



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
FEBRUARY 14, 2024 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 January 10, 2024 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Benjamin Thompson
Project Number: SMLU23-273 - Comprehensive Land Use Amendment
Project Location: 227 W. Beresford Ave.
Project Description: Land use change of 0.35 acres of property from Medium Density Residential (MDR) to Mixed Commercial (MC)
Project Planner: Kendall Story
2. Applicant Name: Benjamin Thompson
Project Number: Z23-275 - Rezone
Project Location: 227 W. Beresford Ave.
Project Description: Rezoning of 0.35 acres of property from Single-Family Residential (R-1) to Limited Neighborhood Commercial (C-1)
Project Planner: Kendall Story

OTHER BUSINESS

1. Election of Officers.

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING**

MINUTES

WEDNESDAY, JANUARY 10, 2024 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:06p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Harper, Chairperson

ROLL CALL

Nora Lewis	Present
Don Liska	Present
Buz Nesbit	Present
Albert Neumann	Absent
Virginia Comella	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present – late, arrived 5:12pm

Quorum: Yes

Present – Carol Kuhn, Planning Director; Deborah Glick, Deputy Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Ms. Comella moved to approve the December 13, 2023 Meeting Minutes, subject to a correction of the motions made for application LDR23-138. Mr. Hill seconded the motion. The board unanimously voted to approve the minutes.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Harry H. Newkirk, Jr., Newkirk Engineering
Project Number: CSB23-191 – Combined Preliminary and Final Plat for Reserve at Victoria Phase 3
Project Location: ±39.764 acres located at 1540 Lake Reserve Drive
Project Description: 141 single-family lots
Project Planner: Belinda Williams-Collins

Public Participation: Harry Newkirk, of Newkirk Engineering and as the Applicant, spoke and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Comella seconded the motion. The motion to approve passed 3 to 2, with members Liska and Nesbit dissenting.

OTHER BUSINESS

1. Joint City-County Coordinating Committee – Ms. Kuhn asked the Joint City-County Coordinating Committee members to please review and respond to any business sent over for their review and comment.

ADJOURNMENT

The meeting ended at 5:52 p.m.

**PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

February 14, 2024

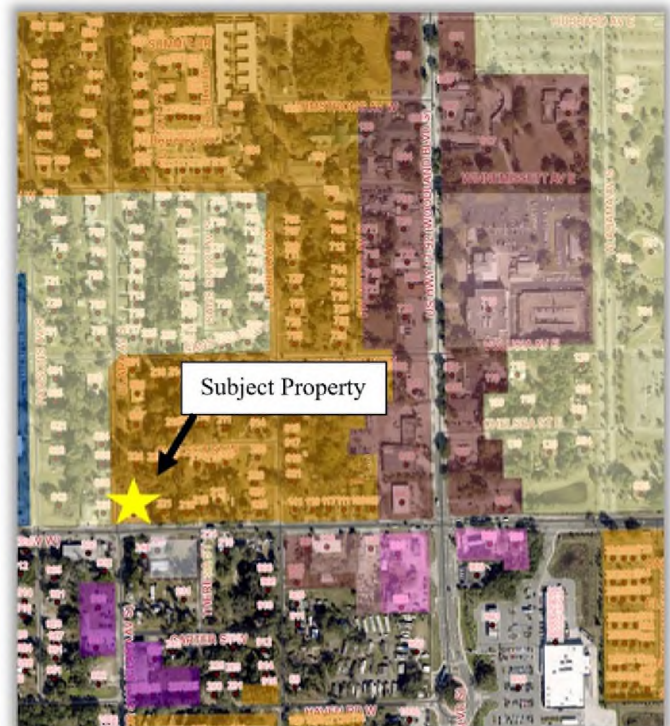
- A. APPLICATION NO.:** SMLU23-273
- STAFF PLANNER:** Kendall Story, CNU-A
- APPLICANT:** Benjamin Thompson
- REQUEST:** To amend the land use designation MDR (Medium Density Residential) to City of DeLand MC (Mixed Commercial)

- B. SITE FACTORS:**
- Location: 227 W. Beresford Ave.
- Parcel ID: 701636020430
- Parcel Size: ± 0.35 acres
- Land Use: MDR
- Existing Use: Hair Salon

	SURROUNDING LAND USE DESIGNATIONS:	SURROUNDING USES:
North:	MDR (MEDIUM DENSITY RESIDENTIAL)	RESIDENTIAL USES
South:	VC COM (VOLUSIA CO. COMMERCIAL)	COMMERCIAL/INDUSTRIAL
East:	MDR (MEDIUM DENSITY RESIDENTIAL)	RESIDENTIAL USES
West:	LDR (LOW DENSITY RESIDENTIAL)	CHURCH

- C. REQUESTED ACTION & HISTORY:**
- A request is being made for the future land use designation to be amended for a parcel located at 227 W. Beresford Ave. The request is to change the future land use designation from Medium Density Residential (MDR), to Mixed Commercial (MC). The parcel is currently running as a hair salon, and existing apartments, which is inconsistent with the current land use designation. There is a mix of both incorporated and unincorporated property to the south of the subject property. The adjacent uses include a metal shop, a car dealership, churches and single-family residential homes. *A concurrent application to rezone the property was also submitted.*

- D. CHRONOLOGY OF PAST EVENTS:**
- The 0.35-acre site is owned by Benjamin Thompson. With a current future land use designation of MDR (Medium Density Residential), the density for residential uses allows up to 12 dwelling units per acre, and the maximum floor area ratio is not regulated as part of the future land use designation, being that it is currently residential. If the



land use were to change to City MC, the density for residential uses allows up to 10 dwelling units per acre but may not exceed 60% of impervious surface, and the commercial floor area ratio is a maximum of 0.75.

