



CITY OF DELAND
REGULAR MEETING OF THE TECHNICAL REVIEW COMMITTEE
JULY 16, 2026 AT 1:30 PM
CITY OF DELAND TRC MEETING ROOM
DELAND, FLORIDA

AGENDA

CALL TO ORDER

ROLL CALL

MINUTES

1. Review of June 18, 2026 TRC Minutes

OLD BUSINESS

NEW BUSINESS

1. **Applicant Name:** Mattaniah S. Jahn, P.A.
Project Name: MS26-141– Lake Lindley Minor Subdivision
Project Location: 2 acres located at 1400 E International Speedway Blvd
Description: 2 Lot Minor Subdivision
Project Manager: Sam Nelson

2. **Applicant Name:** David Seilkop – Habitat for Humanity
Project Name: MS26-099 – Minor Subdivision
Project Location: 0.48 acres located on W Volusia Ave
Description: 2 Lot Subdivision
Project Manager: Kendall Story

3. **Applicant Name:** Andres Arvelo – Hanover Land Co
Project Name: SP26-148 – Taylor Ridge – Model Homes
Project Location: 0.5 acres located at E Taylor Rd
Description: Two Model Homes
Project Manager: Sam Nelson

4. **Applicant Name:** Michael Woods – Cobb Cole
Project Name: Z26-135 – Taylor Ridge PD Amendment
Project Location: 26 acres located on S Blue Lake Ave
Description: PD Amendment to modify lot sizes
Project Manager: Kendall Story

5. **Applicant Name:** Mark Watts – Cobb Cole
Project Name: Z26-126 – Summit Place PD Amendment
Project Location: 59.65 acres located on N Summit Ave
Description: PD Amendment to add Single-Family lots
Project Manager: Rachel Booth

6. **Applicant Name:** Thomas Skelton – American Civil Engineering Company
Project Name: PSB26-118 – DeLand Reserve
Project Location: 20.33 acres located at 210 N Ridgewood Ave
Description: 114 Lot Subdivision
Project Manager: Kendall Story

ADJOURNMENT

NEXT MEETING



**CITY OF DELAND
TECHNICAL REVIEW COMMITTEE MEETING
MEETING MINUTES
THURSDAY, JUNE 18, 2026 -1:30 P.M.
CITY HALL**

OPENING OF MEETING:

Call to Order: 1:30 pm

Members Present:

Carol Kuhn, Chairperson

Rachel Booth

Kendall Story

Chris Carson

Sam Nelson

Jamie Lunsford

Mariellen Calabro

Ray Bahrami

Scott Zender

Doug Larkins

Vivian Ford

MINUTES:

1. Review of May 21, 2026 TRC Meeting Minutes

Ray Bahrami moved to approve the minutes as presented,

Chris Carson seconded the motion.

The TRC Committee voted unanimously in favor of motion.

OLD BUSINESS:

- 1. Applicant Name:** Michael Wojtuniak – Engineered Permits Inc.
Project Name: SP25-120– Class II Site Plan for Ace Hardware
Project Location: 1.466 acres located at S Amelia and E Howry Ave
Description: 9,975 square foot Hardware Store
Project Manager: Sam Nelson

Sam Nelson moved to conditionally approve, subject to addressing all outstanding staff comments and a relocation of the tree protection area to the southern landscape buffer,

Jamie Lunsford seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Michael Wojtuniak
Richard Anderson

- 2. Applicant Name:** Scott Thacker – Stetson University
Project Name: SP26-076 – Softball Covered Hitting Facility
Project Location: 2.63 acres located at 430 E Arizona Ave
Description: 4,320 square foot Pole-Barn over batting cages
Project Manager: Kendall Story

Kendall Story moved to approve, subject to addressing any outstanding staff comments,

Scott Zender seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

Erin Bryenton
Bobby Ball
Jeff Hicks
Levi Schultz
Ethan Burrowes

NEW BUSINESS:

1. **Applicant Name:** Joseph tucker – D.R. Horton Inc.
Project Name: SP26-079 – Towns at Summit - Model
Project Location: 0.38 acres located at 1728 Sugarwood Loop
Description: Townhome Sales Office
Project Manager: Sam Nelson

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

Ray Bahrami seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

None

2. **Applicant Name:** Parker Mynchenberg – Parker Mynchenberg & Associates
Project Name: SP26-112 – Kingspan Concrete Pad Expansion
Project Location: 2.5 acres located at 725 E Summerhill Ave
Description: Concrete Pad Expansion
Project Manager: Sam Nelson

Sam Nelson moved to conditionally approve, subject to addressing all outstanding staff comments, noting the unimproved access point along the northwest corner on plans, and a minimum percentage of tree coverage,

Mariellen Carballo seconded the motion.

The TRC Committee voted unanimously in favor of motion.

Applicants Present:

John Kennedy
Brad Byers
Taylin Duncan
Steven Buswell

- 3. Applicant Name:** Matt Dowst – Mark Dowst & Associates, Inc.
Project Name: SP26-111 – RC Hill Mitsubishi
Project Location: 3.76 acres located at 1960 S Woodland Blvd
Description: Dealership Expansion
Project Manager: Chris Carson

*Chris Carson moved to conditionally approve, subject to addressing all outstanding staff comments,
Jamie Lunsford seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

Philip Whitehill
Matt Dowst (via call)

- 4. Applicant Name:** Matt Dowst – Mark Dowst & Associates, Inc.
Project Name: SE26-109 – RC Hill Mitsubishi
Project Location: 3.76 acres located at 1960 S Woodland Blvd
Description: Special Exception for Dealership Expansion
Project Manager: Chris Carson

*Chris Carson moved to forward the item to the August 12, 2026 Planning Board meeting, or the first available Planning Board meeting, subject to addressing all outstanding staff comments for the corresponding site plan application SP26-111,
Scott Zender seconded the motion.
The TRC Committee voted unanimously in favor of motion.*

Applicants Present:

Philip Whitehill
Matt Dowst (via call)

OTHER BUSINESS:

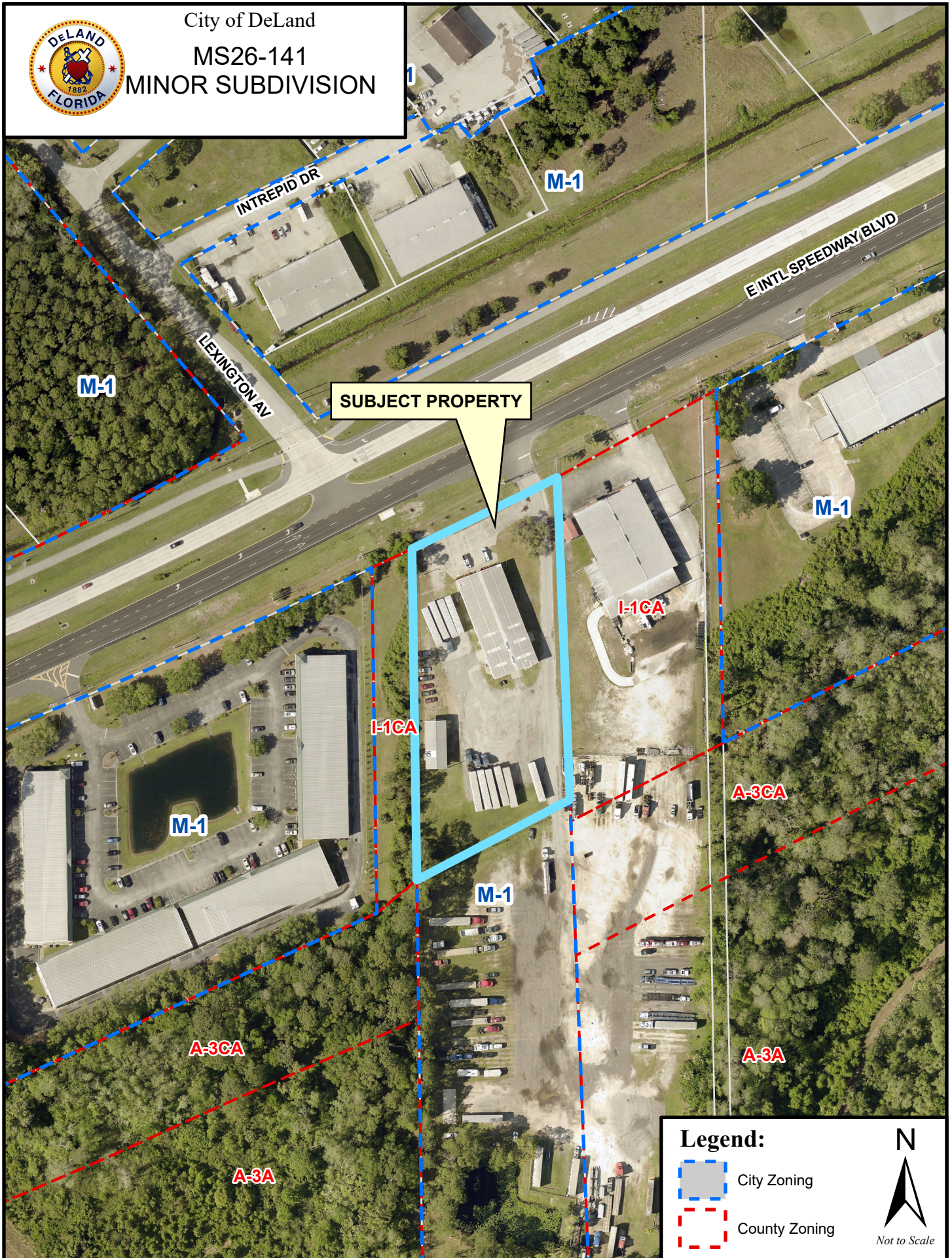
None.

