



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
FEBRUARY 12, 2025 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 8, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. **Applicant Name:** Tibor Toth Jr. & Janet Toth
Project Number: V24-240 – Variance
Project Location: 515 John Thomas
Project Description: Variance request to remove the requirement of two (2) interior parking spaces for a single-family residence, while still meeting the overall parking requirement.
Staff Planner: Emily Kunkel

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. **Applicant Name:** Kimley-Horn
Project Number: SP24-220
Project Location: 1965 Bennett Drive.
Project Description: Class III Site Plan – Redevelopment of an existing ±5,000sf office space within a ± 40,514sf building, new construction of a ± 72,000sf building facility and a 2% reduction in the required Tree Preservation Area (TPA).
Staff Planner: Emily Kunkel
2. **Applicant Name:** City of DeLand
Project Number: LDR24-244
Project Location: City-wide
Project Description: Update LDR's to Modify Sections Within 33-94 - Community Design Standards As Follows: Revise Section 33-94.01 to Clarify Applicability to Multi-Family; Revise Section 33-94.02(C) to Require Detailed Architectural Elevations With Submittals Demonstrating

Consistency With The Design Standards; Revise Section 33-94.03(A)5 to Prohibit The Monotonous Repetition of Structures Within a Development and to Require Varied Rooflines and Architecture Within a Site or Development; Revise Section 33-94.03(H)4 to Remove Exception For Vinyl Webbing on Chain Link Fencing; Revise Section 33-94.04 to Clarify Standards; Revise Section 33-94.04(A)7 For Renumbering; Revise Section 33-94.04(B) to Clarify Exception For Accessory Structures on Governmentally-Owned Properties; Revise Section 33-94.06(A)5 to Revise The Requirement For Oversight of an Architect; and Revise Section 33-94.06(B)1 to Clarify Architectural Compliance Requirement For Class I Developments.

Staff Planner: Carol Kuhn

OTHER BUSINESS

ADJOURNMENT



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

WEDNESDAY, JANUARY 8, 2025 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:03 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

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

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

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Mr. Liska requested a correction to his vote for item AN24-092. The board unanimously voted to approve December 11, 2024 Meeting Minutes with this correction.

Note: A review of the December 11, 2024 meeting audio shows Mr. Liska voted no for the related land-use application, but not for the annexation application. The minutes have been corrected accordingly.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Jessica Sherouse
Project Number: V24-233 – Variance
Project Location: 1335 Aquarius Avenue
Project Description: Variance request to remove the requirement to provide two (2) interior parking spaces for a single-family residence.
Staff Planner: Emily Kunkel

Public Participation: Jessica Sherouse, as Applicant, was present and was available for questions from the board.

Mr. Baumgartner moved to approve the request. Mr. Liska 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

None.

OTHER BUSINESS

None

ADJOURNMENT

The meeting ended at 5:15 p.m.



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

WEDNESDAY, DECEMBER 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	Present
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Aerial McCann, Associate City Attorney; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Kendall Story, Senior Planner; Christopher Carson, Senior Planner; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. The board unanimously voted to approve the November 13, 2024 Meeting 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: Scott Banta
Project Number: AN4-092 - Annexation
Project Location: Northwest corner of S. Blue Lake Ave. & E. Beresford Ave.
Project Description: Annexation of ±15.50 acres of property into the City of DeLand
Project Planner: Kendall Story

Public Participation: Scott Banta, as Applicant, was present and was available for questions from the board.

George Wright spoke against the project stating the area is zoned for low density and this project would not comply with such. Also stated concerns about effects of stormwater runoff and endangered greenery currently in the area.

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

Ms. Lewis stated it's connected to other city properties and in order to build how we want it would be best annex.

2. Applicant Name: Scott Banta
Project Number: SMLU24-093 - Comprehensive Land Use Amendment
Project Location: Northwest corner of S. Blue Lake Ave. & E. Beresford Ave.
Project Description: Land Use change of ±15.50 acres of property from Volusia County Urban Low Intensity (ULI) to City of DeLand Low Density Residential (LDR)
Project Planner: Kendall Story

Public Participation: Scott Banta, as Applicant, was present and was available for questions from the board.

Ms. Lewis moved to approve the request. Mr. Baumgartner seconded the motion. Mr. Liska requested to amend the motion to add stormwater requirements. Ms. McCann advised that this amendment cannot be made for this item, but could be done with the rezoning application. The motion to approve passed 6 to 1, with member Liska dissenting.

OTHER BUSINESS

None

ADJOURNMENT

The meeting ended at 5:32 p.m.

DRAFT



PLANNING DIVISION STAFF REPORT TO PLANNING BOARD

DATE: February 12, 2025

APPLICATION NO.: V24-240

STAFF PLANNER: Emily Kunkel, *Planner II*

APPLICANT: Tibor Toth Jr. & Janet Toth

REQUEST: Variance to reduce the single-family interior parking requirement from two spaces to zero, while still meeting the total number of required parking spaces by expanding the existing driveway.

A. APPLICABLE REGULATIONS:

Article II

Primary Uses

Sec. 33-17.04 – R-1B - Single-Family Dwelling District

Article VIII

Development Design and Improvement Standards

Sec. 33-91.03 – Number and type of parking spaces required

B. SITE FACTORS:

Location: 515 John Thomas Ave.

Parcel Size: ± 0.24 Acres

Existing Zoning: R-1B, Single-Family Dwelling

Existing Land Use: Low Density Residential

Does the applicant own property which is adjacent to the property for which they seek a variance? ☐ YES ☒ NO

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Low Density Residential	R-1B, Single-Family Dwelling
South:	Low Density Residential	R-1B, Single-Family Dwelling
East:	Low Density Residential	R-1B, Single-Family Dwelling
West:	Low Density Residential	R-1B, Single-Family Dwelling

Required Minimum Setbacks in feet				
Front	Rear	Side	Corner Lot: Street Side	Accessory Uses & Structure
30'	25'	10'	20'	7.5'

Parking Requirements		
Residential Uses	Minimum off-street parking requirement	Notes
Single-family and duplex	1, 2, 3 bedrooms: 4 spaces/unit 4+ bedrooms: 5 spaces/unit	Single-family or duplex residential parking spaces may be tandem. In all zoning districts except the Core Gateway District, a minimum of 2 of the required parking spaces for each unit must be indoor spaces. No indoor parking spaces are required within the Core Gateway District. Parking is prohibited on front lawns.

- C. **BACKGROUND:** At the May 6, 2019 meeting of the DeLand City Commission the City of DeLand adopted ordinance 2019-10 which required all single-family residences to provide a minimum of four parking spaces, with two of these being interior. The requirement was further amended at the June 19, 2023 meeting of the City Commission, where the requirement to provide two interior parking spaces for single-family residences was waived for properties located within the Core Gateway District only. The total overall parking numerical requirement was maintained. This property is located outside of the Core Gateway District and thus subject to the interior parking requirement.

This single-family residence, constructed in 2002, in the Summer Woods subdivision, was developed with two interior and two exterior parking spaces, as required by the Land Development Code. The applicant enclosed the two-car garage into living space without the necessary building permits, which resulted in a code enforcement violation and the conversion of the garage removed the required two interior parking spaces. (Exhibit C)

On June 12, 2024, the applicant applied for an after-the-fact building permit to convert the garage for their three-bedroom, single-family residence into additional living space (Exhibit B). The Planning Division reviewed the submittal and requested the applicant to demonstrate how the parking requirement would be met, and, if the two internal parking space requirements could not be met, a variance would need to be requested. The applicant is requesting a variance to reduce the single-family interior parking requirement from two spaces to zero, but will provide four exterior parking spaces by expanding the existing driveway to accommodate these spaces.

- D. **ANALYSIS:** This three-bedroom property located within the R-1B single-family dwelling zoning district maintains a width of 75-ft at the street line and a depth of 140-ft. The lot area is 10,500 square feet (Exhibit A). The existing single-family residence is 1,270 square feet in area and the property is compliant with R-1B dimension and size standards. Sec. 33-91.03 of the Land Development Regulations require all three-bedroom, single-family residences to provide four parking spaces, with two of these being interior spaces. Within the Core Gateway District the interior requirement is waived. This property is located outside of the Core Gateway District and is thus subject to the interior parking requirement. The property currently provides zero interior and two exterior parking spaces.

The enclosure of existing garage into additional living space has altered the exterior appearance for the residence when compared with the surrounding neighborhood. (Exhibit C) Surrounding properties have similar lot sizes and house square footages compared to the subject property and most of the existing surrounding residences meet the current interior parking requirement. (Exhibit D)

On March 13, 2024, a variance for the same request was approved by the Planning Board, and the applicant expanded the existing driveway to accommodate for the required parking spaces. The applicant has proposed to expand the existing driveway to accommodate two additional parking spaces thereby meeting the four-parking space requirement for a three-bedroom home. If the variance were to be granted as presented, the applicant would be required to provide two additional parking spaces to meet the required total of four spaces.

E. **VARIANCE CRITERIA:** Per Section 33-103.03, as amended, the Planning Board will consider the following criteria in making a determination concerning the granting or denial of the requested variance:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The subject property is compliant with all the R-1B dimensional standards and is of the standard shape and size, with the exception of the required two interior and exterior parking spaces.

2. Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s);

The literal interpretation and enforcement of the code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district as this property is currently conforming by size and not irregularly shaped compared with other properties within the same district. This lot is consistent in size and shape as the adjacent lots within this subdivision.

3. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district;

Granting of this variance would confer special privileges when compared with other R-1B district properties located outside of the Core Gateway Area as all other single-family residences within this district are required to meet current parking standards.

4. The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare;

The granting of this variance will not be in harmony with the intent and purpose of these Land Development Regulations as the regulations specifically require the existing interior parking to be provided and granted an exception only in the Core Gateway District. Granting of the variance will not be injurious to surrounding properties as there are other properties in this neighborhood with an enclosed garage and expanded driveways to accommodate the residential parking space requirement. The applicant has proposed to expand the existing concrete driveway with concrete pavers, therefore the maximum impervious surface will still be met and will adhere to the R-1B standards.

5. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure; and

If granted, the applicant will be required to provide two additional off-street parking spaces to meet the numeric requirement of the Land Development Regulations thereby expanding the driveway by 421.6 square feet.

6. The special conditions or circumstances are not the result of actions of the applicant or owner.

By enclosing the garage, the applicant has removed the two interior parking spaces thereby creating the nonconforming situation.

F. STAFF SUMMARY: The applicant is requesting a variance to reduce the required number of interior parking spaces from two to zero to facilitate an already, completed garage conversion. The property is surrounded by similar single-family homes with similar lot sizes. The applicant's property and residence conform to current R-1B zoning standards. The applicant meets two of the six hardship criteria listed in the Code of Ordinances; however, they are willing to expand the existing driveway to provide the required additional exterior parking spaces to offset the interior parking reduction and meet the numeric requirement of the code.

967-67K

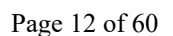
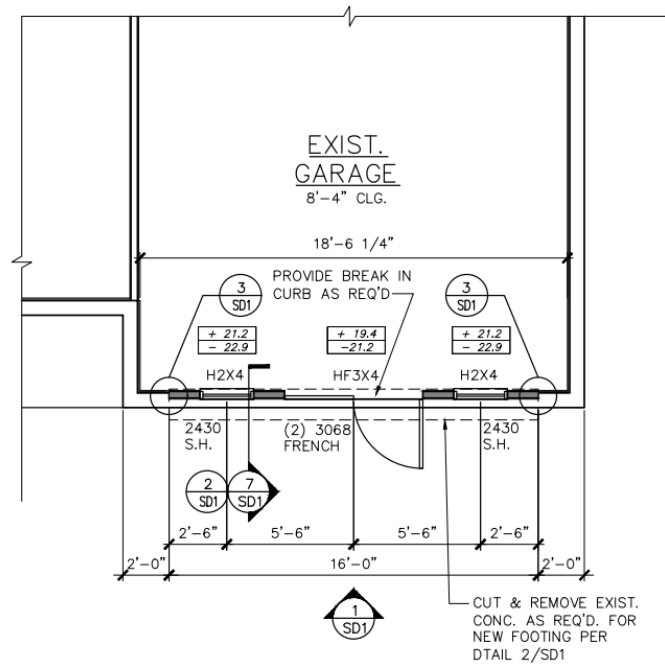


EXHIBIT B

Floor Plan

NOTE:
ALL INTERIOR DIMENSIONS
ARE TO FINISHED WALL

ALL DIMENSIONS ARE
APPROXIMATE AND TO
BE FIELD VERIFIED



FLOOR PLAN

1/8"=1'-0"

KEY PLAN



EXHIBIT C

Elevations



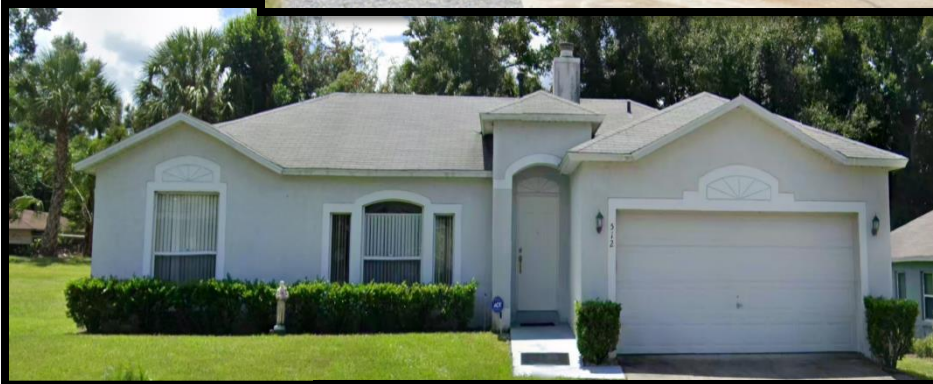
515 John Thomas Avenue - Previous Elevations (before renovation)



515 John Thomas Avenue - Existing Elevations (after renovation)

EXHIBIT D

Neighboring Properties



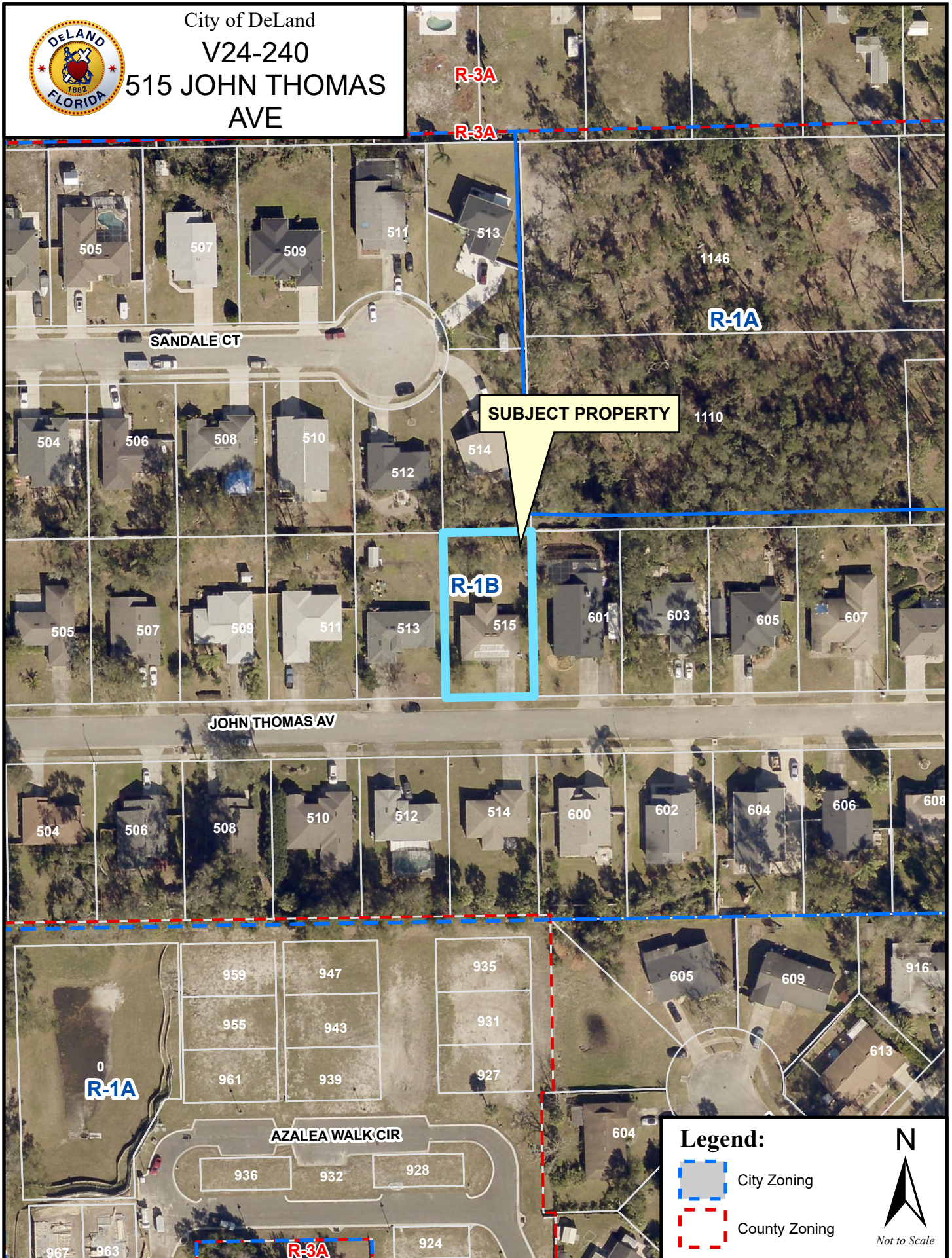


City of DeLand
V24-240
515 JOHN THOMAS
AVE





City of DeLand
V24-240
515 JOHN THOMAS
AVE





PLANNING DIVISION STAFF REPORT TO PLANNING BOARD

DATE: February 12, 2025

APPLICATION NO.: SP24-220

PROJECT: *Site Plan – Coastline Power Solutions*

PARCEL NUMBER(S): 603311000270, 603311000260, 603311000240, 603311000250,
603311000290, 603311000300, 603311000310

STAFF PLANNER: Emily Kunkel, *Planner II*

APPLICANT: Kimley-Horn

REQUEST: Class III Site Plan – Renovation of an existing $\pm 5,000$ ft² office space within a $\pm 40,514$ ft² building, new construction of a $\pm 72,000$ ft² building facility and a request to reduce the Tree Preservation Area from 15% to 13%.

A. APPLICABLE REGULATIONS:

Article VI **Resource Preservation Standards**
Sec. 33-57.07 – Minimum Requirements

Article XII **Procedure for review of development plans**

Patterson Park Planned Development

B. SITE FACTORS:

Location: 1965 Bennett Drive; Lots 24 through 31, DeLand Business and Industrial Park

Parcel Size: ± 13.81 Acres

Existing Zoning: PD - Planned Development (Patterson Park Planned Development)

Existing Land Use: IND – Industrial

Impervious Area: 7.58 Acres (54.9%)
(70% Max per PD)

Pervious Area: 6.23 Acres (45.1%)

REQUIRED MINIMUM SETBACKS IN FEET				
	Front	Rear	Side	Street Side
Required:	35'	25'	10'	30'
Provided:	35'	25'	10'	30'

B. HISTORY: The property owner, Coastline Power Solutions, is requesting approval of a site plan. The 13.81-acre site is located within the Patterson Park Planned Development (PD) and is developed with an existing $\pm 40,514$ ft² building. The remainder of the site is undeveloped. The project site is comprised of seven (7) lots, which will be consolidated into one (1) lot prior to the issuance of a development order for the site plan.

The applicant is requesting to renovate the existing $\pm 40,514$ ft² building to add a $\pm 5,000$ ft² to office space area within the existing footprint and construct a new $\pm 72,000$ ft² building facility with

required parking and equipment staging area, with associated stormwater management and infrastructure improvements.

The existing business, Coastline Power Solutions, currently operates within the ±40,514ft² building and is planning to expand its operations into the proposed ±72,000ft² building. The site plan provides on-site parking, stormwater management, and tree Preservation. However, the applicant is requesting to reduce Tree Preservation Area (TPA) from 15% to 13%, due to the unique nature of the site having multiple public utility and drainage easements that make up 1.09 acres (7.89%) of the overall site. The Patterson Park PD allows for the stormwater within the PD to discharge into the off-site, city-owned system. However, the applicant has accommodated all stormwater associated with the development on site.

- C. ANALYSIS:** Since this project has a total floor area greater than 40,000 ft² but not more than 80,000 ft², it is being processed as a Class III site plan which is subject to review by the Technical Review Committee and Planning Board. The project area is located entirely within the Patterson Park PD and is designated as Industrial on the Future Land Use Map. An industrial facility is permitted within this zoning district and consistent with the intent of the Industrial land use designation. The project is located southeast of the DeLand Municipal Airport; however, the specific property is not located within the Airport overlay.
- D. ENVIRONMENTAL:** The proposal is compliant with the Patterson Park PD, the Comprehensive Plan and the Land Development Regulations. However, the Land Development Regulations require that a minimum of 15% of the site be dedicated to Tree Preservation Area (TPA). All redevelopment projects are required to meet the tree preservation area requirements in Section 33-57, to the fullest extent possible. However, due to site limitations, the Planning Board may allow modifications to the size, number, species, and placement of trees in a manner which meets the intent of the regulations for redevelopment projects (33-75(b)8). Due to the site constraints imposed by drainage and utility easements, with 1.09 acres (7.89%) of the site incumbered by utility, stormwater, and drainage easements, the applicant is requesting a reduction in the TPA, from 15% to 13%. The Technical Review Committee considered the request, the City's forester supported a reduced TPA area, and the TRC recommended that the applicant move forward to Planning Board for consideration of the reduced TPA and site plan approval.