DENSITY & INTENSITY CALCULATIONS OF THE SUBJECT PROPERTY <i>(0.35 ACRES = 15,312 SQ. FT.)</i>				
MEASUREMENT	MIXED COMMERCIAL FLU	MAXIMUM	EXISTING	CONFORMING?
DENSITY	10 dwelling units/acre	4 units	3 units	YES
IMPERVIOUS	60% impervious area	9,187 sq. ft.	6,957 sq. ft.	YES
FLOOR AREA RATIO	0.75 F.A.R.	11,484 sq. ft.	5,282 sq. ft.	YES

E. ALTERNATIVES & ANALYSIS:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, potential impacts on the transportation system, and any significant adverse environmental impacts.

1. Availability of Public Facilities (water, sewer, solid waste, drainage, traffic, recreation, and schools if residential):

- a.* The subject property is within the city's service area for both water and sewer and availability has been confirmed.
- b.* If a Traffic Impact Analysis is required for the subject property, it will be reviewed with the site plan.
- c.* The change in designation will not generate a new demand for recreational facilities.
- d.* Volusia County already provides a sanitary landfill for the disposal of solid waste. The landfill has adequate capacity at this time.
- e.* The City can provide an adequate LOS of Fire/Rescue & Police service.

2. Compatibility with Land Use and Other Elements: The Future Land Use element requires that the subject property be consistent with surrounding development. Per the City of DeLand Comprehensive Plan, the Mixed Commercial (MC) land use designation, "the City of DeLand has several areas which are characterized by a mixture of primarily single family residential, office, and retail/service land uses" and "neighborhood commercial areas are frequently located in older areas of the city and maybe comprised of a mixture of both residential and nonresidential land uses".

3. Future Land Use Map: The proposed change in the land use designation to Mixed Commercial will be shown on the revised Future Land Use Map.

4. Location of Lakes, Floodplains, and Wetlands: The property does not contain any bodies of water or wetlands.

5. Analysis of Natural Resources:

- a.* *Soil types:* Astatula-Urban land complex, 0-8% slope
- b.* *Presence of Endangered Species:* None known of at this time.

6. Existing and Future Impact upon Infrastructure Capacity:

- a.* *Water* – obtained from City – availability confirmed
- b.* *Sewer* – obtained from City – availability confirmed
- c.* *Drainage* – The City adheres to the County's 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture for future development will be addressed on-site and will be reviewed with any future site plan application. At this time, there are no proposed changes.
- d.* *Solid Waste* – Solid waste services are available for the property.

- e. Transportation* – Staff does not have an estimate of any future, additional traffic generations as this site has already been developed. Per 2021 Volusia County Traffic Counts, this segment of Beresford Ave. has a current Daily LOS of “C”, and an Allowable LOS of “E”.
 - f. Fire/Rescue Service* – The City can provide an adequate LOS of Fire/Rescue service.
 - g. Police Service* - The City can provide an adequate LOS of Police protection.
7. **Impact upon Recreation and Open Space:** No need for new recreational facilities is anticipated.
 8. **New Public Facilities Needed to Serve Land Use:** No need for new public facilities is anticipated as services such as water/sewer and public safety are already in place.
 9. **Impact Upon Existing Deficiencies:** As identified in the City's Comprehensive Plan, drainage is the only existing deficiency within the City. Any future development on this site will be required to manage its own stormwater mitigation and minimize any off-site stormwater impacts that the development may create.
 10. **Impact upon Ability of the City to Fund Capital Improvements:** The development should not create an additional impact upon the City's ability to fund the projects listed in the adopted Five-Year Capital Improvement Program as this is not a publicly-funded project.
 11. **Impact upon Adopted Five-Year Schedule in Capital Improvements Element:** The proposed land use amendment will not require revision to the City's adopted Five-Year Capital Improvement Program as this is not a publicly-funded project.
 12. **Compatibility with Existing Zoning Classification:** The existing zoning classification may be amended upon approval of the land use amendment to C-1 (Neighborhood Commercial) which is compatible with the MC (Mixed Commercial) future land use. The zoning request is being reviewed concurrent to the land use amendment.
 13. **Will the proposed land use change impact schools?** The proposed amendment is from Medium Density Residential, to Mixed Commercial and may require concurrency review for any future development.
 14. **How does this proposal fit with the guidelines developed for DeLand 2050**
DeLand 2050 Land Use Guidelines: “...Create activity and neighborhood centers to encourage **mixed use** and walkability; encourage mixed land uses and reduce isolated and single form land uses in order to reduce the number of miles traveled by autos”

This subject property is consistent with the DeLand 2050 Plan Land Use Guidelines, as the property provides a service-based use (salon), while also providing housing (attached apartments). The business provides services to not only the on-site apartments, but to the residential areas that are within walking distance of the facility.