ADJOURNMENT:

2:54 pm



City of DeLand
MS26-141
MINOR SUBDIVISION



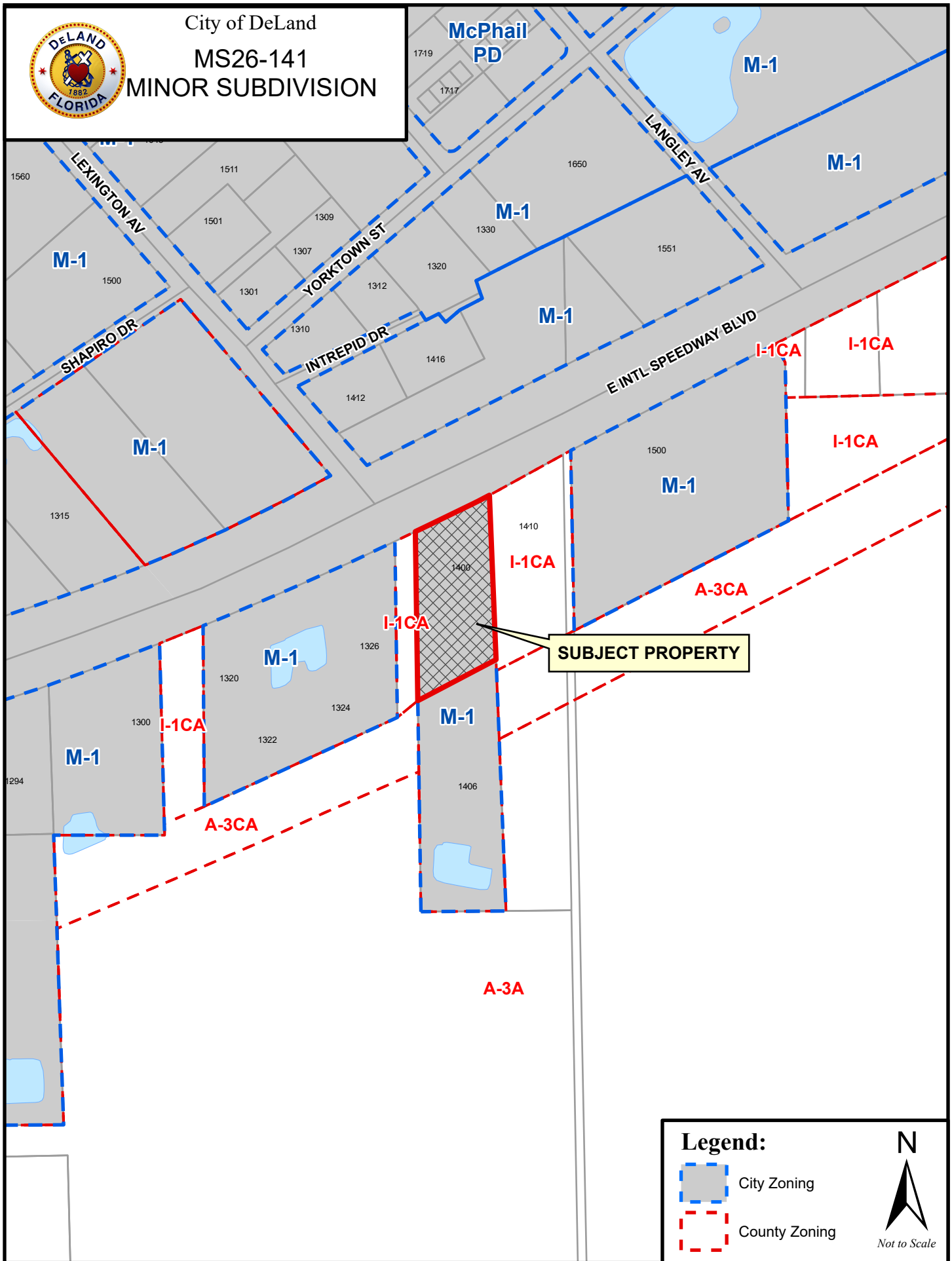
Legend:

- City Zoning
- County Zoning





City of DeLand
MS26-141
MINOR SUBDIVISION



Legend:

-  City Zoning
-  County Zoning



Issues for record MS26-141

Job Address: 1400 E INTL SPEEDWAY BLVD, DELAND FL 32724

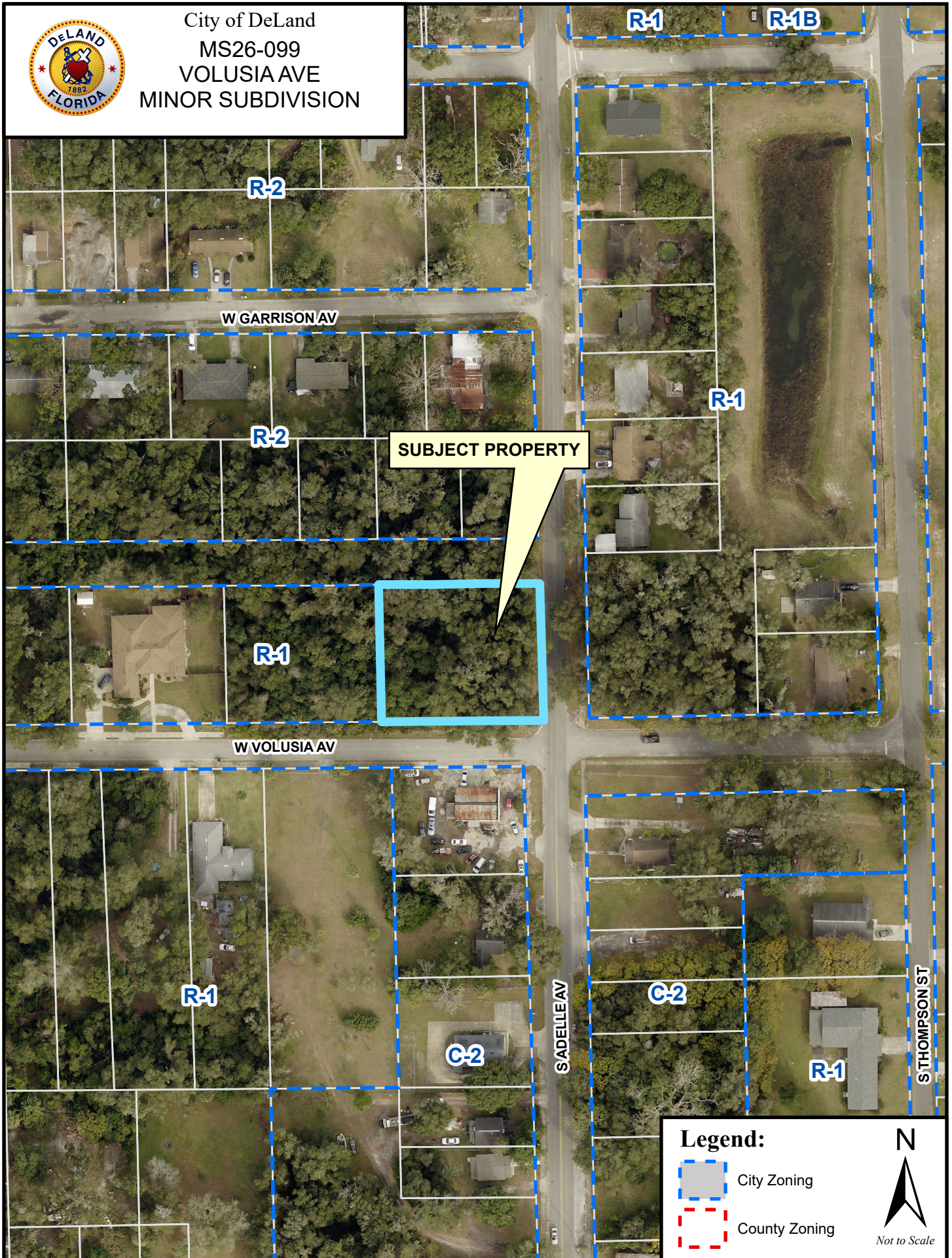
Job Description: Diamond respectfully requests a Minor Subdivision Application, or similar application that complies with F.S. 177.071 to split .22 Acres from a 2.01 Acre parent tract. The parent parcel is located south of the intersection of US-92 and Lexington Avenue.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
4	Forestry	Draft	Historic Tree Provide an historic tree survey or provide a note on the survey indicating there are no historic trees on the site.	04 FL393 Lake Lindley S&S Boundary Survey Revised 06.02.26 Digitally Signed.pdf	Laureen Kornel	Laureen Kornel	Yes
8	Planning	Draft	Parent Parcel - New Area Please include the area of the parent parcel after the subject parcel has been split off.	04 FL393 Lake Lindley S&S Boundary Survey Revised 06.02.26 Digitally Signed.pdf	Samuel Nelson	Samuel Nelson	Yes
7	Planning	Draft	Encroaching Asphalt Please remove any encroaching milled asphalt from the subject property.	05 FL393 Lake Lindley S&S Survey Tower Revised 06.02.2026 Digitally Signed.pdf	Samuel Nelson	Samuel Nelson	Yes
5	Planning	Draft	Paving Material Milled asphalt is not an approved paving material. Any areas used to access the tower parcel must be paved in accordance with Sec. 33-91.06.(d)1., using concrete, asphalt concrete, or an industry recognized paving system.	05 FL393 Lake Lindley S&S Survey Tower	Samuel Nelson	Samuel Nelson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			Please provide a note on the plan that any milled asphalt utilized for the tower parcel will be replaced with an approved paving material.	Revised 06.02.2026 Digitally Signed.pdf			
2	Planning	Draft	Cross-Access Easement The new cross-access easement between the subject and parent parcels must be recorded, and the recorded book and page number must be provided on the plan.	04 FL393 Lake Lindley S&S Boundary Survey Revised 06.02.26 Digitally Signed.pdf	Samuel Nelson	Samuel Nelson	Yes
1	Planning	Draft	Maximum Impervious Coverage The maximum impervious coverage for a property in the M-1 zoning district is 70%. Please confirm that, with the grassy, southern area being removed, the requirement will be met on the northern parcel.	04 FL393 Lake Lindley S&S Boundary Survey Revised 06.02.26 Digitally Signed.pdf	Samuel Nelson	Samuel Nelson	Yes
3	Utilities	Draft	Water Service Will the tower parcel need a water service? If so show how that will occur.	05 FL393 Lake Lindley S&S Survey Tower Revised 06.02.2026 Digitally Signed.pdf	Jim Ailes	Jim Ailes	Yes



