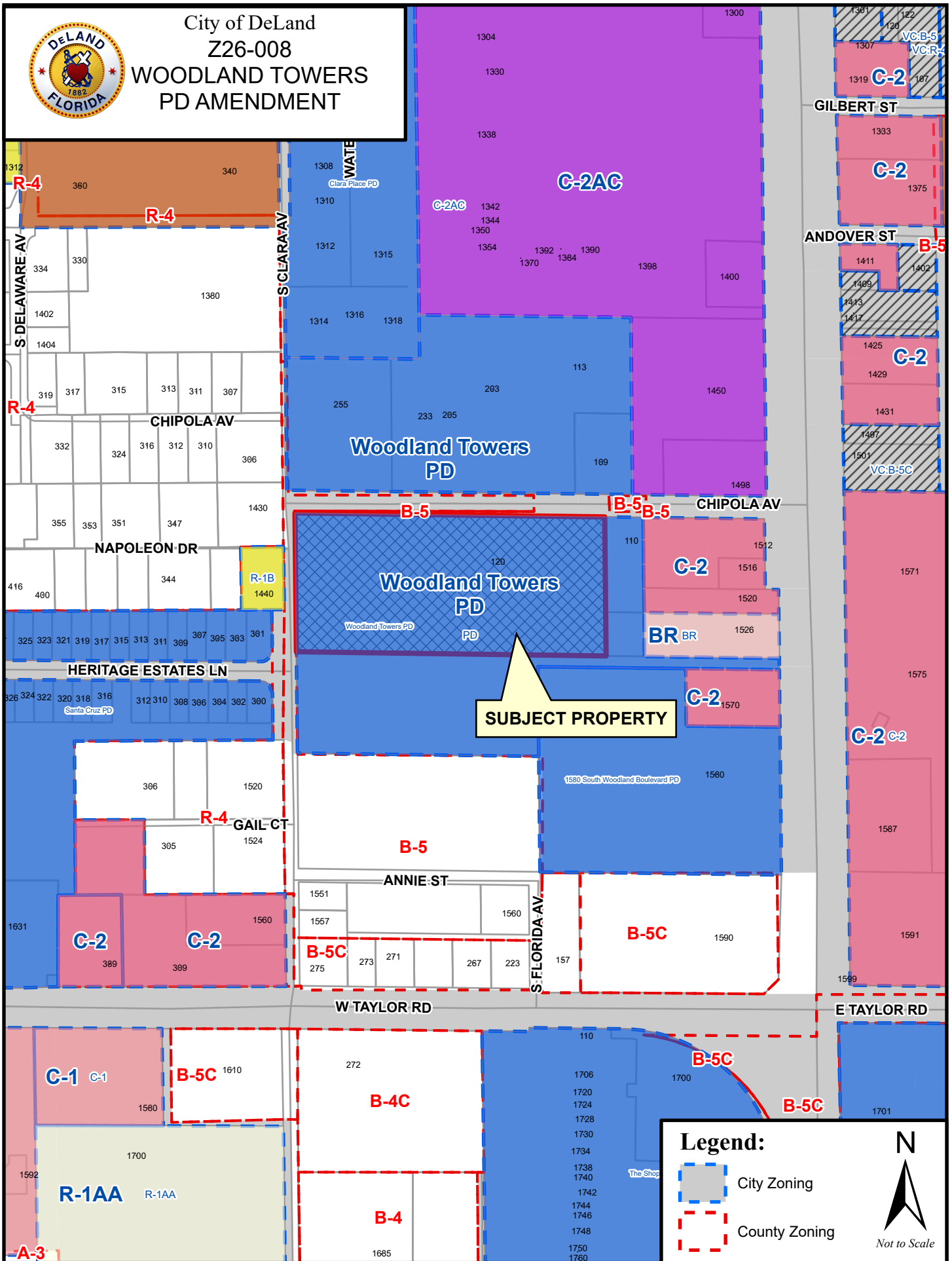
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
15	Planning	Open	Uses After proposed Permitted Uses, list prohibited uses and/or accessory uses (if applicable)	Jacob's Corner PD Agreement-with exhibits (7-10-2026).pdf	Rachel Booth	Samuel Nelson	Yes
14	Planning	Open	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	Samuel Nelson	Yes
13	Planning	Open	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	Samuel Nelson	Yes
12	Planning	Draft	Permitted Commercial Uses Some of the included uses may not be appropriate, for example, please consider removing the ones noted below. Certain permitted uses may introduce a level of intensity inconsistent with the character of the surrounding area. (See PD mark-up for additional notes) Please consider primarily pedestrian oriented uses. 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	Samuel Nelson	Yes
11	Planning	Open	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	Jacob's Corner PD Agreement-with	Rachel Booth	Samuel Nelson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			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..	exhibits (7-10-2026).pdf			
2	Planning	Open	Concept Plan details 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	Samuel Nelson	Yes
1	Utilities	Open	Sewer Capacity 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 Ailes	Samuel Nelson	Yes





City of DeLand
Z26-008
WOODLAND TOWERS
PD AMENDMENT

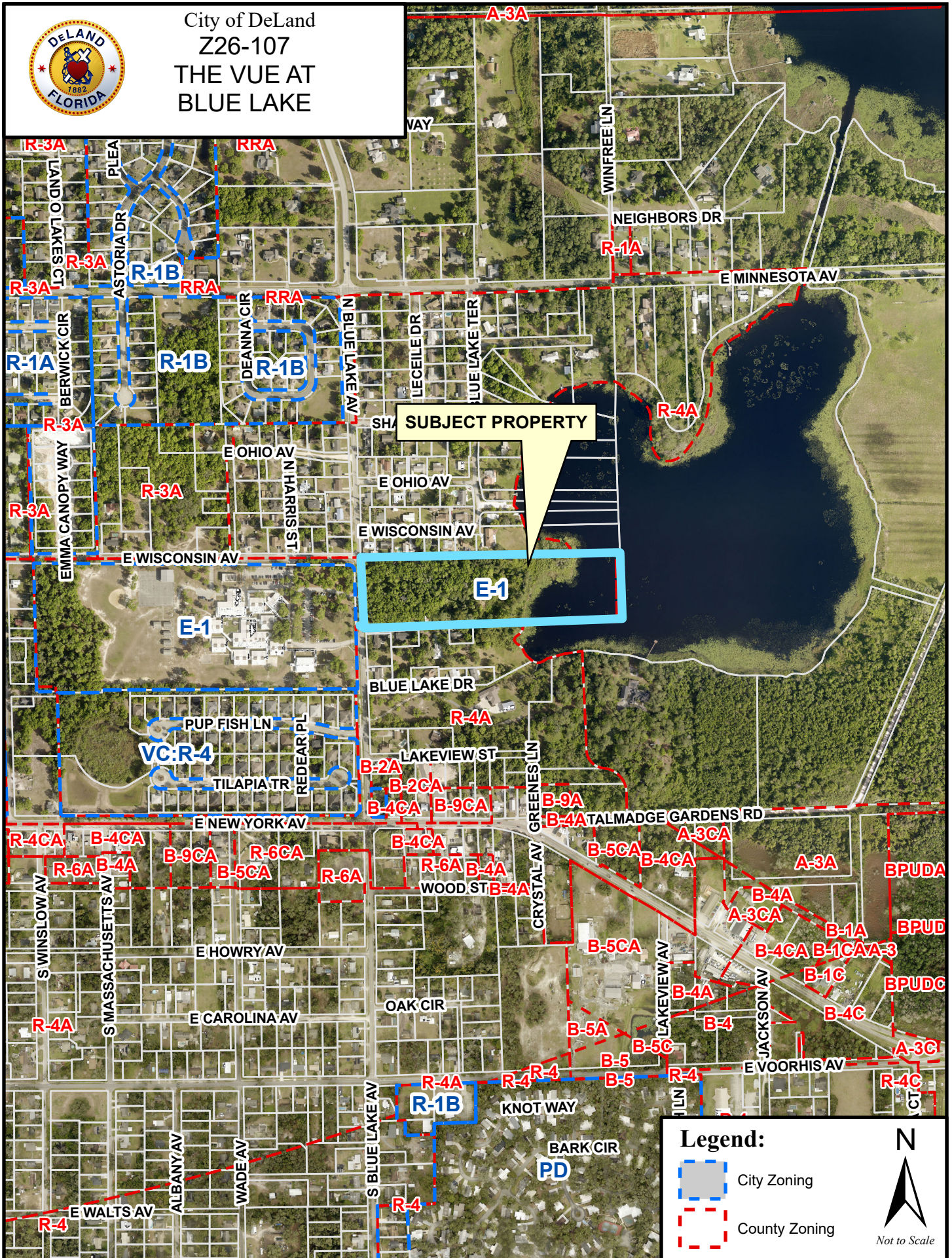


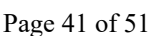
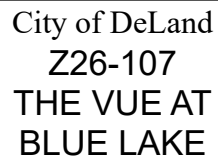
Issues for record Z26-008**Job Address: 120 CHIPOLA AV, DELAND FL 32720****Job Description: Renovation of existing 1 story 120 bed skilled nursing facility with 12 beds of adult daycare, to increase beds to 132 skilled nursing beds and removing the 12 beds of daycare by creating new private and semi-private rooms in common areas and relocating those common areas lost in a different location within the building per schematic design plans provided.**

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
2	Planning	Draft	Property Owner Authorization Until the Land Development Regulations are updated, authorization from each property owner within the Woodland Towers PD is required prior to bringing this application to a hearing.		Samuel Nelson	Samuel Nelson	Yes
1	Planning	Draft	Application Number The correct application number is "Z26-008". Please correct in the agreement.	Woodland Towers PD Amendment Agreement revised 12-9(17258313.1).pdf	Samuel Nelson	Samuel Nelson	Yes



City of DeLand
Z26-107
THE VUE AT
BLUE LAKE





Issues for record Z26-107

Job Address: 263 N BLUE LAKE AV, DELAND FL 32724

Job Description: We are requesting to re-zone from E-1 to a PD. This is a residential townhome subdivision with storm water management and infrastructure.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
33	Forestry	Draft	Tree Survey This site is heavily wooded. Please provide a Tree Survey by species of trees 6" and greater. Identify all historic trees. Please note historic trees require review by the Tree Advisory Committee and approval by the City Commission.	C090	Laureen Kornel	Laureen Kornel	Yes
32	Forestry	Draft	Minimum Coverage Calculation 6.09 acres = 265,280.4 SF 265,280.4/1,500 = 176.18 176.18 x 6" = 1,057" DBH (Minimum Coverage)	C090	Laureen Kornel	Laureen Kornel	No
31	Forestry	Draft	TPA Cacluation 6.09 acres = 265,280.4 SF 265,280.4 x 15% = 39,792 SF or 0.91 acres of TPA	C090	Laureen Kornel	Laureen Kornel	No
40	Planning	Draft	TIA Comments Please include the trips per unit in the trip generation summary table. Also consider revising the intensity from 46 units to 35 units, for better overall concurrency purposes.		Kendall Story	Kendall Story	Yes
39	Planning	Draft	Enhanced LS Buffers (north & south) The north and south buffers should be enhanced by adding additional plantings, as they are adjacent to single family residences. Please capture that and how that will be done in this section. (The addition of more canopy/understory/bushes in the north and south buffers)	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
38	Planning	Draft	LS Buffer Widths Please provide the width of each buffer, in this table.	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
37	Planning	Draft	LID Design List Review the list of green infrastructure and only include the ones you intend on using in this development.	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
36	Planning	Draft	Note Buffer Widths The landscape buffers are delineated on this plan. Please also notate the widths of each buffer on this plan.	C200 A	Kendall Story	Kendall Story	Yes
35	Planning	Draft	Subdivision Approval Subdivision Approval, remove:	City of DeLand_PD	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			"if the Property is required by the LDR to be subdivided,"	Template_2026.pdf			
30	Planning	Draft	Legal Description The legal description should be for the entire parcel. The description notes it as 6.35 acres, which does not include the entire parcel.		Kendall Story	Kendall Story	Yes
29	Planning	Draft	Provided TPA Note that this is the Provided TPA area	C200 A	Kendall Story	Kendall Story	Yes
28	Planning	Draft	Gated? Will this neighborhood be gated?	C200 A	Kendall Story	Kendall Story	Yes
27	Planning	Draft	Year 2026 Update year to 2026. Update the city clerk info to Christian Gowan, City Clerk-Auditor	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
26	Planning	Draft	Mechanical Eq. Update this section to remove the "service and delivery areas and loading zones" because that is not applicable to a residential subdivision. Add that "If mechanical equipment is placed on a rooftop, it shall be screened by an architecturally compatible wall or parapet."	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
25	Planning	Draft	Internal Roadway Width Provide the road width of the internal road.	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
24	Planning	Draft	Emergency Access Where and how is emergency access being provided?	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
23	Planning	Draft	Verbiage protecting wetlands/lake Consider adding verbiage about the protection of the wetlands and lake.	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
22	Planning	Draft	Room for garbage cans Will there be enough space in the garage for trash cans to be stored?	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes
21	Planning	Draft	Driveway vs. Front Setback The driveway parking space being 25' long does not work with a 20' front yard setback as being proposed.	City of DeLand_PD Template_2026.pdf	Kendall Story	Kendall Story	Yes

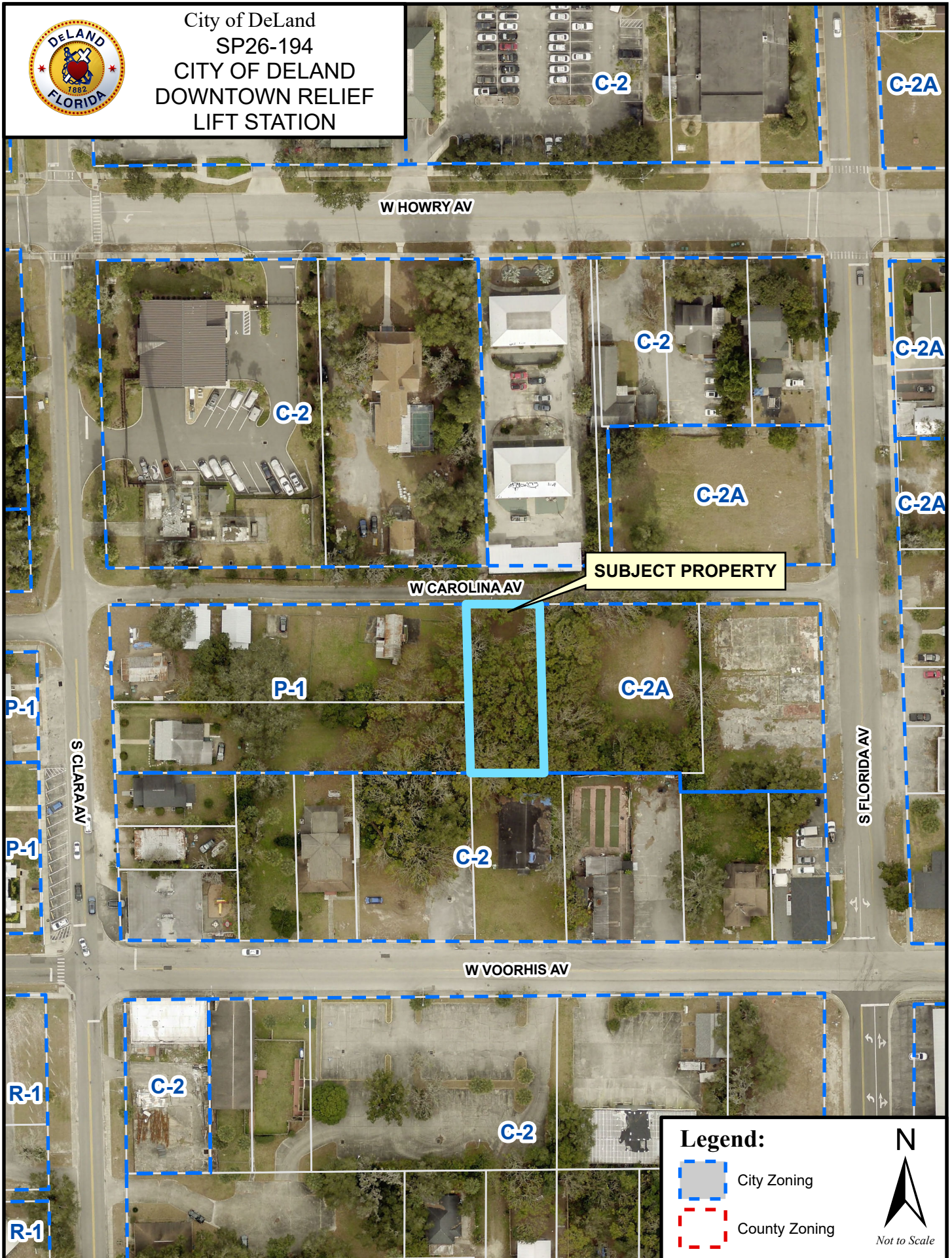
No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
20	Planning	Draft	Parking Standards Rerword this section as follows: -There will be two (2) parking spaces provided per unit, one (1) in the garage and one (1) in the driveway. Garage spaces will be nine (9) feet wide by twenty-five (19) feet long . All driveway parking spaces shall be a minimum of nine (9) feet wide by twenty-five (25) feet long. Driveways shall be measured from the garage door to the edge of the sidewalk closest to the garage door. There will also be an additional twenty (20) guest parking spaces on site which shall be a minimum of nine (9) feet wide by twenty-five (19) feet long on site, as shown on the Development Plan Map in Exhibit "B". Enforcement of parking and maintenance will be the responsibility of the homeowner's association.	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes
19	Planning	Draft	Elevations Provide additional verbiage regarding colors, theme, articulation, varying roof styles and varying building types and illustrative architecture. Also, the side elevations provided need additional windows, articulation	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes
18	Planning	Draft	Development Standards Add the following standards to the list of Development Standards: -Garage setback -Street side (corner) -Building- side to side -Building- any combination of fronts and rears -Max. Impervious Per lot -Max. Density -Wetland Buffer -Default Zoning Designation -Maximum Building Lengths (150-feet)	City of DeLand_PD Template_20 26.pdf	Kendall Story	Samuel Nelson	Yes
17	Planning	Draft	Lake access Will the residents have any access to the lake? Will there be a community dock? If yes, standards need to be added to the agreement.	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes
16	Planning	Draft	Phasing Phasing requires a Phasing Plan	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes
15	Planning	Draft	Remove Remove this section. Not applicable.	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes
14	Planning	Draft	Acreage The acreage should include the entirety of the parcel, minus the dedicated ROW.	City of DeLand_PD Template_20 26.pdf	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
13	Planning	Draft	Conceptual LS Plan Please provide a conceptual landscape plan.		Kendall Story	Kendall Story	Yes
12	Planning	Draft	Show TPA Show the location of the TPA. It may overlap with your landscape buffers and open space, if still meeting the TPA standards.	C200 A	Kendall Story	Kendall Story	Yes
11	Planning	Draft	Env. Report FYI - per the environmental report, gopher tortoise surveys are only valid for 90 days. Please keep this in mind during future site development.	C200 A	Kendall Story	Kendall Story	Yes
10	Planning	Draft	LS Buffers after ROW dedication All setbacks and landscape buffers must be measured from the new property line (after ROW dedication). It does not appear that the west landscape buffer (15') will fit.	C200 A	Kendall Story	Kendall Story	Yes
9	Planning	Draft	List of Deviations Please provide a list of E-1 zoning district deviations. This list should outline all the E-1 development standards that are being negotiated per this agreement. For example, in E-1, the minimum lot width is 75' for multi-family, but the PD is proposing 20'.		Kendall Story	Kendall Story	Yes
8	Planning	Draft	Stormwater in LS Buffers Stormwater retention is not permitted within the landscape buffers.	C200 A	Kendall Story	Kendall Story	Yes
7	Planning	Draft	Zoning and Future Land Use Change the zoning to PD and add the Future Land Use which is LDR.	C200 A	Kendall Story	Kendall Story	Yes
6	Planning	Draft	Setbacks & Development Standards Please include all development standards that are outlined in the PD, such as lot area, width, depth, unit size, max. height, max. building length, street side (corner lot) setbacks, etc. All that are outlined in the PD.	C200 A	Kendall Story	Kendall Story	Yes
5	Planning	Draft	Emergency access Show the location of the emergency access drive.	C200 A	Kendall Story	Kendall Story	Yes
4	Planning	Draft	Parking stall size Remove this. The parking stall minimums are detailed in the PD agreement, where 3 different sizes are outlined (garage, driveway and visitor).	C200 A	Kendall Story	Kendall Story	Yes
3	Planning	Draft	Parcel Add to Site Data the acreage of the entire parcel, minus the ROW being dedicated.	C200 A	Kendall Story	Kendall Story	Yes
2	Planning	Draft	Elevations Provide additional elevations that include different building types, colors and varying roof lines. As stated in the PD comments, the side building design does not include enough articulation.		Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
1	Planning	Draft	ROW Area Does the Area Calculations Table account for square footage that will be removed from the property and dedicated to ROW?	I5J-17	Kendall Story	Kendall Story	Yes
34	Utilities	Draft	Info Will be required to connect to water, sewer, and reclaim. Will need to provide water and sewer calculations. A Utility service agreement will be required.	C090	Jim Ailes	Jim Ailes	Yes

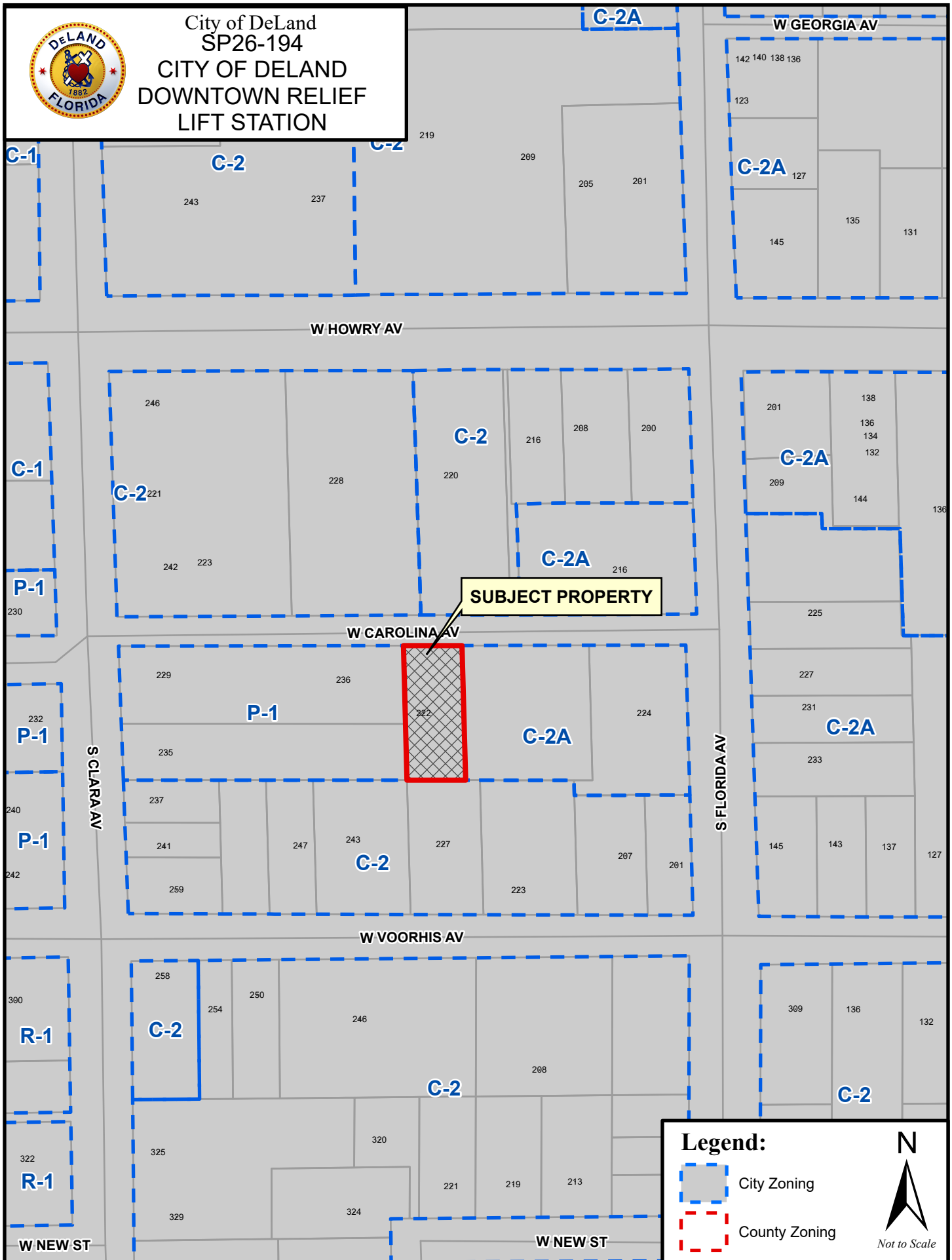


City of DeLand
SP26-194
CITY OF DELAND
DOWNTOWN RELIEF
LIFT STATION





City of DeLand
SP26-194
CITY OF DELAND
DOWNTOWN RELIEF
LIFT STATION



Legend:

- City Zoning
- County Zoning



Issues for record SP26-194

Job Address: 222 W CAROLINA AV, DELAND FL 32720

Job Description: Project involves the construction of a new lift station, located on W Carolina Ave. This construction includes a new circular wet well, submersible pumps, above grade piping, valves, electrical equipment, I&C equipment, permanent emergency standby diesel bypass pump, odor control, access driveway, and associated site fencing and landscaping.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
21	Engineering	Draft	MOT As the bypass pumping is going to close the road for a significant length of time, please provide a detour plan.	C-051	Steven Danskine	Steven Danskine	Yes
7	Engineering	Draft	Grading 1. According to the survey, SSMH 2698 has a rim elevation of 38.45'. The proposed elevation for the corner of the driveway apron that is on top of the manhole is shown to be at elevation 38.57'. Is adjusting the manhole lid up 0.12' proposed? 2. The Grading Plan does not indicate any proposed grades for the surrounding sod/natural ground. Please provide proposed elevations that direct runoff from the pavement to retain at least 1.5" of runoff from the impervious area via swale/berm prior to discharge onto the neighboring properties.	C-102	Steven Danskine	Steven Danskine	No
6	Engineering	Draft	Demolished Items For the sake of clarity, items that will have been demolished, like trees and brush should be hidden in the proposed condition view.	C-101	Steven Danskine	Steven Danskine	Yes
5	Engineering	Draft	SS or STM? The pipe connected to SDMH 2697 from the east is labeled STM (Storm), while the pipe connected to the south is labeled SS (Sanitary Sewer). Please clarify.	C-010	Steven Danskine	Steven Danskine	Yes
4	Engineering	Draft	Antenna Location The Site Plan does not appear to indicate the proposed location for the antenna.	C-101	Steven Danskine	Steven Danskine	Yes
3	Engineering	Draft	Unidentified Pipe Between the Back-up pump pipe and the gravity flow inlet piping there is an unidentified pipe protruding from the wet well. Please clarify.	M-100	Steven Danskine	Steven Danskine	Yes
2	Engineering	Draft	Backup Pump Piping Pipe No 24 does not match up with the 90-degree elbow (25) properly.	M-100	Steven Danskine	Steven Danskine	Yes
1	Engineering	Draft	Orientation 1. The odor control unit is located on the west side of the lift station, but the plan shows the overflow piping (37) on the east side. 2. The control panel is located on the north side of the lift station, but the conduit (29) is shown on the east side.	M-100	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
20	Forestry	Draft	Tree Barricade Details Please add the City Tree Barricade Detail and the City Historic Tree Barricade Detail to Sheet C015.	C-015	Laureen Kornel	Laureen Kornel	Yes
19	Forestry	Draft	Oaks 22" - 24" Please verify the species and DBH of these three trees. If they are Live Oak trees 25" or greater, then they are historic trees and need to be called out as such.	C-110	Laureen Kornel	Laureen Kornel	Yes
18	Forestry	Draft	Historic Tree Is this an historic tree? If so, draw a circle around the tree 1.5 x the dripline and explain what measures will need to be taken to protect this tree. Can the location of the ARV be adjusted to minimize impacts to this tree?	C-112	Laureen Kornel	Mariellen Calabro	Yes
17	Forestry	Draft	Historic Tree Are these historic trees? If so, draw a circle around the tree 1.5 x the dripline and explain what measures will need to be taken to protect the tree.	C-110	Laureen Kornel	Laureen Kornel	Yes
16	Forestry	Draft	Historic Tree Please draw a circle 1.5 x the dripline of this historic tree. What measures will be taken to protect this historic tree? What is the distance between the ARV and the trunk of this tree? Can the ARV location be adjusted outside of the 1.5 x dripline protection zone?	C-105	Laureen Kornel	Mariellen Calabro	Yes
15	Forestry	Draft	Tree Identification Identify all trees by species throughout the Plan Set. Please differentiate the Live Oak trees from the Laurel Oak trees.	G-001	Laureen Kornel	Laureen Kornel	Yes
14	Forestry	Draft	Historic Trees Call out every historic tree throughout the Plan Set. Please note removal of any historic trees requires 1:1 replacement as well as TAC and City Commission review and approval. For any above ground construction, historic trees require an Historic Tree Barricade Detail.	G-001	Laureen Kornel	Mariellen Calabro	Yes
13	Forestry	Draft	Directional Drilling It is staff's understanding that directional drilling will be used wherever possible throughout the project area. Please provide a statement that addresses protection of roots systems near areas where air relief valves are proposed throughout the plan set.	G-001	Laureen Kornel	Laureen Kornel	Yes
12	Forestry	Draft	Landscaping Please provide a summary of all protected, specimen and historic threes throughout the entire project area including each sheet within the plan set. Please indicate whether each tree will be removed or preserved.	G-001	Laureen Kornel	Mariellen Calabro	Yes
10	Forestry	Draft	Tree Removal Please show all trees proposed for removal throughout the entire Plan Site.	C-010	Laureen Kornel	Laureen Kornel	Yes
9	Forestry	Draft	Landscaping The project description in the summary of this project references "Landscaping". Please advise if a Landscape Plan will be forthcoming and if a Plan is proposed, please add it in	G-001	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			to the Sheet Index table. Note: There may be additional comments once the City receives the data requested.				
8	Forestry	Draft	Statement of Intent Please add a Statement of Intent: "New lift station, located on W Carolina Ave. This construction includes a new circular wet well, submersible pumps, above grade piping, valves, electrical equipment, I&C equipment, permanent emergency standby diesel bypass pump, odor control, access driveway, and associated site fencing and landscaping."	G-001	Laureen Kornel	Laureen Kornel	Yes
23	Planning	Draft	Site data table Please provide a site data table. The site data table should include the applicable site information, such as parcel area, setbacks, impervious area, site dimensions, and other relevant development data.	G-001	Analee Monrreal	Analee Monrreal	Yes
22	Planning	Draft	Landscape Plan Please provide a landscape plan.	G-001	Analee Monrreal	Analee Monrreal	Yes