- F. **CONCLUSION:** The facility analysis presented in the above sections suggests the proposed land use should not cause any of the City’s facilities to degrade below the adopted or current operational LOS. The proposed land use designation, MC (Mixed Commercial), is consistent with the surrounding area, and is not expected to create any land use incompatibilities. The subject property is situated within the surrounding neighborhood and also has frontage on W. Beresford Ave.
- G. **STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the proposed land use amendment from MDR (Medium Density Residential), to MC (Mixed Commercial) land use.

H. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

1. Schools (population)
2. Transportation
3. Sanitary Sewer
4. Potable Water
5. Recreation
6. Solid Waste
7. Stormwater Drainage

Impact Analysis Table 4 (Theoretical Max.)

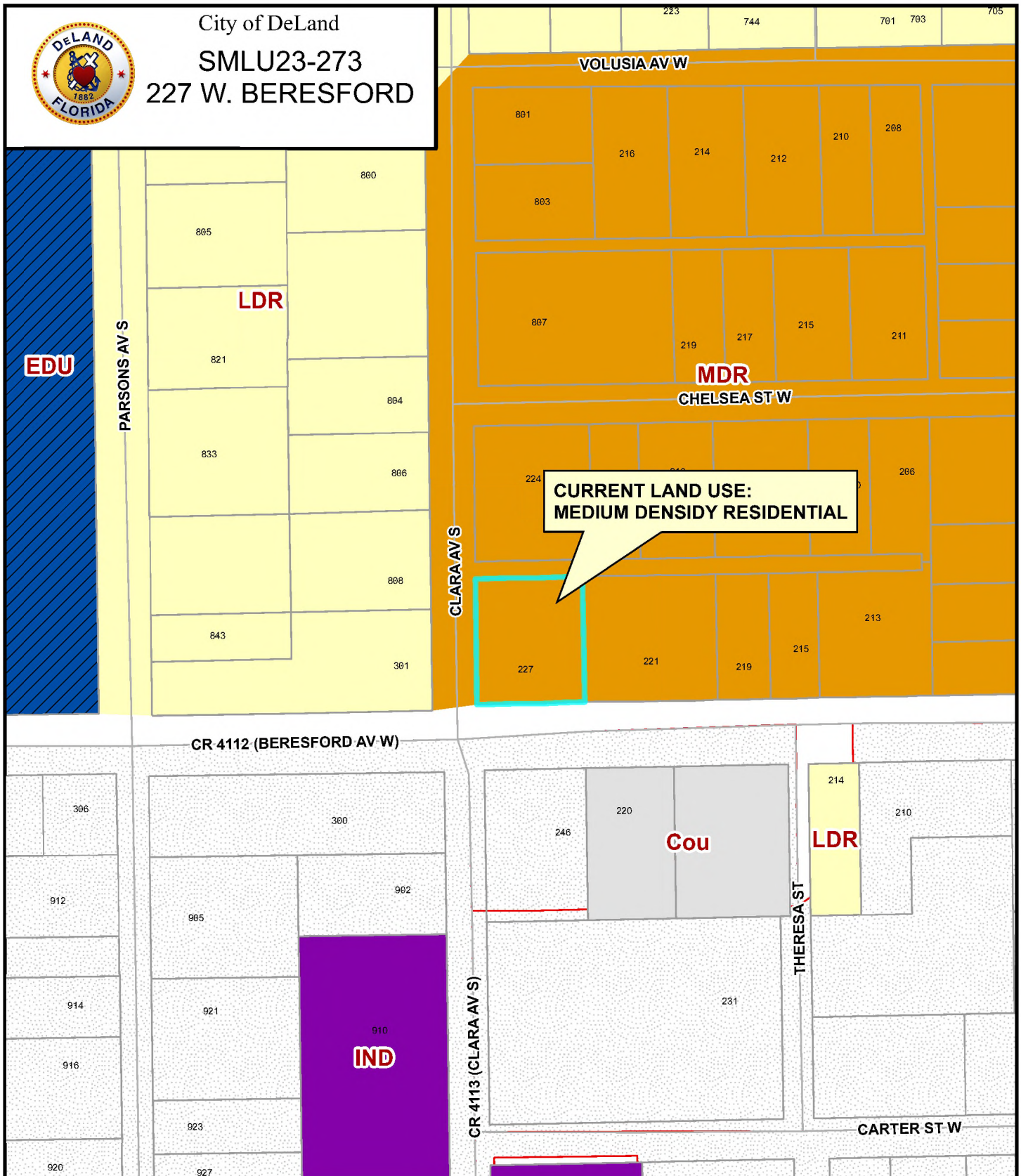
Development Variable	EXISTING Future Land Use	PROPOSED Future Land Use	Net Change
	<i>Theoretical Maximums</i>		
Permitted Density/Intensity	12 du/acre	10 du/acre; FAR .75	-2 du/acre; +0.75 FAR
Dwelling Units	4	4	same
Non-residential Sq. Ft.	None	11,484 sq. ft.	+11,484 sq. ft.
1. Population	10	10	Same
2. PM Peak Hr. Trips/Daily Trips	2 peak/27 ADT	2 peak/27 ADT; 75 peak/620 ADT	+75 peak/+620 ADT
3. Sanitary Sewer (gallons/day)	800	800 /1,143	same/+1,143
4. Potable Water (gallons/day)	1,200	1,200 /1,143	same/+1,143
5. Solid Waste (pounds/day)	32	32/11	same/+11
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	0.1	0.1	same