City of DeLand
MS26-099
VOLUSIA AVE
MINOR SUBDIVISION



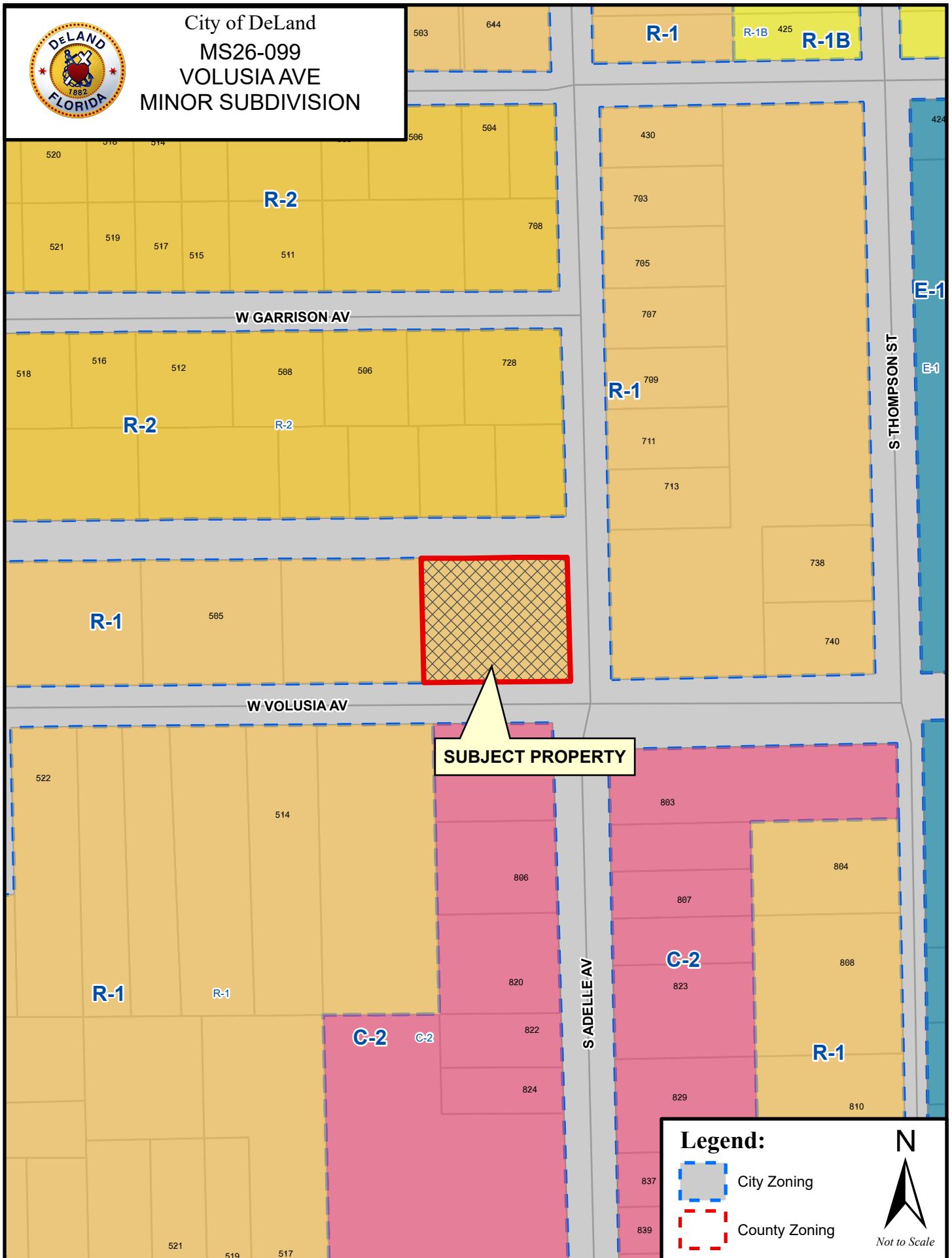
Legend:

-  City Zoning
-  County Zoning





City of DeLand
MS26-099
VOLUSIA AVE
MINOR SUBDIVISION

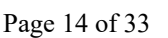
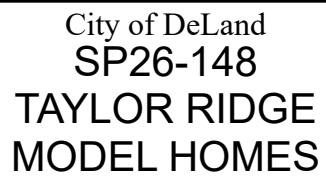


Issues for record MS26-099

Job Address: 0 W Volusia AV, DeLand FL 32720

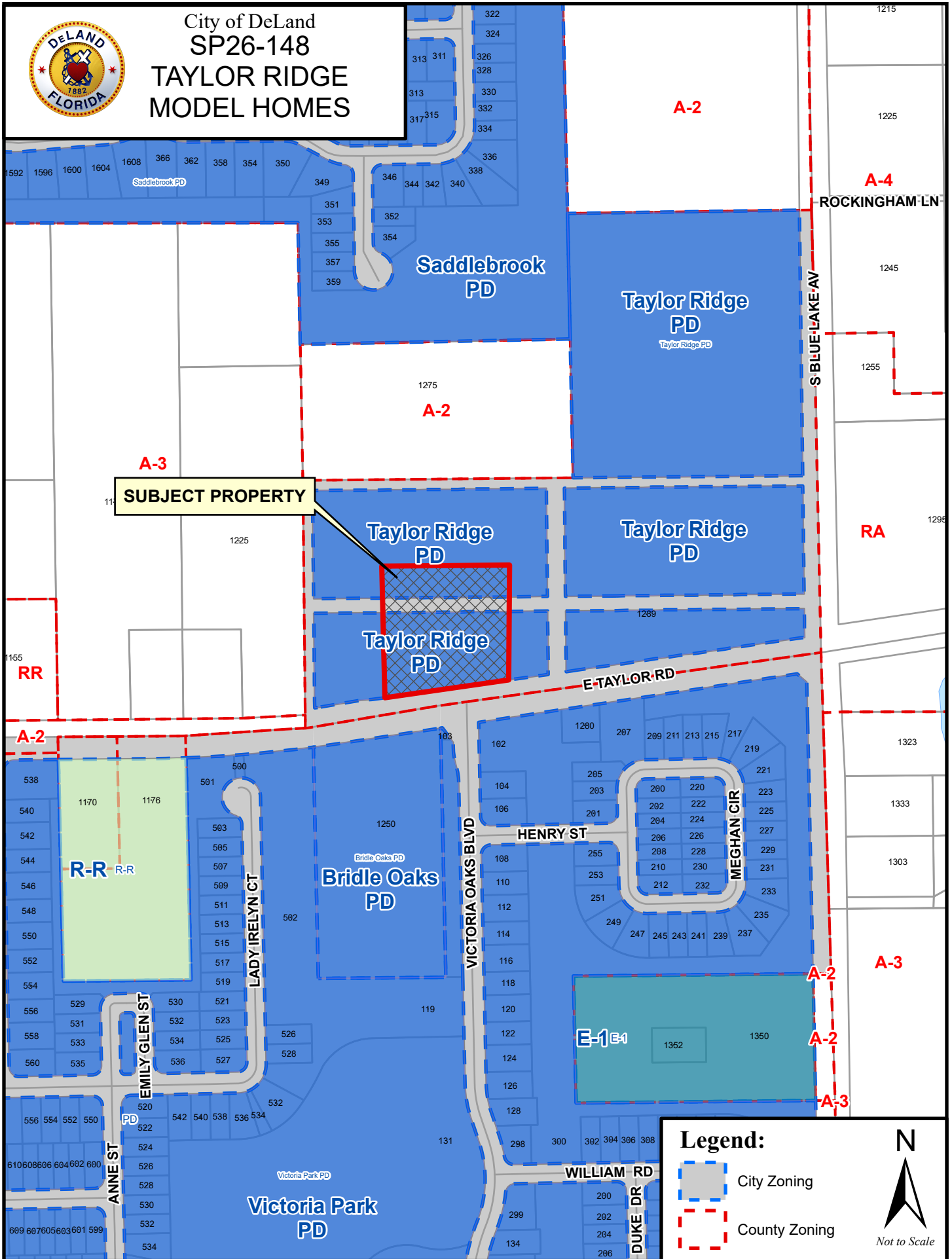
Job Description: We would like to split this 150' wide lot into two 75' lots to allow us to build 2 homes for low to moderate income families.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
6	Planning	Draft	Setbacks The proposed lots have frontage on an unimproved right of way to the north. In the R-1 zoning district, the minimum front yard setback is 30'. Please revise the plan to reflect a 30' setback on both proposed properties.	4-200-26 Proposed Lot Split.pdf	Kendall Story	Kendall Story	Yes
5	Planning	Draft	Title Add a title to this sheet that says "Minor Subdivision"	4-200-26 Proposed Lot Split.pdf	Kendall Story	Kendall Story	Yes
4	Planning	Draft	Lot Depth Difference FYI this does not match your survey. The survey shows the depth of the proposed lots as 140'.	1	Kendall Story	Kendall Story	Yes
1	Forestry	Draft	Historic Tree Survey Please provide an historic tree survey or provide a note on the plan that there are no historic trees.	4-200-26 Boundary Survey.pdf	Laureen Kornel	Laureen Kornel	Yes





