



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
SEPTEMBER 16, 2026 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the August 12, 2026 Planning Board minutes.

VARIANCE OLD BUSINESS

1. *CONTINUED FROM AUGUST 12, 2026 MEETING*
Applicant Name: Leigh E. Matusick
Project Number: V26-136 - Variance
Project Location: 300 Edgewood Boulevard
Project Description: Variance request to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed
Project Planner: Sam Nelson

VARIANCE NEW BUSINESS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Owen Trepanier
Project Number: Z26-078 – Rezoning
Project Location: 140 W. Michigan Avenue
Project Description: Rezone ± 0.39 acres from R-1A (Single-Family) to C-2A (Downtown Commercial)
Project Planner: Kendall Story
2. Applicant Name: Michael Woods, Esq. - Cobb Cole
Project Number: Z26-135 – Taylor Ridge PD
Project Location: ±26.059 acres located at 1298 S. Blue Lake Avenue
Project Description: Second Amendment to Taylor Ridge Planned Development to revise lot size standards for corner lots
Project Planner: Kendall Story

3. Applicant Name: Matt Dowst
Project Number: SE26-109 – Special Exception
Project Location: ± 3.76 acres located at 1960 S. Woodland Blvd.
Project Description: Special exception request to a ± 16,500 sf expansion of the existing vehicle sales and rental facility located at 1960 S. Woodland Avenue.
Project Planner: Chris Carson
4. Applicant Name: Mark Watts, Esq. - Cobb Cole
Project Number: Z26-126 – PD Amendment
Project Location: ± 59.65 acres located at 1512 Sugarwood Loop
Project Description: Request to amend the Amended & Restated Summit Place Planned Development to provide an option to replace 114 townhome units with 90 detached single-family units and reduce the single-family parking requirement from 4 spaces to 3 spaces.
Project Planner: Rachel Booth

OTHER BUSINESS

ADJOURNMENT