Notes:

1. Population: 2.44 persons per household (per 2020 Census)
2. Transportation: ITE Trip Generation Manual, 11th Edition: *Retail < 40k sf (822)*: 6.59 PM PEAK/1,000 sq. ft.; 54.45 AADT/1,000 sq. ft.
Multi-family Residential (226): .57 PM PEAK/6.74 AADT
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day
6. Stormwater Drainage: LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. cf the LDC during subdivision or site plan review.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)



City of DeLand
SMLU23-273
227 W. BERESFORD



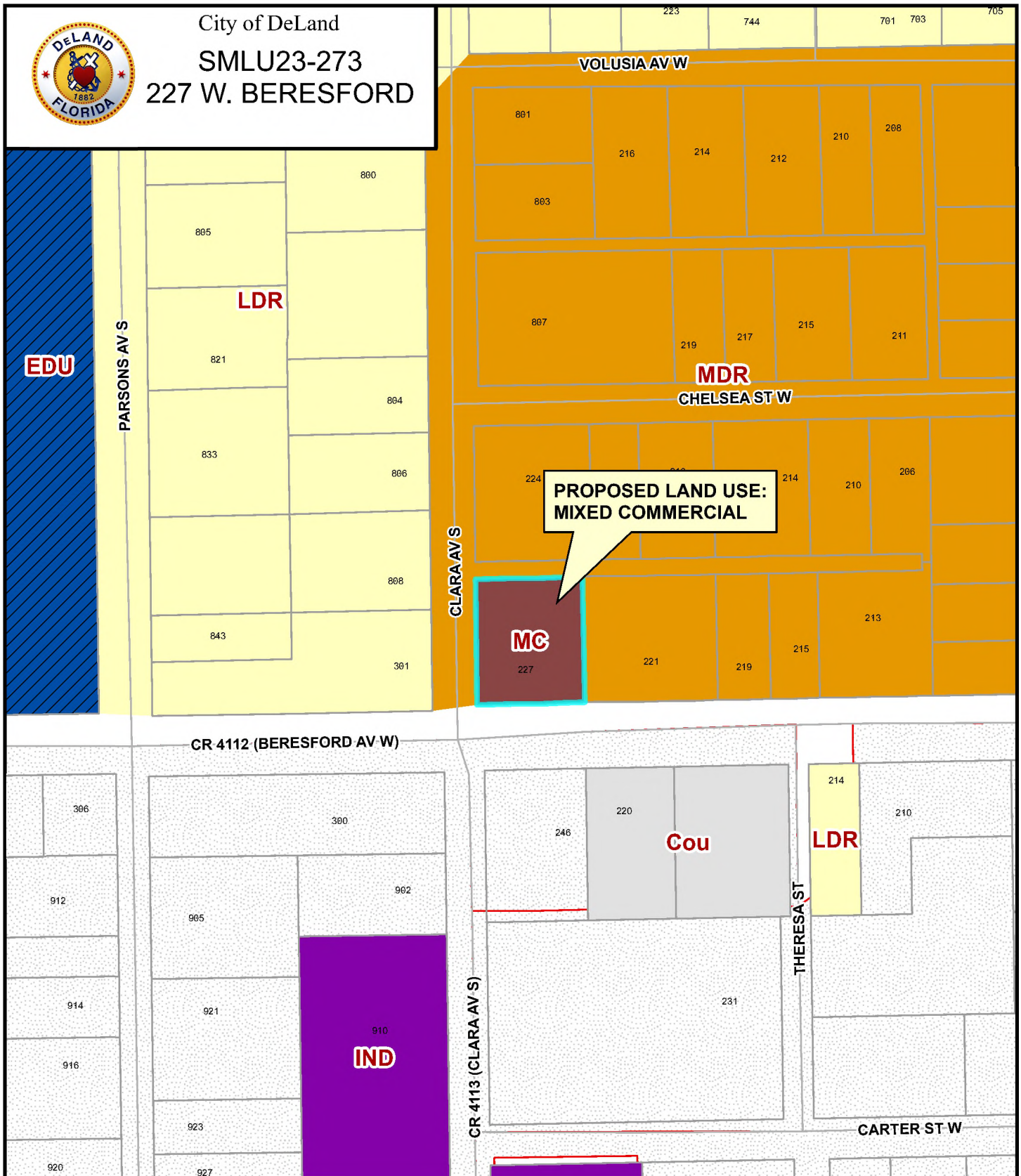
DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County