City of DeLand
SP26-148
TAYLOR RIDGE
MODEL HOMES



Issues for record SP26-148

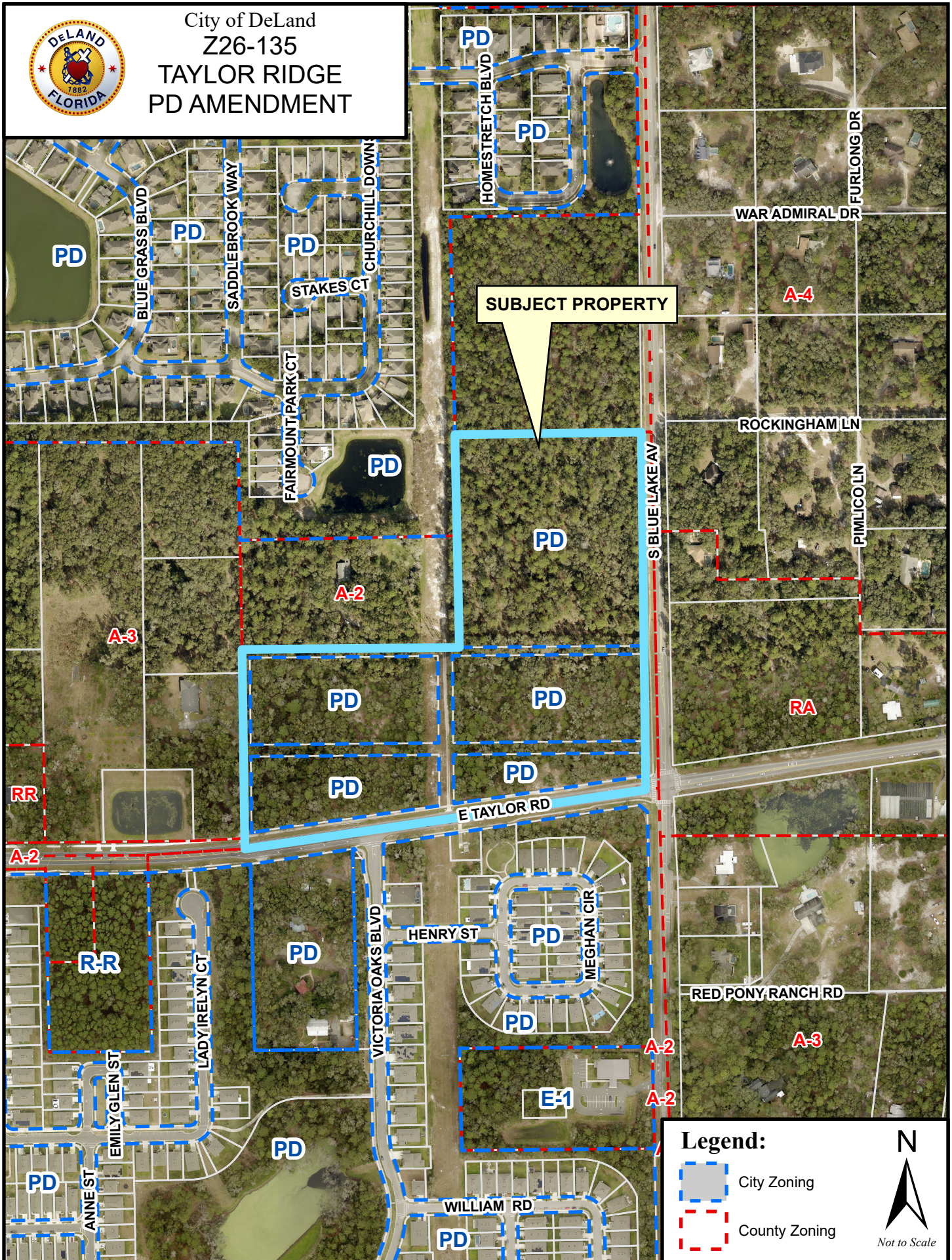
Job Address: 1289 E TAYLOR RD, DELAND FL 32724

Job Description: Site Plan approval for two Model Homes and associated parking lot. Please refer to provided Cover letter.

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
10	Forestry	Draft	Identify Oaks by species. Label this tree either "Laurel" or "Live".	2	Laureen Kornel	Laureen Kornel	Yes
9	Forestry	Draft	Tree Legend Provide a Tree Legend that includes the Florida Grades and Standards for each tree species.	2	Laureen Kornel	Laureen Kornel	Yes
8	Forestry	Draft	Tree Legend Provide a Tree Legend that includes the Florida Grades and Standards for each tree species.	1	Laureen Kornel	Laureen Kornel	Yes
7	Forestry	Draft	Identify Oak by species Label these two trees "Live".	1	Laureen Kornel	Laureen Kornel	Yes
6	Forestry	Draft	DTH Revised to DBH.	1	Laureen Kornel	Laureen Kornel	Yes
5	Forestry	Draft	Irrigation Plan Any future submittal is required to have an Irrigation Plan.	01	Laureen Kornel	Laureen Kornel	Yes
4	Forestry	Draft	General Comment Please acknowledge that the applicant understands the developer shall ensure landscaping meets requirements of the approved subdivision approved Landscape Plan once the lot transitions from model to single-family home. Landscaping shall be completed and inspected prior to issuance of Certificate of Occupancy.	01	Laureen Kornel	Laureen Kornel	Yes
3	Planning	Draft	Future Model Homes Please confirm whether any additional models beyond the two referenced will be constructed in the future.	01	Samuel Nelson	Samuel Nelson	Yes
2	Planning	Draft	Data Table Please provide information specific to individual lots in the data table to confirm that the requirements are met on each lot.	01	Samuel Nelson	Samuel Nelson	Yes
1	Planning	Draft	Building Elevation Please provide dimensioned elevations for any home to be used as a sales center or model.		Samuel Nelson	Samuel Nelson	Yes

