



First State Inspection Agency
1001 Mattlind Way
Milford, DE 19963
302/422-3859 phone
302/422-4270 fax

July 29, 2025

Planning Commission
Town of Odessa
315 Main St., P.O. Box 111
Odessa, DE 19730

Re: Zoning Administrator's Report Response, Odessa Commons PND Preliminary Plan Review

Honorable Commissioners:

In the capacity of Zoning Administrator for the Town of Odessa, First State Inspection Agency, Inc. we have reviewed the developer's July 18, 2025 response to our letter dated July 2, 2025.

Based upon the response, we are satisfied that the developer is fully aware of and committed to addressing the notations that we had presented for the Commission's awareness and review, specifically:

Comment 1: The developer appears to commit to ensuring the design principles are met with the addition of a fountain/ bench seating area between Buildings E & F.

Comment 2: The developer has provided basic information regarding the development's impact on the Town's traffic and revenue for review by the Commission.

Comment 3: The developer has acknowledged awareness of the 800 square foot minimum for residential units within the Community Commercial Area, and indicates they will ensure compliance once those building plans are submitted at a later date.

Given the above responses, we reiterate our previous determination from our July 2, 2025 report that the developer has requested no waivers from the Town's requirements and, overall, the submitted Preliminary PND Plan meets the zoning requirements of the Town of Odessa.

Please feel free to contact us should you have any questions at all regarding this report or our review.

Sincerely,

First State Inspection Agency, Inc.

Earle Dempsey
President