City of DeLand
SMLU23-273
227 W. BERESFORD



DeLand Future Land Use:

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Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County





City of DeLand
SMLU23-273
227 W. BERESFORD



Legal Description: Lots 43, 44, 45, and the West 20 feet of Lot 42, Block B, Gilliland's Subdivision of Block 211, DeLand, according to the map in Map Book 6, Page 30, Public Records of Volusia County, Florida, TOGETHER WITH the South $\frac{1}{2}$ of platted 12 feet wide East-West alley, being adjacent to the above-mentioned Lots 42, 43, 44, and 45, as shown on Gilliland Subdivision Map, Block B, Map Book 6, Page 30, of Volusia County Public Records, dated March 20, 1923, being vacated in Ordinance No. 83-18, recorded in O.R. Book 2467, Page 1283, Public Records of Volusia County, Florida.

Acreage .35 +/-

Benjamin Thompson
915 Fatio Rd.
Deland, FL 32720

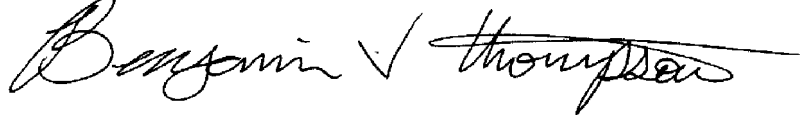
City of Deland
Developmental Services-Community Development
120 S. Florida Ave.
Deland, FL 32720

December 22, 2023

RE: 227 W. Beresford Survey

Please allow this letter to certify that no changes have been made to the site since the survey dated 11/24/2020 completed by Langford Surveying CFL, INC. The survey is still accurate today.

Thank you,

A handwritten signature in black ink that reads "Benjamin V. Thompson". The signature is fluid and cursive, with a checkmark-like flourish above the "V".

Benjamin Thompson
Property Owner
386-624-5181- Office
386-747-1124

Lots 43, 44, 45, and the West 20 feet of Lot 42, Block B, Gilliland's Subdivision of Block 211, DeLand, according to the map in Map Book 6, Page 30, Public Records of Volusia County, Florida, TOGETHER WITH the South 1/2 of platted 12 feet wide East-West alley, being adjacent to the above-mentioned Lots 42, 43, 44, and 45, as shown on Gilliland Subdivision Map, Block B, Map Book 6, Page 30, of Volusia County Public Records, dated March 20, 1923, being vacated in Ordinance No. 83-18, recorded in O.R. Book 2467, Page 1283, Public Records of Volusia County, Florida.

Benjamin V. Thompson
MainStreet Community Bank of Florida
Old Republic National Title Insurance Company
Esquire Title Services, Inc.

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12127C 0650H, dated 9/29/2011. (ZONE X)

