



Technical Review Committee

CITY OF DELAND
THURSDAY NOVEMBER 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 October 16, 2025 TRC Meeting Minutes
2. **Applicant Name:** Christopher Gmuer – Gmuer Engineering LLC
Project Name: SP24-068 – Class II Site Plan for a Ellianos
Project Location: 0.57 acres located at 1850 S Woodland Blvd
Description: 800 sf drive thru coffee shop
Project Manager: Sam Nelson
3. **Applicant Name:** Matt Stolz - DR Horton
Project Name: PSB25-015 – Preliminary Plat for Beresford Reserve
Project Location: 138.72 acres locate 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
4. **Applicant Name:** Leonardo Gomes – Mint Homes USA LLC
Project Name: Z24-209 – Planned Development Rezoning for DeLand Apartments
Project Location: 2.5 acres locate at 1107 E New York Ave
Description: 25 apartments and 8 commercial units
Project Manager: Kendall Story/Chris Carson

D. NEW BUSINESS

1. **Applicant Name:** Sean Fortier – KCG Engineering
Project Name: SP25-098 – Class II Site Plan for Canopy Reserve
Project Location: 39.24 acres located at 2051 State Road 472
Description: Amenity Center
Project Manager: Emily Kunkel
2. **Applicant Name:** Sean Fortier – KCG Engineering
Project Name: SP25-184 – Class II Site Plan for Canopy Reserve
Project Location: 0.888 acres located at 2051 State Road 472
Description: Model Center
Project Manager: Sam Nelson

3. **Applicant Name:** Strickland Smith – Heidt Design
Project Name: PSB25-165 – Preliminary Plat for Cresswind Phase 4 & 5
Project Location: 70.55 acres located at 2751 E New York Ave
Description: 219 Single Family Lots
Project Manager: Belinda Williams Collins

4. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z25-168 – Planned Development Rezoning for Ace Hardware
Project Location: 1.47 acres located at the NE corner of Amelia and Howry Ave
Description: Rezone from C-2 to PD
Project Manager: Emily Kunkel/Sam Nelson

5. **Applicant Name:** Michael Wojtuniak – Engineered Permits Inc
Project Name: SP25-174 – Class II Site Plan for DeLand Toyota
Project Location: 2.36 acres located at 1701 S Woodland Blvd
Description: Parking Expansion
Project Manager: Sam Nelson

E. ADJOURNMENT