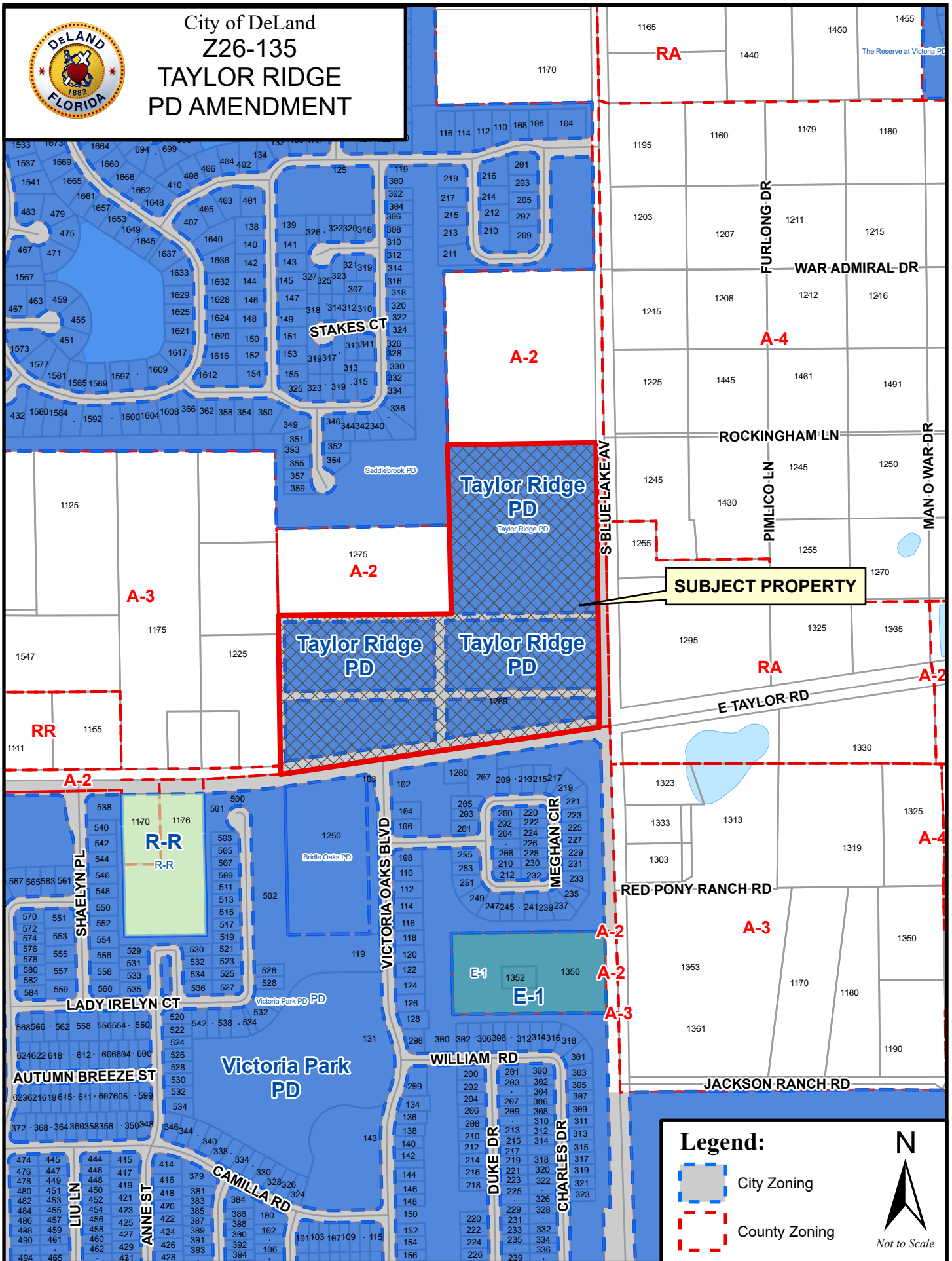


City of DeLand
Z26-135
TAYLOR RIDGE
PD AMENDMENT





City of DeLand
Z26-135
TAYLOR RIDGE
PD AMENDMENT



Issues for record Z26-135

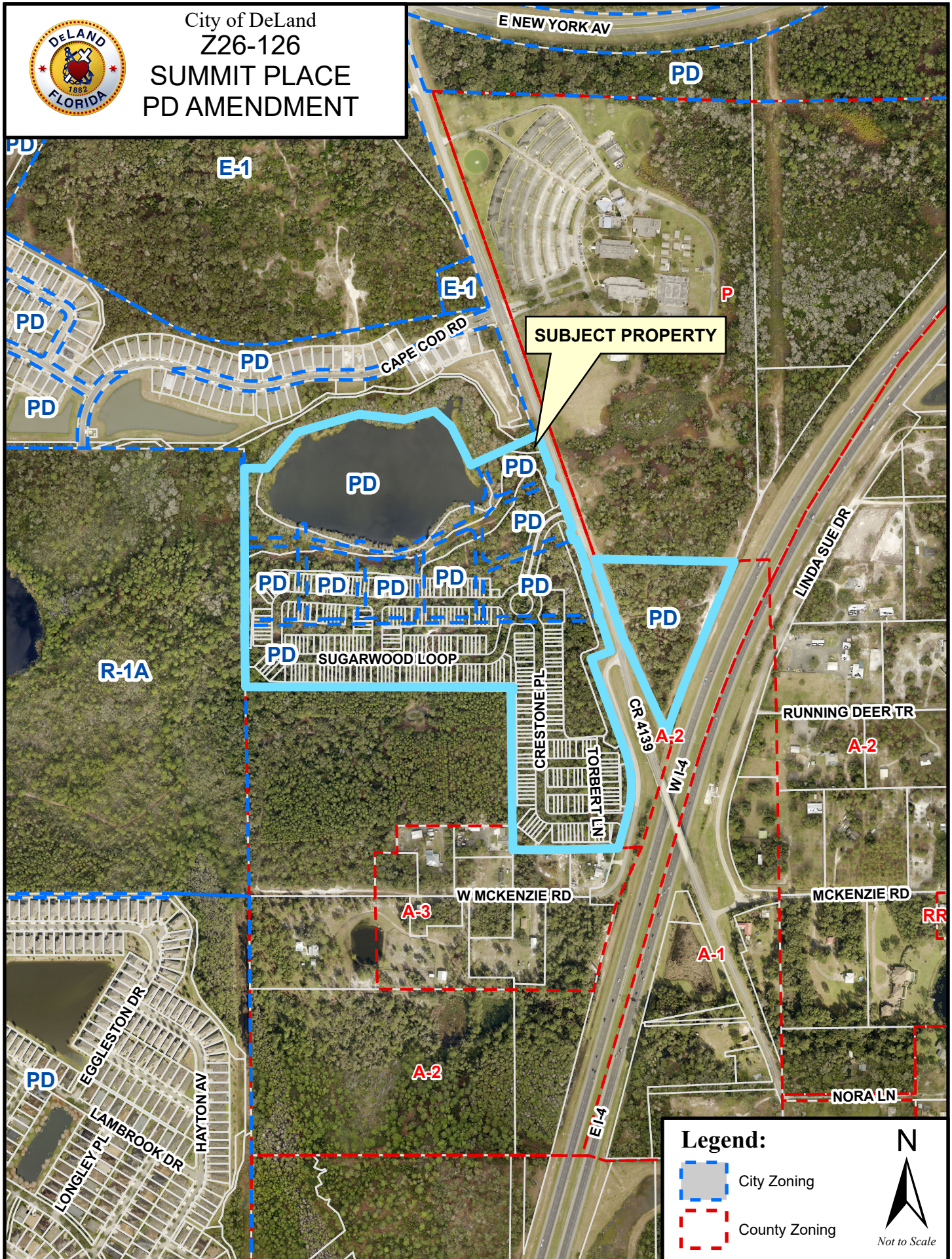
Job Address: 0 S BLUE LAKE AV, DELAND FL 32724

Job Description: To amend the PD Agreement to modify two terms related to the measurement of the lot width for 3 parcels

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
1	Planning	Draft	Year of Adoption The PD was adopted in 2024, not 2023 as stated on page 1 of the amended agreement.		Kendall Story	Kendall Story	Yes