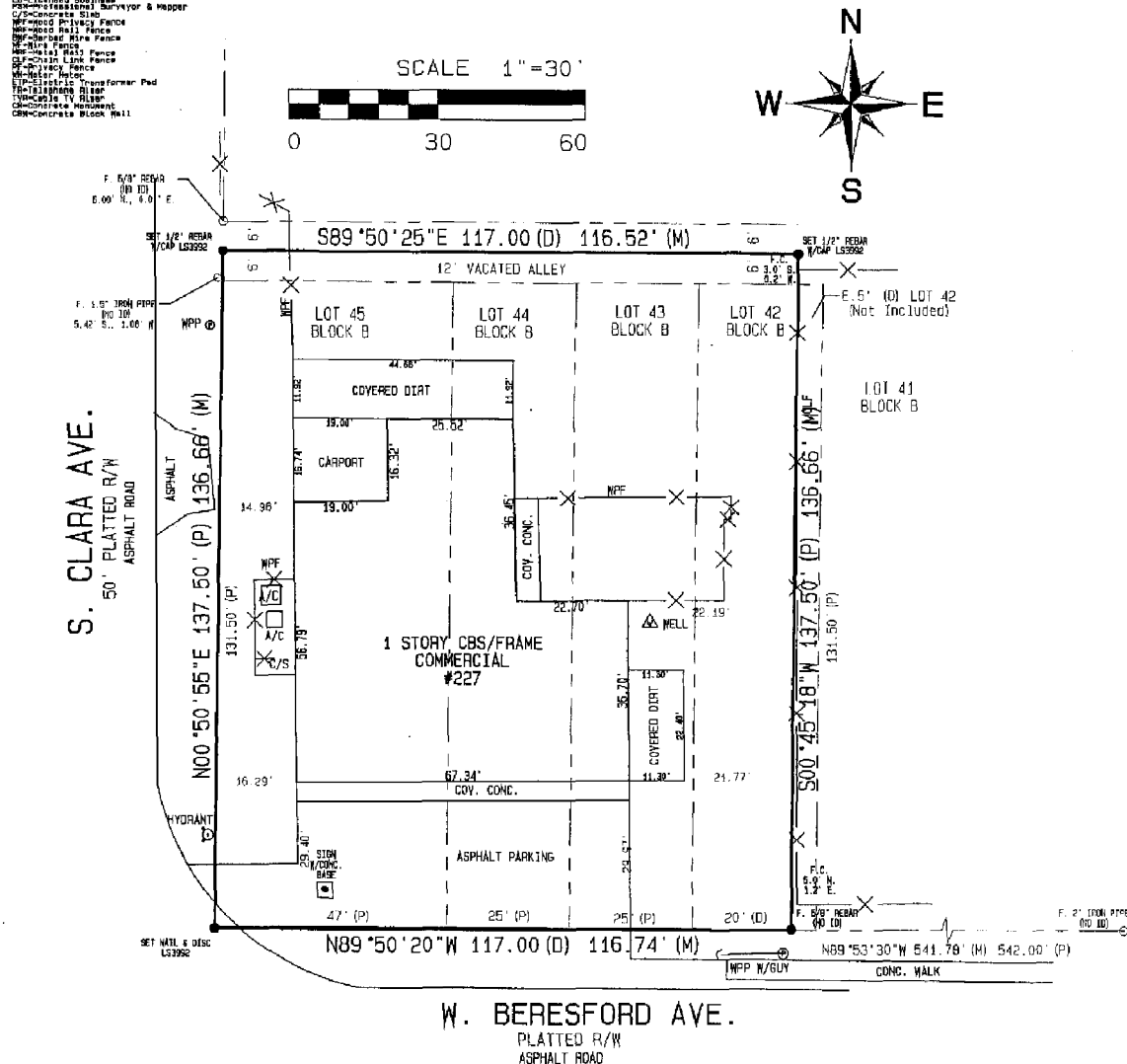
NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
 2) Survey performed without the benefit of a title search.
 3) Underground utilities and other below ground features, not located, other than shown.

LEGEND:

- U.E.-Utility Easement
- D.E.-Drainage Easement
- U.D.E.-Utility & Drainage Easement
- W.-Weld
- W.-Weld measured data
- C.-Concrete
- P.-Pond
- C.-Culvert
- P.-Point of Curve
- P.-Point of Tangency
- C.-Compound Curve
- P.A.C.-Point of Reversal Curve
- A/Right of way
- S.-and Surveyor
- Licensed Land Surveyor
- L.S.-Licensed Surveyor & Mapper
- C.S.-Concrete Slab
- M.F.P.O.D.-Privacy Fence
- M.F.P.O.D.-Mail
- M.F.-Barbed Wire Fence
- M.F.-Nine Fences
- M.F.-Nine Fences
- C.F.-Chain Link Fence
- C.F.-Privacy Fence
- M.F.-Water Meter
- P.E.-Electric Transformer Pad
- P.E.-Telephone Pole
- T.V.-Cable TV Pole
- C.-Concrete Manhole
- C.-Concrete Manhole

227 W. BERESFORD AVE., DELAND, FL 32720



This survey is certified to and prepared for the exclusive benefit of the entitled and/or individuals shown herein, valid on the most current data shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF
LANDFORD SURVEYING, C.F., INC. AND CANNOT
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Langford Surveying CFL, Inc.
931 N. State Road 434 Ste 1201
Altamonte Springs, FL 32714
407-332-7202 386-738-5080
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.



DATE SIGNED: 11/30/2020
James P. Langford, P.L.S. 3992 LB7B03
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey:	Drawn by:	Checked by:	Scale:	File name/no.
11/24/2020	JPL	JPL	1"=30'	20-11/

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

February 14, 2024

A. APPLICATION NO.: Z23-275

STAFF PLANNER: Kendall Story, CNU-A

APPLICANT: Benjamin Thompson

REQUEST: Rezone from R-1 (Residential), to C-1 (Limited Neighborhood Commercial)

APPLICABLE REGULATIONS:

Article XII ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location: 227 W. Beresford Ave.
Parcel ID: 701636020430
Parcel Size: ±0.35 acres
Land Use: MC, Mixed Commercial
Existing Zoning: R-1, Single Family Residential
Existing Use: Hair Salon/Apartment dwellings

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	MDR (Medium Density Residential)	R-1 (Single Family Residential)
South:	VC: COM (VC Commercial)	VC: B-4 (VC General Commercial)
East:	MDR (Medium Density Residential)	R-1 (Single Family Residential)
West:	LDR (Low Density Residential)	R-1 (Single Family Residential)

C. ANALYSIS:

The subject property is located at 227 W. Beresford Ave. and consists of 0.35 acres of property. The property neighbors both residential and commercial uses. Concurrent to this zoning application, the applicant submitted a request for a future land use amendment (SMLU23-273) from Medium Density Residential to Mixed Commercial to allow the existing salon to continue as a commercial use.