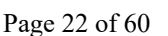
	Required	Proposed
Impervious	9.66ac (70% maximum per PD)	7.58ac (54.9%)
Pervious	4.14ac (30% minimum per PD)	6.23ac (45.1%)
TPA	2.07ac (15% overall site)	1.81ac (13.09%)

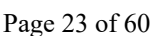
The applicants TPA reduction request memo and exhibit are attached, outlining their justification for the request. The site limitations include, a 25' public utility and drainage easement along the eastern property line, which encompasses overhead utility lines and a 15' public utility easement within the proposed property that has regional potable water and sanitary sewer lines running parallel to Bennett Drive.

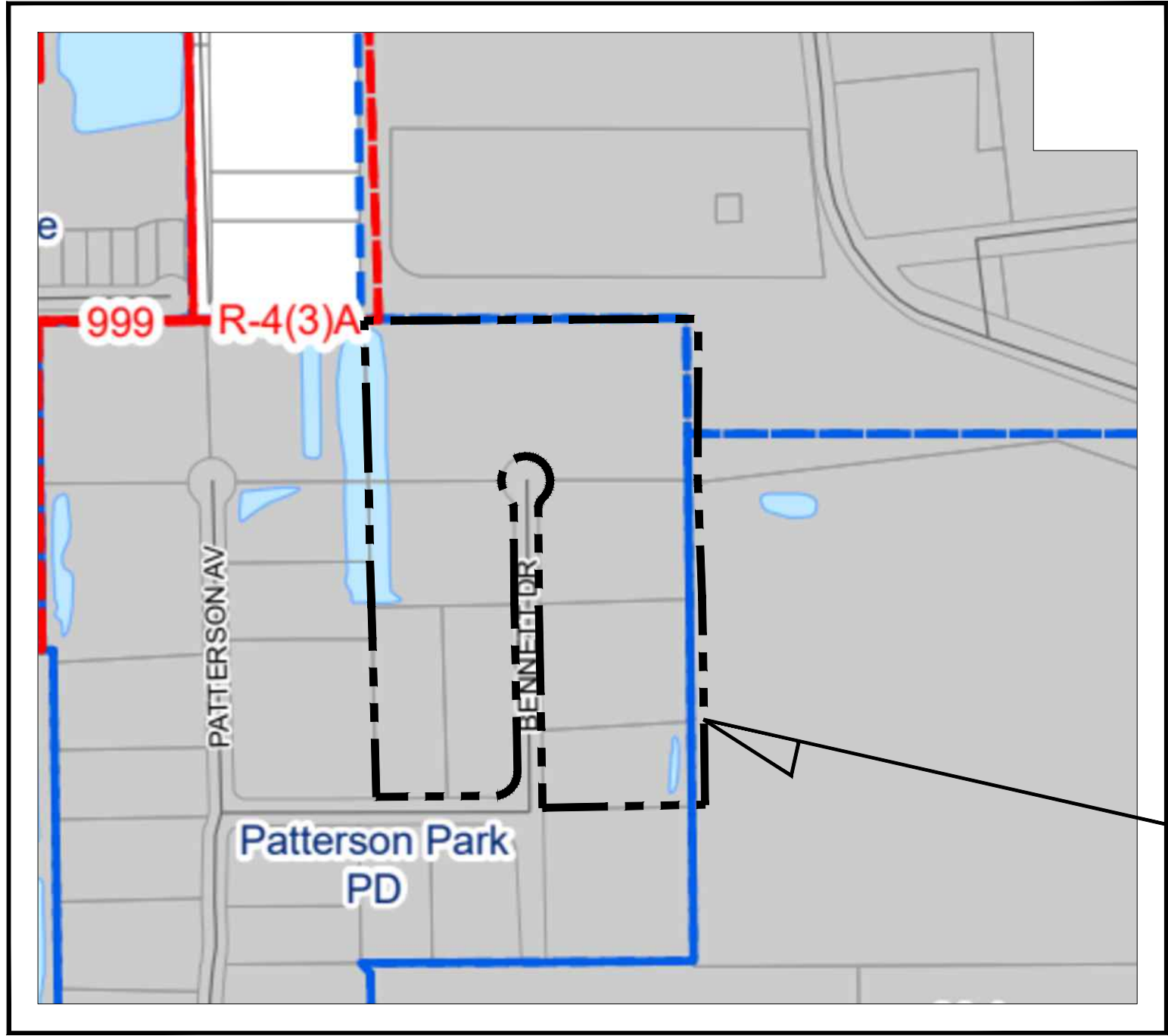
In August 2024, an environmental assessment was completed on the subject property. Per the report, this project site does not contain any U.S. Fish and Wildlife Service (USFWS)-designated critical habitat.

- E. STORMWATER:** Stormwater retention will be handled on-site, as required by code. The project area was included in a master stormwater system, utilizing NGVD29 datum, but was never constructed. The northern portion of the property, where the existing $\pm 40,514\text{ft}^2$ building is located, was not permitted through the water management district. The proposed stormwater system has been designed to treat and reduce the runoff from the proposed impervious area utilizing the existing wet retention pond/swale system and a secondary proposed wet pond on-site. This proposed stormwater system has been designed to meet and exceed all the requirements of the St. Johns River Water Management District (SJRWMD) and the City of DeLand, and will be brought to current standards and stormwater regulations through a SJRWMD Environmental Resource permit. As stated in the drainage report, there will be no adverse impacts upstream or downstream of the site based on the modeled condition, and the overall drainage for the area should be improved with the new stormwater system. Based on the proposed stormwater improvements, staff supports the requested 2% TPA reduction, due to the anticipated benefit to the overall regional stormwater system.
- F. ARCHITECTURE:** The proposed building is 45-feet, 8-inches in height and will be constructed with metal panels. The front façade will include EIFS and a brick/stone wainscoting.
- G. LANDSCAPING:** Type ‘B’ landscape buffers will be provided along Hamilton Road and Bennett Drive in accordance with Sec. 33-92.02 of the City’s Land Development Regulations. Landscaping will utilize Florida-Friendly and xeric landscaping as defined by the University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS).
- H. SCHOOL CONCURRENCY:** For the purposes of public-school concurrency, nonresidential developments are deemed to be de minimis and are not subject to the public-school concurrency review, per Sec.33-41.07.
- I. TRAFFIC:** A Traffic Impact memo was completed in August 2024. The analysis determined that the project will generate 150 daily trips, 12 A.M. peak hour trips and 13 P.M. hour trips. Per Sec. 33-41.04 of the code, a full Traffic Impact Analysis is not required for projects that generate less than 1,000 daily trips.
- J. PARKING:** The provided parking calculations are based upon the existing and proposed uses, and per Sec. 33-91.03(j), the applicant has provided a floor plan and identified the non-leasable total square footage, with a total 109 parking spaces being provided which exceeds the 107 spaces required.
- K. TRC:** The Technical Review Committee (TRC) continued the site plan on November 21, 2024 due to outstanding comments. A resubmittal was received and the item was placed on the January 16, 2025 TRC agenda. At this meeting, the committee considered a reduced TPA request from recommended the item be placed on the February 12, 2025 Planning Board agenda.

- L. STAFF SUMMARY:** Staff recommends that the Planning Board approve the Class III Site Plan (SP24-220) and the applicants request to provide 13% TPA for this redevelopment site with the following two (2) conditions:
1. The proposed landscape plan table shall be update reflect the correct overall TPA reduction request from 15% to 13% and include in the final plan set, prior to an issuance of a Development Order.
 2. Note 2 regarding ROW maintenance on Overall Site Plan - sheet C4.0, shall be revised to read “shall be the responsibility of the property owner” rather than “should be the responsibility of the applicant”.







ZONING MAP

SCALE: N.T.S

CONSTRUCTION DOCUMENTS FOR COASTLINE POWER SOLUTIONS

DELAND, FLORIDA

PARCEL #: 603311000270, 603311000260,
603311000240, 603311000250, 603311000290,
603311000300, 603311000310

ZONING: PD PATTERSON PARK

JANUARY 21, 2025

PROJECT OWNER AND CONSULTANTS

CIVIL ENGINEER/APPLICANT
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DELAND GENCO ACQUISITION, INC.
50 NORTH LAURA STREET, SUITE 1100
JACKSONVILLE, FL 32202

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
JOHN GRIFFIN
200 SOUTH ORANGE AVE, STE 600
ORLANDO, FL 32801
(407) 427-1630
JOHN.GRIFFIN@KIMLEY-HORN.COM

OWNER
ROBERT NASS
DELAND INDUSTRIAL PARK, LLC
905 BISCAYNE BLVD
DELAND, FL 32724

UTILITY PROVIDERS

WATER & SEWER
CITY OF DELAND
120 SOUTH FLORIDA AVE.,
DELAND, FL 32720
(386) 626-7528

ELECTRIC
DUKE ENERGY
400 N SPRING GARDEN AVE.
DELAND, FL 32720
(800) 700-8744

GAS
FLORIDA PUBLIC UTILITIES
COMPANY
(888) 220-9356

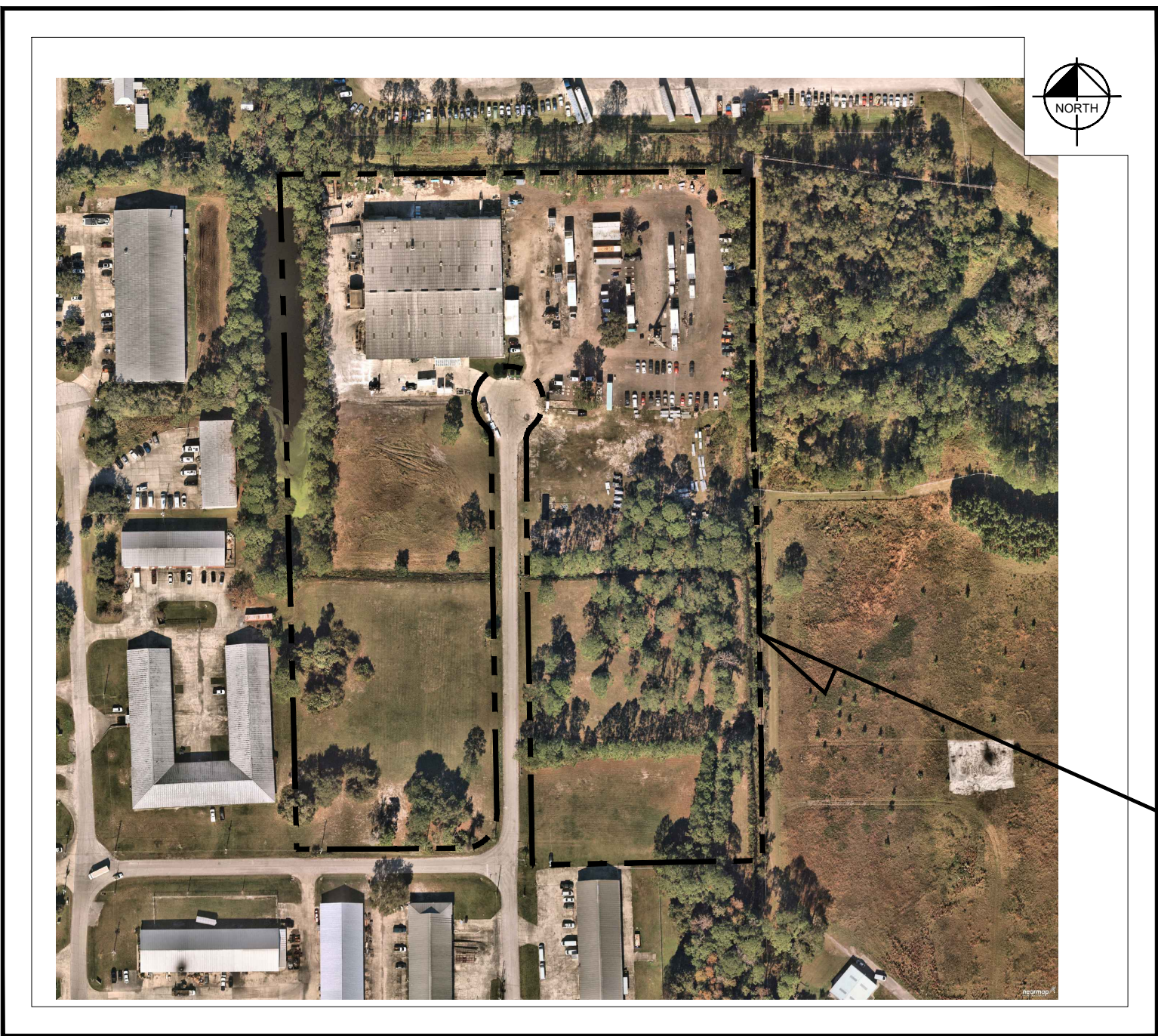
LEGAL DESCRIPTION PER TITLE REPORT

LOTS 24 THROUGH 31, DELAND BUSINESS AND INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 131 THROUGH 139, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

GEOTECHNICAL REPORT

THE REVISED GEOTECHNICAL ENGINEERING REPORT DATED DECEMBER 10, 2024 PREPARED BY UES AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

SITE



SECTION 33, TOWNSHIP 16, RANGE 30

LOCATION MAP

SCALE: N.T.S

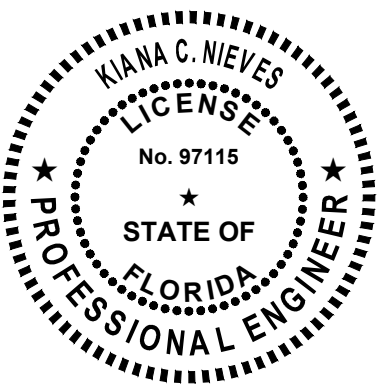
SITE

Sheet List Table

Sheet Number	Sheet Title
C1.0	CIVIL COVER SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL PLAN
C3.1	EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL PLAN
C3.2	EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL PLAN
C3.3	EROSION CONTROL DETAILS
C3.4	STORMWATER POLLUTION PREVENTION PLAN
C4.0	OVERALL SITE KEYNOTE PLAN
C4.1	DETAILED SITE KEYNOTE PLAN
C4.2	DETAILED SITE KEYNOTE PLAN
C4.3	FIRE ACCESS VEHICLE ROUTE
C5.0	OVERALL PAVING AND GRADING PLAN
C5.1	DETAILED PAVING AND GRADING PLAN
C5.2	DETAILED PAVING AND GRADING PLAN
C5.3-10	GRADING CROSS SECTIONS
C6.0	OVERALL DRAINAGE PLAN
C6.1	DETAILED DRAINAGE PLAN
C6.2	DETAILED DRAINAGE PLAN
C6.3	TYPICAL POND CROSS SECTIONS
C7.0	OVERALL UTILITY PLAN
C7.1	DETAILED UTILITY PLAN
C7.2	DETAILED UTILITY PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	CONSTRUCTION DETAILS
C8.4	CONSTRUCTION DETAILS
L0.50	OVERALL TREE MITIGATION PLAN
L0.51	TREE MITIGATION PLAN
L0.52	TREE MITIGATION PLAN
L0.53	TREE MITIGATION NOTES
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L4.00	OVEREALL PHOTOMETRIC PLAN
L4.01	PHOTOMETRIC PLAN
L4.02	PHOTOMETRIC PLAN
L4.50	PHOTOMETRIC DATA SHEETS

PREPARED BY
Kimley»Horn

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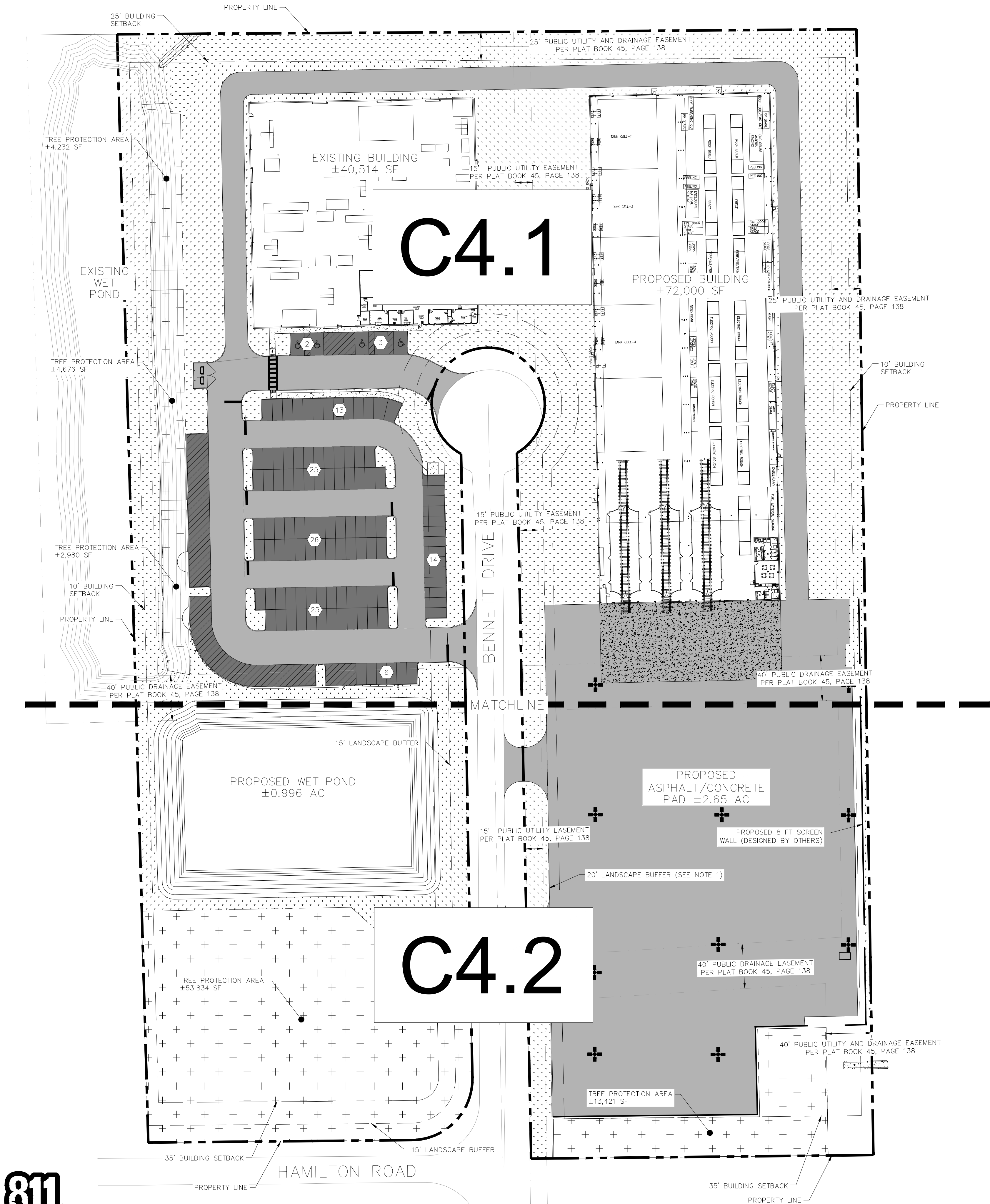


12/1/2025
ENGINEER'S PROJECT No. 249600000

REVISIONS:

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LEGEND

	PROPERTY LINE
	PROPOSED BUILDING SETBACK
	PROPOSED LANDSCAPE BUFFER
	TREE PROTECTION AREA LIMITS
	EXISTING EASEMENT
	PARKING COUNT
	STANDARD CONCRETE SIDEWALK SECTION (SEE SHEET C8.0)
	STANDARD DUTY ASPHALT (SEE SHEET C8.2)
	HEAVY DUTY ASPHALT (SEE SHEET C8.2)
	HEAVY DUTY CONCRETE (SEE SHEET C8.2)
	TREE PROTECTION AREA (SEE SHEET L0.50)
	PROPOSED LANDSCAPE AREA

NOTES:

- 20 FT LANDSCAPE BUFFER PROPOSED ALONG EASTERN SIDE OF BENNETT DRIVE TO ACCOMMODATE EXISTING 15 FT UTILITY EASEMENT. 5FT BUFFER AND PLANTINGS PROPOSED OUTSIDE OF EASEMENT TO MEET TYPE B BUFFER YARD REQUIREMENT.
- AS LARGE EQUIPMENT WILL IMPACT THE RIGHT-OF-WAY, MAINTENANCE AND REPAIR OF THE CURB AND GUTTER AS WELL AS THE ROADWAY SHOULD BE THE RESPONSIBILITY OF THE APPLICANT.
- PERMIT SP24-220 REQUESTING REDUCTION IN TREE PROTECTION AREA REQUIREMENT BY 1.90%. PLEASE SEE ATTACHED REDUCTION REQUEST NARRATIVE AND EXHIBIT FOR MORE DETAILED INFORMATION.