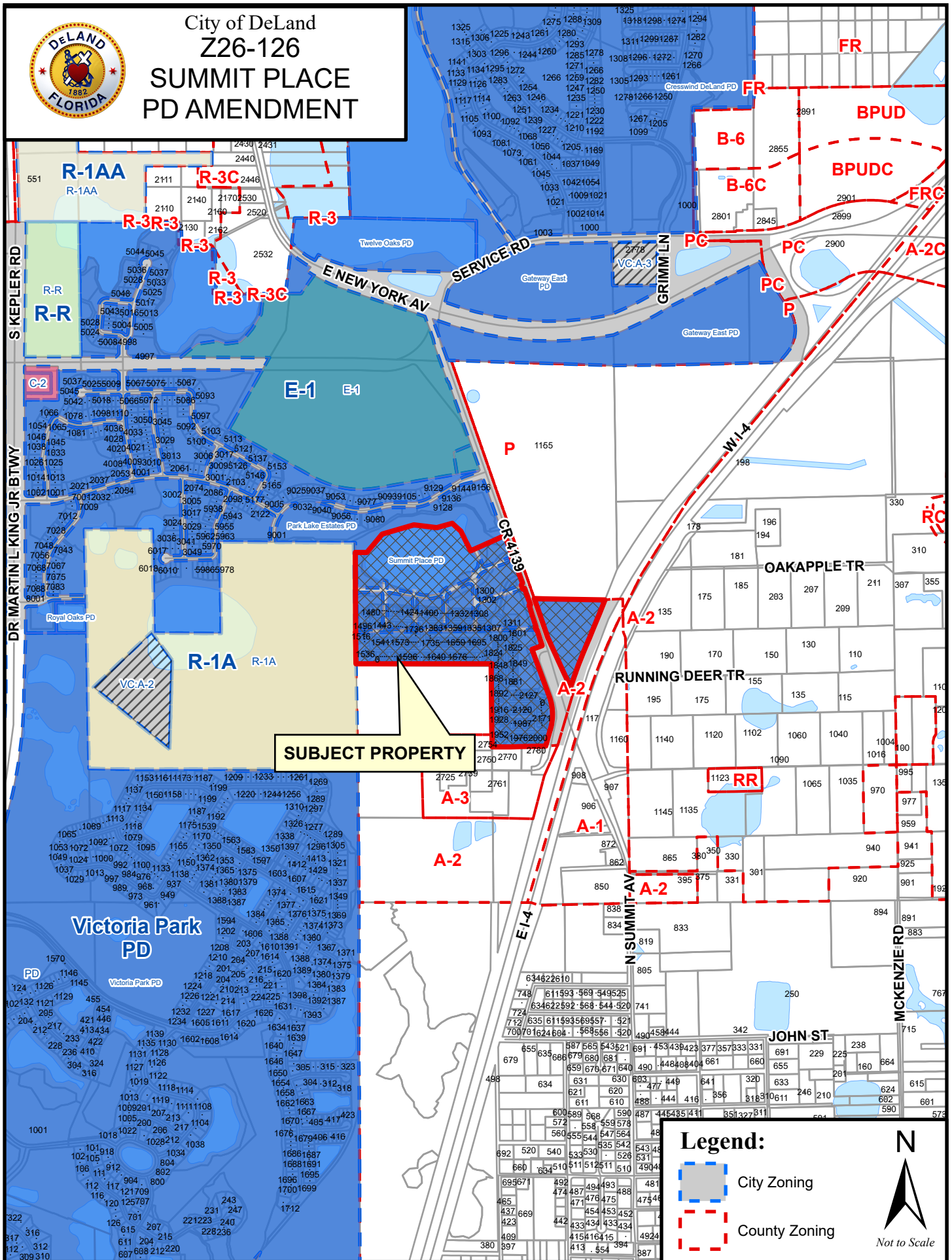


City of DeLand
Z26-126
SUMMIT PLACE
PD AMENDMENT





City of DeLand
Z26-126
SUMMIT PLACE
PD AMENDMENT



Issues for record Z26-126

Job Address: 1512 SUGARWOOD LOOP, DELAND FL 32724

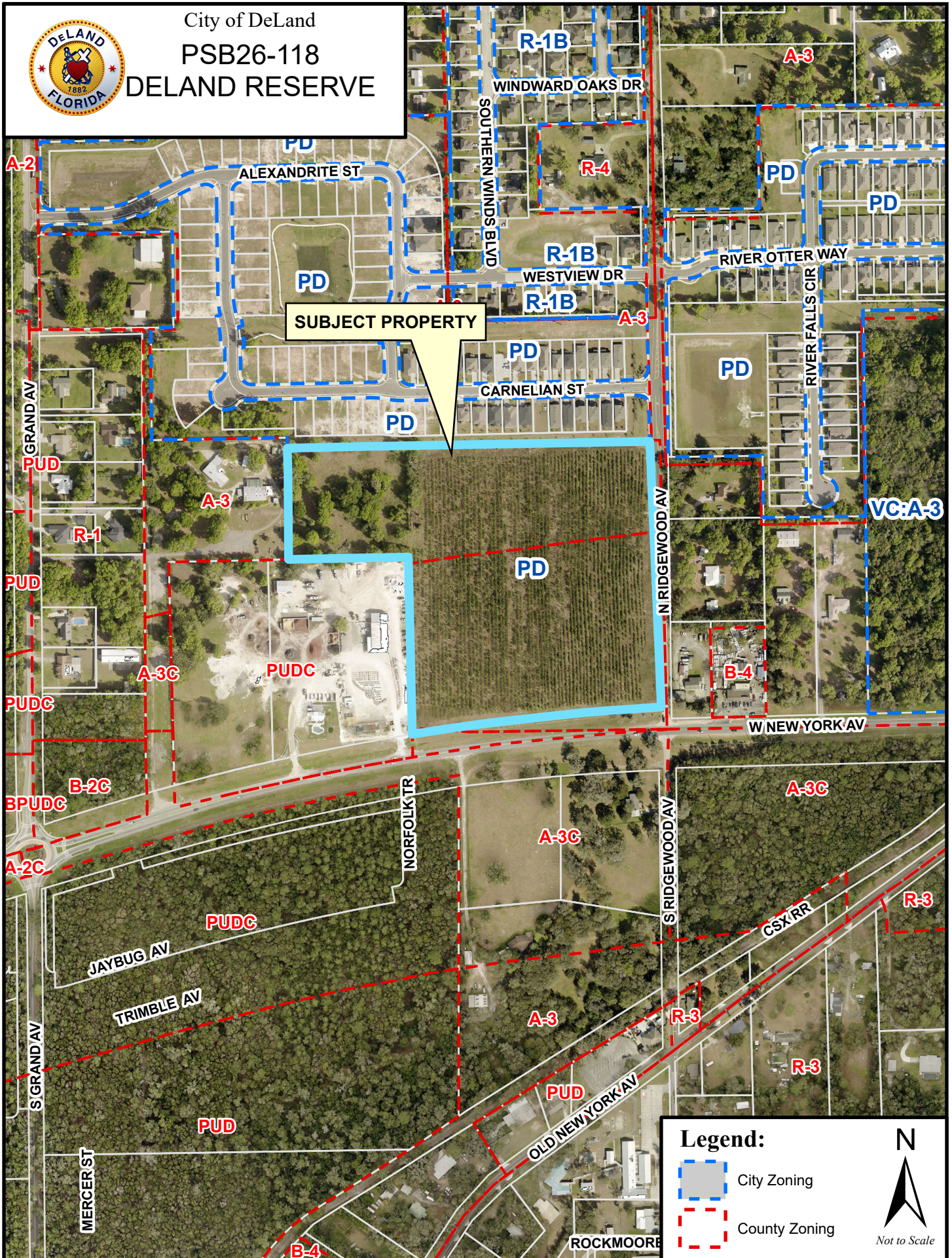
Job Description: Submitting the First Amendment to the First Amended & Restated Summit Place PD to add single-family lots as an option for Phase 2

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
25	Planning	Open	Parking Requirements All single-family units require a minimum of four (4) off-street parking spaces per dwelling, consisting of two (2) enclosed garage spaces and two (2) driveway parking spaces.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
24	Planning	Open	Building Materials and Colors Provide building materials and color schemes for all proposed units.		Rachel Booth	Christopher Carson	Yes
23	Planning	Open	Single-Family Elevations Provide illustrative architectural elevations for the proposed single-family detached units demonstrating consistency and compatibility with the previously approved townhome architectural style, materials, and overall design character of the development.		Rachel Booth	Christopher Carson	No
22	Planning	Open	Minimum Lot Width All proposed single-family lots shall have a minimum width of 30 feet. Provide lot measurements to demonstrate compliance with the minimum lot width requirement for the proposed lots.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
21	Planning	Open	Street Trees, Staggered Setbacks, and Landscaping Demonstrate that the approved street tree placement, staggered setbacks and landscaping will be preserved as previously approved.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
20	Planning	Open	Maximum Impervious Surface Provide maximum impervious surface calculations to demonstrate compliance with the previously approved maximum of 50 percent (21.30 acres).	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
19	Planning	Open	Open Space, Common Areas, and Tracts Confirm that the proposed open space, common areas, and tracts will remain unchanged as previously approved.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
18	Planning	Open	Driveway Dimensions Demonstrate that all single-family driveways have a minimum width of 18 feet and a minimum length of 30 feet, measured from the face of the garage to the back of the sidewalk or edge of pavement, as applicable.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
17	Planning	Open	Replat Required The proposed amendment will require a replat of the property. Submit both a revised Preliminary Plat and Final Plat. The Preliminary Plat and Final Plat may be processed concurrently.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
16	Planning	Open	Site and Building Measurements Provide all applicable site and building measurements and calculations for the proposed single-family units and existing townhome units, including lot dimensions, setbacks, building coverage, and any other information necessary to demonstrate compliance with the approved Planned Development standards and applicable regulations.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
15	Planning	Open	Building Coverage Calculations Provide building coverage calculations for the proposed single-family lots. If the request for a maximum 40 percent building coverage remains, provide justification supporting the requested increase.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Rachel Booth	Christopher Carson	Yes
2	Utilities	Open	Services How will the water, sewer, and reclaim services be adjusted or relayed to accommodate new layout? Extensions along roadway or sidewalk to serve multiple lots will not be acceptable. New taps off of the mains will be required.	1st Amendment to 1st Amended & Restated PD (Summit Place).pdf	Jim Ailes	Christopher Carson	Yes

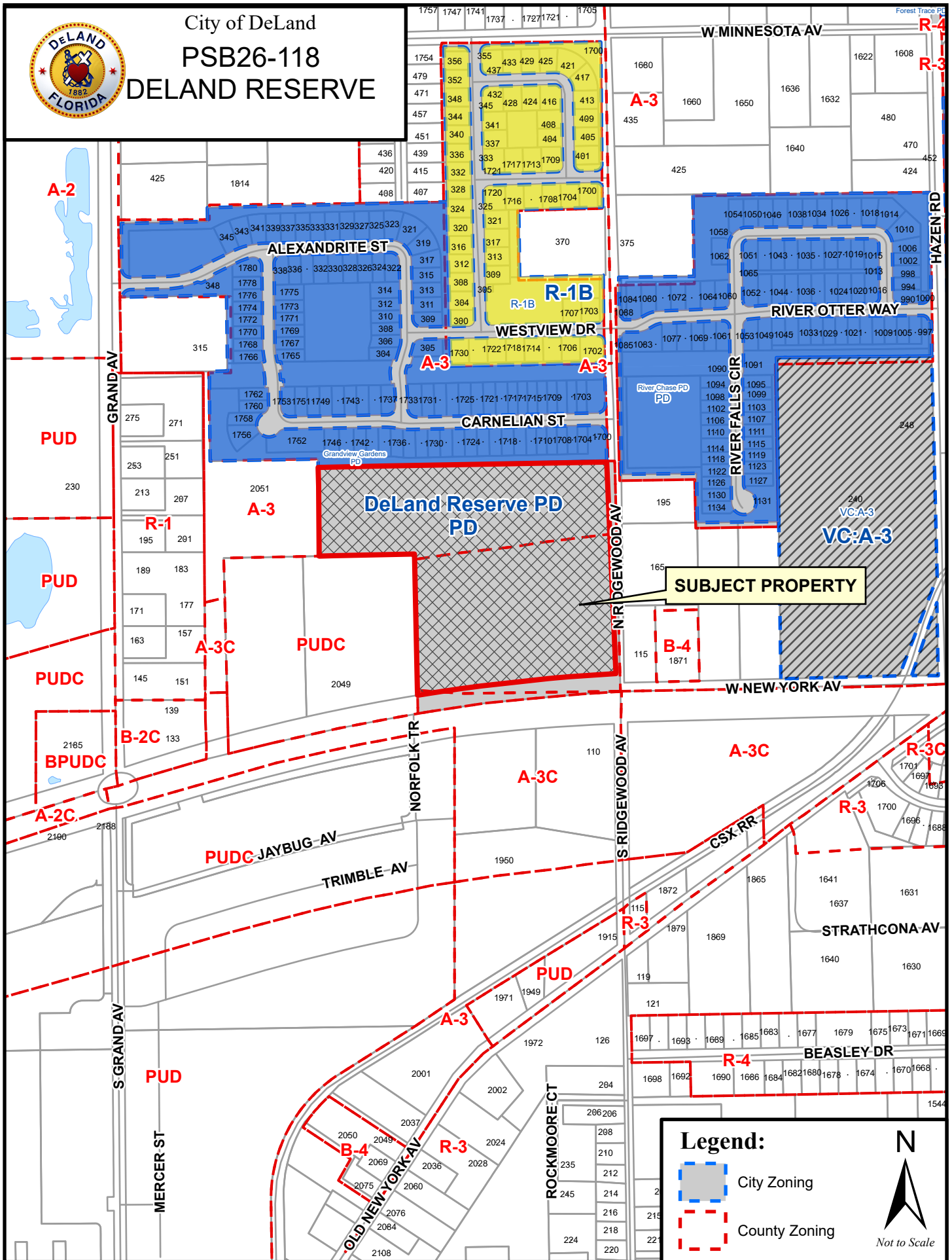


City of DeLand
PSB26-118
DELAND RESERVE





City of DeLand
PSB26-118
DELAND RESERVE



Issues for record PSB26-118

Job Address: 210 N Ridgewood AV, Deland FL 32720

Job Description: Subdivide a vacant parcel into single family lots

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
87	Engineering	Draft	Lot Grading Provide individual lot grading (Type A, B, B Mod, etc.) as appropriate, along with appropriate spot elevations at property corners and/or points of inflection.	C7	Steven Danskine	Steven Danskine	Yes
81	Engineering	Draft	Stormwater Outfall Provide a dedicated/hardened stormwater outfall for storms larger than the 100yr/24hr event.	C7	Steven Danskine	Steven Danskine	Yes
80	Engineering	Draft	Water & Reclaimed Mains Please show the Water and Reclaimed Mains in the Profile Views to better evaluate potential conflicts.	C12	Steven Danskine	Steven Danskine	Yes
79	Engineering	Draft	Gravity Sewer Conflicts Storm and Sanitary Sewer conflicts appear to occur along Street 'C'.	C12	Steven Danskine	Steven Danskine	Yes
78	Engineering	Draft	FDOT Right of Way SR-44 / W. New York Ave is an FDOT maintained Right of Way. Provide the appropriate FDOT design and Utility permit.	C9	Steven Danskine	Steven Danskine	Yes
77	Engineering	Draft	Volusia County Right of Way N Ridgewood Ave is a Volusia County maintained Right of Way. Provide the appropriate Volusia County design and permits.	C8	Steven Danskine	Steven Danskine	Yes
76	Engineering	Draft	Other Agency Permits Prior to issuance of a Site Improvement Permit (INF), all other agency permits shall be submitted. These permits include FDOT Drainage Permit, Volusia County Access, SJRWMD ERP, as well as applicable Utility related permits.	C1	Steven Danskine	Steven Danskine	Yes
75	Engineering	Draft	Time of Concentration It seems highly unlikely that all three drainage basins have exactly the same characteristics to achieve the exact same Time of Concentration (Tc) of 24.5 min. Please review.	Deland Reserve Stormwater Report 05-20-2026 SS.pdf	Steven Danskine	Steven Danskine	Yes
74	Engineering	Draft	Infiltration Rates The Geotech Evaluation provided does not indicate an infiltration rate for any of the borings that were performed. Please provide information supporting the 18.00 ft/d and 27.00 ft/d rates shown in the drawdown analysis, including the appropriate factors of safety.	Deland Reserve Stormwater Report 05-20-2026 SS.pdf	Steven Danskine	Steven Danskine	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
73	Engineering	Draft	Retention Volume The City of DeLand requires that the 100yr/24hr storm event volume be retained onsite prior to discharge. That rainfall amount is 11.1" per the NOAA Atlas Precipitation Frequency Data Server (PFDS) for this location.	DeLand Reserve Stormwater Report 05-20-2026 SS.pdf	Steven Danskine	Steven Danskine	Yes
63	Forestry	Draft	Calculate Replacement Once the oaks are identified by species, please provide a Tree Removal/Replacement Spreadsheet that shows the following information: Species, DBH, Removed, Specimen, Historic, and Required Replacement. Provide the following totals: Specimen Tree Inches Preserved. Specimen Tree Inches Removed. Other Protected Trees Inches Preserved. Other Protected Tree Inches Removed. Historic Tree Inches Preserved. Historic Tree Inches Removed. Please include a legend with the spreadsheet.	L001	Laureen Kornel	Laureen Kornel	Yes
62	Forestry	Draft	TPA and Min. Coverage Calcs. 876,863 sq. ft. x .15 = 131,529 sq. ft. Total TPA 876,863 sq. ft./2,500 = 350.7 x 6" = 2,104" Total Minimum Coverage.	C1	Laureen Kornel	Laureen Kornel	No
61	Forestry	Draft	Proposed Tree Preservation Area Please change the word "Preservation" to "Protection" in 3 areas as called out on C5.	C5	Laureen Kornel	Laureen Kornel	Yes
60	Forestry	Draft	Park - Natural Path Natural Path: What material is planned for this path? Note: no impervious surface is allowed in the TPA.	C5	Laureen Kornel	Laureen Kornel	Yes
59	Forestry	Draft	Tree Installation Rendering Please use the City's Planning Detail.	L005	Laureen Kornel	Laureen Kornel	Yes
58	Forestry	Draft	Note #17 The city does not recommend fertilizing at the time of planting unless soil testing indicates that it is appropriate.	L005	Laureen Kornel	Laureen Kornel	Yes
57	Forestry	Draft	Landscape Material List Include 4' spread for Crape Myrtle and Wax Myrtle in accordance with Grades and Standards.	L004	Laureen Kornel	Laureen Kornel	Yes
56	Forestry	Draft	Landscape Material List Please revise all minimum heights to be in accordance with the LDR height requirement of 8'.	L004	Laureen Kornel	Laureen Kornel	Yes
55	Forestry	Draft	Landscape Material List Trumpet Tree is not an approved species from the City's Approved List. The applicant	L004	Laureen Kornel	Laureen Kornel	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			may include this species; however, it may not be included toward minimum coverage or total replacement.				
54	Forestry	Draft	Landscape Material List For canopy trees, please change the spread to a minimum of 6' for all non-palm species.	L004	Laureen Kornel	Laureen Kornel	Yes
50	Forestry	Draft	OAK All oak trees are required to be identified by species. We cannot determine replacement requirements without this data.	C4	Mariellen Calabro	Mariellen Calabro	Yes
14	Forestry	Draft	Tree Table - Oaks ID Oaks by species.	SURVEY	Laureen Kornel	Laureen Kornel	Yes
13	Forestry	Draft	Landscape Material List Please add gallon size for canopy and understory trees.	L004	Laureen Kornel	Laureen Kornel	Yes
12	Forestry	Draft	Tree List - Historic Trees All Live Oak trees 25" or greater are historic. Are these trees historic? ID all oaks by species. Please note: All historic trees proposed for removal shall be reviewed by staff, the Tree Advisory Committee and the City Commission for final approval. Historic trees shall show the 1.5 x dripline required protection area.	L001	Laureen Kornel	Laureen Kornel	Yes
11	Forestry	Draft	Tree List ID Oak by species.	L001	Laureen Kornel	Laureen Kornel	Yes
10	Forestry	Draft	Tree Protection Barricade Detail Ues City detail.	L001	Laureen Kornel	Laureen Kornel	Yes
92	Planning	Draft	Plat Comments - Chris Carson Plat Comments: 1. add one sheet to cover entire area 2. Show Point of Commencement 3. Legal Description is not correct (see markups in Accela) Contact Chris Carson, Interim Principal Planner, for questions 366-626-7011.	1	Kendall Story	Kendall Story	Yes
91	Planning	Draft	Traffic Comments - Chris Carson Traffic Comments: 1. Provide the Volusia County approval for TIA, otherwise submit methodology for review. If approved, add prop. share amount (\$41,843.25) to construction plan set and when it will be paid Contact Chris Carson, Interim Principal Planner, for questions 386-626-7011.		Kendall Story	Kendall Story	Yes
90	Planning	Draft	LS Plan Comments - Chris Carson Landscape Plan Comments: 1. Provide a typical lot landscape plan to ensure rain garden will function correctly 2. Provide a rain garden detail sheet. Label meadow, wildflower seeding as Florida native seed mix.	L001	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			3. Provide 100% Florida native plantings to increase LID. Contact Chris Carson, Interim Principal Planner, for questions 386-626-7011.				
89	Planning	Draft	Elevations Add dimensions to elevations.		Kendall Story	Kendall Story	Yes
88	Planning	Draft	Wrong PD Reference Update the verbiage from the Manchester PD to the DeLand Reserve PD in multiple places. (See markups)	1	Kendall Story	Kendall Story	Yes
84	Planning	Draft	Removal of Historic Trees At the public hearing, it was stated that no historic trees will be removed, but there appear to be some that are being removed.	C4	Kendall Story	Kendall Story	Yes
83	Planning	Draft	Label Model Homes Label which lots will be used for model homes.		Kendall Story	Kendall Story	Yes
82	Planning	Draft	ESA Report Notes Add note to plan set that addresses the recommendations on the ESA report (part 6.0 Recommendations), such as doing a 100% gopher tortoise survey and the need for SWC permits.	C1	Kendall Story	Kendall Story	Yes
53	Planning	Draft	Tract Table Please create a Tract Table that lists each Tract, its purpose, who will maintain it, and the acreage.	1	Kendall Story	Kendall Story	Yes
52	Planning	Draft	Lot Widths 103-114 Please provide width of lots instead of the curve table reference, as done for lots #103-114.	4	Kendall Story	Kendall Story	Yes
51	Planning	Draft	Lot Widths #82-90 Please provide width of lots instead of the curve table reference, as done for lots #67-76.	2	Kendall Story	Kendall Story	Yes
49	Planning	Draft	Scale Please update the scale 1" = 25'.	L003	Kendall Story	Kendall Story	Yes
48	Planning	Draft	ROW Boundary Line It looks like this plan has not been adjusted to remove the dedicated ROW from the plan. All landscape buffers are measured from the property boundary line and excludes the ROW. Please revise to make this clear.	L001	Kendall Story	Kendall Story	Yes
47	Planning	Draft	C1 Please provide the actual dimension of the southern property line that is currently labeled "C1". This is referring to a curve table that is only on the drafted final plat.	C5	Kendall Story	Kendall Story	Yes
46	Planning	Draft	Provide a typical Please provide a typical showing the placement of a home onto a lot, and onto a smaller lot/corner lot, both front and rear loaded types, demonstrating that the setbacks can be	C5	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
			met. (Note that corner lots must have a side street setback of 15'. When I measure from the proposed building setback lines (dashed lines) to the side street property lines, the corner lots are not wide enough).				
45	Planning	Draft	Corner Lots Note that corner lots must have a side street setback of 15'. When I measure from the proposed building setback lines (dashed lines), to the side street property lines, the corner lots are not wide enough.	C5	Kendall Story	Kendall Story	Yes
43	Planning	Draft	Area of TPA Please show the dimensions of the TPA on the south (see markups).	C5	Kendall Story	Kendall Story	Yes
42	Planning	Draft	Adjacent property identification All adjacent property should be labeled with the plat name or say "unplatted".	3	Kendall Story	Kendall Story	Yes
41	Planning	Draft	Mail Kiosk Will there be a mail kiosk or will there be a mailbox on every lot?	C5	Kendall Story	Kendall Story	Yes
40	Planning	Draft	UE I do not see any Utility Easements	1	Kendall Story	Kendall Story	Yes
38	Planning	Draft	Approval by Planning Board Add a Planning Board approval block with date of Planning Board approval.	1	Kendall Story	Samuel Nelson	Yes
37	Planning	Draft	Street Names Provide all street names.	2	Kendall Story	Kendall Story	Yes
36	Planning	Draft	Title Title this sheet as being the "Preliminary Plat" and remove the PB and PG. Do this for all sheets.	1	Kendall Story	Kendall Story	Yes
35	Planning	Draft	Easements Delineate all utility/drainage easements. Indicate their purpose and width. Do this for all sheets.	2	Kendall Story	Kendall Story	Yes
34	Planning	Draft	Dimension needed. Provide dimensions where indicated with arrow (see markups).	2	Kendall Story	Kendall Story	Yes
33	Planning	Draft	Planting Counts Provide the planting calculations for every landscape buffer (north/south/east/west). State what is required and what is being provided, showing that you're meeting the planting requirements for each buffer type. See the example below: East Buffer - Type B (15'); 867 LF Canopy trees - Provided #/Required # Understory trees - Provided #/Required # Shrubs - Provided #/Required #	L002	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
32	Planning	Draft	Provide dimension Provide dimensions (see markups).	C5	Kendall Story	Kendall Story	Yes
31	Planning	Draft	Street Names All street names must be shown.	C5	Kendall Story	Kendall Story	Yes
30	Planning	Draft	Deed Restrictions/Covenants Provide a copy of the deed restrictions/covenants HOA documents.		Kendall Story	Kendall Story	Yes
29	Planning	Draft	School Concurrency Please provide the approved School Determination Concurrency Letter from VCSB.		Kendall Story	Kendall Story	Yes
28	Planning	Draft	Easements Will there be any utility or other easements? Please show on the plan, labeling the purpose and width.	C5	Kendall Story	Kendall Story	Yes
27	Planning	Draft	Trail/Sidewalk Widths Add note with the widths of all sidewalks and trails. Per PD, they must be at least 5' wide.	C5	Kendall Story	Samuel Nelson	Yes
26	Planning	Draft	Street Trees Add a note that states that street trees will be provided on a lot-by-lot basis.	L001	Kendall Story	Kendall Story	Yes
25	Planning	Draft	Monument Sign Permitted Separately A separate permit is required for the monument sign. Please note on the plan that the sign permit will be reviewed separately or is not included in this review.	C5	Kendall Story	Kendall Story	Yes
24	Planning	Draft	LS Buffer Boundaries The boundaries of the landscape buffers are not clear. Please clarify on all sheets.	L002	Kendall Story	Kendall Story	Yes
23	Planning	Draft	Wetlands The cover sheet states that there are wetlands on the site. Please delineate those boundaries and provide the acreage/percentage calculations for that area.	C1	Kendall Story	Kendall Story	Yes
21	Planning	Draft	Phasing Will development be done in a single phase?	C5	Kendall Story	Kendall Story	Yes
20	Planning	Draft	Open Space Calcs. Please provide the percentages in your open space calculations.	C5	Kendall Story	Kendall Story	Yes
19	Planning	Draft	Number Parking Please number the on-street parking with a total count in each location.	C5	Kendall Story	Kendall Story	Yes
18	Planning	Draft	West LS Buffer A 30' wide landscape buffer is required on the western boundary. Please show the limits of the buffer and indicate the provided width. Is it encroaching into the stormwater retention?	C5	Kendall Story	Kendall Story	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
15	Planning	Draft	Lot Depth for lots 103-114 Indicate lot depth for lots 103-114.	C5	Kendall Story	Kendall Story	Yes
72	Utilities	Draft	Force Main Valve Add an additional FM Valve at approximately 1000 FM.	C6	Jim Ailes	Jim Ailes	Yes
71	Utilities	Draft	Reducer Please call out the 8" x 6" reducer on water main.	C6	Jim Ailes	Jim Ailes	Yes
70	Utilities	Draft	Water Services Water services should be 1 1/2" and two 1" services	C6	Jim Ailes	Jim Ailes	Yes
69	Utilities	Draft	Voltage The desired voltage for the city is 3 Phase 240 volt. Also a standby generator is required for this site.	C23	Jim Ailes	Jim Ailes	Yes
68	Utilities	Draft	Lift Station Driveway Please confirm that the FDOT will allow access only drive way off of SR44.	C6	Jim Ailes	Jim Ailes	Yes
67	Utilities	Draft	Reclaim The reclaim line needs to be extended offsite north on Ridgewood and East to Hazen connection.	C1	Jim Ailes	Jim Ailes	Yes
66	Utilities	Draft	Fair Share Agreement This project will require a Fair Share Agreement to be signed and returned prior to a pre-con being held.	C1	Jim Ailes	Jim Ailes	Yes
65	Utilities	Draft	Utility Service Agreement A USA must be signed and returned to the city prior to having a pre-con for the project.	C1	Jim Ailes	Jim Ailes	Yes
9	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C22	Scott Zender	Scott Zender	Yes
8	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C21	Scott Zender	Scott Zender	Yes
7	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C20	Scott Zender	Scott Zender	Yes
6	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C19	Scott Zender	Scott Zender	Yes
5	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C18	Scott Zender	Scott Zender	Yes
4	Utilities	Draft	City Details Please download current City Details dated 1/7/26	C17	Scott Zender	Scott Zender	Yes

No	Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
3	Utilities	Draft	Fire Hydrants Please show fire hydrants for middle road	C6	Scott Zender	Scott Zender	Yes
2	Utilities	Draft	Sewer Laterals Please show sewer laterals going to property	C6	Scott Zender	Scott Zender	Yes
1	Utilities	Draft	Potable hook up to reclaim City does not allow for the city does not use potable water for reclaim. Offsite reclaim extension required.	C6	Scott Zender	Jim Ailes	Yes