The applicant intends on maintaining the existing business and adjacent apartments. There is a mix of both incorporated and unincorporated property to the south of the subject property. The adjacent

Z23-275

1 of 3

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uses include a metal shop, a car dealership, churches and single-family residential homes. An approved site plan would be required for any future development on the site, and all applicable site plan requirements would need to be met.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing a rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The development is consistent with the Comprehensive Plan with an underlying land use designation of MC, Mixed Commercial; the MC designation is characterized by a mixture of residential, office, and retail/service uses.

The C-1 zoning designation is consistent with the Mixed Commercial future land use and maintains the same general character of the surrounding area.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The rezoning of this property should not impact any environment or natural resources. It is already a developed site. Any future development or redevelopment would be analyzed for environmental impacts at the time of the request.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

The rezoning will not have an impact upon the economy, as there is an existing business on site, and the business is already in operation.

4. Will the proposed rezoning have an impact upon governmental services?

The use of the property is anticipated to have little to no impact on governmental services, as existing services, such as police and fire, are already available.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

The subject property is located within the Emerging Area Gateway Overlay District. According to section 33-36 of the land development code, the purpose of the gateway overlay districts is to:

- *Ensure that the main streets and entryways to the City of DeLand are developed into well-landscaped, scenic gateways;*
- *Provides uniform design standards to promote high quality new development;*

- *Promote redevelopment and adaptive reuse of existing properties in a manner consistent with the historic character of the city;*
- *Prevent visual pollution caused by unplanned and uncoordinated uses, buildings and structures;*
- *Utilize natural and transplanted trees to shade and soften the appearance of nonresidential parking areas; and*
- *Maximize pedestrian access and safety.*

If redeveloped, the property will be held to the gateway overlay standards, therefore meeting the intent of said section of the code. No exterior site improvements are proposed at this time.

6. Was there a mistake in the original classification?

There was no known mistake.

7. Will the proposed rezoning have any effect upon the use or value of the affected area?

The subject property lies on a main thoroughfare that includes an existing mix of residential and commercial uses. The C-1 zoning request is appropriate for its location and is supported by both the underlying land use of Mixed Commercial, as well as the city's Future Land Use Map.

If redeveloped, all applicable development regulations will apply, including the Emerging Gateway Overlay standards, as previously discussed, as well as architectural standards stated in Sec. 33-94, Community Design Standards. This will add value to the affected area.

8. Will the proposed rezoning have an impact upon public health, safety and welfare?

It is not anticipated that there will be any adverse impacts upon public health, safety or welfare as a result of this zoning change, and this rezoning would make the property consistent with the surrounding mixture of land uses.

D. CONCLUSION:

The Applicant is proposing to rezone the subject property to the C-1 zoning district which is compatible with the MC (Mixed Commercial) future land use designation, as well as the existing characteristics of the area.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval of zoning change from R-1 (Single Family Residential) to C-1 (Neighborhood Commercial).



City of DeLand
Z23-275
227 W. BERESFORD





City of DeLand
Z23-275
227 W. BERESFORD



Lots 43, 44, 45, and the West 20 feet of Lot 42, Block B, Gilliland's Subdivision of Block 211, DeLand, according to the map in Map Book 6, Page 30, Public Records of Volusia County, Florida, TOGETHER WITH the South 1/2 of platted 12 feet wide East-West alley, being adjacent to the above-mentioned Lots 42, 43, 44, and 45, as shown on Gilliland Subdivision Map, Block B, Map Book 6, Page 30, of Volusia County Public Records, dated March 20, 1923, being vacated in Ordinance No. 83-18, recorded in O.R. Book 2467, Page 1283, Public Records of Volusia County, Florida.

Benjamin V. Thompson
MainStreet Community Bank of Florida
Old Republic National Title Insurance Company
Esquire Title Services, Inc.

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12127C 0650H, dated 9/29/2011. (ZONE X)

