



CITY OF DELAND
REGULAR MEETING OF THE TECHNICAL REVIEW COMMITTEE
FEBRUARY 19, 2026 AT 1:30 PM
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA

AGENDA

CANCELLED

CALL TO ORDER

ROLL CALL

MINUTES

1. January 15, 2026 TRC Minutes

OLD BUSINESS

NEW BUSINESS

1. **Applicant Name:** Jose Rubio – PEC Surveying and Mapping, LLC
Project Name: FSB25-196 – Final Plat for Trinity Gardens Phase 2
Project Location: 43.6 acres located on S Kepler Ave
Description: Final plat for 192 residential lots
Project Manager: Kendall Story

2. **Applicant Name:** Jose Rubio – PEC Surveying and Mapping, LLC
Project Name: FSB25-205 – Final Plat for Trinity Gardens Phase 3
Project Location: 43.9 acres located on S Kepler Ave
Description: Final plat for 159 residential lots
Project Manager: Kendall Story

ADJOURNMENT

NEXT MEETING



CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JANUARY 15, 2026 -1:30 P.M.
CITY HALL

OPENING OF MEETING:

Call to Order: **1:31 pm**

Members Present:

Carol Kuhn, Chairperson
Debi Glick
Chris Carson
Emily Kunkel
Kendall Story
Bill Lawton
Jim Ailes
Scott Zender
Ray Bahrami
Jamie Lunsford
Laureen Kornell
Steve Danskine

OLD BUSINESS:

1. Review of December 18, 2025 TRC Meeting Minutes

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

NEW BUSINESS:

1. **Applicant Name:** Andrea Cardo – Interplan LLC
Project Name: SP25-200 – Class II Site Plan for County Club Point
Project Location: 2.64 acres located at 2219 S Woodland Blvd
Description: Redevelopment of existing shopping center
Project Manager: Kendall Story

*Kendall Story moved to continue the application to the February 19th meeting with revisions due by
January 20th,*

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion

Applicants Present:

Chris Blurton – Interplan
Gilberto Corral – Interplan

2. **Applicant Name:** Nipun Gupta– Gupta Ventures LLC
Project Name: SE25-173 – Special Exception for Medical Office
Project Location: 2.43 acres located at 840 W Plymouth Ave
Description: 18,000-sf Medical Office Building
Project Manager: Sam Nelson

Applicants Present:

Nipun Gupta – Gupta Ventures LLC
Christopher Germana – Germana Engineering
Makota McCoy – Germana Engineering

Chris Carson moved to continue the application,

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion.

3. **Applicant Name:** Mateos Dhimosten - R AND C QUALITY PROPERTY
Project Name: SP25-162 – Class II Site Plan for Townhomes
Project Location: 0.52 acres located at N High St & W New York Ave
Description: 5 Townhomes
Project Manager: Chris Carson

Applicants Present:

Ricky Jackson – Legend Engineering
Nathan Aleskovsky – Aleskovsky Engineering

Chris Carson moved to conditionally approve the application, subject to all comments being satisfied,

Laureen Kornell seconded the motion.

The TRC Committee voted unanimously in favor of motion.

4. **Applicant Name:** Tyler Spore - Virtech Systems
Project Name: Z25-206– Planned Development Rezoning
Project Location: 1.9 acres located at 600 N Woodland Blvd
Description: DeLand Atrium Planned Development
Project Manager: Emily Kunkel

Applicants Present:

Soloman Greene – Property Owner
Tyler Spore – Property Owner
Alex Ford – Attorney
Cody Bogart – NEI

*Emily Kunkel moved to forward the application to Planning Board, subject to all comments being satisfied,
Steve Danskine seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

OTHER BUSINESS:

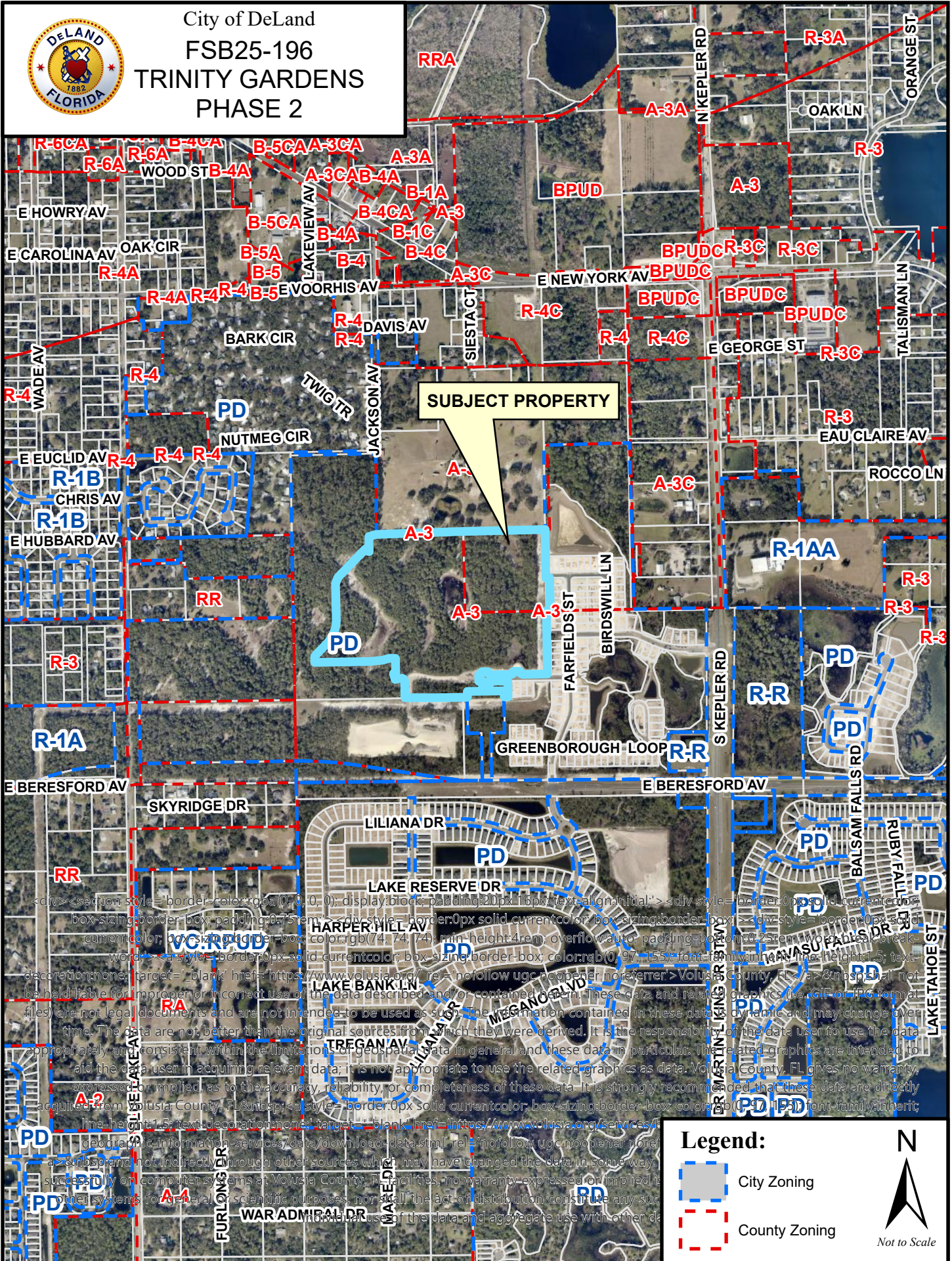
None.

ADJOURNMENT:

3:08 pm



City of DeLand
 FSB25-196
 TRINITY GARDENS
 PHASE 2



SUBJECT PROPERTY

Legend:

- City Zoning
- County Zoning



Issues for record FSB25-196

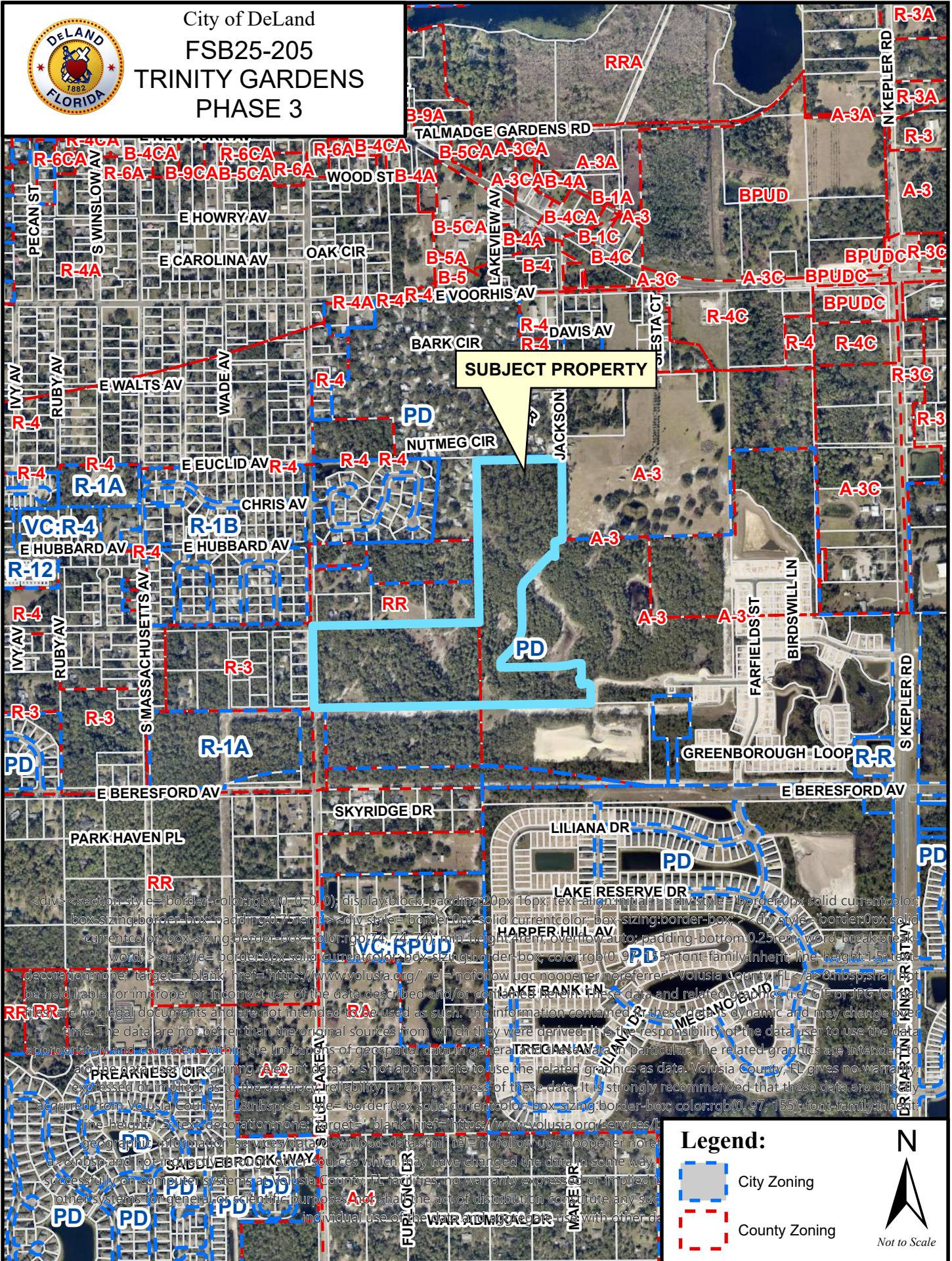
Job Address: 0 S KEPLER RD, DELAND Florida 32724

Job Description: Final Plat application for the proposed LAND SEA TRINITY GARDENS PHASE 2 Plat. It consist of 192 lots for residential development.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Notes 26 & 27 Please confirm with planning if Tree Protection Area, Open Space, and Stormwater Management need to be in separate tracts for OS-7 and OS-12.	1	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	SF & Ac of ROW Provide a table for the tract information. Tract, size, purpose, ownership, maintenance.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Tract table Provide a table for the tract information. Tract, size, purpose, ownership, maintenance.	2	Kendall Story	Kendall Story	Yes
Planning	Draft	Street trees Add a note that CDD is to maintain and be responsible for any damage done to the curb, gutter, sidewalk, roadway and infrastructure caused by street trees.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Planning Director Change approval by "land development manager" to "Planning Director". See markup on sheet 1. See Ordinance 2026-02 for specific ordinance language. I will upload it to your documents for you to reference.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Dimensions Note dimensions. Is this an easement line? (see markups)	3	Kendall Story	Kendall Story	Yes
Planning	Draft	Dimensions needed Add dimension(s) (see markups)	6	Kendall Story	Kendall Story	Yes
Planning	Draft	Dimension needed Provide dimensions (see markups)	5	Kendall Story	Kendall Story	Yes
Planning	Draft	Replace "County" with "City" Replace all references to Volusia County, with City of DeLand, where applicable.	1	Kendall Story	Kendall Story	Yes



City of DeLand
 FSB25-205
 TRINITY GARDENS
 PHASE 3



SUBJECT PROPERTY

Legend:

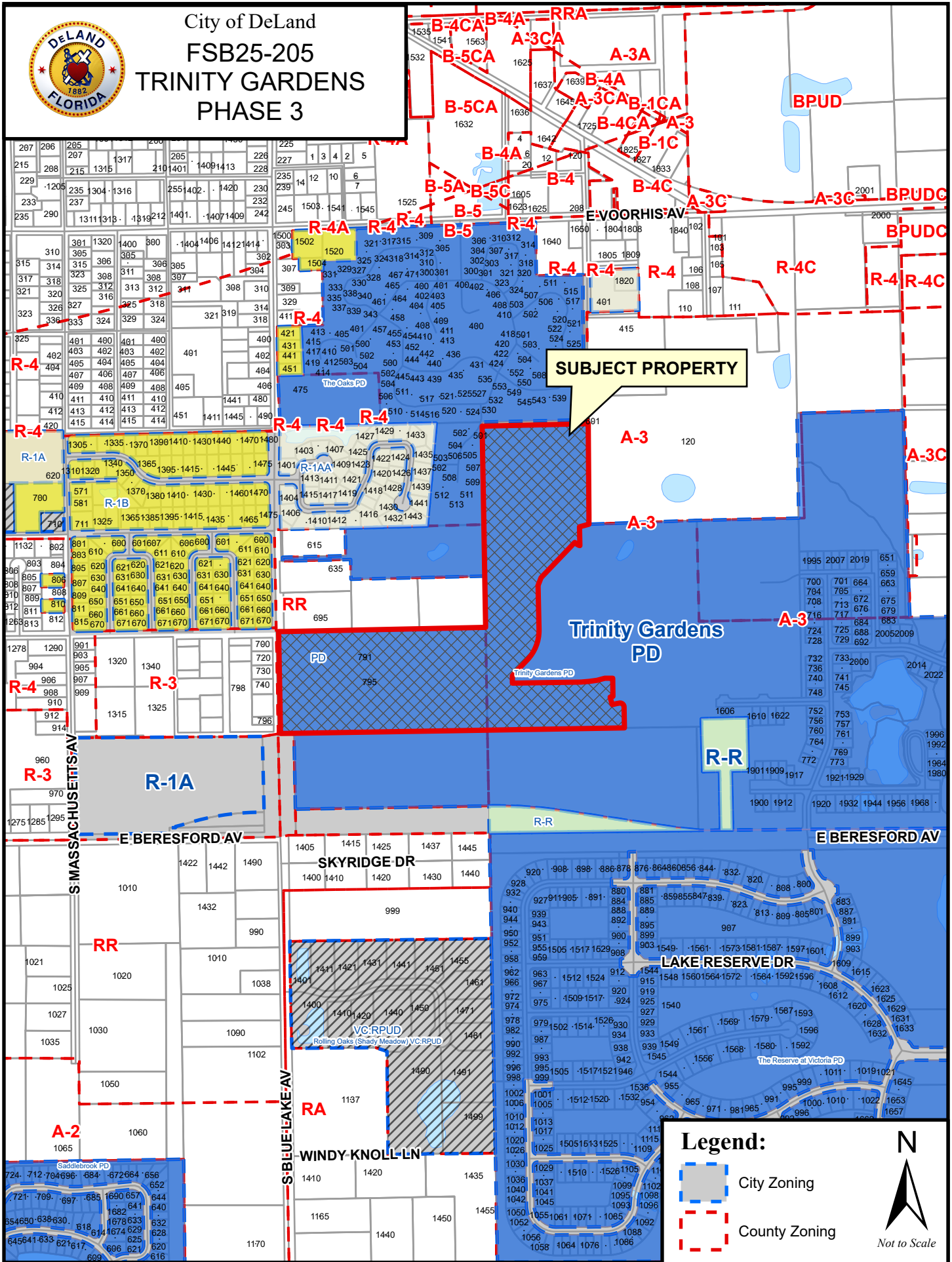
- City Zoning
- County Zoning

N
 Not to Scale

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City of DeLand
 FSB25-205
 TRINITY GARDENS
 PHASE 3



SUBJECT PROPERTY

Trinity Gardens PD

Legend:

- City Zoning
- County Zoning

North Arrow
 Not to Scale

Issues for record FSB25-205

Job Address: 0 S KEPLER RD, DELAND Florida 32874

Job Description: LAND SEA TRINITY GARDENS PHASE 3 Final Plat application for the proposed LAND SEA TRINITY GARDENS PHASE 3 Plat. It consists of 159 lots for residential development.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Note 5 - Tract OS-13 Please confirm with Planning whether TPA, Open Space, and Stormwater Mgmt. areas need to be split into separate tracts.	1	Laureen Kornel	Laureen Kornel	Yes
Planning	Draft	SF Ac of ROW Provide a table for the tract information. Tract, size, purpose, ownership, maintenance.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Tract Table Provide a table for the tract information. Tract, size, purpose, ownership, maintenance.	2	Kendall Story	Kendall Story	Yes
Planning	Draft	Public or private? Verify all roads are intended to be public	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Book and Pg Be sure to fill in the book and page when recording. see markups.	6	Kendall Story	Kendall Story	Yes
Planning	Draft	Street Trees Add a note that CDD is to maintain and be responsible for any damage done to the curb, gutter, sidewalk, roadway and infrastructure caused by street trees.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Planning Director Change approval by "land development manager" to "Planning Director". See markup on sheet 1. See Ordinance 2026-02 for specific ordinance language. I will upload it to your documents for you to reference.	1	Kendall Story	Kendall Story	Yes
Planning	Draft	Park vs. Parking I think this tract should say "(PARK)", not "(PARKING)"	6	Kendall Story	Kendall Story	Yes
Planning	Draft	Park vs. Parking I think this tract should say "(PARK)", not "(PARKING)"	4	Kendall Story	Kendall Story	Yes
Planning	Draft	Tract P-3 -Park vs. Parking I think this tract should say "(PARK)", not "(PARKING)"	3	Kendall Story	Kendall Story	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Add dimensions Add dimensions (see markups)	7	Kendall Story	Kendall Story	Yes
Planning	Draft	County or city? Should this be the city, not the county?	1	Kendall Story	Kendall Story	Yes
Planning	Draft	2025 to 2026 2026	1	Kendall Story	Kendall Story	Yes
Planning	Draft	County registered surveyor Should this be the city, not the county?	1	Kendall Story	Kendall Story	Yes
Planning	Draft	City ROW Replace with City of DeLand	1	Kendall Story	Kendall Story	Yes