



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
OCTOBER 16, 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 September 11, 2024 meeting minutes.
2. Approval of the revised August 14, 2024 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Bill Merckel - Merckel Development LLC
Project Number: CSB24-175 - Combined Preliminary and Final Plat
Project Location: 355 N. McDonald Ave.
Project Description: Combined Preliminary and Final Plat for 5 Single-Family Homes
Project Planner: Belinda Williams-Collins

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES**

WEDNESDAY, SEPTEMBER 11, 2024 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Albert Neumann	Absent
Don Liska	Present
Troy Baumgartner	Absent
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Carol Kuhn, Planning Director; Darren Elkind, City Attorney; Deborah Glick, Development Services Manager; Belinda Williams-Collins, Senior Planner; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

MINUTES

1. Ms. Lewis requested the minutes be modified to reflect the discussion for all items. Minutes will be revised and brought forward to the October 9 2024 meeting.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Joseph Forte - Florida Pool Enclosures
Project Number: V24-178 - Variance
Project Location: 608 Shady Point Way
Project Description: Variance request to allow the construction of a pool screen enclosure located five feet from the rear property line and zero feet from a utility easement within the Bent Oaks Planned Development.
Project Planner: Sam Nelson

Public Participation: Staff presented and Applicant was present but did not have a presentation and board had no questions for the applicant.

Mr. Liska moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

2. Applicant Name: Jack Straw - Deland Land Holding, LLC
Project Number: SMLU24-176
Project Location: 400 E. Howry Ave.
Project Description: Land use change from Medium Density Residential (MDR) to High Density Residential (HDR)
Project Planner: Belinda Williams-Collins

Public Participation: Applicant was not present. Staff presented and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Thiry seconded the motion. The motion to approve passed unanimously.

3. **Applicant Name:** William G. Bell, VFW
Project Number: ZD24-188
Project Location: 510 S. Alabama Avenue
Project Description: Reconstruction of a nonconforming property
Project Planner: Carol Kuhn, AICP

Public Participation: William G. Bell of the VFW, as Applicant, spoke and answered questions from the board.

Ms. Lewis moved to approve the request with the following conditions:

1. Reconstruction be completed within 24 months of the building permit;

2. The property owner complies with any and all orders issued by the city as to securing and maintaining the structure and premises;
3. A site plan and/or building permit being submitted, reviewed, and issued prior to construction on the site;
4. And ensuring that it includes the accessory structure.

Mr. Hill seconded the motion. The motion to approve, with conditions, passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting ended at 5:39 p.m.



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES**

WEDNESDAY, AUGUST 14, 2024 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Albert Neumann	Late, arrived 5:33p.m.
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present
Quorum: Yes	

Present – Carol Kuhn, Planning Director; Darren Elkind, City Attorney; Deborah Glick, Development Services Manager; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Emily Kunkel, Planner II; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; project applicants; and members of the public.

MINUTES

1. Ms. Lewis moved to approve the July 17, 2024 Meeting Minutes. Mr. Thiry 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 aloud the Public Participation procedures.

PLANNING – OLD BUSINESS

1. Applicant: Mark Watts – Cobb Cole
Project Number: Z24-081 – Planned Development Amendment for DeLand Tech Park
Project Location: South side of Cassadaga Road, west of Interstate 4
Project Description: PD amendment to add 3.73 acres of property to the existing DeLand Tech Park development plan and allow for off-site Tree Protection Areas
Project Planner: Kendall Story

Public Participation: Mark Watts, Esq., of Cobb Cole and as Applicant, made a presentation and answered questions from the board.

Randy Heimsoth stated concerns about the buffer area that would need to be created, and truck traffic on Cassadaga Road. Mr. Watts provided plans for truck traffic in the area.

Ms. Lewis moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

2. Applicant: Cody Bogart – Newkirk Engineering, Inc.
Project Number: Z24-129 – Rezoning
Project Location: 1338 W Plymouth Ave
Project Description: Rezoning of ±9.51 acres of property from Volusia County A-3 to City of DeLand Single-Family Dwelling (R-1A)
Project Planner: Emily Kunkel

Public Participation: Cody Bogart of Newkirk Engineering, Inc., as Applicant, was present and spoke. Staff spoke and answered questions from the board.

Casey King spoke against, due to concerns with the rezoning request which would allow for the development of dense housing leading to increased traffic in the area. Ms. King also expressed the site being listed for sale and marketed for potential development upon approved zoning. Michael Carbo spoke against the project due to concerns of overdevelopment, as the rezoning would allow for more homes to be built.

Mr. Owens questioned why the rezoning request was for R-1A and not a less-dense residential zone district. Ms. Kuhn clarified that the R-1A zoning would allow for up to a 40% impervious surface, rather than a lower density zone district which would allow up to 35% impervious. Ms. Lewis requested clarification regarding the City zoning and the County zoning and asked about the potential for residential development. Ms. Lewis also asked for clarification about the property being developed for single-family residential, rather than a church. Mr. Elkind explained that the city requested the property be rezoned to city zoning prior to the church being built under county zoning, which may not have as many regulations as county zoning. Ms. Kuhn also stated that there is an active site plan application, for the church being proposed in the rezoning request, currently in review.

Ms. Lewis moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

Ms. Lewis acknowledged the public's concern regarding the potential combination of this site with the adjacent 10-acre parcel, which could allow for a larger development of single-family homes, but stated they only have purview only the one 10-acre lot which has been annexed into the city and is being proposed for rezoning. Mr. Harper stated that they need to work in good faith in that they are proposing the rezoning for the build of a new church. Mr. Owens stated he believed the rezoning is appropriate based on the applicant's other efforts to build a church and also the adjacent zonings.

PLANNING – NEW BUSINESS

1. Applicant Name: Cody Bogart, Newkirk Engineering, Inc
Project Number: SE24-130 – Special Exception
Location: 1338 W. Plymouth Ave.
Project Description: Special exception to allow church use and allow for all on-site overflow parking areas and associated access drives to be unpaved and stabilized
Project Planner: Emily Kunkel

Public Participation: Cody Bogart of Newkirk Engineering, Inc., as Applicant, spoke and answered questions from the board members.

Ms. Lewis inquired about the special exception requested for the parking areas, and asked for clarification regarding the proposed paving Ms. Kuhn confirmed that the main parking area and all access drives will be paved. Mr. Hill inquired about any plans that may exist for the area surrounding the future park area. Mr. Bogart confirmed that there are no plans for the space at this time.

Deborah King spoke against, and questioned why the plans were designed with the church being on one side of the property, leaving a large portion of the remaining land vacant. Mr. Bogart responded that initially it was initially done for the access layout, which has since shifted, but this layout allows for the pond topography to be at the lowest ground. Ms. Lewis inquired as to how the special exception would apply to the individual three (3) parcels, which Ms. Kuhn confirmed that any additional development would require new applications with the city.

Resident Ms. King asked if the change in zoning would pass on to a new owner, if the church ever sold the property. Mr. Elkind confirmed that the new zoning of R-1A would continue with any sale.

Mr. Hill moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

Mr. Hill stated he is proceeding in good faith that the sole intention for this property is for a church. Mr. Owens stated he is in favor of the church as he sees it as a good use for the property.

2. Applicant Name: Sean Fortier – Kelly, Collins & Gentry, Inc.
Project Number: PSB24-090 – Preliminary Plat for Taylor Ridge
Project Location: S Blue Lake and Taylor Ave
Project Description: 65 single-family lot subdivision
Project Planner: Kendall Story

Public Participation: Sean Fortier of Kelly, Collins & Gentry, Inc., as Applicant, spoke and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed 6 to 1, with member Liska dissenting.

OTHER BUSINESS

Ms. Kuhn announced that the parking lot will be under construction and only a further lot will be available for next month's September 11, 2024 meeting.

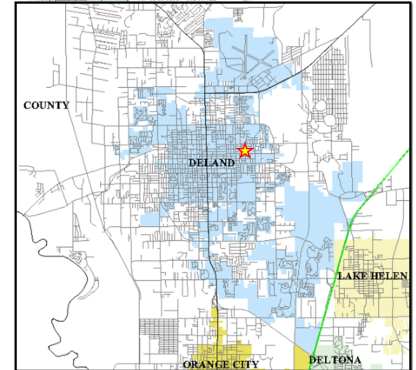
ADJOURNMENT

The meeting ended at 6:30p.m.

**PLANNING STAFF REPORT
To
PLANNING BOARD**

October 9, 2024

- APPLICATION:** CSB24-175
- SUBJECT:** Combined Preliminary & Final Plat for Merckel Property
- PLANNER:** Belinda Williams-Collins, AICP
- 1. Location:** 335 N. McDonald Ave.
 - 2. Applicant:** Bill Merckel, Merckel Development LLC
 - 3. Size:** 1.56 ± acres
 - 4. Existing Zoning & Land Use:**



Land Use: Low Density Residential (Vacant, undeveloped)
Zoning: R-1B (Single family)

5. Surrounding Conditions:

SURROUNDING USE:

SURROUNDING ZONING:

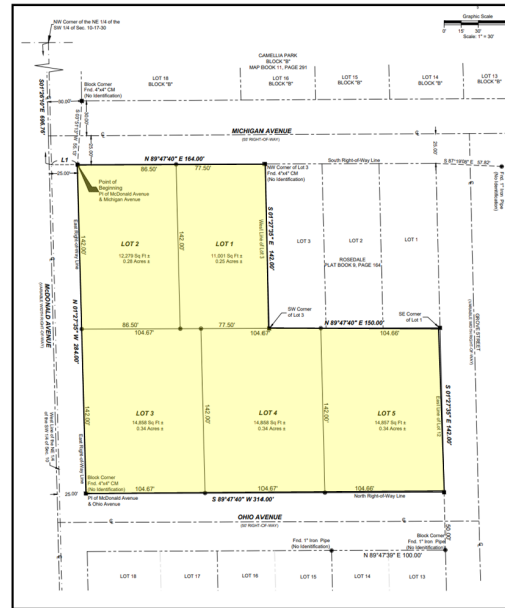
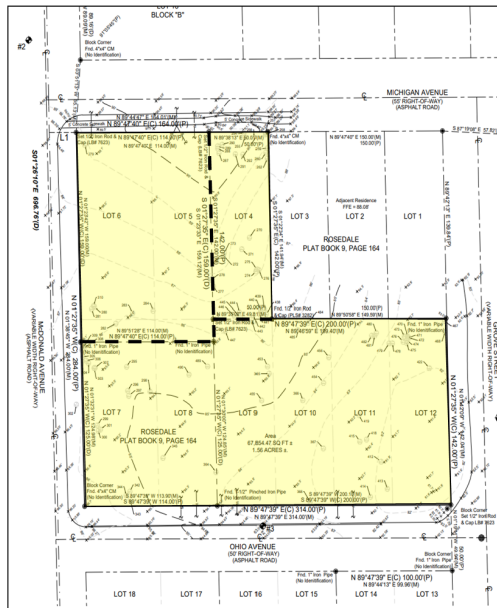
North	Low Density Residential	R-1B (Single-family)
South	Low Density Residential	R-1A (Single-family)
East	Low Density Residential	R-1A (Single-family)
West	Medium Density Residential	R-12 (Single-family)

- 6. Applicable Regulations:** Land Development Regulations, Article 13.
Subdivision of land Sec. 33-146.05,
- 7. Physical Characteristics:** The site is comprised of three previously plat lots with all available utilities with in the Right-of-Way.
- 8. Public Utilities and Service:**

Water: The proposed development will be served by City potable water facilities. (This area is a Future Reuse Service Area)

Sewer: The proposed development will be served by City sanitary sewer facilities.
- 9. Type of Development:**

This site is located in a residential neighborhood on N. McDonald Avenue between E. Michigan and E. Ohio Avenues. The area is characterized by single-family homes on the north, south and east of the site and a multi-family senior residential facility immediately to the west of the site.



10. Analysis:

The 1.56-acre site currently consists of 3 parcels measuring 0.42 acres, 0.16 acres and 0.98 acres. The property will be reconfigured into 5 single-family lots. For the zoning designation of this site, the Land Development Regulations establish a minimum lot size of 7,500 square feet, a minimum width of 75 feet, a maximum of 45% impervious surface area, and a maximum density of 5.81 units per acre.

The proposed resubdivision meets the minimum requirements for the zoning district with a density of 3.205 dwelling units per acre, lot widths ranging from 77 feet to 104 feet and minimum lot sizes ranging from 10,934 square feet to 14,768 square feet. The result of this action will be the creation of five (5) single family lots conforming to the regulations for the zoning district.

The TRC reviewed the sketch plan on May 16, 2024 and the Planning Board reviewed the sketch plan for this site on June 12, 2024. No official action was required by the TRC or the Planning Board.

On September 19, 2024 the Technical Review Committee reviewed the combined preliminary and final plat and recommended the application be forwarded to the Planning Board. During the review it was determined that this application did not meet the minimum threshold for review for school concurrency. The threshold set by the interlocal agreement for school concurrency is 10 or more residential units.

Construction plans will be submitted and reviewed with the individual building permits for each of the single-family residential structures. Civil construction plans were not provided with this combined preliminary and final plat application.

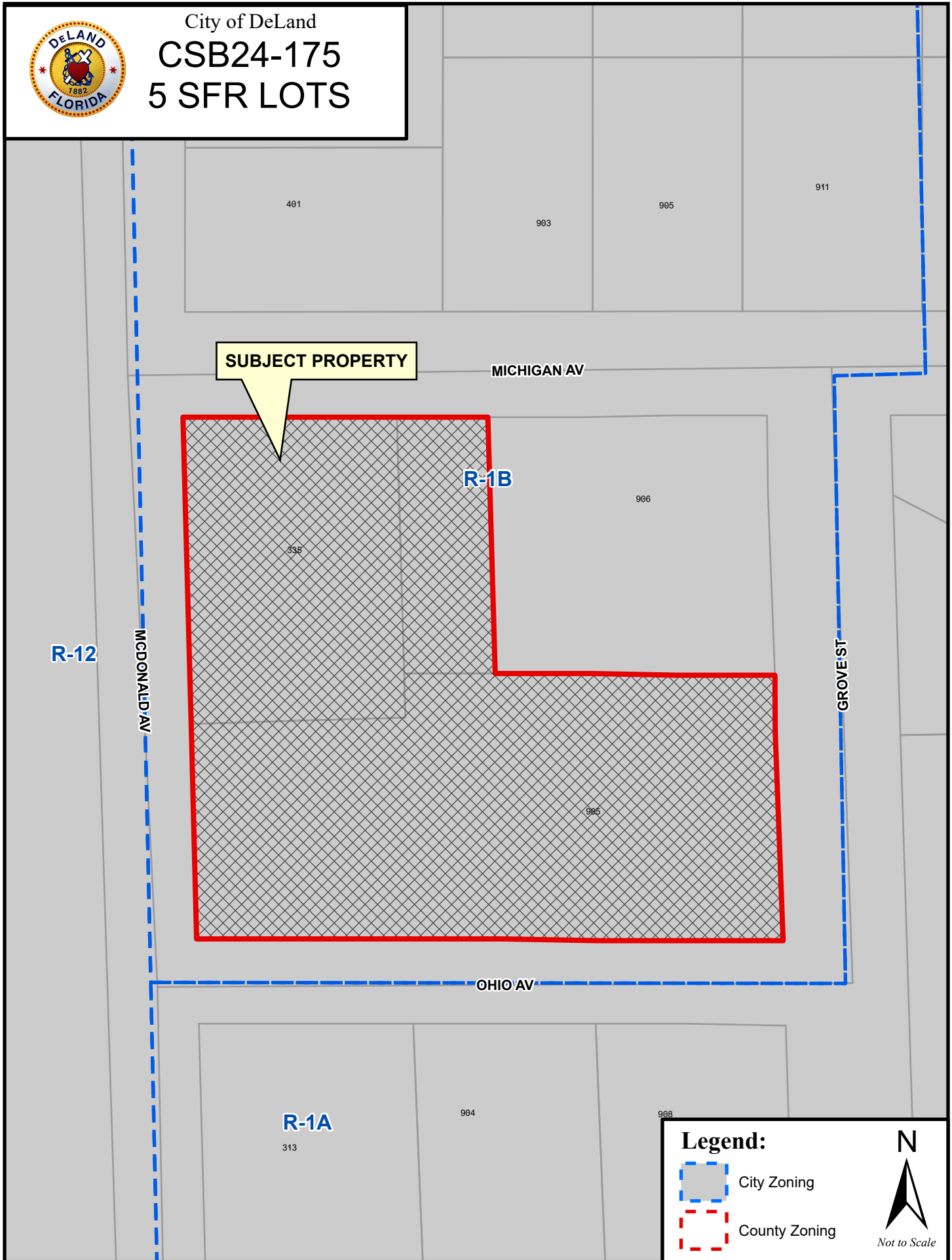
Following Planning Board, the combined plat will be forwarded to the City Attorney and the City Surveyor for review prior to scheduling this item for City Commission.

11. Recommendation:

Staff finds that this combined preliminary and final plat is consistent with the subdivision requirements outlined in Section 33-146.05 and recommends that Planning Board forward this item to the City Commission with recommendation for approval, following review of the combined plat by both the City Attorney and the City Surveyor.



City of DeLand
CSB24-175
5 SFR LOTS



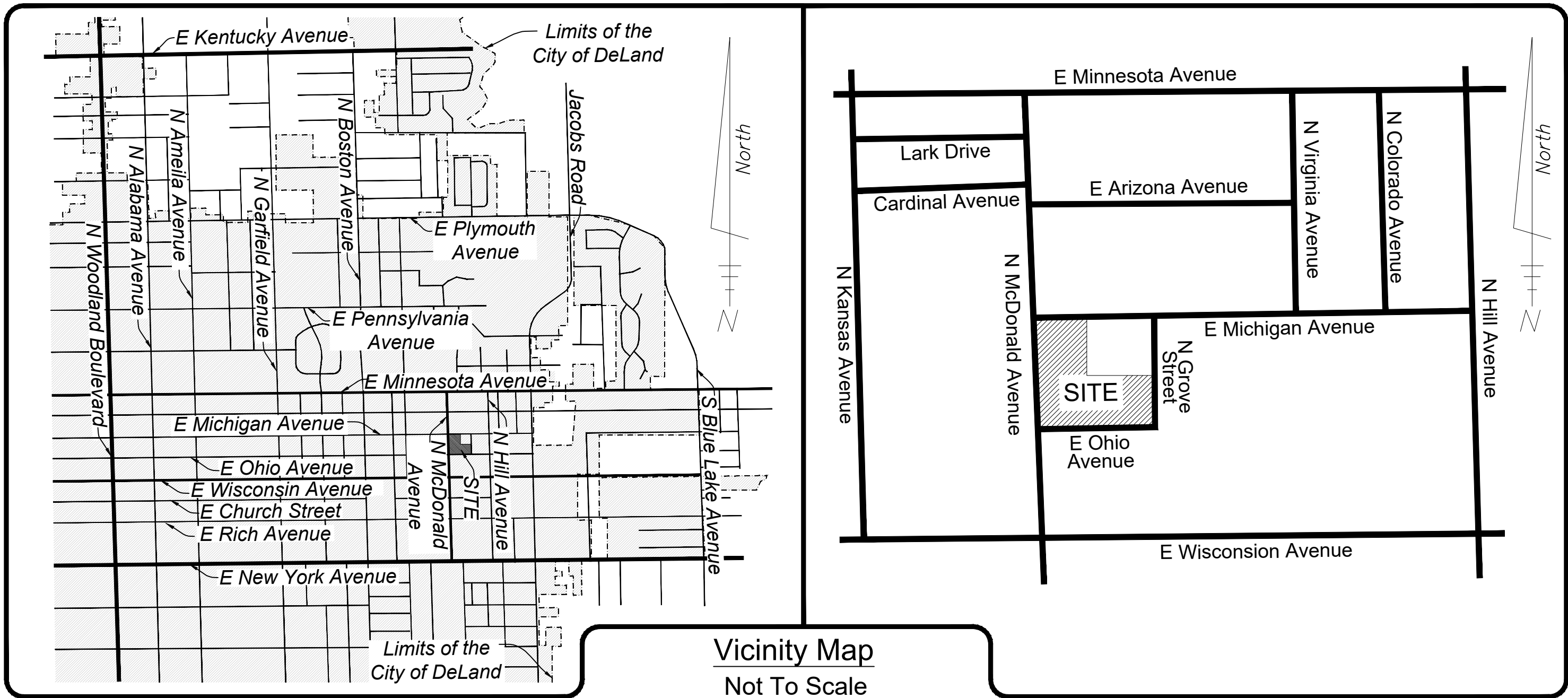


City of DeLand
CSB24-175
5 SFR LOTS



McDONALD REPLAT

BEING A REPLAT OF LOTS 4 - 12, ROSEDALE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 164
LYING IN
SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA



Vicinity Map
Not To Scale

LEGAL DESCRIPTION:

A REPLAT OF LOTS 4 - 12, ROSEDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 164, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, SAID CORNER BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION, THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 RUN NORTH 89°42'14" EAST, A DISTANCE OF 1329.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE DEPARTING THE AFORESAID NORTH LINE RUN SOUTH 01°26'10" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, A DISTANCE OF 696.76 FEET; THENCE DEPARTING THE AFORESAID WEST LINE RUN NORTH 89°47'40" EAST, A DISTANCE OF 22.98 TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MCDONALD AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF MICHIGAN AVENUE, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MICHIGAN AVENUE RUN NORTH 89°47'40" EAST, A DISTANCE OF 164.00 FEET TO THE NORTHWEST CORNER OF LOT 3, ROSEDALE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 01°27'35" EAST ALONG THE WEST LINE OF THE AFORESAID LOT 3, A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE DEPARTING THE AFORESAID WEST LINE OF LOT 3 RUN NORTH 89°47'39" EAST, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, ROSEDALE; THENCE RUN SOUTH 01°27'35" EAST ALONG THE EAST LINE OF LOT 12, ROSEDALE, A DISTANCE OF 142.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OHIO AVENUE; THENCE DEPARTING THE AFORESAID EAST LINE OF LOT 12 RUN SOUTH 89°47'39" WEST ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 314.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OHIO AVENUE AND THE AFOREDESCRIBED EAST RIGHT-OF-WAY LINE OF MCDONALD AVENUE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 01°27'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 284.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 67,854.47 SQ FT ± OR 1.56 ACRES ±.

PLAT NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS BEING THE LINE BETWEEN CCR #76803 AND CCR# 76801, BEING NORTH 89°37'30" EAST, AS FIELD VERIFIED BY THE FOUND REFERENCE MONUMENTATION, PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
- PER CHAPTER 177.091(28) FLORIDA STATUTES: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE LANDS CREATED BY THIS PLAT ARE TO BE ZONED R-1B (SINGLE - FAMILY).
- DEVELOPMENT ON THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO THE REVIEW BY THE CITY OF DELAND, ALL LOT SPECIFIC DESIGN PLANS, INCLUSIVE OF LANDSCAPE, DRAINAGE, AND UTILITIES (SANITARY, WATER, RECLAIMED WATER, CABLEVISION, GAS, ETC.) ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DELAND, APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF DELAND AS A CONDITION OF PLATTING.

Ireland & Associates Surveying, Inc.

Certificate of Authorization LB #7623
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Phone : 407-678-3366 Fax : 407-320-8165

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

McDONALD REPLAT
DEDICATION

KNOW ALL BY THESE PRESENTS, That MERCKEL DEVELOPMENT, LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and nothing to the public:

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of ____ of 2024.

By: Bill Merckel Signature
Printed Name
Manager / Owner of MERCKEL DEVELOPMENT, LLC,
(Title) a Florida Limited Liability Company

Witnesses:
By: _____ Signature
Printed Name
By: _____ Signature
Printed Name

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY,
The foregoing instrument was acknowledged before me, by Means of:
☐ Physical Presence ☐ Online Notorization

This ____ day of _____, 2024 by _____,
as _____ of the lands dedicated herein, he/she is
☐ Personally Known to me or ☐ has produced _____
as Identification.

Witness my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

Signature _____ Print Name _____

Commission No. _____
My Commission Expires: _____ Notary Seal

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2024 at _____

By: _____ File Number _____
Clerk of the Circuit Court in and for Volusia County, Florida

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

The DeLand City Commission does hereby approve the final plat of:

By: _____ Date _____
Mayor, City of DeLand

CERTIFICATE OF REVIEW BY CITY SURVEYOR

THIS IS TO CERTIFY, That on _____, _____, 2024
this Plat Was Approved.

By: _____
City Surveyor

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That I the undersigned, being a Licensed Surveyor and Mapper, do hereby certify that on 02/26/2024 completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Dated: / / 2024 Signed: _____

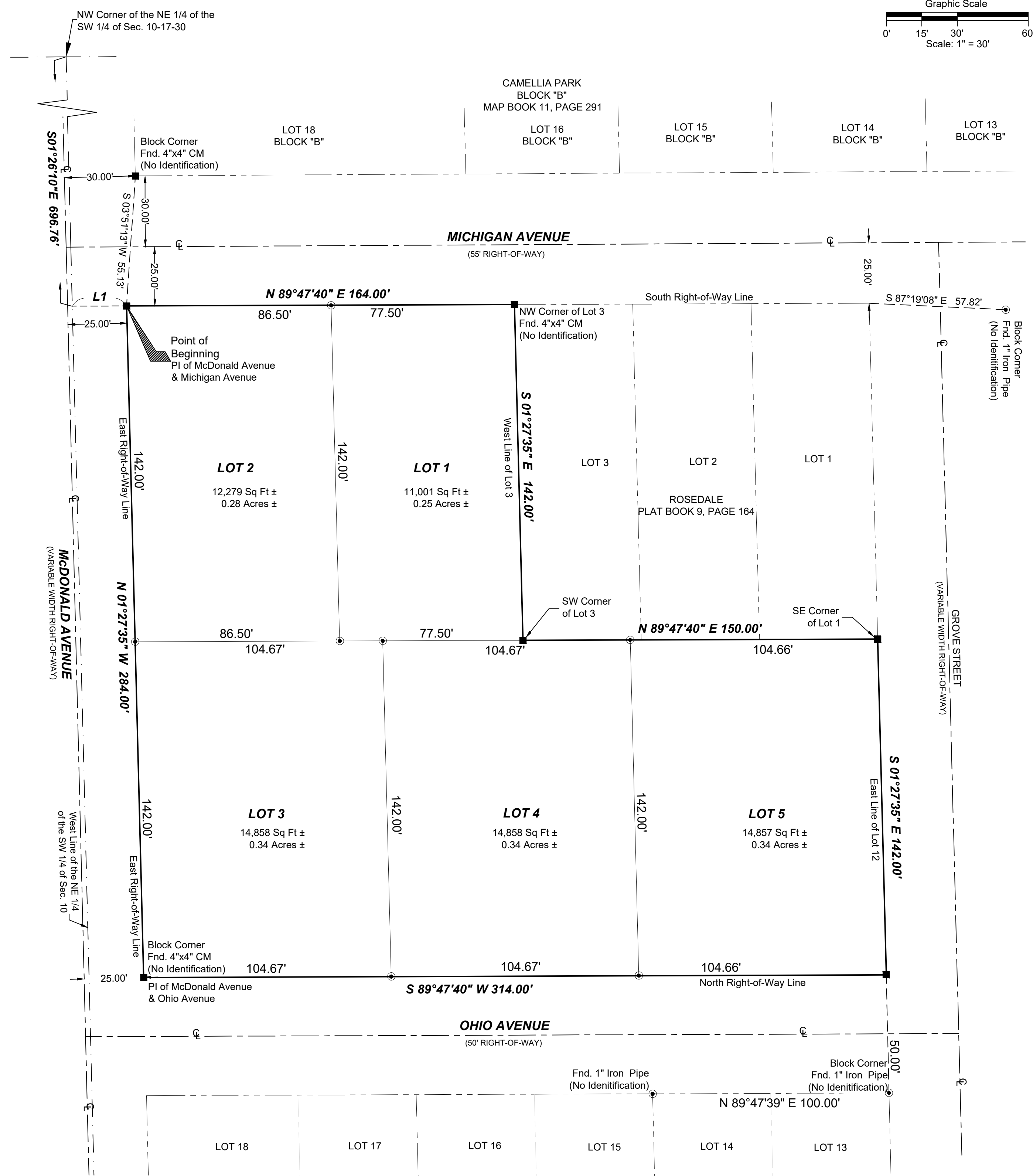
PSM 6637 Patrick K. Ireland
Surveyor's Registration Number Ireland & Associates Surveying

L.B. 7623
Legal Entity's Certificate of 800 Currency Circle Suite 1020
Authorization Number Lake Mary, Florida 32746
IS-123491_PLAT

SHEET 2 OF 2 | PLAT BOOK: PAGE:

A graphic scale bar is shown below the map, with markings for 0', 15', 30', and 60'. Below the scale bar, the text "Scale: 1" = 30'" is written.

A compass rose is located in the upper left corner of the map, indicating North (N), South (S), East (E), and West (W).



-Legend-	
SEC. - Section	 - Section Corner
FND. - Found	 - Quarter Section Corner
Sq Ft - Square Foot	 - Set Iron Rod & Cap LB# 7623 (Unless Otherwise Noted)
N.R. - Non-Radial	 - Set 4"x4" Concrete Monument w/ Disk Stamped P.R.M. (LB# 7623) (Unless Otherwise Noted)
P.C. - Point of Curvature	 - Set Nail and Disk w/ Disk Stamped P.C.P.(LB# 7623) (Unless Otherwise Noted)
P.T. - Point of Tangency	 - Centerline
P. - Point of Intersection	 - Chord Bearing
P.C. - Point of Curvature	 - Chord Distance
P.T. - Point of Tangency	 - Certified Corner Record
P.C.P. - Permanent Control Point	 - Certified Corner Monument
P.R.C. - Point of Reverse Curvature	 - Permanent Reference Monument
P.o.C. - Point on a Curve	 - Utility Easement
O.R.B. - Official Record Book	 - Drainage Easement
R/W - Right-of-Way	 - Not to Scale
R.P. - Radius Point	 - Licensed Business Number
L - Length	- Professional Surveyor & Mapper
R - Radius	- North American Datum
Δ - Delta	- Non-Radial

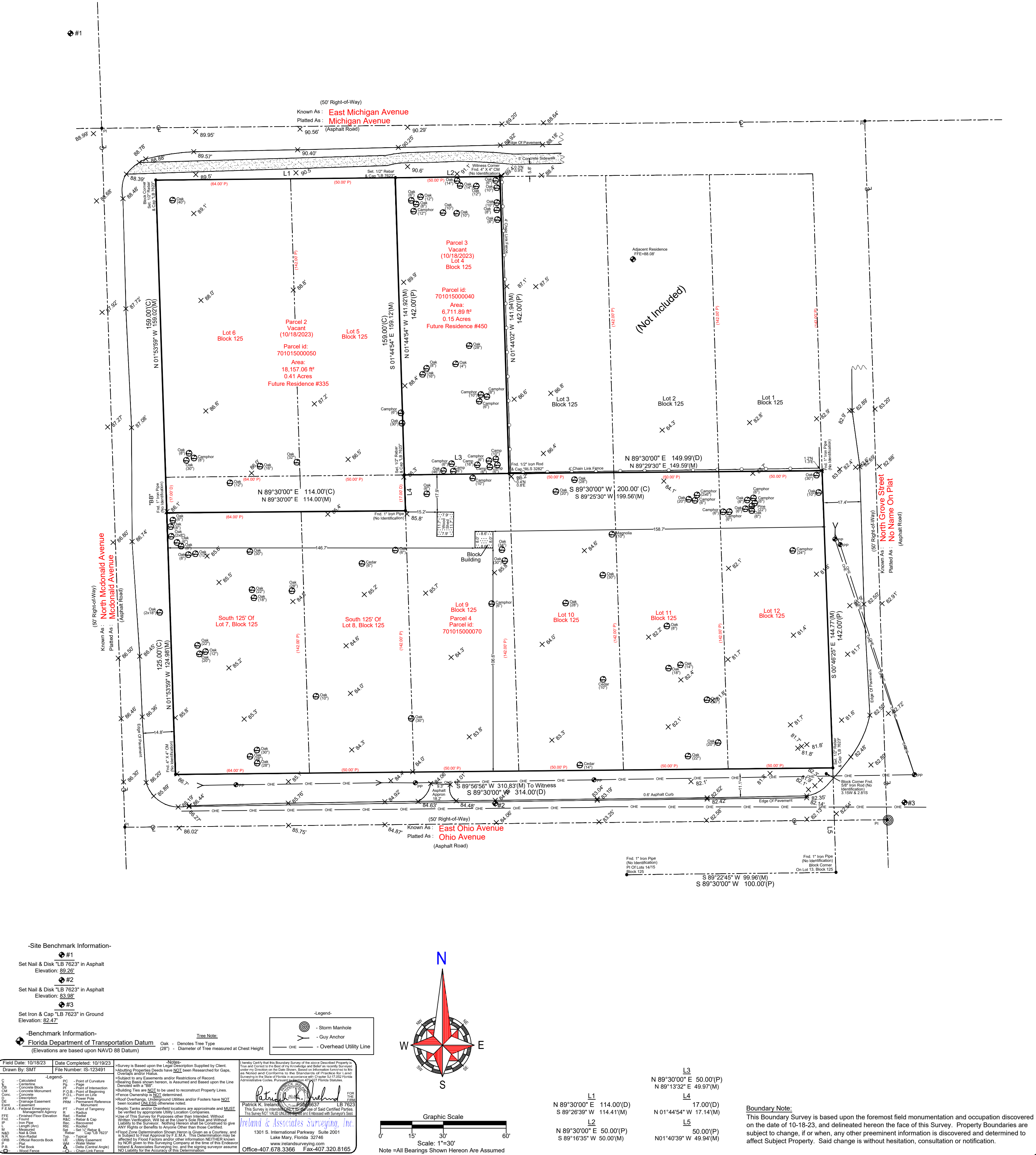
NOTICE:
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DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC
OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

Boundary Survey

Legal Description:
PARCEL 3; LOT 4, ROSEDALE SUB, BLOCK 125, DELAND, MAP BOOK 9, PAGE 164 PER O.R. BOOK 2320, PAGE 1722; PARCEL 2; LOTS 5 & 6 & North 17 FEET OF LOTS 7 & 8, ROSEDALE SUB, BLOCK 125, DELAND, MAP BOOK 9, PAGE 164, PER O.R. BOOK 2106, PAGE 678, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SUBJECT TO ALL MORTGAGES OF RECORD. PARCEL 4; THE SOUTH 125 FEET OF LOTS 7 AND 8 AND ALL OF LOTS 9 THROUGH 12, BLOCK 125, ROSEDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 164, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF DELAND, COMMUNITY NUMBER 120307, DATED 2/19/2014.

CERTIFIED TO:
MERCHEL DEVELOPMENT, LLC; ABILITY TITLE



-Site Benchmark Information-

- Set Nail & Disk "LB 7623" in Asphalt
Elevation: 89.26'
- Set Nail & Disk "LB 7623" in Asphalt
Elevation: 83.98'
- Set Iron & Cap "LB 7623" in Ground
Elevation: 82.47'

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Field Date: 10/18/23	Date Completed: 10/19/23
Drawn By: SMT	File Number: IS-123491
Legend:	
C - Calculated	PC - Point of Curvature
CB - Concrete Block	P - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point of Line
E - Easement	P - Point of Line
E - Easement	PM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
F - Fence	R - Rebar
F - Fence	R&C - Rebar & Cap
L - Length (AC)	R - Rebar
M - Nail & Link	R - Rebar
NEL - Non-Radial	R - Rebar
ORB - Official Records Book	R - Rebar
P.B. - Plat Book	R - Rebar
W - Wood Fence	R - Rebar

Notes:
-Survey is based upon the Legal Description supplied by Client.
-Adjacent Property Deeds have NOT been researched for Gaps, Overlaps and/or Mistakes.
-Subject to any Easements and/or Restrictions of Record.
-Building Footprints are assumed and based upon the Line Denoted with a "BB".
-Building Footprints are NOT to be used to reconstruct Property Lines.
-Fence Ownership is NOT determined.
-Road Overhangs, Underground Utilities and/or Fences have NOT been located UNLESS otherwise noted.
-Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
-Use of this Survey for purposes other than intended, without written verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
-ANY Rights or Benefits to Anyone Other than those Certified, is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NOT HERE known by NGR given to this Surveying Company at the time of this Endeavor.
-Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Patrick K. Ireland, P.S., L.B. 7623
This Survey is intended for the use of Said Certified Parties.
The Survey is NOT to be used for any other purpose.

Graphic Scale
Scale: 1"=30'
Note -All Bearings Shown Hereon Are Assumed

L3
N 89°30'00" E 50.00'(P)
N 89°13'32" E 49.97'(M)
L4
N 89°30'00" E 114.00'(D)
S 89°26'39" W 114.41'(M)
L2
N 89°30'00" E 50.00'(P)
S 89°16'35" W 50.00'(M)
L5
N 01°44'54" W 17.14'(M)
N 01°40'39" W 49.94'(M)

Boundary Note:
This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 10-18-23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.