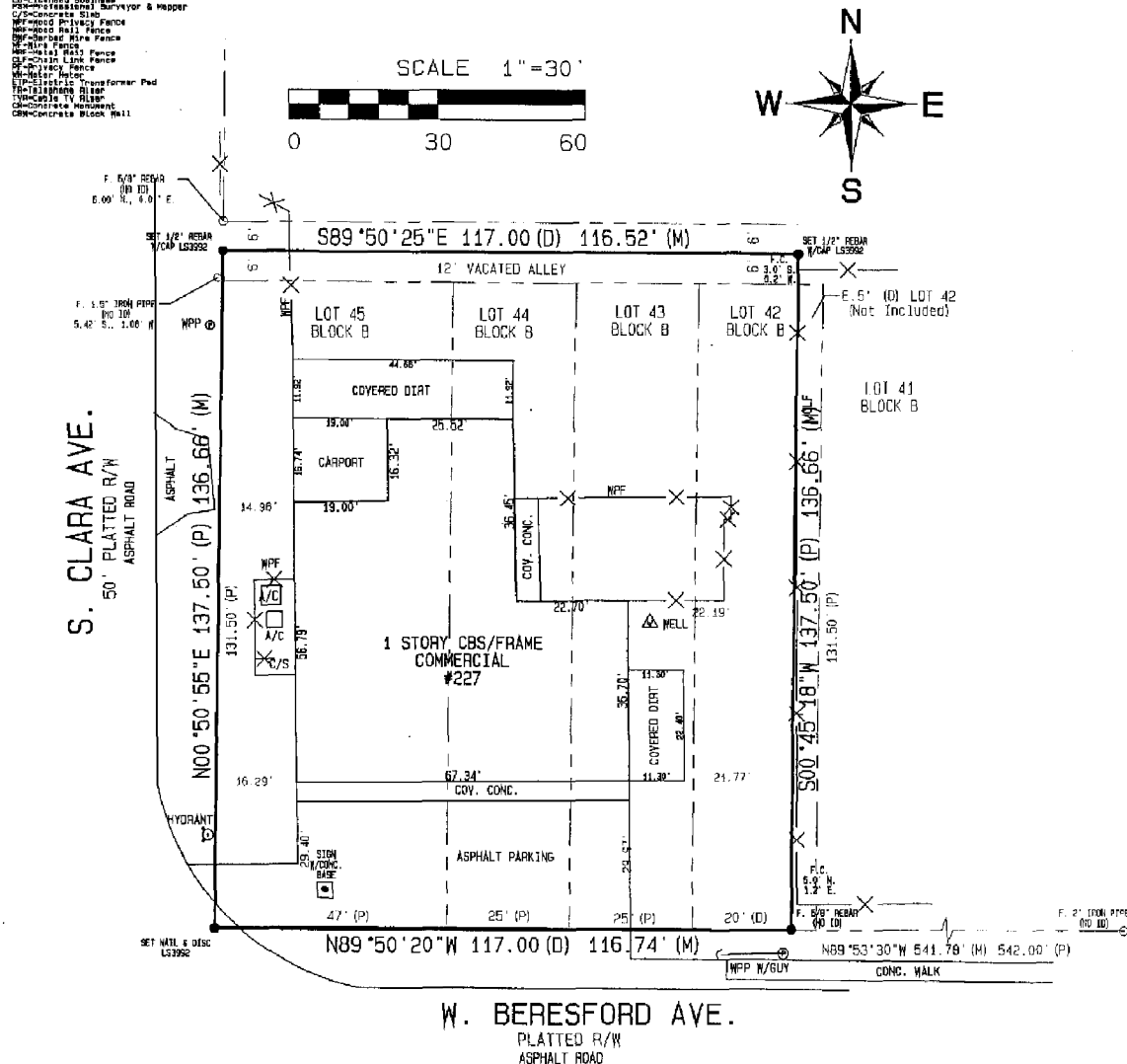
NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
 2) Survey performed without the benefit of a title search.
 3) Underground utilities and other below ground features, not located, other than shown.

LEGEND:

[illegible]

227 W. BERESFORD AVE., DELAND, FL 32720



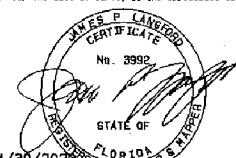
This survey is certified to and prepared for the exclusive benefit of the entitled end/or individuals shown herein, valid on the most current data shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the title Commitment.

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Langford Surveying CFL, Inc.
931 N. State Road 434 Ste 1201
Altamonte Springs, FL 32714
407-332-7202 386-738-5080
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.



DATE SIGNED: 11/30/2020
James P. Langford, P.L.S. 3992 LB7803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

11/24/2020

JPL

JPL

$$1'' = 30'$$

20-11/

Legal Description: Lots 43, 44, 45, and the West 20 feet of Lot 42, Block B, Gilliland's Subdivision of Block 211, DeLand, according to the map in Map Book 6, Page 30, Public Records of Volusia County, Florida, TOGETHER WITH the South $\frac{1}{2}$ of platted 12 feet wide East-West alley, being adjacent to the above-mentioned Lots 42, 43, 44, and 45, as shown on Gilliland Subdivision Map, Block B, Map Book 6, Page 30, of Volusia County Public Records, dated March 20, 1923, being vacated in Ordinance No. 83-18, recorded in O.R. Book 2467, Page 1283, Public Records of Volusia County, Florida.

Acreage .35 +/-

Benjamin Thompson
915 Fatio Rd.
Deland, FL 32720

City of Deland
Developmental Services-Community Development
120 S. Florida Ave.
Deland, FL 32720

December 22, 2023

RE: 227 W. Beresford Survey

Please allow this letter to certify that no changes have been made to the site since the survey dated 11/24/2020 completed by Langford Surveying CFL, INC. The survey is still accurate today.

Thank you,

A handwritten signature in black ink that reads "Benjamin V. Thompson". The signature is fluid and cursive, with a large initial "B" and a checkmark-like "V".

Benjamin Thompson
Property Owner
386-624-5181- Office
386-747-1124

CITY OF DELAND
Request for Commission Action
February 14, 2024

SUBJECT: Election of Officers.

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT: