



Technical Review Committee

**CITY OF DELAND
THURSDAY MARCH 20, 2025 AT 1:30 P.M.
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA**

A. CALL TO ORDER

B. ROLL CALL

C. OLD BUSINESS

1. Review of February 20, 2025 TRC Meeting Minutes
2. **Applicant Name:** Shanda Turner – 2816 DeLand LLC
Project Name: SP24-198 – Class III Site Plan for DeLand Dupont Warehouse
Project Location: 16.11 acres located at 2500 Eidson Dr
Description: 41,800 square foot warehouse
Project Manager: Emily Kunkel
3. **Applicant Name:** Scott Adams – Zev Cohen & Associates, Inc
Project Name: SP25-007 – Class II Site Plan for Stetson's Hulley Tower
Project Location: 21.7 acres located at 513 N. Woodland Ave
Description: A 116-foot Tower to Replicate the Original
Project Manager: Emily Kunkel
4. **Applicant Name:** Herb Green – Cadjazz Engineering
Project Name: Z24-214 – Planned Development Rezoning for Orange Camp Commercial PD
Project Location: 19.6 acres located at the south of Orange Camp Rd and I4 ramp
Description: Commercial Development
Project Manager: Chris Carson

D. NEW BUSINESS

1. **Applicant Name:** Jim Paytas – Vic Reserve Holdings LLC
Project Name: CSB25-001 – Combined Preliminary and Final Plat of Reserve at Victoria Phase 4
Project Location: 21 acres located at Dr. Martin Luther King Jr Beltway
Description: Combined Preliminary and Final Plat of Reserve at Victoria Phase 4
Project Manager: Belinda Williams-Collins
2. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-15 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres located at 800 E Beresford Ave

- Description:** 408 single-family residential lots with a clubhouse, pocket parks, and city park
Project Manager: Chris Carson/Belinda Williams Collins
3. **Applicant Name:** Jimmy Dumbauld – Kimley Horn
Project Name: SP25-021 – Class II Site Plan for The Towns at Summit
Project Location: 0.54 acres located at 2748 M Summit Ave
Description: Amenity Center
Project Manager: Emily Kunkel
4. **Applicant Name:** TM BTR OF FLORIDA LLC
Project Name: FSB25-022 – Final Plat for Yardly DeLand Crossing
Project Location: 28.64 acres located at 2800 Viceroy Pl
Description: Platting to dedicate Ulysses Dr and Lift Station parcel to the City
Project Manager: Belinda Williams-Collins
5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z25-024 – Planned Development Rezoning for Pulte 472 PD
Project Location: 39.24 acres located at 2051 State Road 472
Description: Residential PD for subdivision with VC approvals
Project Manager: Chris Carson/Emily Kunkel

E. ADJOURNMENT