

TRC AGENDA



**CITY OF DELAND
THURSDAY OCTOBER 19, 2023 AT 1:30 P.M.
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA**

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Review of September 21, 2023 TRC Meeting Minutes

D. NEW BUSINESS

1. **Applicant Name:** Toni Boone – Dewberry Engineering **Kendall**
Project Name: FSB23-187 – Final Plat for Oak Hammock Reserve
Project Location 38 acres located at the SW corner of W Beresford and Spring Garden Ave
Project Description: 110 Single Family Lots
2. **Applicant Name:** Harry Newkirk – Newkirk Engineering **Belinda**
Project Name: CSB23-191 – Combined Preliminary and Final Plat for Reserve at Victoria Phase
Project Location 39.764 acre located at the SW corner MLK Blvd and the Beresford Extension
Project Description: 141 single family lots
3. **Applicant Name:** Ronald Young – Volusia County Schools **Sam**
Project Name: SP23-203 – Class IV Site Plan for Edith Starke Elementary
Project Location 11.24 acres located at 730 S Parsons Ave
Project Description: Elementary School

E. OTHER BUSINESS

F. ADJOURNMENT

OLD BUSINESS

1



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023 - 1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order:

1:31 pm

Members Present:

Carol Kuhn, Chairperson

Belinda Williams Collins

Kendall Story

Debi Glick

Sam Nelson

Kristian Logan

Mariellen Calabro

Kit Dennis

Jamie Lunsford

Ray Bahrami

Jim Ailes

Scott Zender

Staff Present:

Nick Conte

Jerry Hindman

OLD BUSINESS:

1. Approval of the minutes of the TRC Meeting Minutes from August 17, 2023

Mariellen Calabro moved to approve the minutes as presented,

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

2. **Applicant Name:** LAM Development LLC Belinda
Project Name: SP23-031 – Class II Site Plan for 425 South
Project Location 2.078 acres located at 425 S Woodland Blvd
Project Description: 15,174 SF of retail and office

Applicants Present:

Michael Wojtuniak – Engineered Permits Inc
Lee Munizzi – LAM Dev.

The applicant will address comments as discussed at the meeting and resubmit plans.

*Jim Ailes moved to conditionally approve the application,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of the motion.*

3. **Applicant Name:** Dvonne Hernandez – Property Owner **Sam**
Project Name: MS23-061 – Minor Subdivision for Hernandez
Project Location 4.38 acres located on the south side of E Taylor Rd
Project Description: 2 Single Family Lots

Applicants Present:

Dvonne Hernandez – Property Owner
Luis Hernandez – Property Owner

The applicant will address comments as discussed at the meeting and resubmit plans.

*Mariellen Calabro moved to conditionally approve pending updated survey and tree survey,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

NEW BUSINESS:

- | | | |
|-----------------------------|---|---------|
| 1. Applicant Name: | Mark Watts – Cobb Cole | Belinda |
| Project Name: | CSB23-160 – Combined Preliminary and Final Plat for Coastline Lofts | |
| Project Location | 1 acre located at the SW corner of Florida and Ohio Ave | |
| Project Description: | 14 Units | |

Applicants Present:

Nika Hosseini – Cobb Cole

The applicant will address the comments as discussed and resubmit.

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

2. **Applicant Name:** Donal Casey – Kingspan Sam
Project Name: SP23-158 – Class II Site Plan for Kingspan
Project Location: 5.61 acres located at 726 E Summerhill Dr
Project Description: Parking Improvements

Applicants Present:

Steve Buswell - Parker Mynchenberg & Associates
Paul Jones - Kingspan

The applicant will address comments as discussed at the meeting and resubmit plans.

*Mariellen Calabro moved to conditionally approve,
Ray Bahrami seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

3. **Applicant Name:** Ryan Fallin – Avid Group LLC Kendall
Project Name: SP23-175 – Class II Site Plan for Coffee Shop
Project Location: 2.42 acres located at 210 E International Speedway Blvd
Project Description: 2,710 sf coffee shop

Applicants Present:

Evan Futch – Avid Group

The applicant had notified the Planner reviewing the project that they would not be attending the meeting. The following motion was made:

*Jerry Hindman moved to continue the application,
Sam Nelson seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

After the motion was made, it was discovered that there was a representative present and TRC made the following motion:

*Jim Ailes moved to re-open the review of the application,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

The applicant will address all comments as discussed.

*Ray Bahrami moved to conditionally approve the application with the reduction of the drive aisle from 24' to 23' and the reduction of the buffer and Tree Preservation Area as shown on the plan,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of the motion.*

4. **Applicant Name:** Daphne Clark – Permit, Permits Permits Sam
 Project Name: MS23-181 – Minor Subdivision for Maronda
 Project Location: 1.39 acres located at 615 N Boundary Ave
 Project Description: 3 lots

Applicants Present:
None

The applicant will address comments as discussed at the meeting and resubmit plans.

*Jim Ailes moved to conditionally approve,
Jerry Hindman seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

5. **Applicant Name:** Ashley Rosado – Interplan LLC Sam
 Project Name: SP23-185 – Class II Site Plan for Culver's
 Project Location: 1.46 acres located at 1592 N Woodland Blvd
 Project Description: 4,580 sf restaurant

Applicants Present:
Chris Blurton – Interplan LLC

The applicant will address comments as discussed at the meeting and resubmit plans.

*Jamie Lunsford moved to conditionally approve,
Kit Dennis seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:

None.

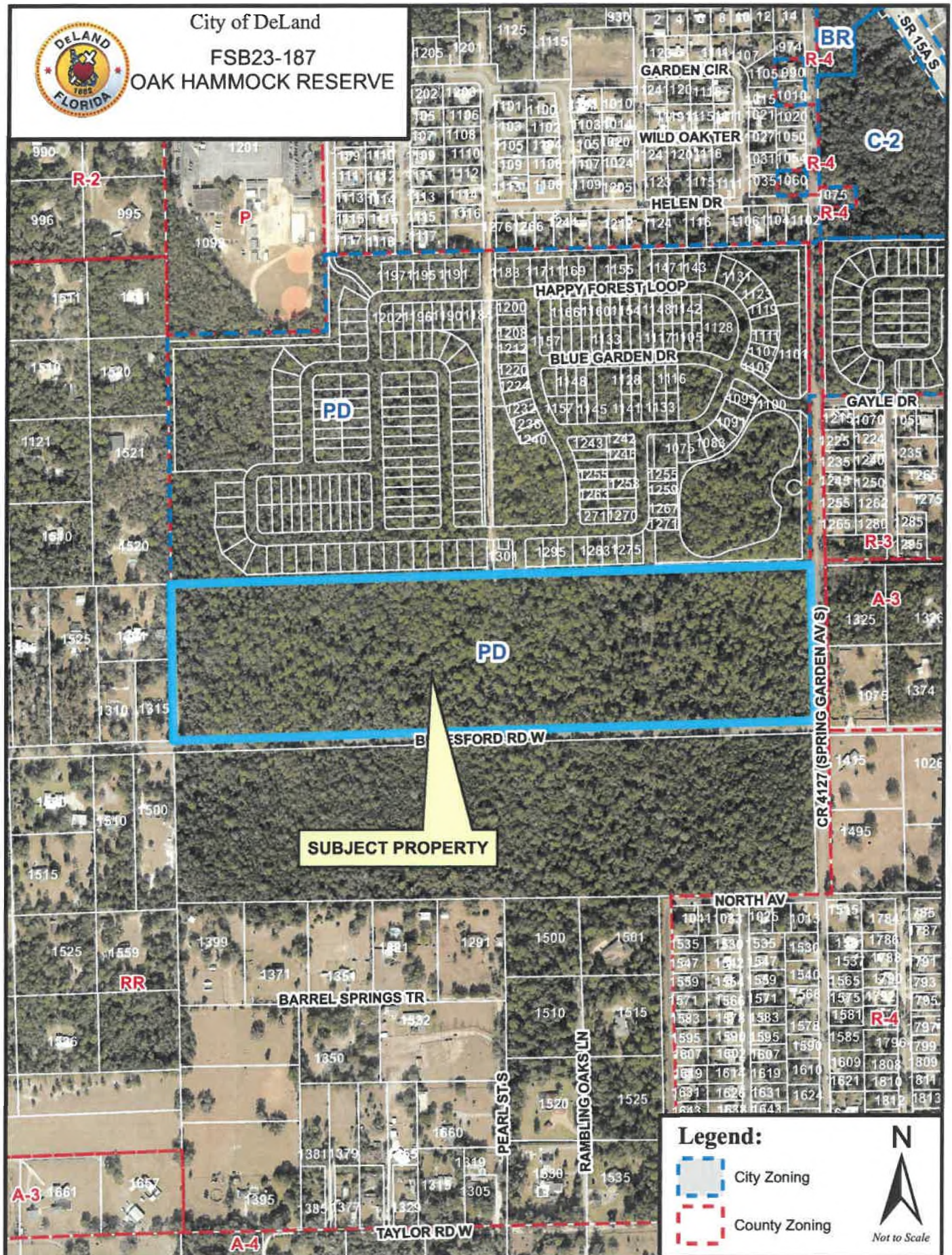
ADJOURNMENT:
3:42 pm

NEW BUSINESS

1

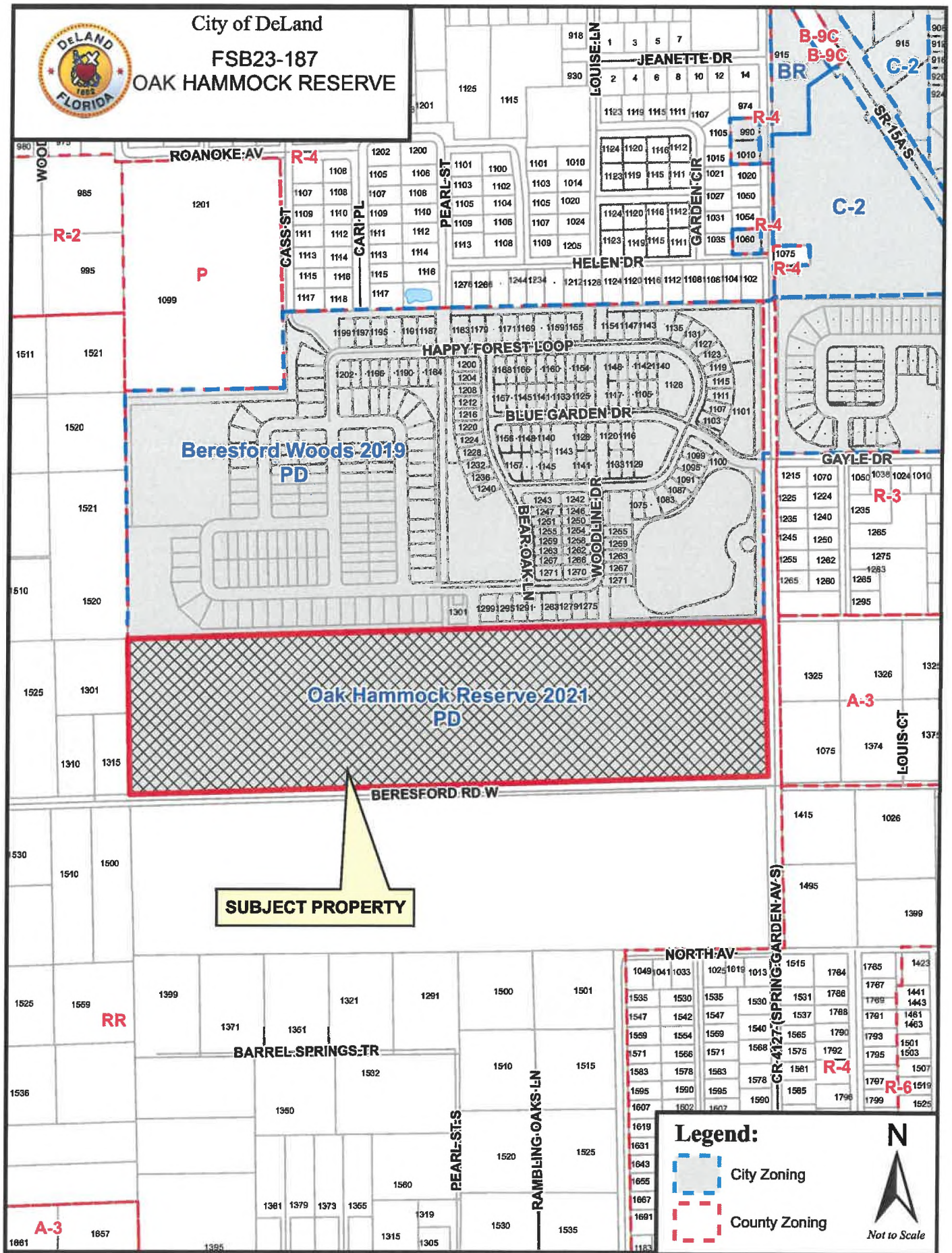


City of DeLand
FSB23-187
OAK HAMMOCK RESERVE





City of DeLand
FSB23-187
OAK HAMMOCK RESERVE



Issues for record FSB23-187**Job Address: 0 W Beresford RD, DeLand FL 32720****Job Description: Proposed single family subdivision plat.**

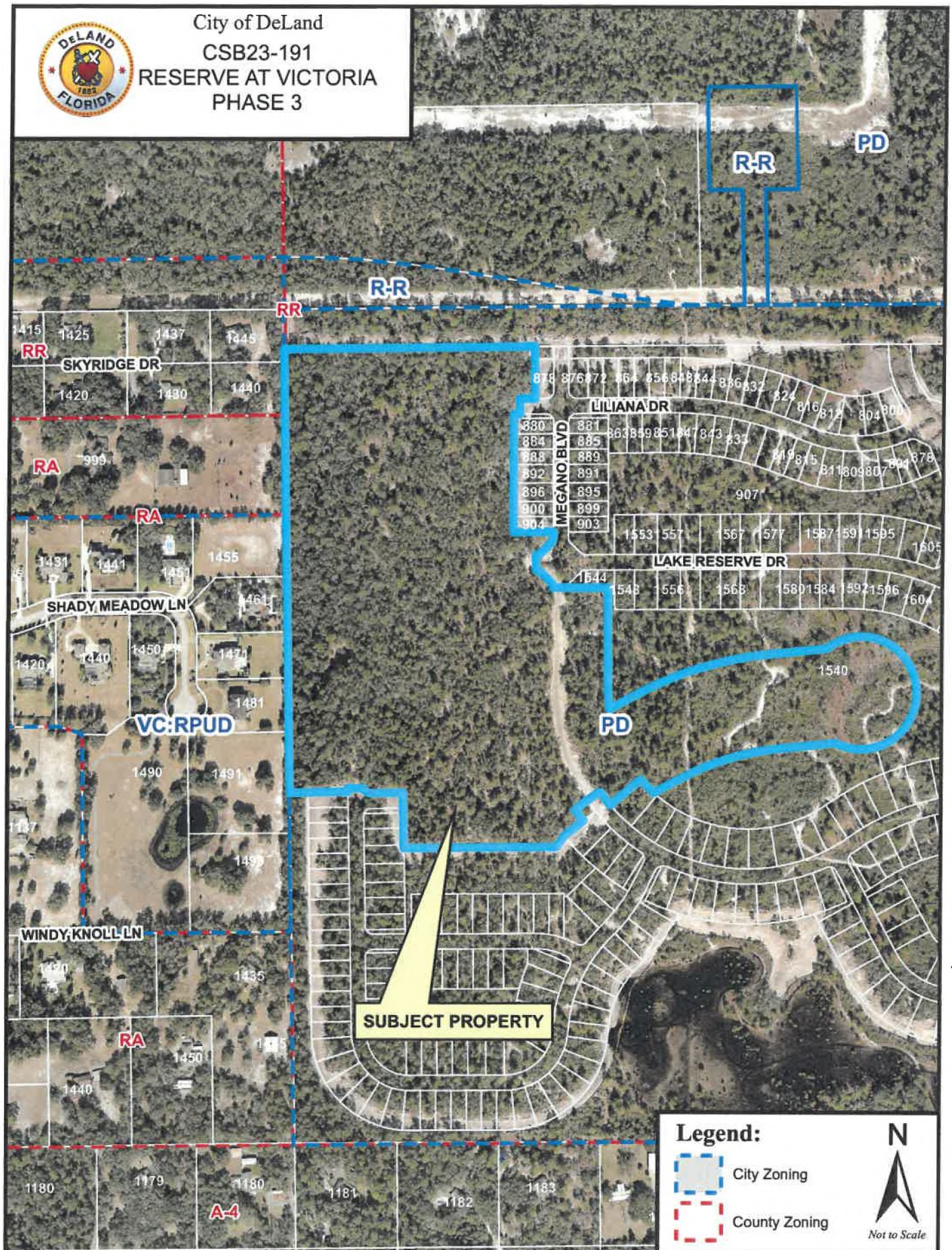
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Tracts J&K Tracts J&K are missing in the Notes section. Please include these in the list, noting the purpose, ownership and maintenance.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	conservation easement Note #7. For the conservation easement, it should be maintained by the HOA, but dedicated to the city.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Tract F Clarify where the boundaries are for Tract F. Each tract should be in a separate parcel, with bolded lines. Please review each tract to make sure the boundaries are clearly defined.	2	Kendall Story	Kendall Story	Yes
Planning	Draft	North Entrance Is there a street name for the north entrance? Or is it assumed to be Inkberry Cir.?	3	Kendall Story	Kendall Story	Yes
Planning	Draft	Min. Lot Width The minimum lot width permitted is 50'. Show how this is being met on Lot 24.	4	Kendall Story	Kendall Story	Yes
Planning	Draft	Tract K & N Note the width of Tract K & N and arrows marking their boundaries.	4	Kendall Story	Kendall Story	Yes

NEW BUSINESS

2



City of DeLand
CSB23-191
RESERVE AT VICTORIA
PHASE 3



Legend:

- City Zoning
- County Zoning





City of DeLand
CSB23-191
RESERVE AT VICTORIA
PHASE 3

A-3

A-3

Trinity Gardens
PD

R-R

R-R

RR

1405 1415 1425 1437 1445
1400 1410 1420 1430 1440
SKYRIDGE-DR RR

999

RA

1157
RA

WINDY-KNOLE-LN

1410 1420 1435 1455
1165 1440 1450

SUBJECT PROPERTY

The Reserve at Victoria
PD

MEGANO BLVD

LILIANA-DR

LAKE RESERVE-DR

A-4

WAR-ADMIRAL-DR

MARE-DR

Legend:

- City Zoning
- County Zoning

N

Not to Scale

Issues for record CSB23-191**Job Address: 1540 LAKE RESERVE DR, DELAND 32724****Job Description: Reserve at Victoria Phase 3 consisting of 141 single family lots on 39.764 acres.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Stormwater Report						
Engineering	Draft	1. I was unable to locate a Pre vs Post discharge rate and volume comparison.		Ray Bahrami	Ray Bahrami	Yes
Pavement						
Engineering	Draft	1. Provide asphalt paving details as necessary to address duty rating and geotechnical report recommendations.	44	Ray Bahrami	Ray Bahrami	Yes
Pond						
Engineering	Draft	1. Pond 1 is identified in the Section C and Pond 2 on the Sheet Title block, however Pond 8 is shown in the plan view.	25	Ray Bahrami	Ray Bahrami	Yes
Pond						
Engineering	Draft	1. Pond 1 is identified in the Sections and on the Sheet Title block, however Pond 7 is shown in the plan view. 2. The 100 YR – 24 HR high water level shown is EL 77.27, however the PH3 Stormwater Report lists the post development Node Max for this pond is identified as 77.19 ft.	24	Ray Bahrami	Ray Bahrami	Yes
Comments for Sheets 20 to 23						
Engineering	Draft	1. The following lots appear to have slopes greater than 4:1 (H:V): 269, 270, 279 - 284. 2. The following lots appear to have slopes greater than 4:1 and may require retaining walls or landscape terracing: 291 – 302. 3. The following lots appear to have slopes less than 1%, and therefore will have difficulty draining: 286, 320, 326.	23	Ray Bahrami	Ray Bahrami	Yes
Engineering	Draft	Comments for Sheets 20 to 23 1. The following lots appear to have slopes greater than 4:1 (H:V): 269, 270, 279 - 284. 2. The following lots appear to have slopes greater than 4:1 and may require retaining walls or landscape terracing: 291 – 302.	22	Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		3. The following lots appear to have slopes less than 1%, and therefore will have difficulty draining: 286, 320, 326.				
		Comments for Sheets 20 to 23				
Engineering	Draft	1. The following lots appear to have slopes greater than 4:1 (H:V): 269, 270, 279 - 284. 2. The following lots appear to have slopes greater than 4:1 and may require retaining walls or landscape terracing: 291 – 302. 3. The following lots appear to have slopes less than 1%, and therefore will have difficulty draining: 286, 320, 326.	21	Ray Bahrami	Ray Bahrami	Yes
		Comments for Sheets 20 to 23				
Engineering	Draft	1. The following lots appear to have slopes greater than 4:1 (H:V): 269, 270, 279 - 284. 2. The following lots appear to have slopes greater than 4:1 and may require retaining walls or landscape terracing: 291 – 302. 3. The following lots appear to have slopes less than 1%, and therefore will have difficulty draining: 286, 320, 326.	20	Ray Bahrami	Ray Bahrami	Yes
		Missing pipe				
Engineering	Draft	1. I am unable to locate the pipe connecting MES-35 and I-68 in the table provided in Appendix E of the Stormwater Report	18	Ray Bahrami	Ray Bahrami	Yes
		Pipe Invert Elevations				
Engineering	Draft	1. The upstream and downstream pipe invert elevations shown for the pipe connecting inlets I-55 and I-75 do not correspond with those shown in the table provided in Appendix E of the Stormwater Report. 2. The downstream pipe invert elevation shown for the pipe connecting inlets I-57 and I-75 does not correspond with the one shown in the table provided in Appendix E of the Stormwater Report. 3. The downstream pipe invert elevation shown for the pipe connecting inlets I-58 and I-75 does not correspond with the one shown in the table provided in Appendix E of the Stormwater Report. 4. The upstream and downstream pipe invert elevations shown for the pipe connecting inlets I-66 and I-67 do not correspond with those shown in the table provided in Appendix E of the Stormwater Report. 5. The upstream and downstream pipe invert elevations shown for the pipe connecting inlets I-67 and I-68 do not correspond with those shown in the table provided in Appendix E of the Stormwater Report.	17	Ray Bahrami	Ray Bahrami	Yes
Forestry	Draft	Typo	L9	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		At the end of Replacement Street Trees, Note 1, Line 1, it should be AN AMERICAN HOLLY instead of AAMERICAN.				
Forestry	Draft	Typo At the end of Replacement Street Trees, Note 1, Line 1, it should be AN AMERICAN HOLLY instead of AAMERICAN.	L8	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Typo At the end of Replacement Street Trees, Note 1, Line 1, it should be AN AMERICAN HOLLY instead of AAMERICAN.	L7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Typo At the end of Replacement Street Trees, Note 1, Line 1, it should be AN AMERICAN HOLLY instead of AAMERICAN.	L6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sheets L5 to L9 At the end of Replacement Street Trees, Note 1, Line 1, it should be AN AMERICAN HOLLY instead of AAMERICAN.	L5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Remaining Tree Font Adjust the font or contrast of the trees to remain. Even on a large screen, the numbers are not clearly legible.	L3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Plant Specification Notes In Note 2, change City Staff to City Forester.	L12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Groundcover Layout Note 2 Where is the referenced root ball shaving container detail?	L12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree and Small Tree Planting Details Trees should be shown with the bottom of the root ball resting on existing or recompacted soil.	L12	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Plant Schedule This Sheet Were these trees included in the summary on Sheet L-3?	L11	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Table above Existing Tree Legend						
Forestry	Draft	This table does not seem to match the species above. Correct whichever is incorrect. Based on the information provided, with the changes requested, it looks like your plan will add 38" DBH.	L11	Mariellen Calabro	Mariellen Calabro	Yes
Minimum Size Requirements						
Forestry	Draft	Update these specifications to meet our minimum size for replacement species (8' ht, 3" caliper, and 45-gallon container size). Height, spread, and container size should be added to all species.	L11	Mariellen Calabro	Mariellen Calabro	Yes
Table above the Existing Tree Legend						
Forestry	Draft	Update the table to match the specifications above. The numbers don't seem to match. Once you have made the changes, it looks like only 115" DBH will be provided once you have made the changes above.	L10	Mariellen Calabro	Mariellen Calabro	Yes
Tree Specifications						
Forestry	Draft	Update the specifications for the trees provided to meet Grade 1 standards. The minimum size for replacement trees in DeLand is 3" caliper, 8' height, and 45-gallon container. The River Birch specified, once increased to 45 gallon and specifications corrected, would only receive 2" DBH credit as a multi-trunk species.	L10	Mariellen Calabro	Mariellen Calabro	Yes
Phase 3 Reforestation Plan						
Forestry	Draft	Please explain the source of the 2,141" DBH reforestation tree credit.	L3	Mariellen Calabro	Mariellen Calabro	Yes
Tree Replacement and Minimum Coverage						
Forestry	Draft	Tree replacement requirements and minimum coverage requirements are two different things. It looks like you are combining them. If your minimum coverage requirement is 4,157" DBH, based on 39.764 acres, and you will be providing 1,627" DBH and saving 584" DBH specimen trees and 479" DBH of protected trees, you would still need to add 2,635" DBH to your Landscape Plan to meet minimum coverage or save more trees. If your required tree replacement is 2,326" DBH and you are providing 1,627" DBH, you would still be 699" DBH deficient in tree replacement. You will need to either add more trees to the landscape plan or contribute \$75 per inch not planted into the Tree Replacement Reserve Account once minimum coverage has been met.	L3	Mariellen Calabro	Mariellen Calabro	Yes
Proposed 6" DBH trees						
Forestry	Draft	You don't have any 6" DBH trees on your plan. The River Birch, when put in the appropriate container size for what is specified would only get 2" DBH credit per tree.	L3	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		This would change your total DBH to 6 and the total provided tree replacement to 1627. It will also change the overall provided tree coverage to 2690.				
		Specimen Trees to be Removed				
Forestry	Draft	Please recheck your math. I'm not getting the same numbers as you. There are 95 trees shown, but your table says 98. I'm also getting a different DBH total. Please correct whichever is incorrect and update your calculations, if needed.	L3	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Barricade Detail				
Forestry	Draft	Update with 2023 version that can be found on the City's website.	L3	Mariellen Calabro	Mariellen Calabro	Yes
		Legend				
Forestry	Draft	Change Tree Preservation Area to Tree Protection Area.	L2	Mariellen Calabro	Mariellen Calabro	Yes
		Minimum Coverage Requirement				
Forestry	Draft	If your project area is 39.764 acres, you will need a minimum of 693 trees with a minimum coverage requirement of 4,157" DBH.	9	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Conservation Area				
Forestry	Draft	Change Tree Conservation Area to Tree Protection Area or Natural Vegetation Retention Area to be consistent with Code language.	9	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Barricade Detail				
Forestry	Draft	Update with 2023 version that can be found on the City's website.	7	Mariellen Calabro	Mariellen Calabro	Yes
		Excel Spreadsheet				
Forestry	Draft	Provide an excel spreadsheet showing trees removed and trees remaining.	6	Mariellen Calabro	Mariellen Calabro	Yes
		Tree Protection				
Forestry	Draft	Change Tree Protection to Tree Protection Barricade to be consistent with legend and Code language. This is in at least three places on this page.	6	Mariellen Calabro	Mariellen Calabro	Yes
		Volusia County Notes				
Forestry	Draft	There is no text after Note 4. Please add it back or remove the number 4 and renumber if there is no Note 4.	5	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Protection Areas Please show Tree Protection Areas on the plat.	SHEET 1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note 7 Is the "Victory" in Note 7E a typo, or is that how it's platted?	SU-1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Area (Phase 1,2,3 & 4) The 191.21 acres isn't the Tree Protection Area. It's the project area minus the Beresford Ave Ext. ROW.	L2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Areas 1 to 5 Change Tree Preservation Areas to Tree Protection Areas.	L2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Barricade Detail Update with most recent Tree Barricade Detail which can be found on the City's website.	L1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Barricade Change Tree Protection to Tree Barricade on note on top, left of page.	L1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Protection Area Change Tree Preservation Area to Tree Protection Area	L1	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Corrections needed There are a number of dimensions on the survey sheet 5 of 10 (by Altamax Surveying) that appear to be inaccurate. Please verify (typical).	17	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Wetland area totals Verify the accuracy of the wetland impacts for this phase and correct the Impact Area # as needed. The table indicates an area #18C but none is shown and the areas listed do not total the amount listed in the table.	52	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Deed restrictions Verify any deed restrictions and/or protective covenants proposed for this phase of the development for the record.	1	Belinda Collins	Belinda Collins	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Streets Verify if and where the total linear feet of streets have been provided. (as required per Sec. 33-146.03 (b) 1.d)	9	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Acreage info. Include acreage amounts in the Overall Lot Table for each phase.	9	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Phase correction Update language – “This project shall be constructed in 4 phases with this being phase 3.”	9	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Gross density Gross residential density acreage should be consistent with gross area acreage (39.764 vs. 38.764) and du/acre = 3.54 for Phase 3.	9	Belinda Collins	Belinda Collins	Yes
Planning	Draft	Vicinity map Provide a vicinity map showing the location of the site relative to the entire city limits for better context.	1	Belinda Collins	Belinda Collins	Yes
Utilities	Draft	Water Service Lot #301 is missing a water service.	29	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Lift Station Will the proposed modification be performed by the lift station rep or new impellers handed off to city staff for install? Don't want site contractor to perform install.	26	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	41	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	40	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	39	Scott Zender	Scott Zender	Yes

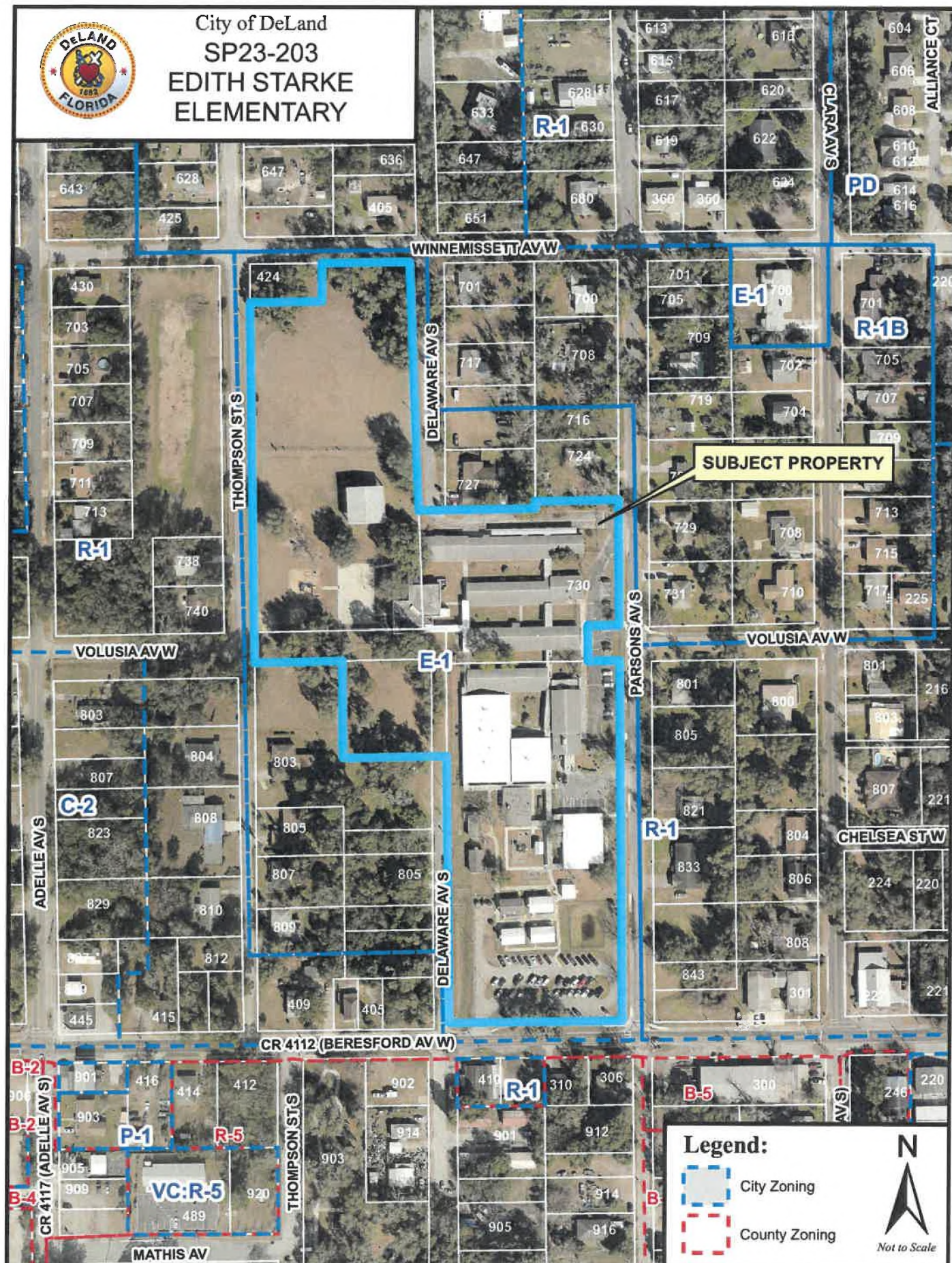
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	38	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	37	Scott Zender	Scott Zender	Yes

NEW BUSINESS

3



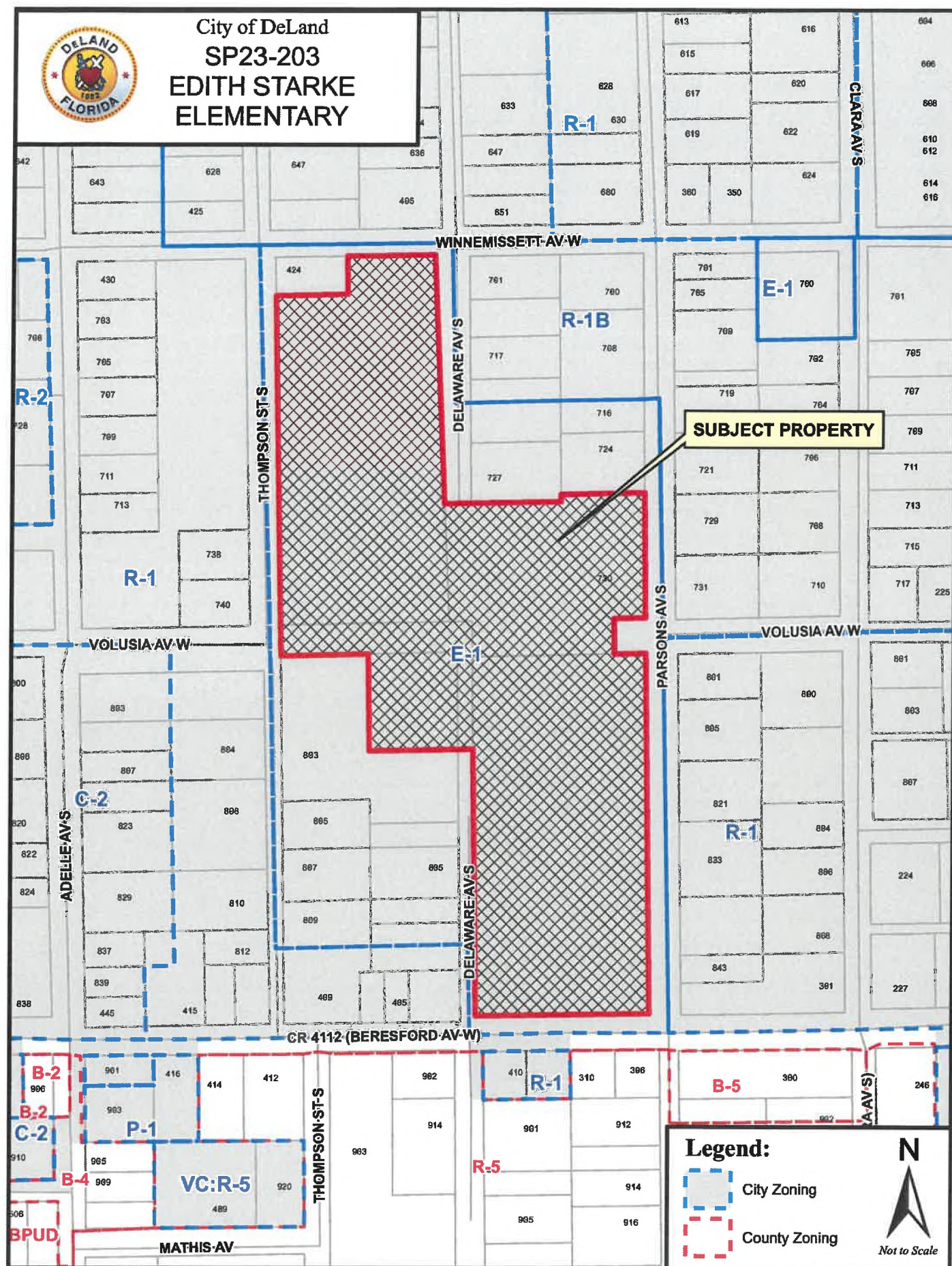
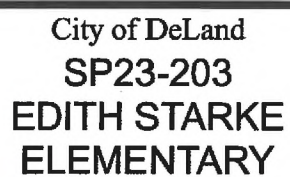
City of DeLand
SP23-203
EDITH STARKE
ELEMENTARY



Legend:

- City Zoning
- County Zoning

N
Not to Scale



Issues for record SP23-203**Job Address: 730 S PARSONS AV, DELAND FL 32720****Job Description: The construction of a new 2-story elementary school with 650 student stations, including all parking, utilities, and stormwater infrastructure.**

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Stormwater Calculations 4						
Engineering	Draft	1. Post-Development, Basin 2: There is 0.423 Ac. of impervious area discharged directly to S. Thompson Street without being treated. 2. How is orifice pipe diameter sized?		Ray Bahrami	Ray Bahrami	Yes
Stormwater Calculations 3						
Engineering	Draft	1. It appears that DA-1 will be constructed in Phase 2. Will a temporary pond be constructed in Phase 1 to accommodate stormwater runoff from new construction?		Ray Bahrami	Ray Bahrami	Yes
Stormwater Calculations 2						
Engineering	Draft	1. Per ECS Report, Geotechnical Borehole Log, Boring No. P-01, Seasonal High Water Level is shown as 28.0'. But throughout the report and construction plans, NWL = 27.0'. 2. As per Soils Map shown, the majority of the site is No. 63, Tavares Find Sand, with hydrologic group "A". Area and CN Calculation for all Basins, Pre-Development, a CN value of 84 for Hydrologic Soil Group D is used. Revised accordingly.		Ray Bahrami	Ray Bahrami	Yes
Stormwater Calculations 1						
Engineering	Draft	1. Please provide maximum pond stage elevation for 100yr 24hr storm event. ICPR print out did not show this storm event but Sheet C506, Wet Pond Cross Section Detail, shows it as 31.50'. 2. Please provide a copy of storm sewer design for this development and use 10yr 24hr for tailwater elevation.		Ray Bahrami	Ray Bahrami	Yes
LWE and max. stage elev.						
Engineering	Draft	1. Seasonal Low Water Elevation is shown as 27.0'. Is that correct? 2. Design 25yr 24hr maximum stage elevations does not match stormwater calculations.	C506	Ray Bahrami	Ray Bahrami	Yes
H/C Parking pavement material and FDOT detail						
Engineering	Draft	1. Soil Tracking Prevention Device Detail reference to FDOT Standard Plan Index 106 needs to be removed since this detail does not exist anymore. 2. Concrete Handicap Parking Section Detail: Will all handicap parking pavement	C503	Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		material be concrete? Sheets C100, C101 and C112 to C115 refer to asphalt pavement. 3. Typical Asphalt Pavement Section needs to match Typical Parking Lot Section detail on Sheet C502 as recommended in ECS report.				
		Pavement section				
Engineering	Draft	1. Typical Parking Lot Section Detail: A) Does it match ECS report for pavement recommendation? Is it the intention to use light duty pavement section? B) For asphalt pavement, a minimum of 1% slope is recommended. C) Inverted crown as shown on this detail does not apply to parking lot west of new building.	C502	Ray Bahrami	Ray Bahrami	Yes
		Addition to the plan				
Engineering	Draft	1. Please add Weir and orifice elevation to St-46 (DCS-1) call out. 2. Please add pond Boring (P-01) location to this sheet.	C138	Ray Bahrami	Ray Bahrami	Yes
		FDOT Standard Plans Index for MOT				
Engineering	Draft	1. Please add FDOT Standard Plans Index for MOT to construction plans as new 24" RCP installation requires flagging operation/detour.	C137	Ray Bahrami	Ray Bahrami	Yes
		Legend				
Engineering	Draft	1. Sanitary sewer line does not match legend.	C120	Ray Bahrami	Ray Bahrami	Yes
		Runoff				
Engineering	Draft	1. It appears that stormwater runoff from proposed sidewalk/green/bike rack pad area discharge toward W. Winnemissett Avenue.	C115	Ray Bahrami	Ray Bahrami	Yes
		Fence call out				
Engineering	Draft	1. Are there two different types of fences proposed? Both architectural aluminum and chained link fences are labelled in close proximity on the plan.	C112	Ray Bahrami	Ray Bahrami	Yes
		Text Overlap				
Engineering	Draft	1. There are text overlaps on call outs for proposed sidewalk, light and dumpster.	C101	Ray Bahrami	Ray Bahrami	Yes
		Soil lines				
Engineering	Draft		C100	Ray Bahrami	Ray Bahrami	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		1. Please show soil divide line with associated soil numbers on the plan.				
Detour Plan						
Engineering	Draft	1. The City staff has a few comments in regards to this proposed Detour Plan. Will the contractor submit MOT/Detour plan to the City for approval prior to construction? 2. "Beyond" is repeated twice on call out for S. Thompson Avenue.	C000	Ray Bahrami	Ray Bahrami	Yes
General Comments						
Engineering	Draft	1. Please change St. Thompson Ave. to S. Thompson Street in all applicable sheets. 2. Are there any proposed conservation easement as shown on the Legend on Sheets C112 to C117?		Ray Bahrami	Ray Bahrami	Yes
Construction						
Fire	Draft	Water supply is required to be installed, inspected and tested prior to combustibles on site.		Terry Griffiths	Terry Griffiths	Yes
Fire Lanes						
Fire	Draft	Provide fire lanes per NFPA 1chapter 18		Terry Griffiths	Terry Griffiths	Yes
Provide auto turn for fire apparatus						
Fire	Draft	Auto turn in Accela permit attachments.		Terry Griffiths	Terry Griffiths	Yes
Drop Off Area						
Fire	Draft	Provide parent drop off area and pick up area.		Terry Griffiths	Terry Griffiths	Yes
Water Supply						
Fire	Draft	Verify water supply is adequate for project per NFPA 1 chapter 18		Terry Griffiths	Terry Griffiths	Yes
FDC						
Fire	Draft	Two separate FDC's are shown on plans. Provide explanation for the need of 2.		Terry Griffiths	Terry Griffiths	Yes
Fire Hydrants						
Fire	Draft	Fire Hydrants are to be at least 40 ft away from building NFPA 24-7.2.3 Deland LDC Hydrants are to be within 12 feet of roadway.		Terry Griffiths	Terry Griffiths	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Small Tree Planting Detail This tree appears to be planted too deep on the graphic. Please show it a few inches above existing grade. Add top of root ball note from Details 1 and 3.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Barricade Detail Please provide a Tree Barricade Detail showing how existing trees will be protected. The City standard tree barricade detail can be found on our website.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Irrigation Plan Please provide an irrigation plan for this project area.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Fertilizer Note 15 Fertilizing at planting is not required or recommended.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Staking Note 13 Changes in Staking will need to be approved by the City Forester.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Landscaping Specifications Note 7 Substitutions will need to be approved by the City Forester.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Minimum Coverage and TPA If your project area is 11.24 acres, you will need to have 1,175" DBH of trees on site to meet minimum coverage requirements. You will also need to have 73,442 sf of Tree Protection Area.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Worksheets Provide Tree Worksheets. Information provided on 4. Tree Survey Information in Accela is not correct.	LA7	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add Tree Legend showing trees to remain on site and identify oaks by species.	LA6	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Oak Trees Identify oaks by species.	LA5	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Legend Add a Tree Legend showing existing trees to remain on the plan.	LA5	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Unknow Trees Identify any unknow tree that is 10" DBH or larger.	LA4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Pine Trees Identify pines by species to determine whether there are specimen trees on site.	LA4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add a Tree Legend for existing trees to remain.	LA4	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add a tree legend for existing trees.	LA3	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend for existing trees.	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Replacement Provided With the changes requested, your plan would add 80" DHB of tree replacement and 210" DBH of palm replacement. Not all of the palms can be counted as they exceed the 25% maximum requirement.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Palm Trees Only 25% of replacement trees can be palms.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Tree Replacement If needed, none of the trees specified would be large enough for historic tree replacement.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Where are Proposed Conservation Easements on this project? If they are there, they should be labeled as Tree Protection Area or Natural Vegetation Retention Areas to be consistent with Code language.	C133	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Notes 2 and 3 Fill in the blanks indicated by ##.	C132	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note 2 and Proposed Conservation Easement Where are Natural Conservation Areas on this project? If they are there, they should be labeled as Tree Protection Area or Natural Vegetation Retention Areas to be consistent with Code language.	C132	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Notes 2 and 3 Fill in the blanks indicated by ##.	C131	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C121	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Sheet C119 Is there a Sheet C119?	C120	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C120	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C117	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C116	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C115	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement	C114	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.				
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C113	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Proposed Conservation Easement Are there conservation easements on this site? If so, please label them per Code as Tree Protection Area or Natural Vegetation Retention Areas.	C112	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Unknown Trees Identify unknown trees on site. Please contact Chris Jackson at jacksonc@deland.org if you would like to schedule a field visit.	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Insufficient Tree Information Insufficient Tree Information has been provided. We will be recommending that this project be continued to the next TRC. Based on the data provided, we cannot determine tree impacts and mitigation required.	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add a tree legend. Is LO a Live Oak or Laurel Oak?	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Excel Spreadsheet Provide an excel spreadsheet showing trees removed and trees saved in the project area.	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Oaks Identify all oaks 10" DBH or larger by species. You may have historic or specimen trees on site.	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Barricade Detail Add the Cit's Tree Barricade Detail to your plan. It can be found on the City's website.	CD110	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	TPA and Minimum Coverage If your project area is 11.284 acres, you will need 1,180" DBH to meet minimum coverage, and you will need to provide 73,730 sf of Tree Protection Area.	CD110	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Remaining Trees Add species and DBH to all trees to remain. "Oak Tree" is not sufficient.	LA2	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Replacement Provided Without more information on trees removed by this project, we cannot determine whether sufficient replacement will be provided.	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Minimum Tree Size The trees proposed do not meet minimum size requirements for replacement trees. Revise QV and TD to be 3" caliper, 8' ht and 45 gallon container size. Spread for QV should be at least 54", and spread for TD should be at least 28".	LA1	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Notes 1 and 3 Fill in the blanks indicated by ## and update Conservation Easement language per Code, if applicable.	C136	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Notes 1 and 3 Fill in the blanks indicated by ## and update Natural Conservation Area/ Conservation Easement text per Code.	C135	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Notes 2 and 3 Fill in the blanks, indicated as ##. Update Natural Conservation Area language per Code.	C134	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Note 2 and Proposed Conservation Easement Where are Natural Conservation Areas on this project? If they are there, they should be labeled as Tree Protection Area or Natural Vegetation Retention Areas to be consistent with Code language.	C131	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Insufficient Tree Data Insufficient tree data has been provided. We will request continuing the project to the next TRC. Without additional data, we cannot determine tree impacts related to this project.	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	15% Tree Protection Area Please show the limits of your 15% Tree Protection Area.	CD130	Mariellen Calabro	Mariellen Calabro	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Barricade Detail Please provide a tree barricade detail graphic. This can be found on our website, www.deland.org .	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree Legend Add tree legend. Is LO Live Oak or Laurel Oak?	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Excel Spreadsheet Provide an excel spreadsheet showing trees removed and remaining.	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Historic Trees There may be historic trees on site. Historic Tree removals need to be reviewed by the Tree Advisory Committee and approved by the City Commission. This typically adds at least two months to your project review time.	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree ID Identify trees by species. Oaks and Pines larger than 10" DBH must be identified by species. All unknown species need to be identified if they are 6" DBH or larger.	CD130	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Tree ID Identify trees by species. Oaks and Pines larger than 10" DBH must be identified by species. All unknown species need to be identified if they are 6" DBH or larger.	C117	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	ID Trees by Species Identify trees by species. Oaks and Pines larger than 10" DBH must be identified by species. All unknown species need to be identified if they are 6" DBH or larger.	C116	Mariellen Calabro	Mariellen Calabro	Yes
Forestry	Draft	Lane Closures Under Note 1, notify DeLand Public Works prior to any lane closures of City maintained streets.	C000	Mariellen Calabro	Mariellen Calabro	Yes
Planning	Draft	Parking Parking appears adequate; however, the standard for an elementary school is two spaces per classroom. Please verify the standard is met.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Traffic Impact		Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Will there be an increase in capacity compared to the current building that will have a significant impact on local traffic?		Attached To	Created By	Last Updated By	Modifications Required
		Details	Elevations				
Planning	Draft	Please provide elevations for the proposed building and show HVAC equipment locations.			Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Fence and Wall Height		C101	Samuel Nelson	Samuel Nelson	Yes
		Please provide the height of the proposed fence and retaining walls.					
Planning	Draft	Access during school hours		C101	Samuel Nelson	Samuel Nelson	Yes
		Will access to the school be restricted by gates/security during school hours?					
Planning	Draft	Pedestrian Entrances and Crossing		C101	Samuel Nelson	Samuel Nelson	Yes
		Please indicate where pedestrians will enter the school and show any pedestrian crossing signage.					
Planning	Draft	Number of Bicycle Parking Spaces		C101	Samuel Nelson	Samuel Nelson	Yes
		Please provide the number of bicycle parking spaces supported by the proposed bike rack.					
Planning	Draft	Lighting Plan			Samuel Nelson	Samuel Nelson	Yes
		Please provide a photometric plan of the property. Note: 33-94.03 (g) 2.Off-site areas shall be shielded from offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. 9. All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except: a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles. b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.					
Planning	Draft	Vehicle Use Area		C101	Samuel Nelson	Samuel Nelson	Yes
		What is the separation of this section of road from the property line?					
		Note 33-91.06:					

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		For all non-residential uses, vehicle use area is required to have a minimum separation of ten feet from any property line.				
Utilities	Draft	Fire Line City would rather that the fire line has its own tap	C120	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	C502	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	C501	Scott Zender	Scott Zender	Yes
Utilities	Draft	City Details These are not the most current details, details should be dated 11/7/22	C500	Scott Zender	Scott Zender	Yes