BUILDING USE AREA BREAKDOWN:

EXISTING BUILDING:

WAREHOUSE AREA (NFA) =	35,017 SF
OFFICE AREA (NFA) =	3,836 SF
HALLWAYS AND BATHROOM AREAS =	1,661 SF
TOTAL EXISTING BUILDING AREA =	40,514 SF

PROPOSED BUILDING:

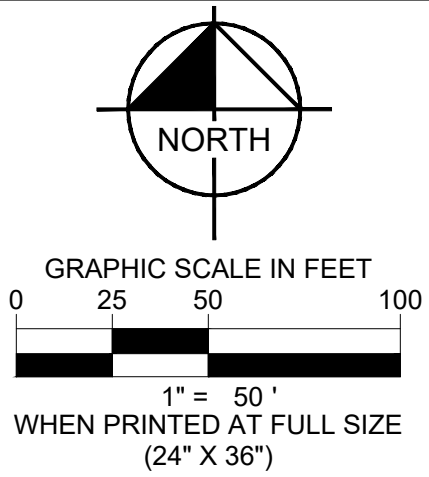
MANUFACTURING AREA (NFA) =	35,577 SF
OFFICE AREA (NFA) =	461 SF
HALLWAY AND BATHROOM AREAS =	35,962 SF
TOTAL PROPOSED BUILDING AREA =	72,000 SF

TRANSPORTATION REQUIREMENTS:

Land Use	Size	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	Total	In	Out	Total	In	Out
LUC 150: Warehousing	70.4	KSF	150	12	9	3	13	4	9

Note: Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Edition

NOTE: PER SECTION 33-41.04, TOTAL DAILY TRIPS ARE UNDER 1000; THEREFORE, A FULL TIA IS NOT REQUIRED.



OVERALL SITE DATA

STREET ADDRESS	1965 BENNETT DRIVE		
SECTION/TOWNSHIP/RANGE	33	16	30
ZONING	PD	PATTERSON PARK	
SITE AREA BREAKDOWN:			
SITE AREA	13.81 AC (601,563 SF)		100%
REQUIRED IMPERVIOUS/PERVIOUS AREA:			
MAXIMUM IMPERVIOUS AREA PER PATTERSON PD	13.81 AC X 0.70 = 9.67 AC		70%
MINIMUM PERVIOUS AREA PER PATTERSON PARK PD	13.81 AC X 0.30 = 4.14 AC		30%

PROPOSED IMPERVIOUS/PERVIOUS AREA:		
IMPERVIOUS AREA	5.0 AC (217,800 SF)	36.2%
BUILDING AREA	2.58 AC (112,514 SF)	18.7%
TOTAL IMPERVIOUS AREA	7.58 AC (330,314 SF)	54.9%
POND AREA (AT NWL)	0.80 AC (34,848 SF)	5.8%
PERVIOUS AREA	5.43 AC (236,531 SF)	39.3%

BUFFERS:		
TYPE	REQUIRED	PROVIDED
LANDSCAPE BUFFER TYPE B (PUBLIC ROW)	15 FT.	15 FT.

SETBACKS:		
TYPE:	REQUIRED	PROVIDED
FRONT	35 FT.	35 FT.
SIDE	10 FT.	10 FT.
REAR	25 FT.	25 FT.
STREET	30 FT.	30 FT.

ADJACENT PROPERTY DATA:		
DIRECTION FROM SITE:	ZONING	USE
NORTH	M-1	INDUSTRIAL
EAST	M-1	VACANT / STORMWATER DITCH
SOUTH	M-1	INDUSTRIAL
WEST	M-1	INDUSTRIAL / STORMWATER DITCH

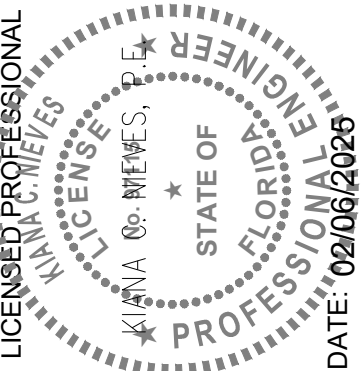
TREE PROTECTION AREA:		
TOTAL SITE AREA (INCLUDING OHU & REGIONAL UTILITY EASEMENTS) =	601,564 SF (13.81 AC)	
REQUIRED TREE PROTECTION AREA (15% OF TOTAL PROPERTY ACREAGE INCLUDING OHU & REGIONAL UTILITY EASEMENTS): 13.81 AC X 0.15 =	90,169 SF (2.07 AC.)	
TOTAL SITE AREA (NOT INCLUDING OHU & REGIONAL UTILITY EASEMENTS) =	554,083 SF (12.72 AC)	
REQUIRED TREE PROTECTION AREA (15% OF TOTAL PROPERTY ACREAGE NOT INCLUDING OHU & REGIONAL UTILITY EASEMENTS): 12.72 AC X 0.15 =	83,112 SF (1.90 AC)	
PROPOSED TREE PROTECTION AREA (PROPOSED 1.90% REDUCTION - SEE NOTE #3)	±79,099 SF (1.81 AC)	

REQUIRED PARKING COUNT:	
1 SPACE/625 SF OF MANUFACTURING NET FLOOR AREA: (35,577 SF OF NET FLOOR AREA / 625 SF) = 57	57 SPACES
1 SPACE / 200 SF OF OFFICE NET FLOOR AREA: (4,297 SF OF NET FLOOR AREA/ 200 SF) = 22	22 SPACES
1 SPACE / 1000 SF OF WAREHOUSE NFA OF FIRST 20,000 SF NFA: (20,000 SF OF NET FLOOR AREA / 1,000 SF)	20 SPACES
1 SPACE / 2,000 SF OF WAREHOUSE NFA OVER SECOND 20,000 : (15,017 SF OF NET FLOOR AREA/ 2,000 SF)	8 SPACES
TOTAL REQUIRED STANDARD PARKING SPACES	107 SPACES
ADA SPACES	5 SPACES

PROPOSED PARKING COUNT:	
REGULAR SPACES (9' X 19')	109 SPACES
ADA SPACES (12' X 20')	5 SPACES

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249600000	02/06/2025	AS SHOWN	LBH	KCN	KCN

OVERALL SITE
KEYNOTE PLAN

COASTLINE POWER
SOLUTIONS

SHEET NUMBER

C4.0

REVISIONS

No.

DATE

BY

FLORIDA

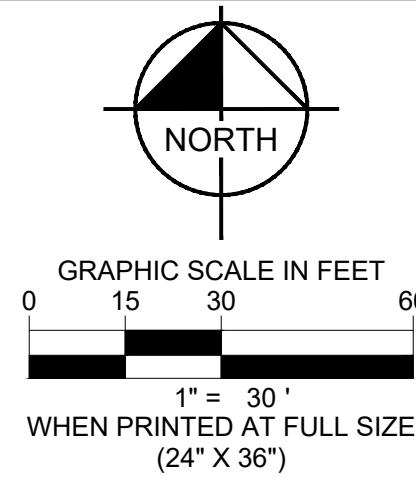
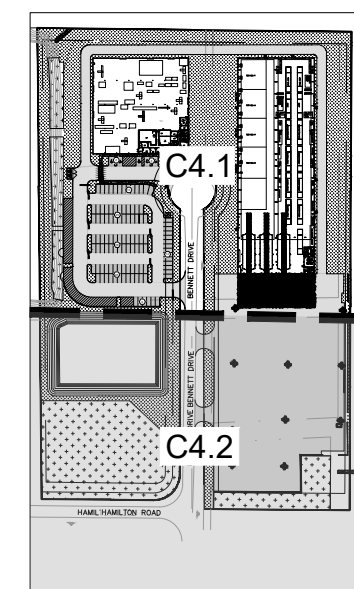
CITY OF DELAND



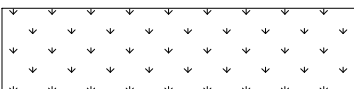
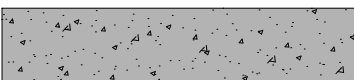
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LEGEND

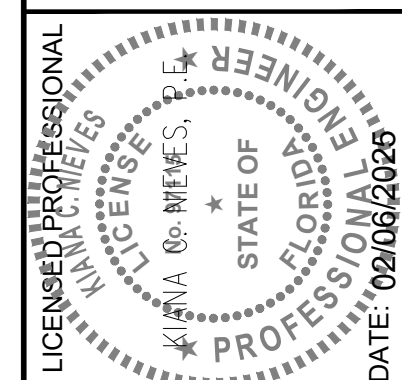
	PROPOSED BUILDING SETBACK
	PROPOSED LANDSCAPE BUFFER
	TREE PROTECTION AREA LIMITS
	EXISTING EASEMENT
	PARKING COUNT
	STANDARD CONCRETE SIDEWALK SECTION. SEE SHEET C8.0
	STANDARD DUTY ASPHALT . SEE SHEET C8.2
	HEAVY DUTY ASPHALT . SEE SHEET C8.2
	TREE PROTECTION AREA
	LANDSCAPE AREA
	HEAVY DUTY CONCRETE. SEE DETAIL C8.2

CONSTRUCTION NOTES

- 1 PROPOSED STANDARD DUTY SIDEWALK CONCRETE PER FDOT INDEX 522-001, SHEET C8.0
- 2 PROPOSED ACCESSIBLE RAMP PER FDOT INDEX 552-002, SEE SHEET C8.0
- 3 PROPOSED STOP SIGN, SEE SHEET C8.2
- 4 PROPOSED STOP BAR, SEE SHEET C8.3
- 5 PROPOSED CROSSWALK, SEE SHEET C8.3
- 6 PROPOSED TREE PROTECTION AREA
- 7 PROPOSED TRASH ENCLOSURE. REFER ARCHITECTURAL DETAILS ON SHEET C8.4
- 8 EXISTING FIRE HYDRANT
- 9 PROPOSED 8' SCREEN WALL; 5' MIN FROM PROPERTY LINE
- 10 PROPOSED 6" TYPE D CURB PER FDOT INDEX 520-001. SEE DETAIL ON SHEET C8.2
- 11 PROPOSED 2.39AC (±104,339 SF) OF HEAVY DUTY ASPHALT PAD
- 12 EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT PER PLAT BOOK 45, PAGE 138
- 13 EXISTING PUBLIC UTILITY EASEMENT PER PLAT BOOK 45, PAGE 138
- 14 EXISTING PUBLIC DRAINAGE EASEMENT PER PLAT BOOK 45, PAGE 138
- 15 PROPOSED LOADING ZONE
- 16 PROPOSED ±245 LF OF GUARDRAIL
- 17 ±605 SF OF EXISTING DRAINAGE EASEMENT TO BE ABANDONED
- 18 PROPOSED OVERHEAD DOORS
- 19 PROPOSED 0.26 AC (±11,200 SF) OF HEAVY DUTY CONCRETE PAD
- 20 PROPOSED 10' X 10' TRANSFORMER PAD
- 21 PROPOSED EMERGENCY SPILLWAY, SEE DETAILS ON DRAINAGE SHEET C8.1 AND C8.2
- 22 PROPOSED LIGHT POLES DESIGNED BY OTHERS (SHOWN FOR COORDINATION PURPOSES ONLY)
- 23 PROPOSED 5' X 10' COMPRESSOR PAD DESIGNED BY OTHERS (SHOWN FOR COORDINATION PURPOSES ONLY)

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DETAILED SITE KEYNOTE PLAN

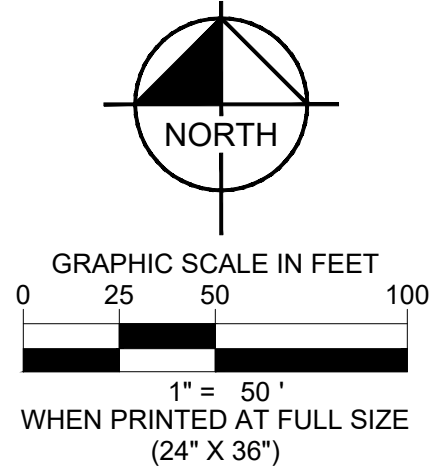
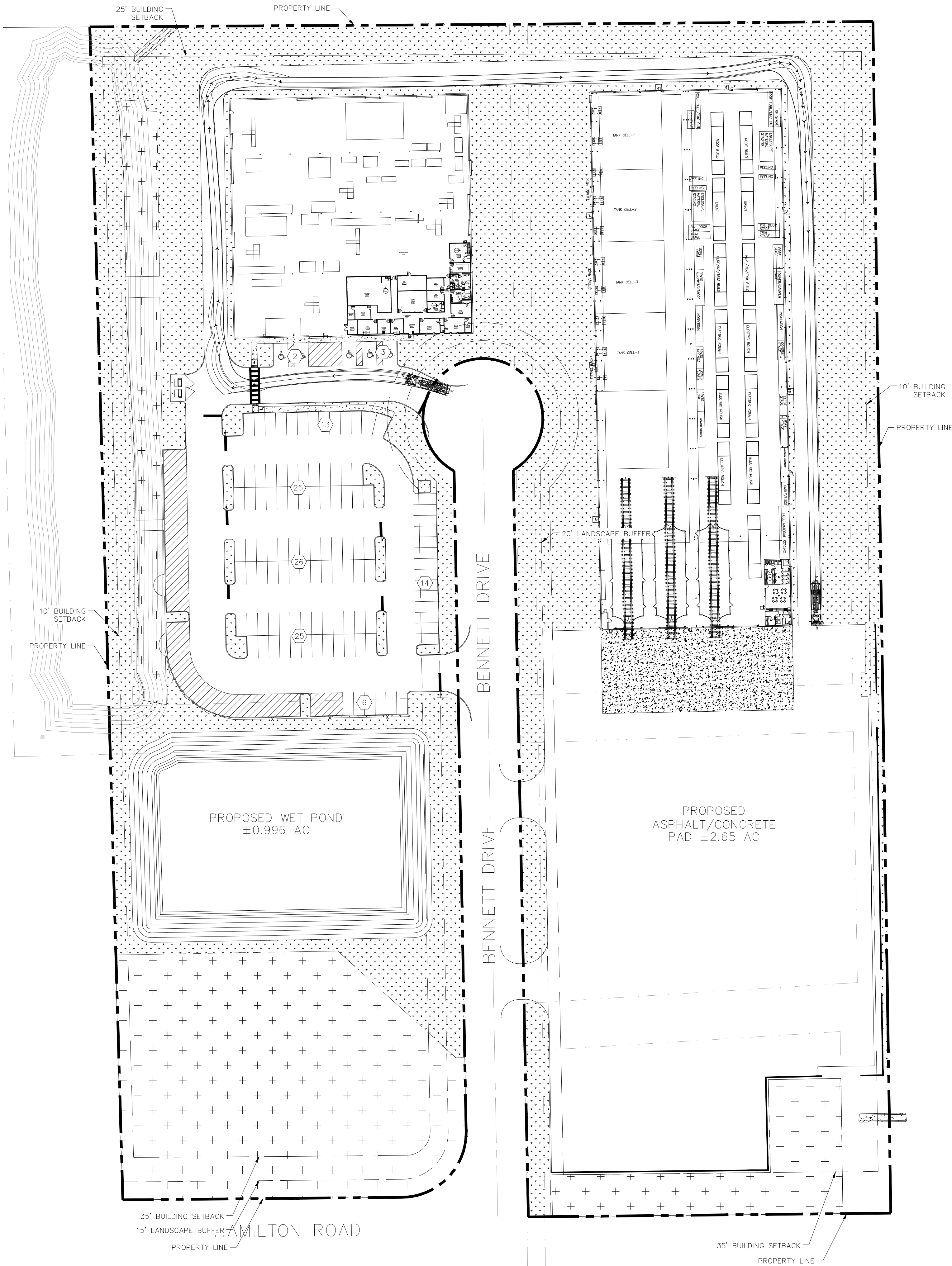
COASTLINE POWER SOLUTIONS

CITY OF DELAND
FLORIDA

SHEET NUMBER

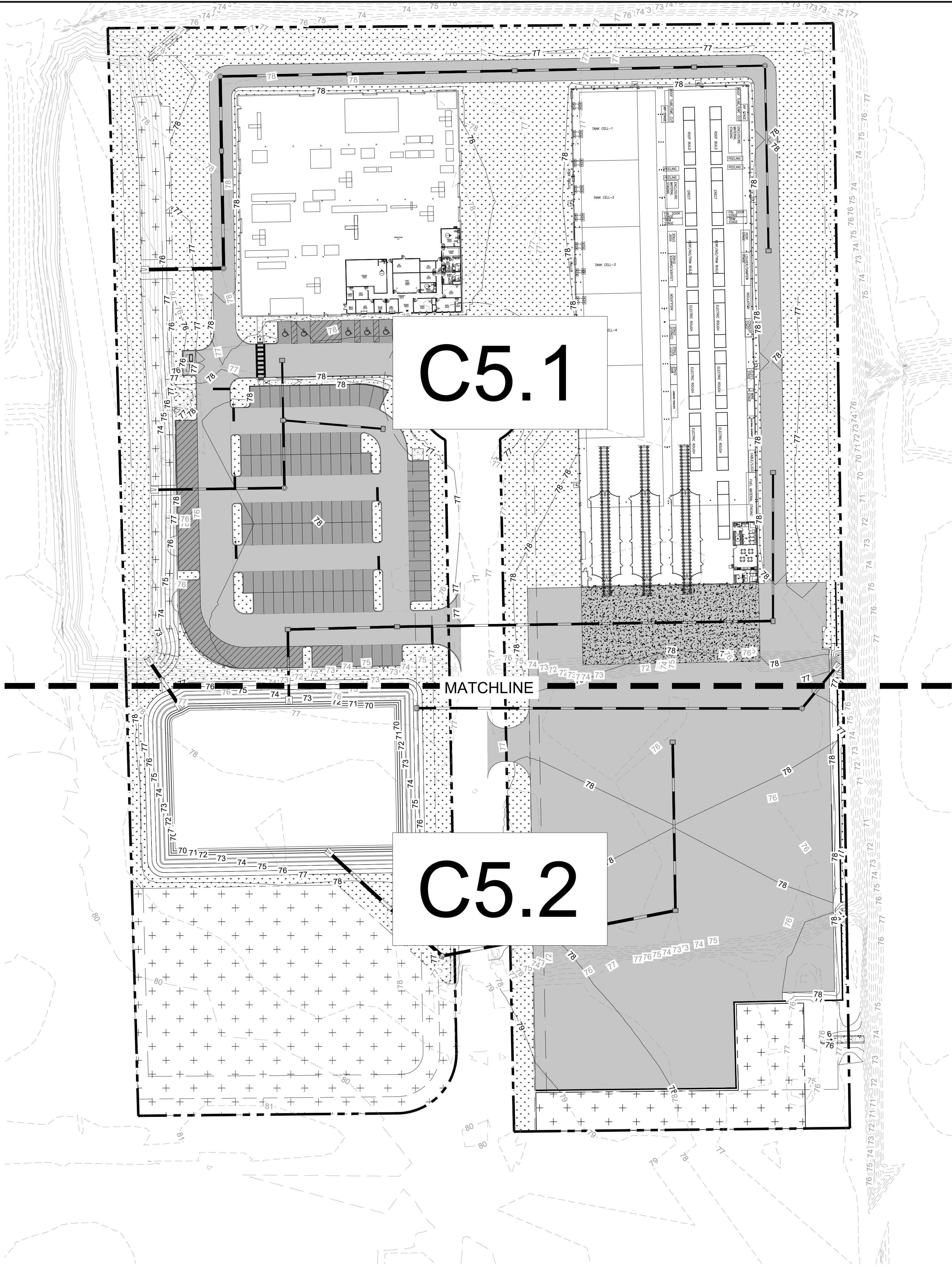
C4.2

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SHEET NUMBER	C4.3	
	CITY OF DELAND	
COASTLINE POWER SOLUTIONS	FLORIDA	
	FIRE ACCESS VEHICLE ROUTE	
KHA PROJECT 249600000	DATE 02/06/2025	
	SCALE AS SHOWN	
DESIGNED BY KCN	DRAWN BY LBH	
	CHECKED BY KCN	
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REVISIONS		BY
No.		DATE

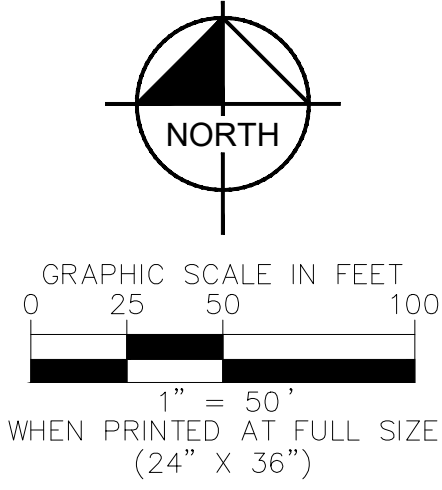
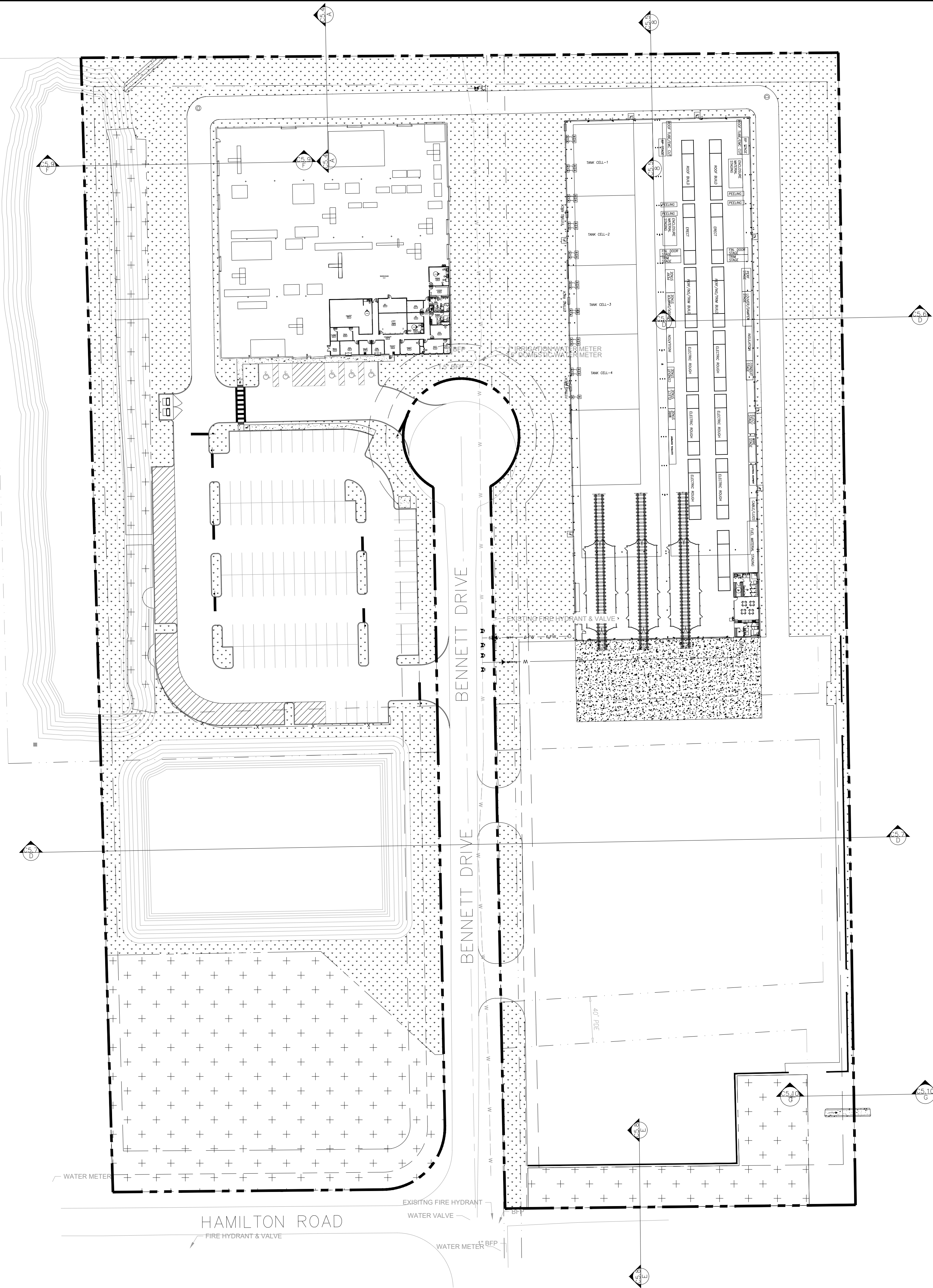
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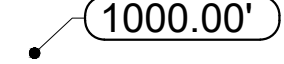
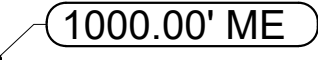
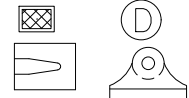
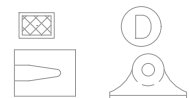
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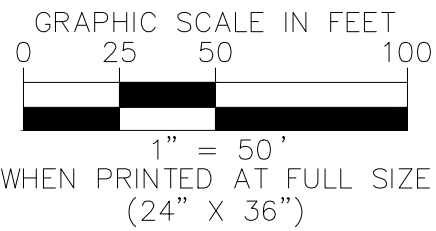
LEGEND

- | | |
|---|-------------------------------|
|  | PROPOSED STORMWATER PIPE |
|  | EXISTING STORMWATER PIPE |
|  | PROPOSED SPOT ELEVATION |
|  | MATCH EXISTING SPOT ELEVATION |
|  | PROPOSED STORMWATER STRUCTURE |
|  | EXISTING STORMWATER STRUCTURE |

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The image is a detailed site plan for a development, divided into two sections by a horizontal matchline. Section C6.1 (top) features a large building complex with various rooms, a parking lot, and a road labeled 'BENNETT DRIVE'. Section C6.2 (bottom) shows a large parking lot, a road labeled 'T DRIVE', and a road labeled 'HAMILTON ROAD'. The plan includes numerous annotations such as 'EXISTING FIRE HYDRANT & VALVE', 'MES INV. 78.15', and 'MES INV. 78.45'. The matchline is clearly marked with the word 'MATCHLINE' in the center.



PROPERTY LINE

PROPOSED BUILDING SETBACK

PROPOSED LANDSCAPE BUFFER

EXISTING CONTOUR

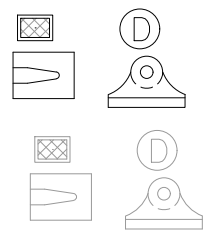
PROPOSED CONTOUR

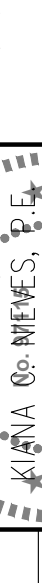
PROPOSED STORMWATER PIPE

EXISTING STORMWATER PIPE

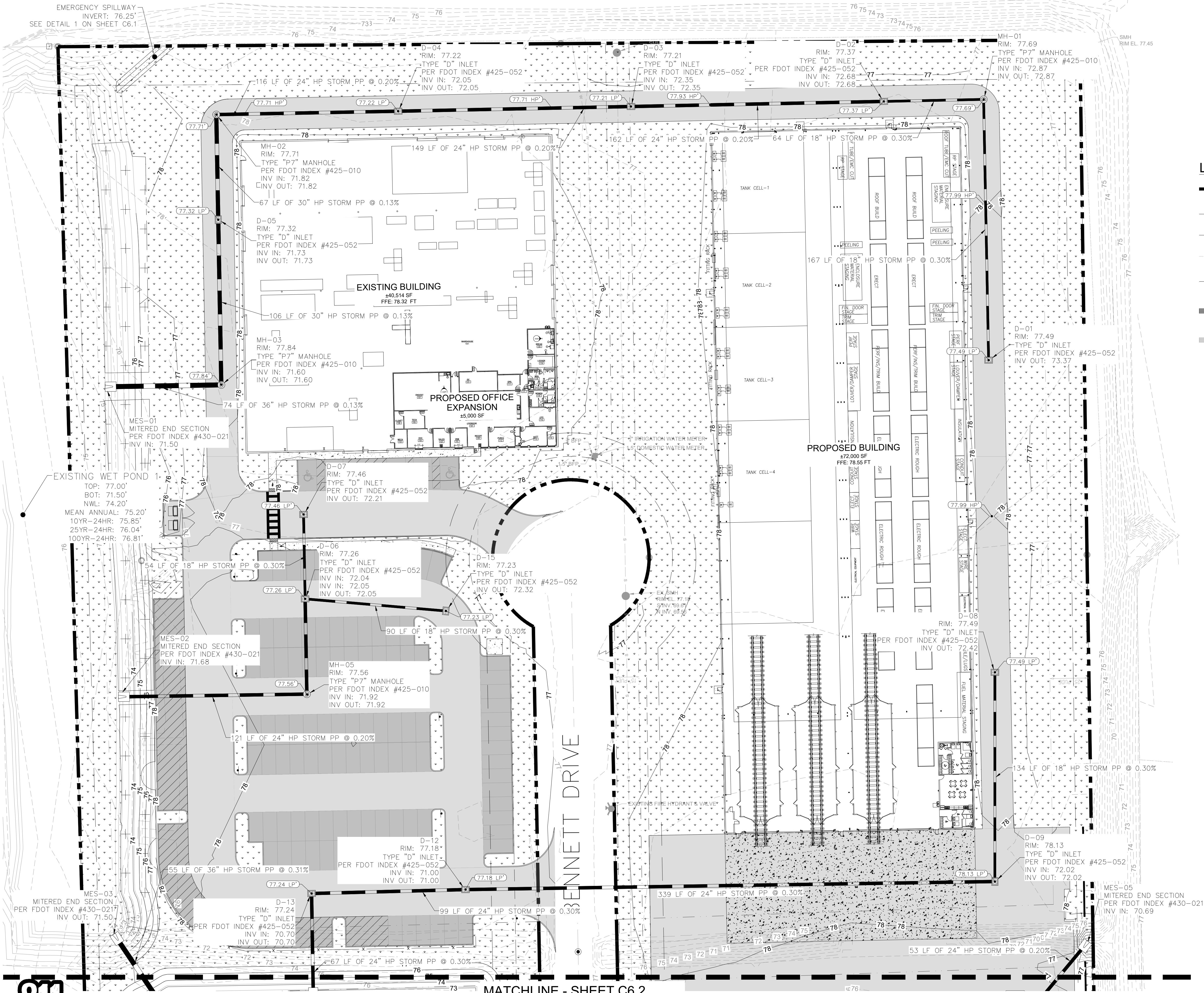
PROPOSED STORMWATER STRUCTURE

EXISTING STORMWATER STRUCTURE



C6.0	SHEET NUMBER	COASTLINE POWER SOLUTIONS	CITY OF DELAND	FLORIDA	OVERALL DRAINAGE PLAN	KHA PROJECT 2496000000 DATE 02/06/2025 SCALE AS SHOWN DESIGNED BY KCN DRAWN BY LBH CHECKED BY KCN DATE: 02/06/2025	LICENSED PROFESSIONAL ENGINEER KIMLEY-HORN & ASSOCIATES, INC. KHA 00-114245  Kimley»Horn 200 SOUTH ORANGE AVE. STE. 600 ORLANDO, FL 32801 407-578-1511 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY

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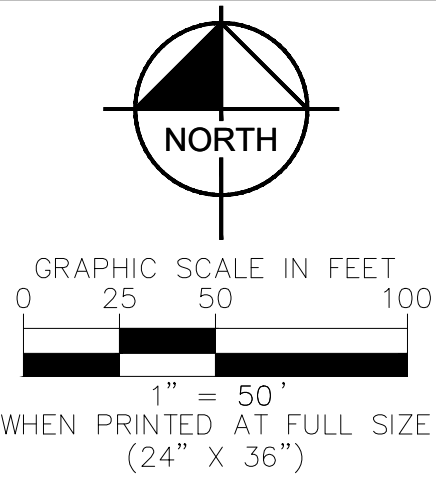
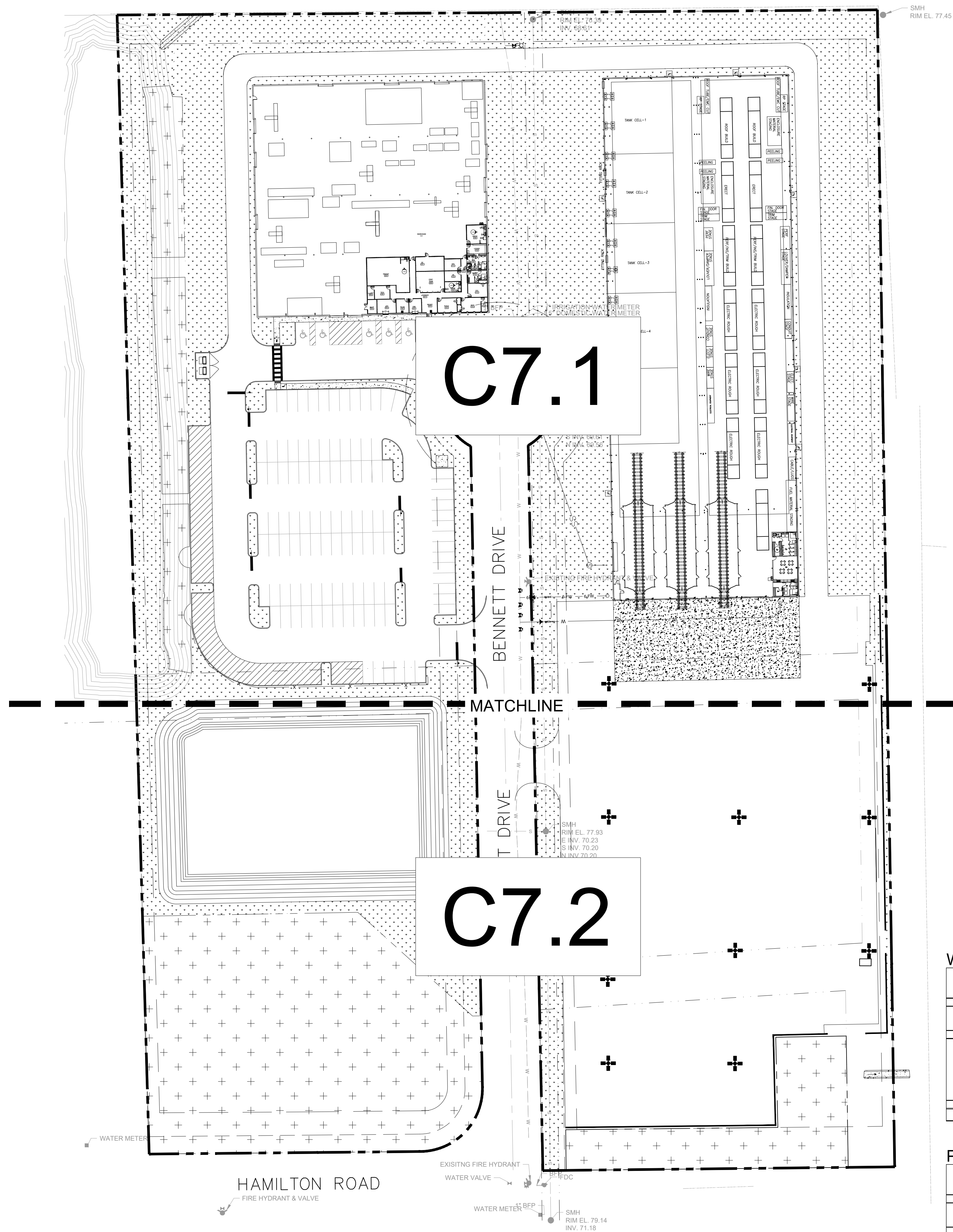
FLORIDA

CITY OF DELAND

COASTLINE POWER SOLUTIONS

DETAILED DRAINAGE PLAN

SHEET NUMBER
C6.1



LEGEND

	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED WATER
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SANITARY MANHOLE

GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
2. COORDINATION WITH UTILITY PROVIDERS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
3. ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.
4. ALL PROPOSE WATER LINES ARE 3' BELOW FINISHED GRADE

WASTEWATER DEMAND DETERMINATION

#	Building	UNITS / AREA(SF)	LEVEL OF SERVICE UNIT		ERC per UNIT	TOTAL ERCs	ERC (GPD)	GPD			GPM		
								ADF	MDF	PHF	ADF	MDF	PHF
Existing BLDG 1	Office Space	5,000	1,000	per Unit	0.334	1.7	300.0	501	1,002	2,004	0.3	0.7	1.4
	Total					1.7		501	1,002	2,004	0.3	0.7	1.4
Proposed Building 2	Lavatory	8	1.0	per Unit	0.083	0.7	300.0	199	398	797	0.1	0.3	0.6
	Urinal	3	4.0	per Unit	0.333	0.2	300.0	75	150	300	0.1	0.1	0.2
	Water Closet	6	6.0	per Unit	0.500	0.5	300.0	150	300	600	0.1	0.2	0.4
	Sink	1	1.0	per Unit	0.167	0.2	300.0	50	100	200	0.0	0.1	0.1
	Total					0.7		474	948	1,897	0.3	0.7	1.3
Total						2.3		975.2	1,950.5	3,900.9	0.7	1.4	2.7

POTABLE WATER DEMAND DETERMINATION

#	Building	UNITS / AREA(SF)	LEVEL OF SERVICE UNIT		ERC per UNIT	TOTAL ERCs	ERC (GPD)	GPD			GPM		
								ADF	MDF	PHF	ADF	MDF	PHF
Existing BLDG 1	Office Space	5,000	1,000	per Unit	0.334	1.7	300.0	501	1,002	2,004	0.3	0.7	1.4
	Total					1.7		501	1,002	2,004	0.3	0.7	1.4
Proposed Building 2	Lavatory	8	1.0	per Unit	0.083	0.7	300.0	199	398	797	0.1	0.3	0.6
	Urinal	3	4.0	per Unit	0.333	0.2	300.0	75	150	300	0.1	0.1	0.2
	Water Closet	6	6.0	per Unit	0.500	0.5	300.0	150	300	600	0.1	0.2	0.4
	Sink	1	1.0	per Unit	0.167	0.2	300.0	50	100	200	0.0	0.1	0.1
	Total					0.7		474	948	1,897	0.3	0.7	1.3
	Total					2.3		975.2	1,950.5	3,900.9	0.7	1.4	2.7

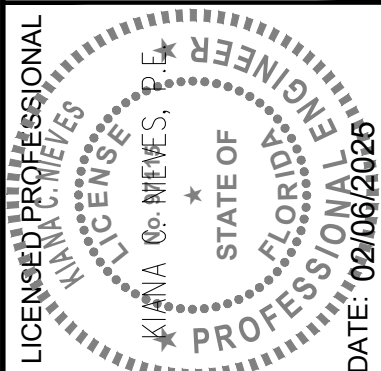
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OVERALL UTILITY PLAN

COASTLINE POWER SOLUTIONS

SHEET NUMBER

C7.0

No.	REVISIONS	DATE	BY
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EL ORIDA

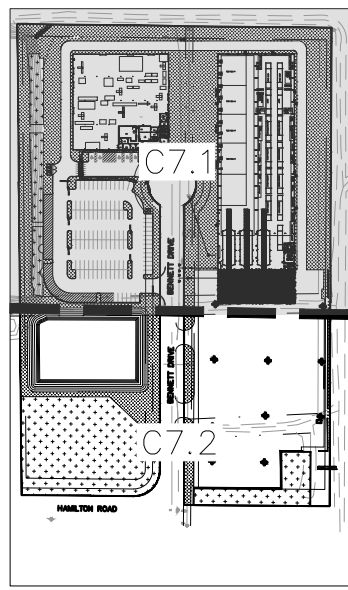
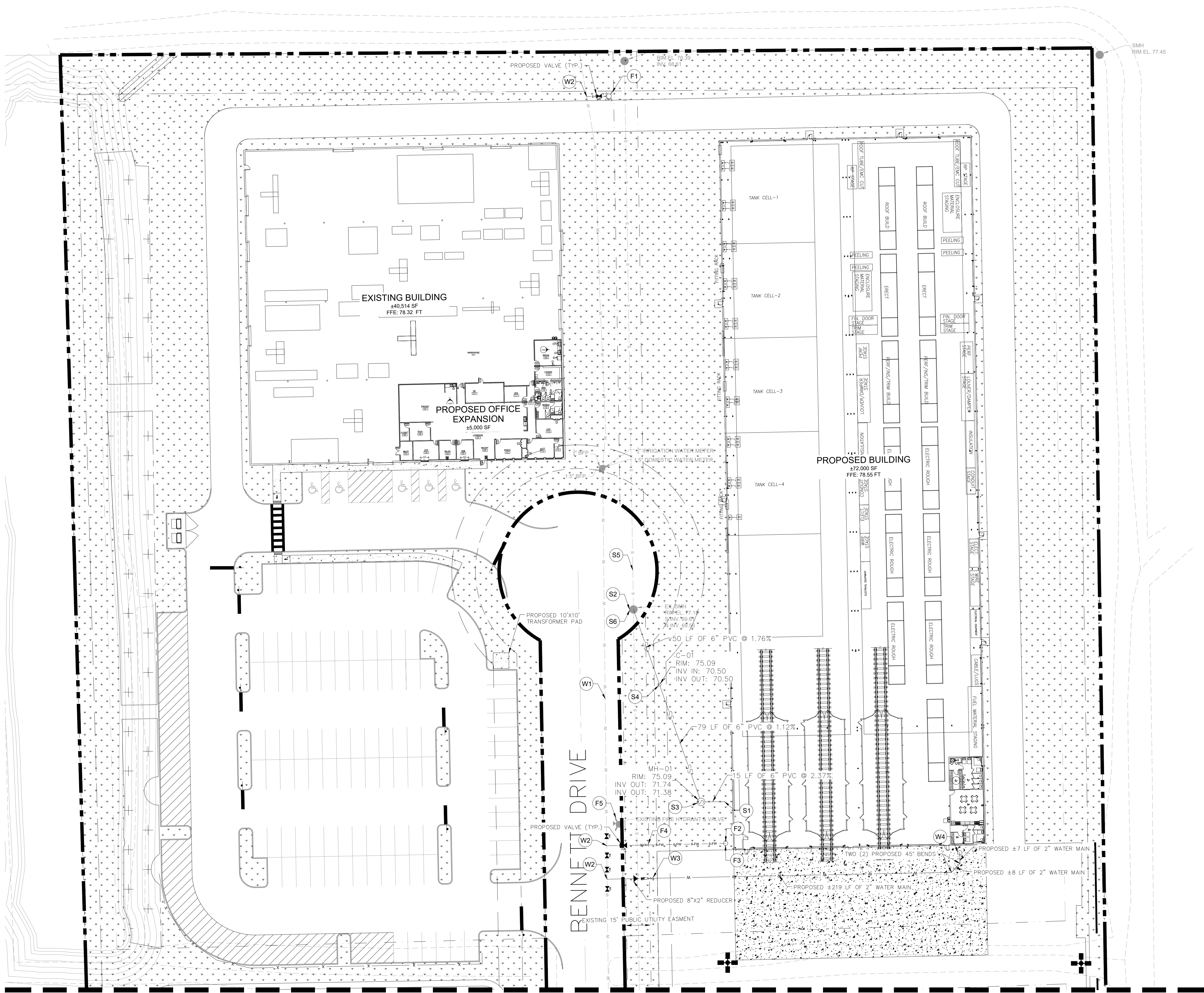
CITY OF DE LA RIVERA

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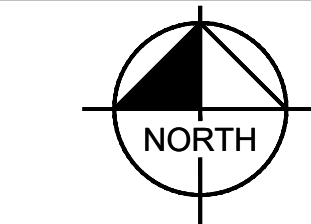


Know what's below.
Call before you dig.

MATCHLINE - SHEET C7.2



KEYMAP
SCALE = 1"=400'



GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE WATER LINE
- (S) PROPOSED SANITARY MANHOLE
- PROPOSED LIGHT POLE, DESIGNED BY OTHERS SHOWN FOR COORDINATION PURPOSES ONLY

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
- COORDINATION WITH UTILITY PROVIDERS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
- ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.
- ALL PROPOSED WATER LINES ARE 3' BELOW FINISHED GRADE

DOMESTIC WATER CONSTRUCTION NOTES

- (W1) EXISTING 8" DOMESTIC PUBLIC WATER LINE. CONTRACTOR TO FIELD VERIFY LOCATE AND SIZE.
- (W2) WET TAP INTO EXISTING 8" WATER LINE. SEE SHEET C8.1. CONTRACTOR TO LOCATE VALVES TO ISOLATE WATER LINE PRIOR TO INSTALLATION.
- (W3) PROPOSED 1" POTABLE WATER METER AND 1" BACKFLOW PREVENTER, SEE DETAIL ON SHEET C8.1
- (W4) 2" BUILDING POTABLE WATER POC. REFER TO MEP PLANS FOR CONTINUATION.

FIRE WATER CONSTRUCTION NOTES

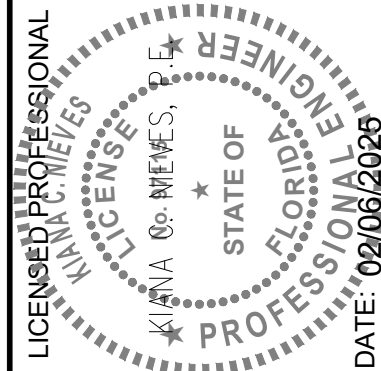
- (F1) PROPOSED FIRE HYDRANT ASSEMBLY, SHEET 8.2
- (F2) BUILDING FIRE SPRINKLER LINE POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- (F3) BUILDING FDC POC. REFER TO MEP PLANS FOR SIZE AND CONTINUATION.
- (F4) PROPOSED DDCVA (FIRE) SEE DETAIL ON SHEET C8.2. INSTALL CITY OF DELAND APPROVED 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON DDCVA TO ENGINEER PRIOR TO CONSTRUCTION.
- (F5) EXISTING FIRE HYDRANT ASSEMBLY

SANITARY SEWER CONSTRUCTION NOTES

- (S1) 6" SANITARY SEWER BUILDING CONNECTION AT INV. = 69.61' (SEE MEP PLAN FOR CONTINUATION)
- (S2) CONNECT TO EXISTING SANITARY SEWER MANHOLE AT INV. = 77.18'
- (S3) PROPOSED SANITARY MANHOLE, SEE DETAIL ON SHEET C8.1
- (S4) PROPOSED SANITARY CLEANOUT, SEE DETAIL ON SHEET C8.1
- (S5) EXISTING 12" SANITARY SEWER MAIN
- (S6) EXISTING SANITARY MANHOLE

Kimley»Horn

200 SOUTH ORANGE AVE., STE. 800
ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM



KHA PROJECT	249600000
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	KCN
DRAWN BY	LBH
CHECKED BY	KCN

DETAILED
UTILITY PLAN

COASTLINE POWER
SOLUTIONS

SHEET NUMBER

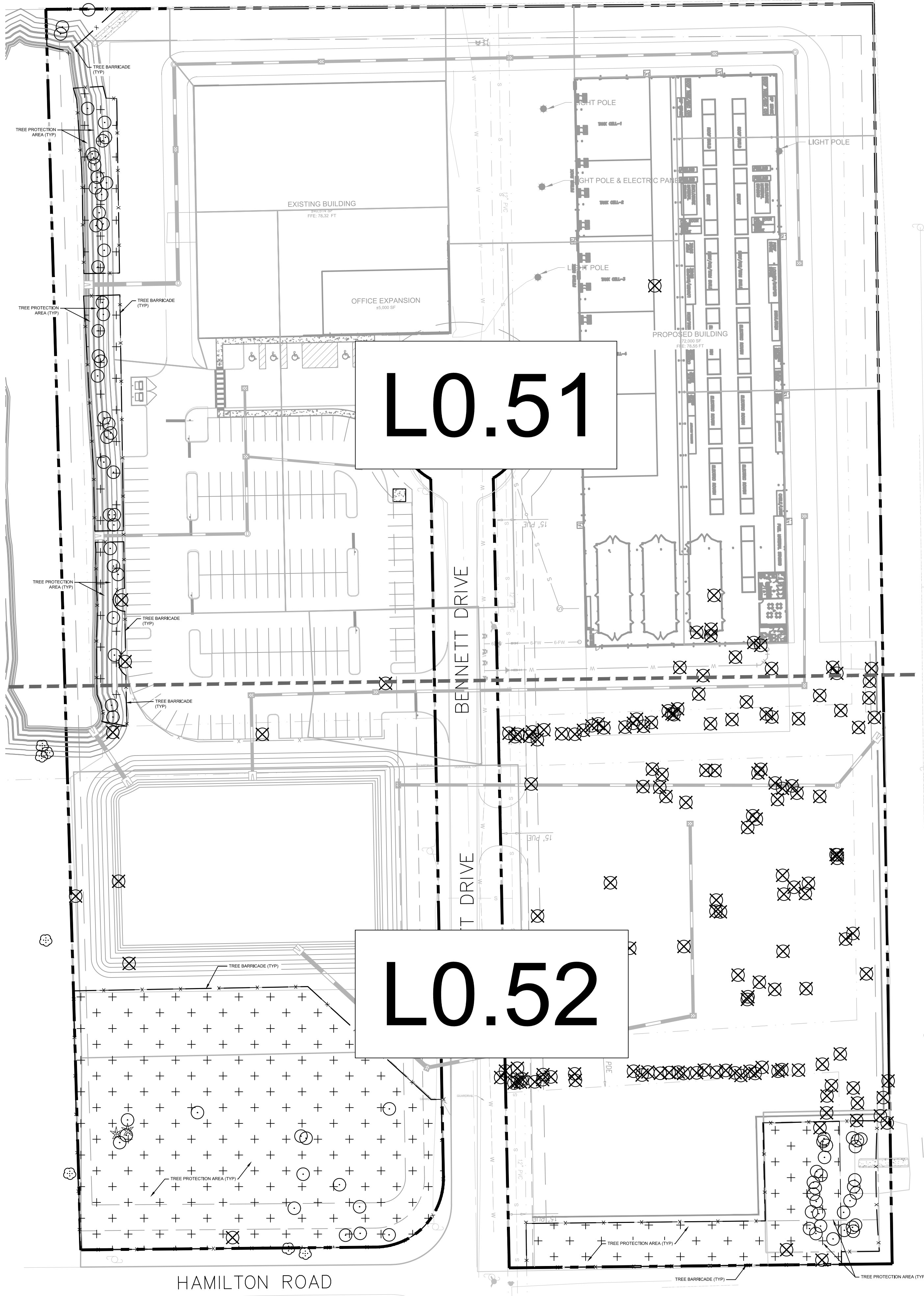
C7.1

BY	DATE	REVISIONS
No.		

FLORIDA

CITY OF DELAND

Plotted By: Maple, Jake Street: S.W. COASTLINE POWER SOLUTIONS Layout: L0.50 January 21, 2025 09:55:30am K:\ORL_CVA\249600000-Coastline Power Solutions\CADD\CONSTR\PlanSheets\L0.50 TREE MITIGATION PLAN.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. No use or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

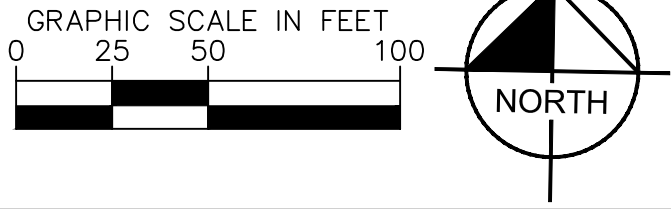


CALL 2 WORKING DAYS
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DIAL 811

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Call before you dig.

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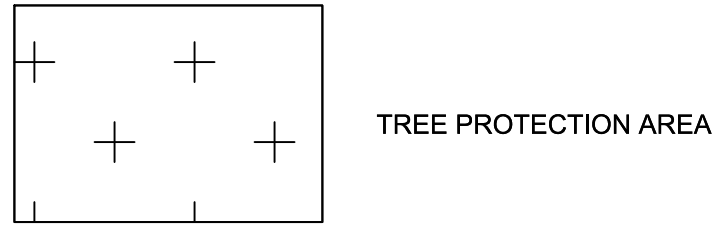


TREE NUMBERS	SPECIES	DBH (INCHES)	ACTION	DESCRIPTION
84	SLASH PINE	18	DEMO	
85	SLASH PINE	19	DEMO	
86	SLASH PINE	15	DEMO	
87	SLASH PINE	22	DEMO	
88	SLASH PINE	15	DEMO	
89	SLASH PINE	15	DEMO	
90	SLASH PINE	19	DEMO	
91	SLASH PINE	16	DEMO	
92	SLASH PINE	14	DEMO	
93	SLASH PINE	18	DEMO	
94	SLASH PINE	24	DEMO	
95	SLASH PINE	16	DEMO	
96	SLASH PINE	14	DEMO	
97	SLASH PINE	16	DEMO	
98	CYPRESS	8	DEMO	
99	CYPRESS	10	DEMO	
100	SLASH PINE	14	DEMO	
101	SLASH PINE	16	DEMO	
102	SLASH PINE	16	DEMO	
103	SLASH PINE	21	DEMO	
104	SLASH PINE	10	DEMO	
105	SLASH PINE	11	DEMO	
106	SLASH PINE	18	DEMO	
107	SLASH PINE	15	DEMO	
108	SLASH PINE	13	DEMO	
109	TWIN CEDAR	8	DEMO	
110	SLASH PINE	9	DEMO	
111	SLASH PINE	9	DEMO	
112	SLASH PINE	9	DEMO	
113	SLASH PINE	10	DEMO	
114	SLASH PINE	8	DEMO	
115	SLASH PINE	9	DEMO	
116	OAK	6	DEMO	
117	SLASH PINE	18	DEMO	
118	TWIN CYPRESS	8	DEMO	
119	CEDAR	6	DEMO	
120	SLASH PINE	10	DEMO	
121	SLASH PINE	17	DEMO	
122	SLASH PINE	14	DEMO	
123	LONGLEAF PINE	14	DEMO	
124	CEDAR	7	DEMO	
125	LONGLEAF PINE	14	DEMO	
126	SLASH PINE	15	DEMO	
127	CEDAR	7	DEMO	
129	SLASH PINE	14	DEMO	
130	TWIN CYPRESS	11	DEMO	
131	CEDAR	6	DEMO	
132	SLASH PINE	18	DEMO	
133	CYPRESS	11	DEMO	
134	SLASH PINE	13	DEMO	
135	CYPRESS	12	DEMO	SPECIMEN
136	CEDAR	6	DEMO	
474	LONGLEAF PINE	18	PRESERVE	SPECIMEN
475	OAK	18	PRESERVE	SPECIMEN
476	OAK	18	PRESERVE	SPECIMEN
477	OAK	14	PRESERVE	SPECIMEN
478	OAK	24	PRESERVE	SPECIMEN
479	LONGLEAF PINE	19	PRESERVE	SPECIMEN
480	OAK	17	PRESERVE	SPECIMEN
481	OAK	20	PRESERVE	SPECIMEN
482	LONGLEAF PINE	19	PRESERVE	SPECIMEN
483	LONGLEAF PINE	23	PRESERVE	SPECIMEN
484	SLASH PINE	13	OFFSITE	NOT COUNTED
485	LONGLEAF PINE	14	OFFSITE	NOT COUNTED
486	SLASH PINE	17	DEMO	
487	OAK	32	OFFSITE	DEAD (NOT COUNTED) HISTORIC
488	TWIN PALM	13	PRESERVE	
489	PALM	15	PRESERVE	
490	OAK	19	PRESERVE	SPECIMEN
491	OAK	9	PRESERVE	
492	OAK	9	PRESERVE	
493	OAK	10	PRESERVE	SPECIMEN
495	OAK	14	DEMO	SPECIMEN
496	SLASH PINE	32	OFFSITE	NOT COUNTED
497	OAK	13	DEMO	SPECIMEN
498	SLASH PINE	16	DEMO	
499	SLASH PINE	19	OFFSITE	NOT COUNTED
500	SLASH PINE	14	OFFSITE	NOT COUNTED
501	SLASH PINE	11	OFFSITE	NOT COUNTED
504	LONGLEAF PINE	18	DEMO	SPECIMEN
505	CEDAR	8	DEMO	
506	CEDAR	9	DEMO	
508	SLASH PINE	9	DEMO	
509	SLASH PINE	18	PRESERVE	
510	SLASH PINE	15	PRESERVE	
511	OAK	8	DEMO	
512	SLASH PINE	14	PRESERVE	
513	SLASH PINE	20	PRESERVE	
514	SLASH PINE	9	DEMO	
515	SLASH PINE	9	PRESERVE	
516	SLASH PINE	17	PRESERVE	
517	SLASH PINE	15	PRESERVE	
518	SLASH PINE	15	PRESERVE	
519	SLASH PINE	12	PRESERVE	
520	SLASH PINE	12	PRESERVE	
521	SLASH PINE	17	PRESERVE	
522	SLASH PINE	9	PRESERVE	
535	SLASH PINE	11	PRESERVE	
536	SLASH PINE	11	PRESERVE	
537	SLASH PINE	12	PRESERVE	
538	SLASH PINE	9	PRESERVE	

TREE NUMBERS	SPECIES	DBH (INCHES)	ACTION	DESCRIPTION
539	SLASH PINE	17	PRESERVE	
540	SLASH PINE	10	PRESERVE	
541	SLASH PINE	10	PRESERVE	
542	SLASH PINE	10	PRESERVE	
543	SLASH PINE	10	PRESERVE	
544	SLASH PINE	9	PRESERVE	
545	SLASH PINE	10	PRESERVE	
546	SLASH PINE	14	PRESERVE	
547	SLASH PINE	9	PRESERVE	
548	SLASH PINE	10	PRESERVE	
549	SLASH PINE	7	PRESERVE	
550	SLASH PINE	9	PRESERVE	
551	SLASH PINE	8	PRESERVE	
552	SLASH PINE	8	PRESERVE	
553	SLASH PINE	9	PRESERVE	
554	SLASH PINE	9	PRESERVE	
555	SLASH PINE	9	PRESERVE	
556	CEDAR	10	PRESERVE	
557	SLASH PINE	10	PRESERVE	
558	SLASH PINE	9	PRESERVE	
559	SLASH PINE	9	PRESERVE	
560	SLASH PINE	11	PRESERVE	
561	SLASH PINE	11	PRESERVE	
562	SLASH PINE	11	PRESERVE	
563	SLASH PINE	10	PRESERVE	
590	OAK	24	DEMO	SPECIMEN
608	SLASH PINE	11	DEMO	
609	SLASH PINE	7	DEMO	
610	SLASH PINE	8	DEMO	
611	SLASH PINE	13	DEMO	
612	SLASH PINE	11	DEMO	
613	SLASH PINE	7	DEMO	
614	SLASH PINE	10	DEMO	
615	SLASH PINE	12	DEMO	
616	SLASH PINE	9	DEMO	
617	SLASH PINE	11	DEMO	
618	SLASH PINE	8	DEMO	
620	SLASH PINE	8	DEMO	
621	SLASH PINE	12	DEMO	
622	SLASH PINE	7	DEMO	
623	SLASH PINE	11	DEMO	
624	SLASH PINE	9	DEMO	
625	SLASH PINE	11	DEMO	
626	SLASH PINE	8	DEMO	
627	SLASH PINE	9	DEMO	
628	SLASH PINE	8	DEMO	
629	SLASH PINE	8	DEMO	
630	SLASH PINE	7	DEMO	
631	SLASH PINE	8.5	DEMO	
632	SLASH PINE	9	DEMO	
633	SLASH PINE	8	DEMO	
634	SLASH PINE	9	DEMO	
635	SLASH PINE	9	DEMO	
636	SLASH PINE	7	DEMO	
637	SLASH PINE	7	DEMO	
638	SLASH PINE	9	DEMO	
639	SLASH PINE	7	DEMO	
640	SLASH PINE	7	DEMO	
641	SLASH PINE	8	DEMO	
642	SLASH PINE	7	DEMO	
643	CEDAR	9	DEMO	
644	SLASH PINE	14	DEMO	
645	OAK	9	DEMO	
646	SLASH PINE	10	DEMO	
647	SLASH PINE	8	DEMO	
648	SLASH PINE	8	DEMO	
649	SLASH PINE	10	DEMO	
650	SLASH PINE	8	PRESERVE	
651	SLASH PINE	7	PRESERVE	
652	SLASH PINE	7	PRESERVE	
653	SLASH PINE	12	PRESERVE	
654	SLASH PINE	9	PRESERVE	
655	SLASH PINE	7	PRESERVE	
656	SLASH PINE	7	PRESERVE	
657	SLASH PINE	7	PRESERVE	
658	SLASH PINE	9	PRESERVE	
659	SLASH PINE	9	PRESERVE	
660	SLASH PINE	8	PRESERVE	
661	SLASH PINE	7	PRESERVE	
662	SLASH PINE	7	PRESERVE	
663	SLASH PINE	8	PRESERVE	
664	SLASH PINE	9	DEMO	
665	SLASH PINE	8	DEMO	
666	SLASH PINE	7	PRESERVE	
667	SLASH PINE	9	PRESERVE	
668	SLASH PINE	7	PRESERVE	
669	SLASH PINE	8	PRESERVE	
670	SLASH PINE	7	PRESERVE	
671	SLASH PINE	7	PRESERVE	
672	SLASH PINE	9	PRESERVE	
673	SLASH PINE	8	PRESERVE	
674	SLASH PINE	7	PRESERVE	
675	SLASH PINE	7	PRESERVE	
676	SLASH PINE	9	PRESERVE	
677	SLASH PINE	7	PRESERVE	
678	SLASH PINE	7	PRESERVE	
679	SLASH PINE	9	PRESERVE	
680	SLASH PINE	7	PRESERVE	
681	SLASH PINE	8	DEMO	
682	SLASH PINE	8	DEMO	
683	SLASH PINE	7	DEMO	

TREE NUMBERS	SPECIES	DBH (INCHES)	ACTION	DESCRIPTION
684	SLASH PINE	9	DEMO	
812	SLASH PINE	9	DEMO	
813	SLASH PINE	10	DEMO	
814	SLASH PINE	14	DEMO	
815	SLASH PINE	13	DEMO	
816	SLASH PINE	7	DEMO	
817	SLASH PINE	11	DEMO	
818	SLASH PINE	7	DEMO	
819	SLASH PINE	10	DEMO	
820	SLASH PINE	10	DEMO	
821	SLASH PINE	8.5	DEMO	
822	SLASH PINE	11	DEMO	
823	SLASH PINE	11	DEMO	
824	SLASH PINE	10	DEMO	
825	SLASH PINE	7	DEMO	
826	SLASH PINE	10	DEMO	
827	SLASH PINE	12	DEMO	
828	SLASH PINE	7	DEMO	
829	CEDAR	5	DEMO	NOT COUNTED
830	SLASH PINE	11	DEMO	
831	SLASH PINE	12	DEMO	
832	SLASH PINE	11	DEMO	
833	SLASH PINE	10	DEMO	
834	SLASH PINE	12	DEMO	
835	SLASH PINE	14	DEMO	
836	SLASH PINE	11	DEMO	
837	SLASH PINE	11	DEMO	
838	SLASH PINE	12	DEMO	
839	SLASH PINE	12	DEMO	
840	SLASH PINE	14	DEMO	
841	SLASH PINE	12	DEMO	
842	CEDAR	7	DEMO	
843	SLASH PINE	23	DEMO	
844	SLASH PINE	10	DEMO	
845	SLASH PINE	19	DEMO	
846	SLASH PINE	17	DEMO	
847	SLASH PINE	10	DEMO	
848	SLASH PINE	11	DEMO	
849	SLASH PINE	15	DEMO	
850	SLASH PINE	15	DEMO	
851	SLASH PINE	18	DEMO	
852	SLASH PINE	11	DEMO	
853	SLASH PINE	19	DEMO	
854	SLASH PINE	14	DEMO	
856	SLASH PINE	16	DEMO	
857	SLASH PINE	9	DEMO	
858	SLASH PINE	18	DEMO	
859	SLASH PINE	18	DEMO	
860	SLASH PINE	13	DEMO	

NOTES:	
TOTAL PROTECTED INCHES TO BE MITIGATED	1,719.0
1:3 MITIGATION REQUIRED	1,719 / 3 = 573.0
TOTAL SPECIMEN INCHES TO BE MITIGATED	81.0
1:2 MITIGATION REQUIRED FOR SPECIMEN	81 / 2 = 41.0
TOTAL INCHES TO BE MITIGATED (PER TREE REPLACEMENT WORKSHEET)	614.0
TOTAL PROTECTED INCHES TO BE PRESERVED	738
TOTAL SPECIMEN INCHES TO BE PRESERVED	219
INCHES PROVIDED (SEE LANDSCAPE PLAN L1.00):	744
SITE DEFICIENT AFTER FACTORING IN PROPOSED/PRESERVED	-
DEFICIENT AT \$75 PER TREE	\$0



LICENSED PROFESSIONAL

KHA PROJECT
249600000

DATE
01/21/2025

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
RYP

CHECKED BY
ASIL

DATE
1/21/2025

Kimley»Horn

200 SOUTH ORANGE AVE., STE. 600
ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM

OVERALL TREE
MITIGATION PLAN

COASTLINE POWER

FLORIDA

CITY OF DELAND

SHEET NUMBER

L0.50

REVISIONS

No.	DATE	BY

Plotted By: Maple, Jake Street Set: COASTLINE POWER SOLUTIONS Layout: L0.51 January 21, 2025 09:55:38am K:\ORL_Civil\24960000-Coastline Power Solutions\CADD\CONSTR\PlanSheet\L0.50 TREE MITIGATION PLAN.dwg
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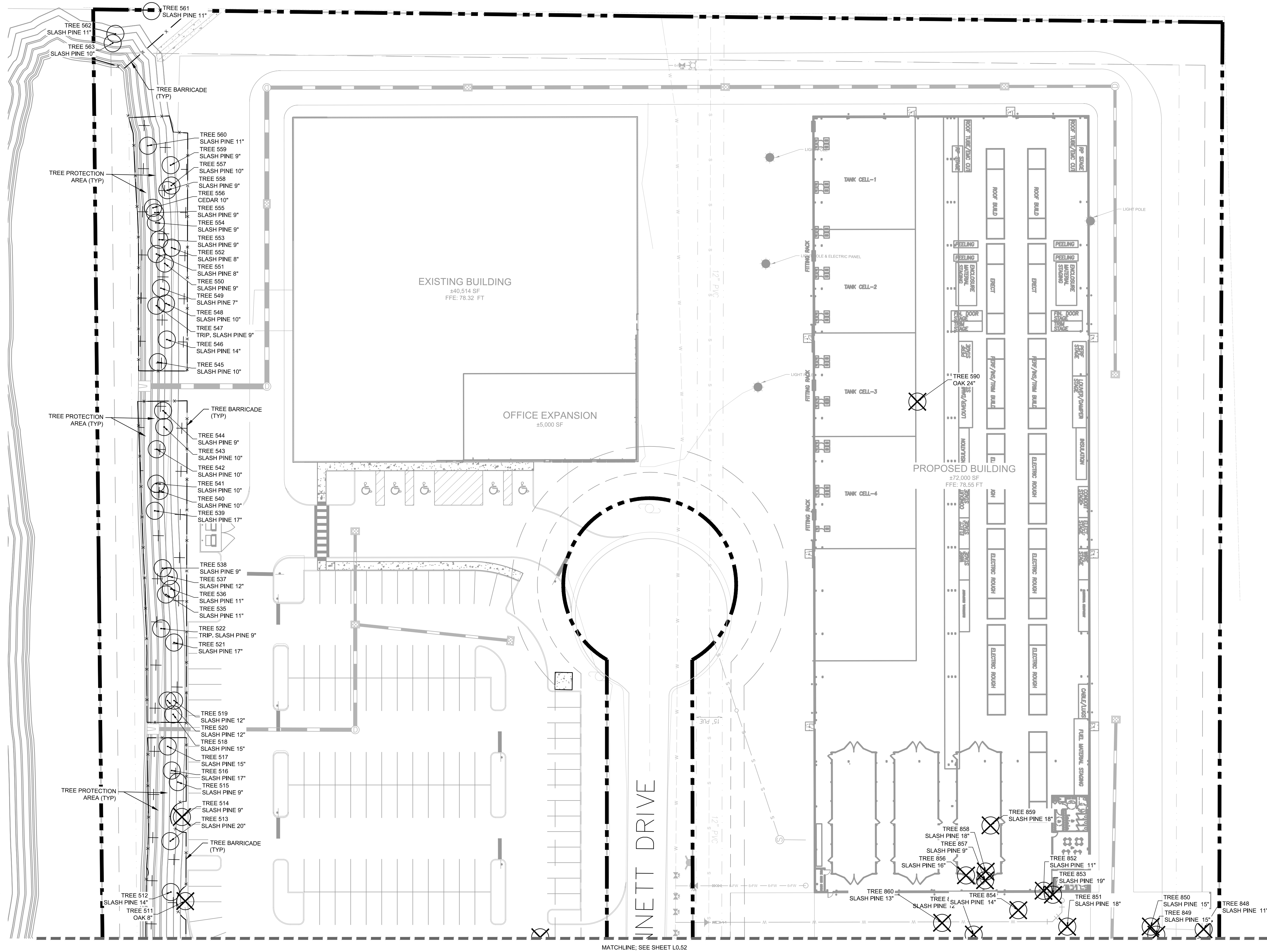
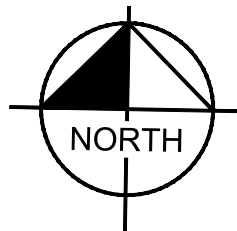
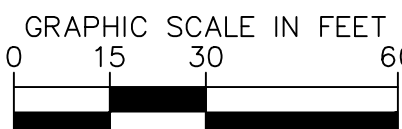
CALL 2 WORKING DAYS
BEFORE YOU DIG



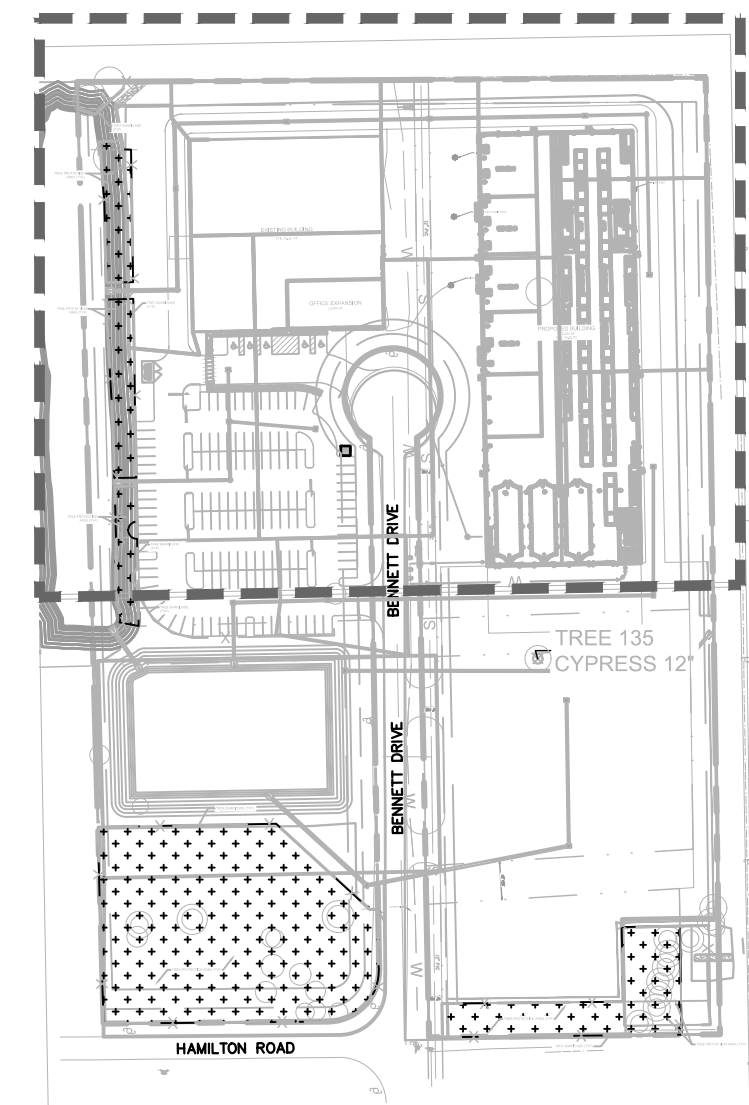
IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

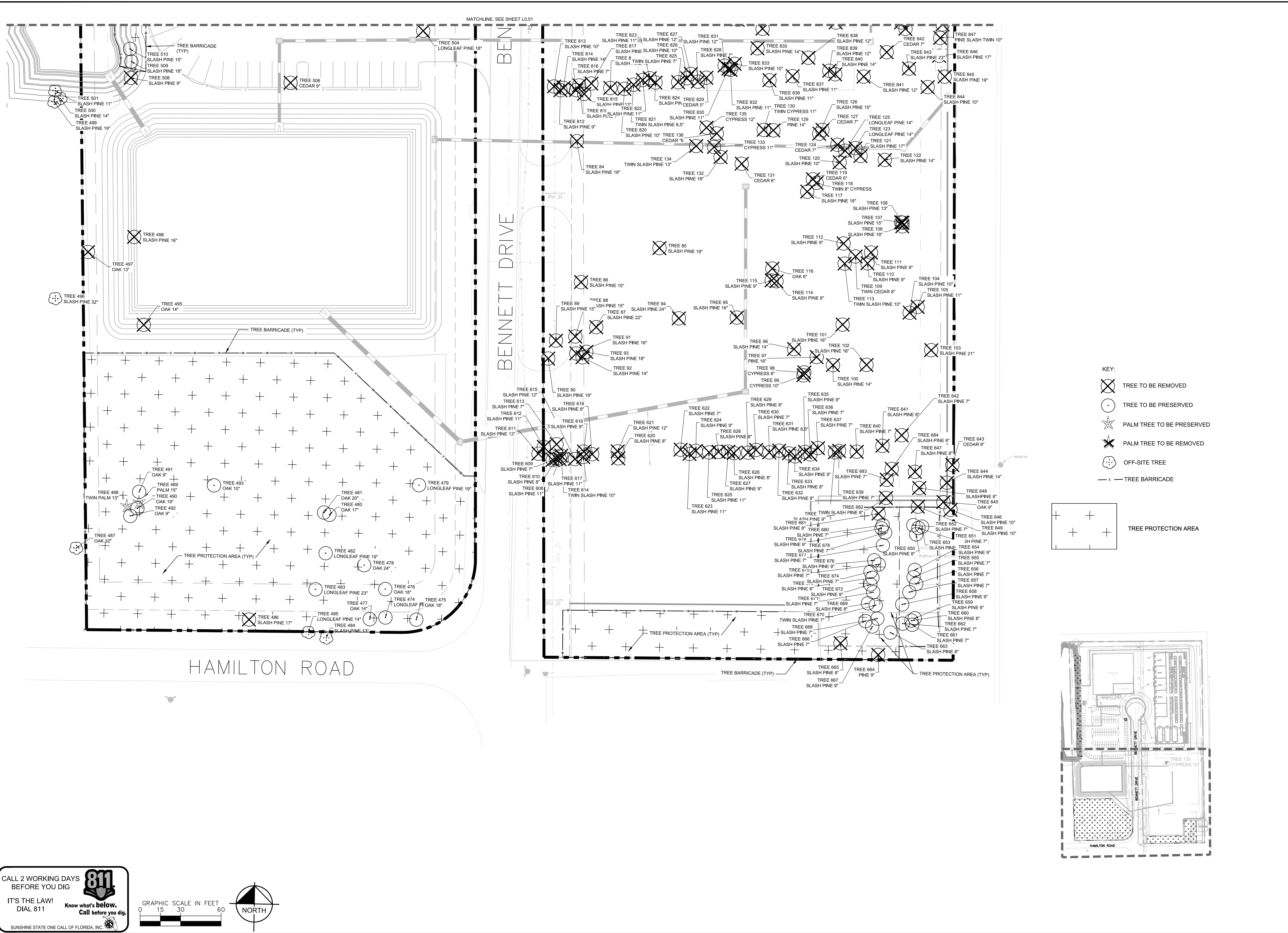
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



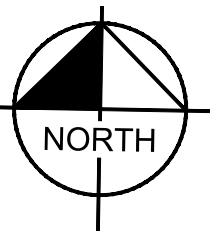
- KEY:
- TREE TO BE REMOVED
 - TREE TO BE PRESERVED
 - PALM TREE TO BE PRESERVED
 - PALM TREE TO BE REMOVED
 - OFF-SITE TREE
 - TREE BARRICADE



L0.51	SHEET NUMBER	COASTLINE POWER	FLORIDA	CITY OF DELAND	TREE MITIGATION PLAN	KHA PROJECT 249600000	LICENSED PROFESSIONAL	Kimley»Horn 200 SOUTH ORANGE AVE., STE. 600 ORLANDO, FL 32801 407.282-1511 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
						DATE 01/21/2025						
						SCALE AS SHOWN						
						DESIGNED BY KHA						
						DRAWN BY RYP						
						CHECKED BY ASIL	DATE: 1/21/2025					

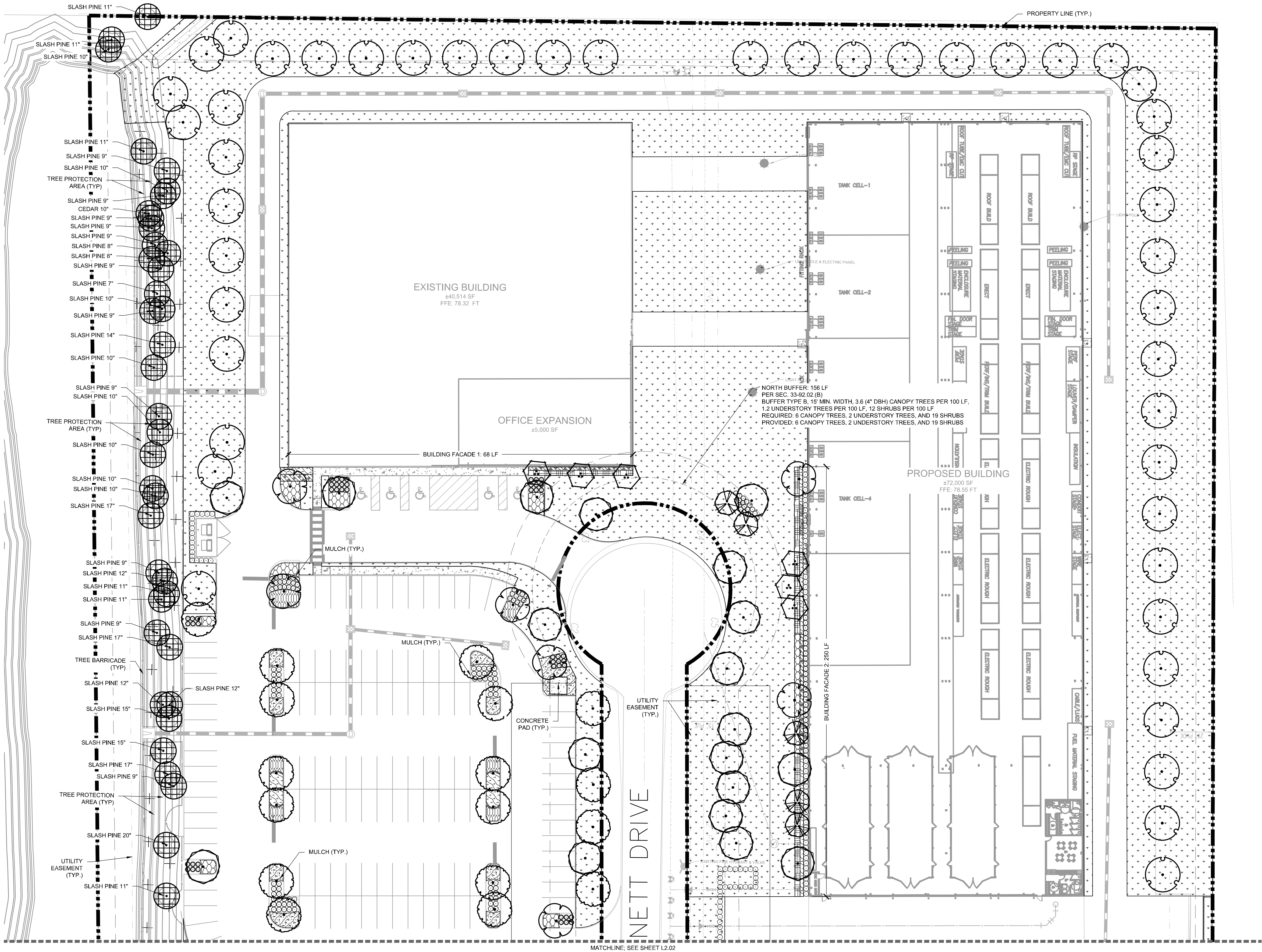


SUNSHINE STATE ONE CALL OF FLORIDA, INC. 



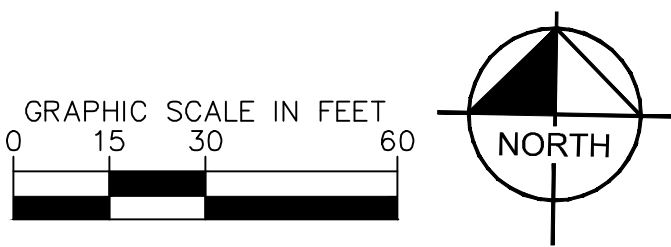
--- 20 --- 660

Plotted By: Maple, Jake Street Set: COASTLINE POWER SOLUTIONS Layout: L1.01 January 21, 2025 12:46:00pm K:\ORL_Civil\249600000-Coastline Power Solutions\CADD\CONST\PlanSheets\L1.01 LANDSCAPE PLAN.dwg
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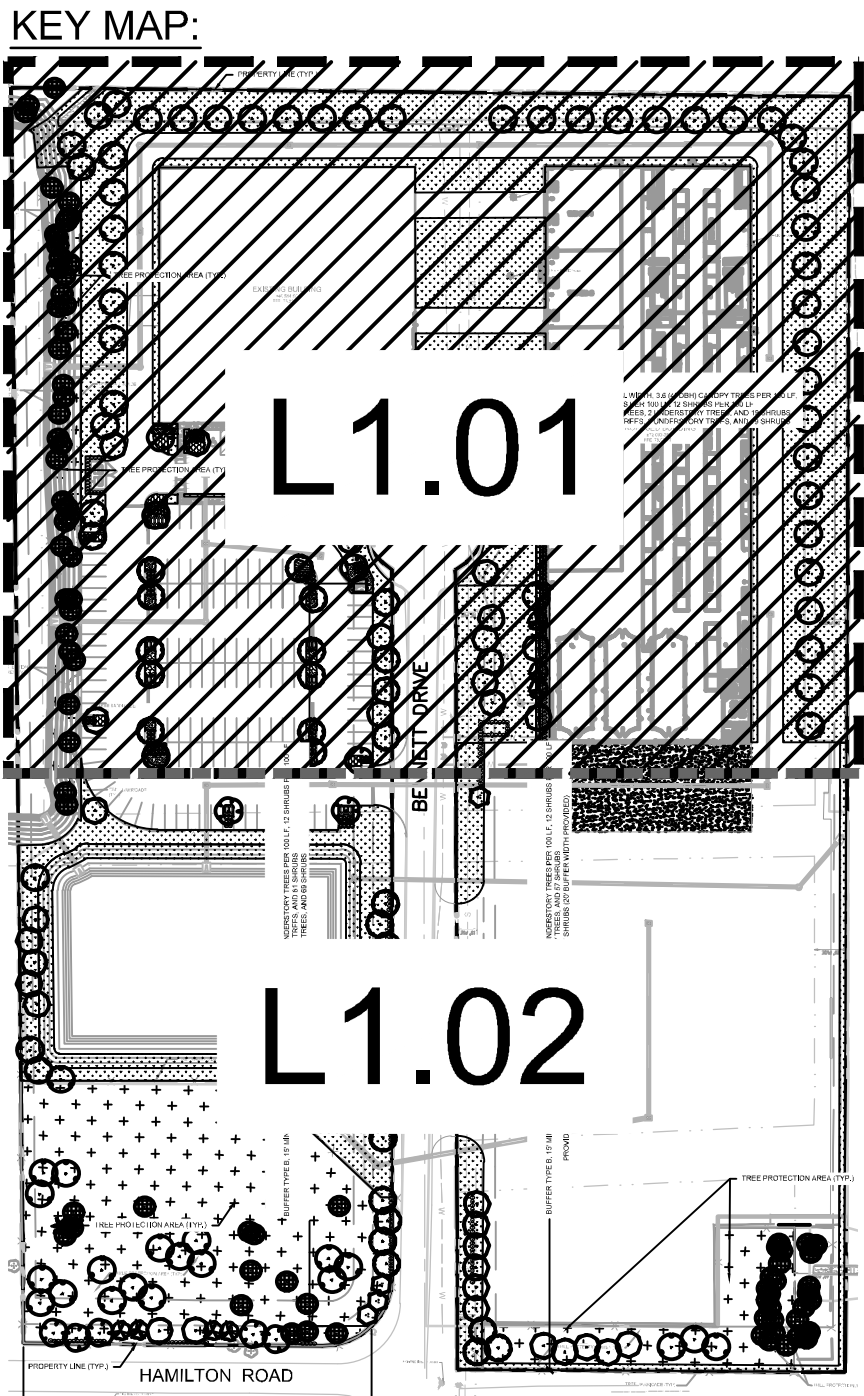
GENERAL NOTE:
ANY DAMAGE TO UNDERGROUND INFRASTRUCTURE WILL BE THE RESPONSIBILITY OF PROPERTY OWNER (TYP.)

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



PLANT SCHEDULE

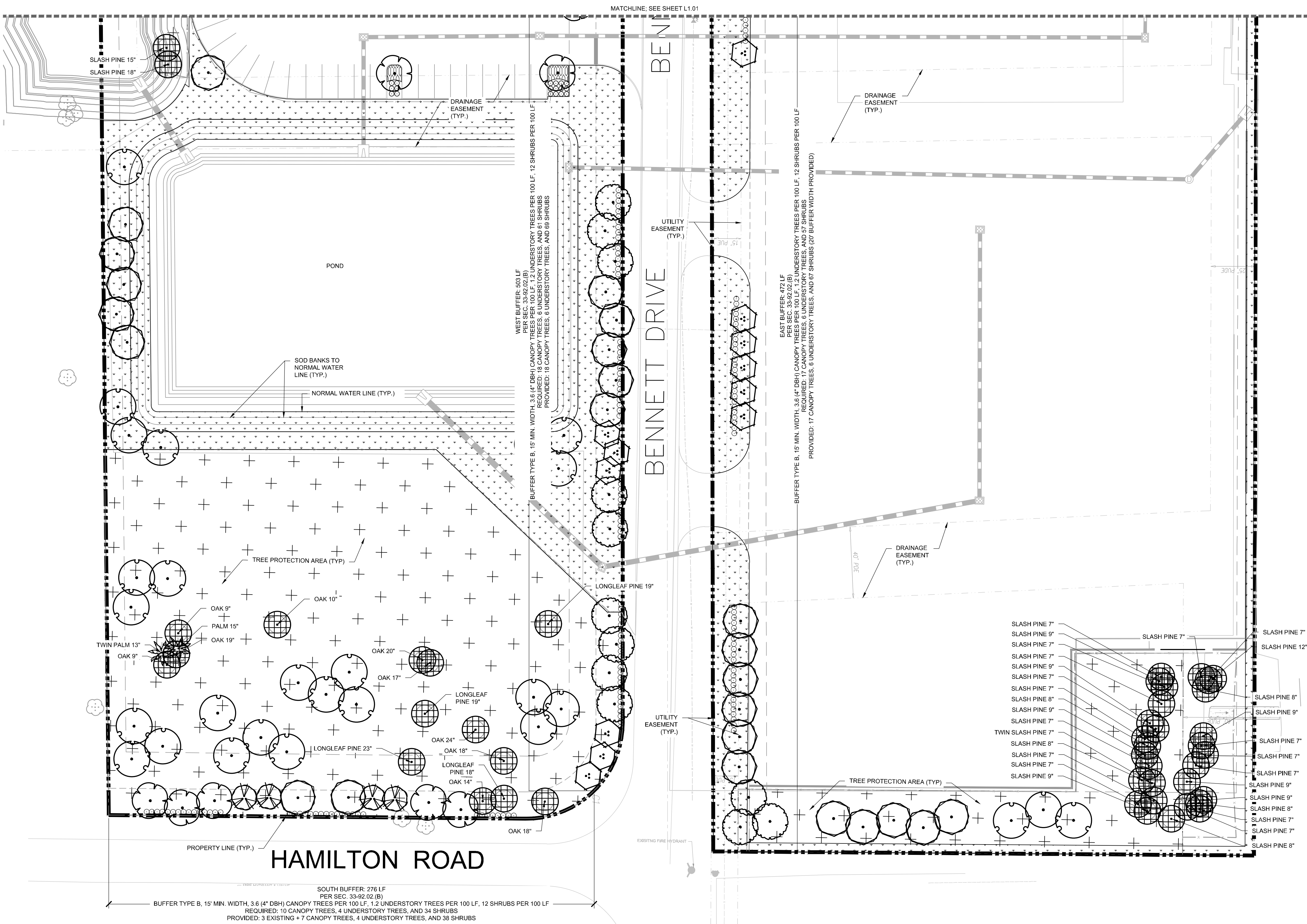
SYMBOL	CODE	QTY	COMMON NAME
TREES			
	EE	84	PROTECT IN PLACE
	EE2	2	PROTECT IN PLACE
CANOPY TREE			
	AR	43	RED MAPLE
	DE	73	ULMUS PARVIFOLIA 'DRAKE'
	MG	14	SOUTHERN MAGNOLIA
	QV	29	SOUTHERN LIVE OAK
UNDERSTORY TREES			
	LI	9	GRAPE MYRTLE
	MC	18	WAX MYRTLE
SHRUBS			
	LD	104	WEeping LANTANA
	MC2	48	PINK MUHLY GRASS
	TF	59	FAKAHATCHEE GRASS
	VO	270	WALTER'S VIBURNUM
SHRUB AREAS			
	DE	87	GOLD MOUND DEWDROPS
	ZF	196	FLORIDA COONTIE
GROUND COVERS			
	GT	407	TAMPA Vervain
	MS	336	SUNSHINE MIMOSA
	NB	227	GIANT SWORD FERN
	TM	312	MINIMA ASIATIC JASMINE
SOD			
	PA	138,902 SF	ARGENTINE BAHIAGRASS



SCALE: 1:50

KHA PROJECT 249600000		LICENSED PROFESSIONAL	Kimley»Horn 200 SOUTH ORANGE AVE., STE. 600 ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM	No.		REVISIONS	DATE	BY
DATE 01/21/2025								
SCALE AS SHOWN								
DESIGNED BY KHA								
DRAWN BY RYP								
CHECKED BY ASIL								
DATE: 1/21/2025								
LANDSCAPE PLAN			FLORIDA					
COASTLINE POWER								
SHEET NUMBER			CITY OF DELAND					
L1.01								

Plotted By: Maple, Jake Street Set: COASTLINE POWER SOLUTIONS Layout: L1.02 January 21, 2025 12:46:05pm K:\ORL_Civil\24960000-Coastline Power Solutions\CADD\CONSTR\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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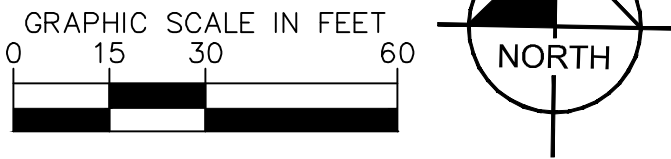
GENERAL NOTE:
ANY DAMAGE TO UNDERGROUND INFRASTRUCTURE WILL BE THE RESPONSIBILITY OF PROPERTY OWNER (TYP.)

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

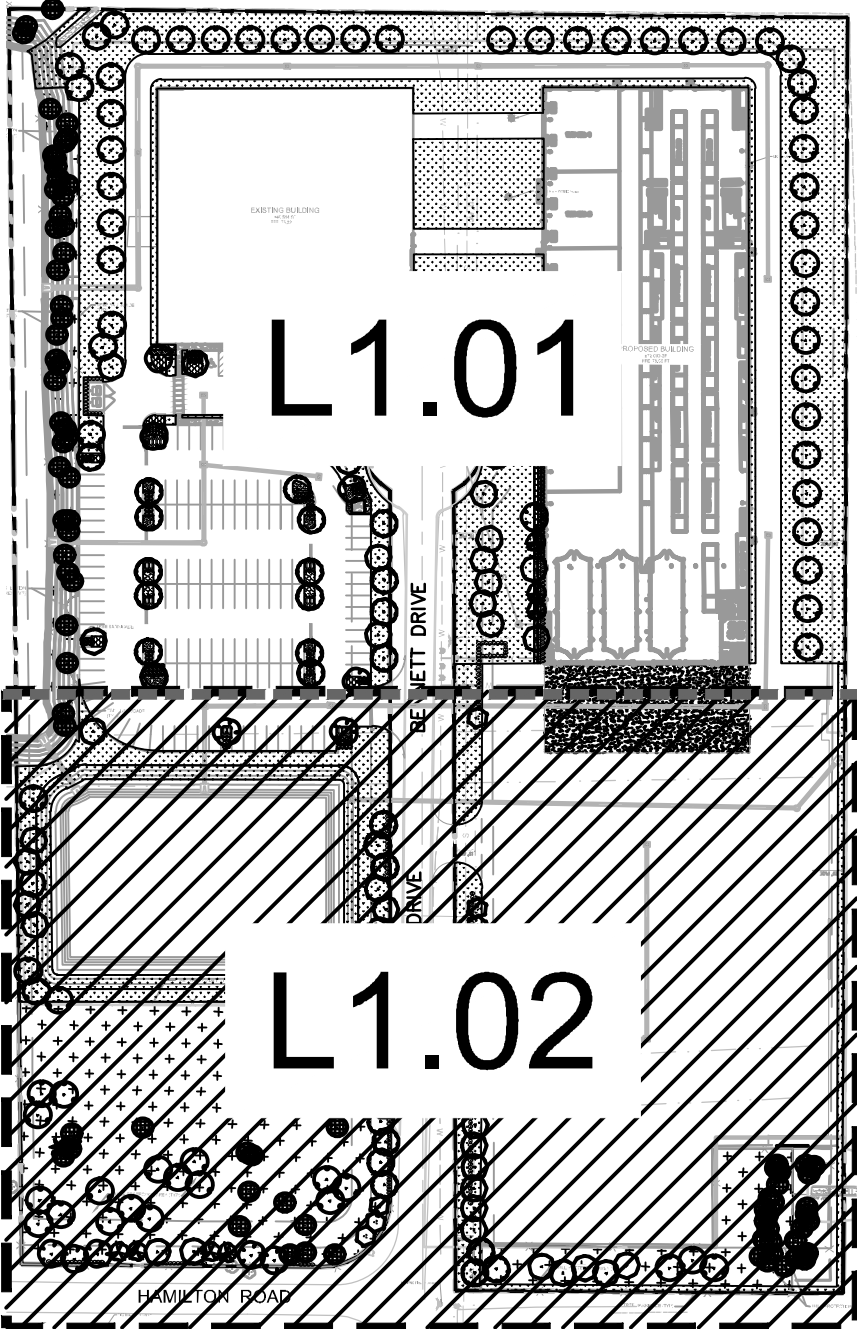


PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	EE	84	PROTECT IN PLACE
	EE2	2	PROTECT IN PLACE
CANOPY TREE			
	AR	43	RED MAPLE
	DE	73	ULMUS PARVIFOLIA 'DRAKE'
	MG	14	SOUTHERN MAGNOLIA
	QV	29	SOUTHERN LIVE OAK
UNDERSTORY TREES			
	LI	9	GRAPE MYRTLE
	MC	18	WAX MYRTLE
SHRUBS			
	LD	104	WEeping LANTANA
	MC2	48	PINK MUHLY GRASS
	TF	59	FAKAHATCHEE GRASS
	VO	270	WALTER'S VIBURNUM
SHRUB AREAS			
	DE	87	GOLD MOUND DEWDROPS
	ZF	196	FLORIDA COONTIE
GROUND COVERS			
	GT	407	TAMPA Vervain
	MS	336	SUNSHINE MIMOSA
	NB	227	GIANT SWORD FERN
	TM	312	MINIMA ASIATIC JASMINE
SOD			
	PA	138,902 SF	ARGENTINE BAHIA GRASS



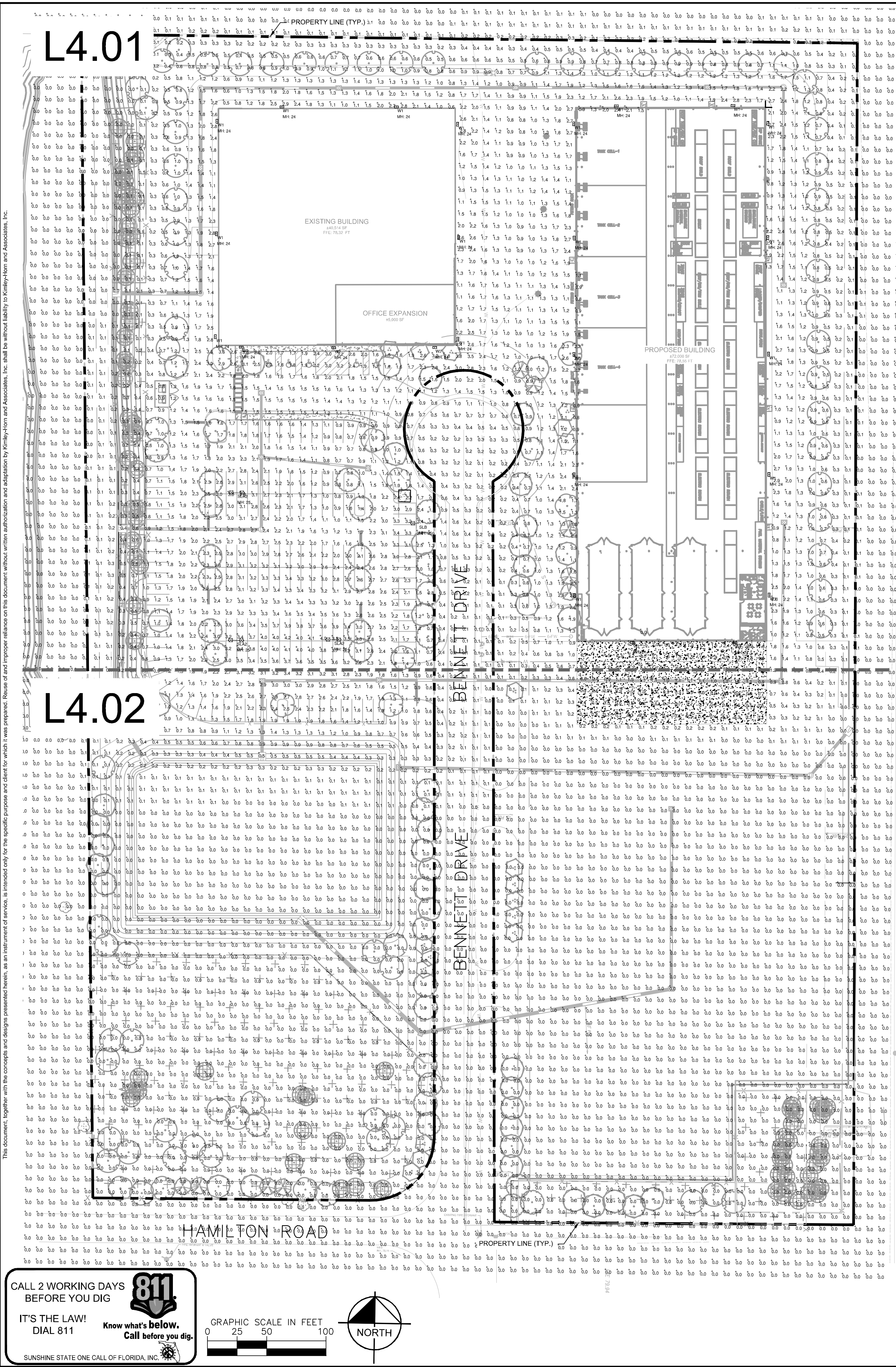
KEY MAP:



SCALE: 1:50

KHA PROJECT 24960000		LICENSED PROFESSIONAL	Kimley»Horn	
DATE 01/21/2025	SCALE AS SHOWN	DESIGNED BY KHA	200 SOUTH ORANGE AVE., STE. 600 ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM	
DRAWN BY RYP	CHECKED BY ASIL	DATE: 1/21/2025	LANDSCAPE PLAN	
COASTLINE POWER		FLORIDA	SHEET NUMBER	
CITY OF DELAND			L1.02	
		REVISIONS	DATE	BY

Plotted By: Maple, Jake Sheet: Set COASTLINE POWER SOLUTIONS Layout: L4.00 January 21, 2025 09:52:22 am K:\ORL_Civil\249600000-Coastline Power Solutions\CADD\CONST\Plan\Sheet\L4.00 PHOTOMETRICS PLAN.dwg This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written authorization and signature by Kimley-Horn and Associates, Inc.



Landreth Lighting Luminaire Schedule									
Symbol	Manufacturer	Qty	Label	Arrangement	Description	LFUF	BUG Rating	Arranged Watts	Arranged Lumens
	Lithonia Lighting	3	SLA2	Back-Pack	DSXQ LED P7 40K 70CRI T5W MVOLT RPA NLTAIR2 PIRHN FINISH T8D, MOUNTED 30' AFG ON ROUND TAPERED ALUMINUM DIRECT BURIED POLE	1.000	B5-U0-G3	341.82	43114
	Lithonia Lighting	1	SLB	Single	DSXQ LED P7 40K 70CRI T5W MVOLT RPA NLTAIR2 PIRHN FINISH T8D, MOUNTED 30' AFG ON ROUND TAPERED ALUMINUM DIRECT BURIED POLE	1.000	B3-U0-G5	170.81	20318
	Lithonia Lighting	20	W1	Single	WDG3S LED P2 40K 70CRI R3 MVOLT SRM NLTAIR2 PIRHN FINISH T8D	1.000	B1-U0-G2	59.276	8519
	Lithonia Lighting	5	W2	Single	WDG3S LED P2 40K 70CRI R4 MVOLT SRM NLTAIR2 PIRHN FINISH T8D	1.000	B1-U0-G2	69.276	8779

Landreth Lighting Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Parking Lot	Illuminance	Fc	2.01	4.2	0.5	4.02 8.40

Kimley»Horn

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ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

KHA PROJECT
249600000

DATE
01/21/2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY RYP

CHECKED BY ASIL

DATE: 1/21/2025

OVEREALL
PHOTOMETRIC PLAN

FLORIDA

COASTLINE POWER

CITY OF DELAND

SHEET NUMBER

L4.00

REVISIONS

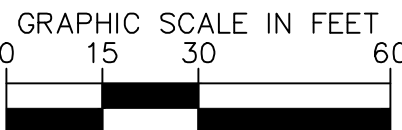
DATE

BY

Page 43 of 60



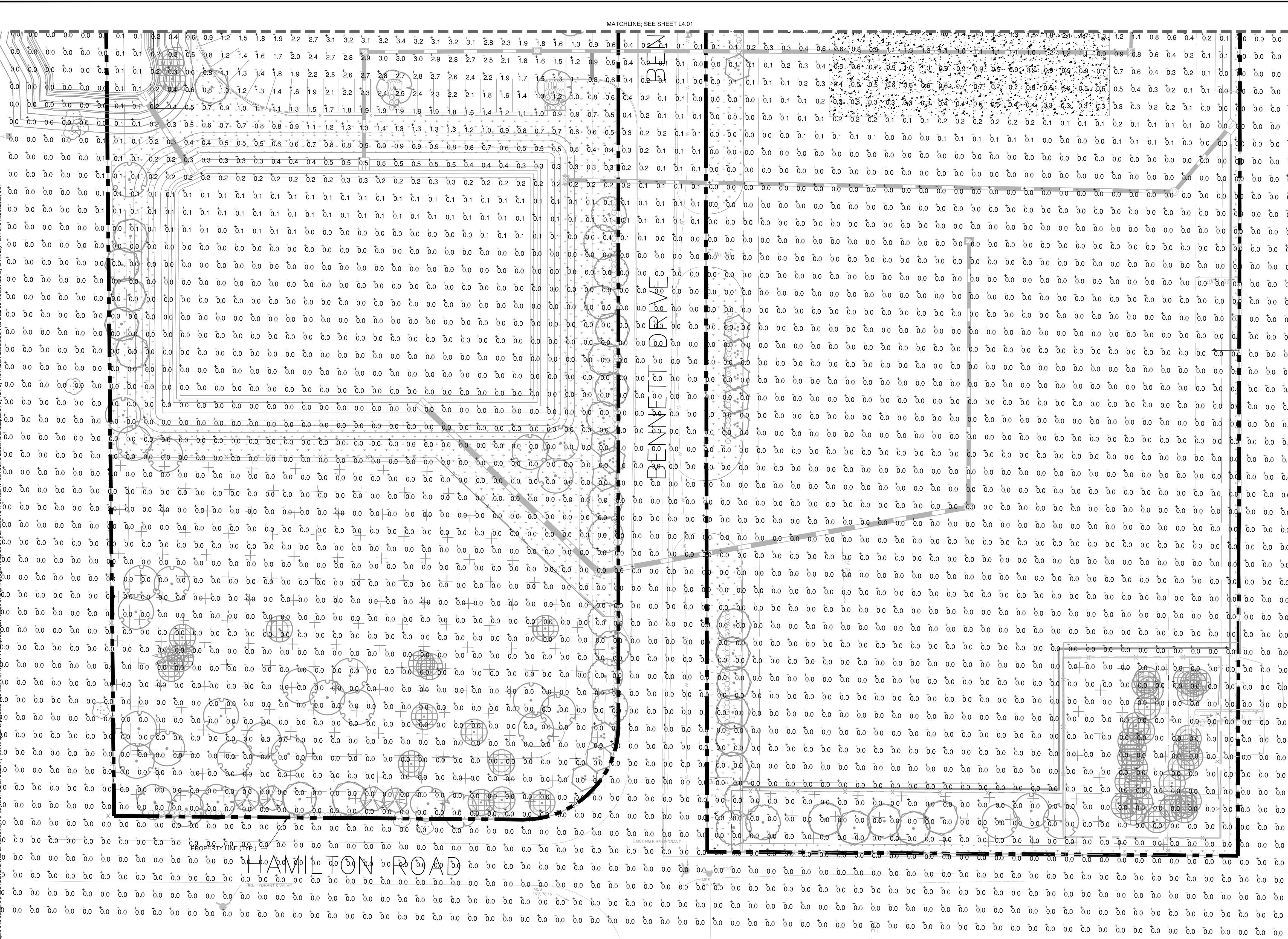
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.01	4.2	0.5	4.02	8.40

Page 44 of 60

Plotted By: Maple, Jake Sheet: Set: COASTLINE POWER SOLUTIONS Layout: L4.02 January 21, 2025 09:52:39am K:\ORL_Civil\249600000-Coastline Power Solutions\CADD\CONVEY\PlanSheet\L4.00 PHOTOMETRIC PLAN.dwg
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	Lithonia Lighting	1	SLB	Single	DSX0 LED P7 40K 70CRI T3M MVOLT RPA NLTAIR2 PIRHN FINISH TBD: MOUNTED 30' AFG ON ROUND TAPERED ALUMINUM DIRECT BURIED POLE	1.000	B3-U0-G5	170.81	20318
	Lithonia Lighting	20	W1	Single	WDGE3 LED P2 40K 70CRI R3 MVOLT SRM NLTAIR2 PIRH FINISH TBD	1.000	B1-U0-G2	59.276	8519
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Landreth Lighting Calculation Summary							
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Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET

0 15 30 60

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LICENSED PROFESSIONAL

KHA PROJECT 249600000

DATE 01/21/2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY RYP

CHECKED BY ASIL

DATE: 1/21/2025

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200 SOUTH ORANGE AVE., STE. 600

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PHOTOMETRIC PLAN

FLORIDA

CITY OF DELAND

SHEET NUMBER

L4.02

Page 45 of 60

Revisions:				
Scale:	AS NOTED	Date:	10/20/24	CC
Drawn By:		Checked By:		COS

COASTLINE POWER SOLUTIONS: PEMB

COASTLINE POWER SOLUTIONS
1965 BENNETT AVE
DELAND, FL 32724

ELEVATIONS FOR ARCHITECTURAL VIEW - CIVIL PERMIT

Certified By:

XXXXXX24

Electronic Signature:

This drawing has been electronically signed and sealed on the date shown in the seal, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Drawing Number:

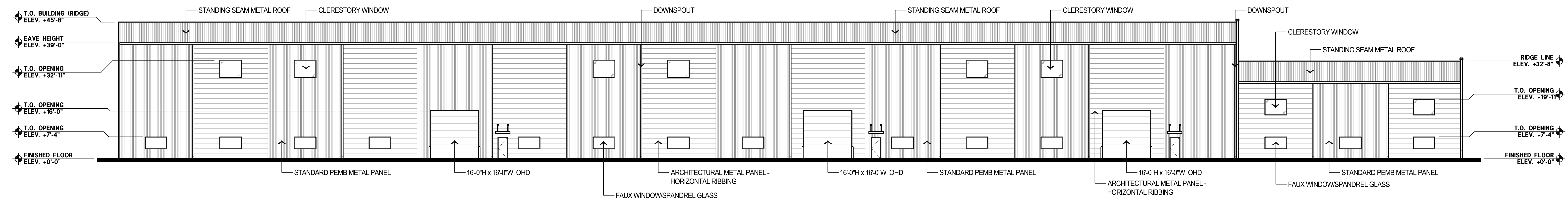
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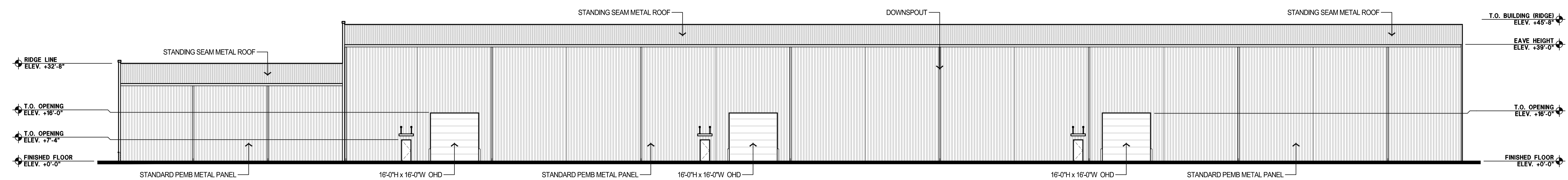
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A/E Job Number:

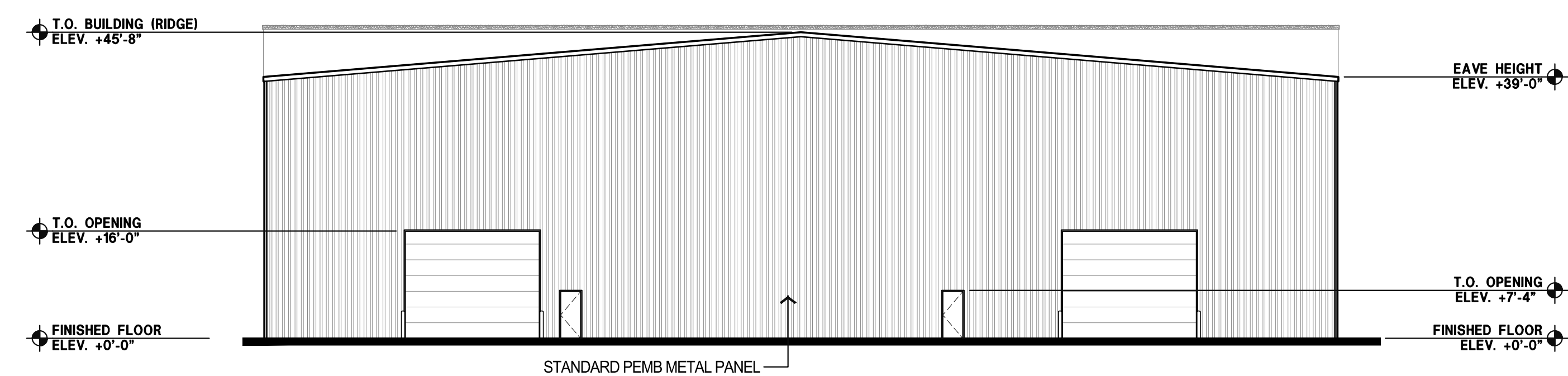
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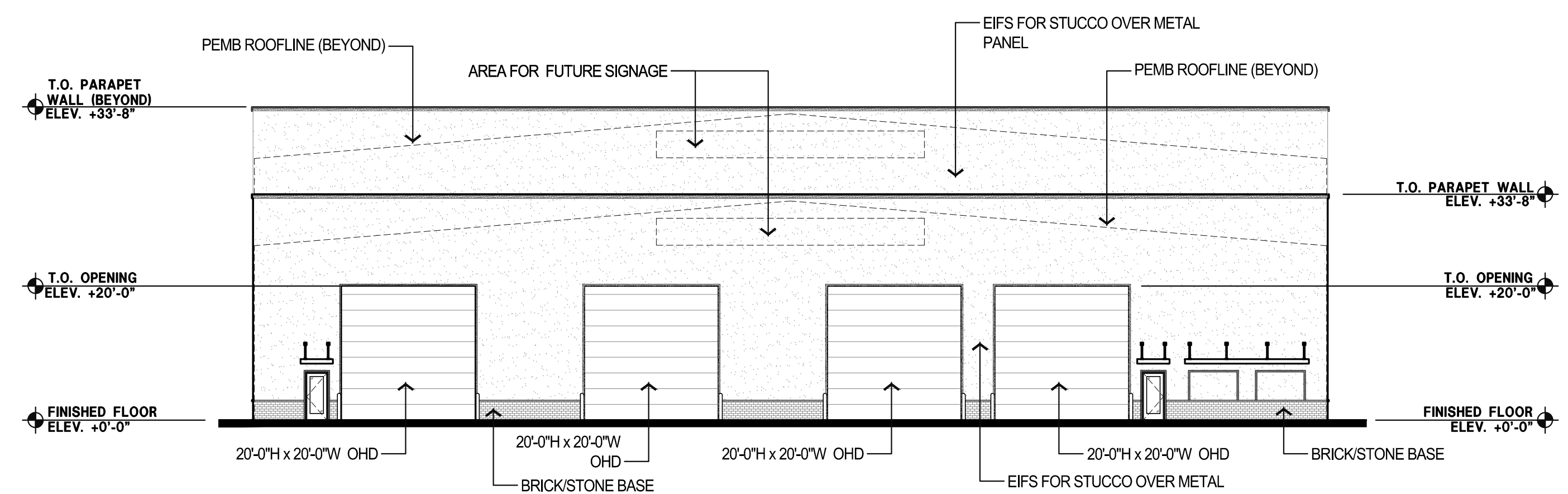
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ELEV1 SCALE: 1/16"=1'-0" 32



2 SIDE ELEVATION (EASTERN)
ELEV1 SCALE: 1/16"=1'-0" 32



4 REAR ELEVATION (NORTH)
ELEV1 SCALE: 1/16"=1'-0" 32



3 FRONT ELEVATION (SOUTH)
ELEV1 SCALE: 1/16"=1'-0" 32

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Sales@SteelCraftBuilders.com

26-GAUGE



POLAR WHITE
SR .60 SRI 71



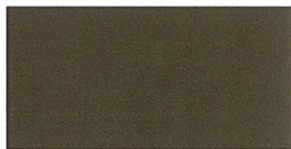
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SR .50 SRI 57



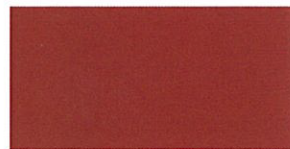
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SR. 47 SRI 55



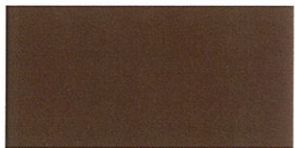
SADDLE TAN
SR .48 SRI 55



BURNISHED SLATE
SR .28 SSRI 27



RUSTIC RED
SR .36 SRI 38



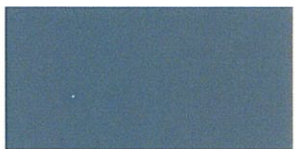
COCOA BROWN
SR .28 SRI 27



CHARCOAL GREY
SR .27 SRI 26



CRIMSON RED
SR .33 SRI 34



HAWAIIAN BLUE
SR .22 SRI 32



BLACK
SR .30 SRI 30



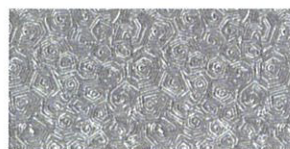
DESERT SAND
SR .42 SRI 47



GALLERY BLUE
SR .27 SRI 26



FERN GREEN
SR .27 SRI 26



GALVALUME

- Final color selection should be made from actual color chips.
- Warranty info available upon request.
- Solar Reflectivity (SR): Solar reflectivity or reflectance is the measure of a material's ability to reflect solar energy or sunlight from its surface. SR values are numbered 0 to 1.0. A value of 0 indicates that the surface absorbs all solar energy and a value of 1.0 indicates that the surface reflects all solar energy and a value of 1.0 indicates total reflectance. ENERGY STAR requires an SR value of 0.25 or higher for steep slope roofing (above 2:12) and a SR value of 0.65 or higher for low slope roofing (2:12 or less). For more information, please visit www.energystar.gov.
- Solar Reflectance Index (SRI): The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. To meet LEED requirements, a roofing material must have an SRI of 29 or greater for steep slope roofing and an SRI value of 78 or higher for low slope roofing. For more information visit www.usgbc.org.
- Other colors available upon request.

Standard Color Offerings



MEMORANDUM

To: City of Deland
Municipal Planning Board

From: Kiana C. Nieves, P.E.
Kimley-Horn

Date: 01/21/2024

Subject: SP24-220: Coastline Power Solutions
TPA Reduction Request for Redevelopment Project

Coastline Power Solutions Redevelopment is a ±13.81 proposed redevelopment of an ±5,000 sf existing office space within the existing ±40,514 sf building on site. This redevelopment also includes an additional ±72,000 sf metal building and proposed parking, lay down area and associated stormwater management and infrastructure.

The purpose of this memo is to request a 2% reduction in the Tree Protection Area requirement as described within Section 33-57.07(b) of the City of DeLand Municode. This code requires fifteen percent of the square footage of any proposed development to be designated for the protection of trees. This section also states that by approval of a site plan for redevelopment sites or sites within the aviation access area of the DeLand Municipal Airport, requirements of tree protection area may be modified or waived if it is determined that it is impractical to establish a tree protection area.

The existing development and subsequent parcels are a part of the Patterson Park PD and are a part of a master stormwater and regional utility system owned and maintained by the City. There is an existing stormwater system and regional utility distribution system located on site within Public Utility and Drainage easements, ranging from 12 to 40 ft in width. Along the eastern property line, there are overhead utility lines and regional potable water and sanitary sewer lines that run parallel to Bennett Drive in a 15 ft public utility easement, which continues into the existing Coastline Power Solutions parcel, as shown in the survey. In total, these easement areas on site make up about ±2.3 acres of the entire site. About ±1.09 acres, hatched and shown in the Tree Protection Area Exhibit, were not calculated as part of the project area since trees would not be able to be planted nor preserved, due to maintenance and future improvements. The breakdown of the tree protection requirements, with and without the reduction request is shown below:

Tree Protection Area Required for 13.81 acre Site (Including all OHU and Regional Utility Easements)	$13.81 \text{ acres} \times 0.15 = \mathbf{2.07 \text{ acres}}$
Tree Protection Area Required for 12.72 acre Site (Not Including all OHU and Regional Utility Easements)	$12.72 \text{ acres} \times 0.15 = \mathbf{1.90 \text{ acres}}$
Provided Tree Protection Area	1.81 acres
Total Reduction in Tree Protection Area Requested	2%

Additionally, in the existing condition, the stormwater management system was being restricted by a 30 in RCP pipe located under Bennett Drive, which serves as an equalizer pipe between the on site stormwater pond and the stormwater system East of the site. The on-site stormwater pond treats about ±31.57 acres of area around the proposed redevelopment and the proposed project condition rectifies this restriction by adding another on site stormwater pond to provide treatment and attenuation for the 31.57 acres. The proposed stormwater management facilities make the master designed system more efficient and limits the amount of discharge at the outfall location.

Lastly, to achieve drought tolerance and promote a xeric landscape in Florida, several native species have been employed. These species are well-adapted to the local climate and require minimal irrigation. This was done in efforts to conserve water, and support local wildlife, while enhancing sustainability and ecological benefits.

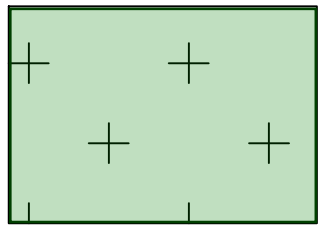
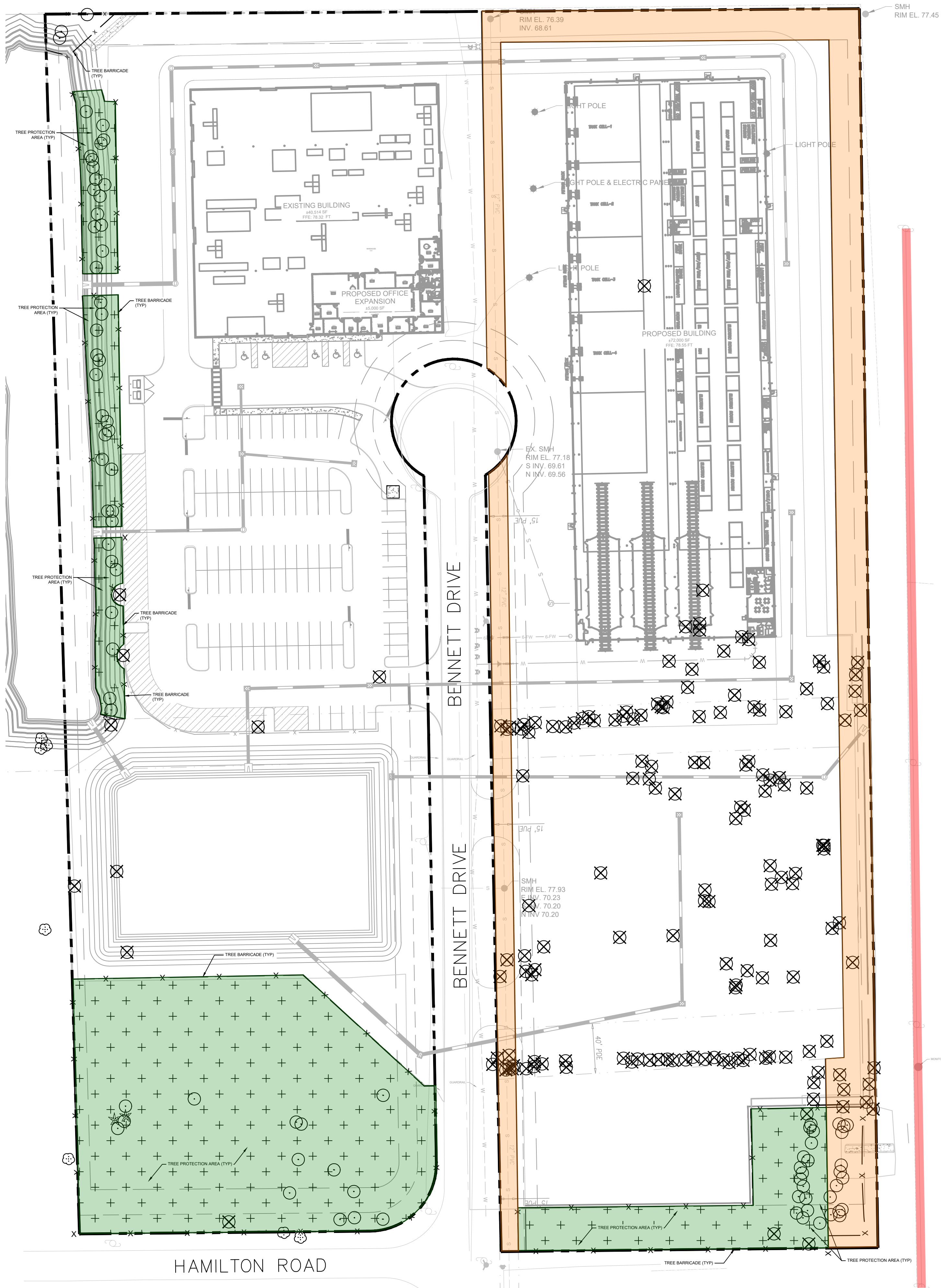
Please contact me at (407) 768-3236 or Kiana.Nieves@kimley-horn.com should you have any questions.

Sincerely,

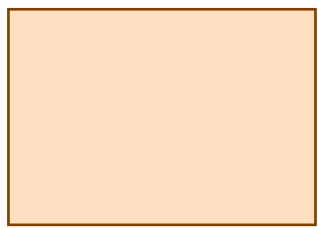
Kiana C. Nieves, P.E
Project Manager



Plotted By: Washington, Jovani - Sheet Set: COASTLINE POWER SOLUTIONS - Layout: TPA - February 06, 2025 - 05:55:22pm - K:\ORL_Civil\249600000-Coastline Power Solutions\CADD\CONSTRUCT\DrawSheets\L0.50 TREE MITIGATION PLAN.dwg
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PROVIDED TREE PROTECTION AREA: 79,099 SQFT (1.81 ACRES)



OHU & REGIONAL UTILITY EASEMENTS (REMOVED FROM PROJECT AREA): 47,480 SQFT (1.09 ACRES)



OVERHEAD UTILITY (SHOWN BY SURVEY)

TREE PROTECTION AREA:	
TOTAL SITE AREA =	601,563 SF (13.81 AC)
TREE PROTECTION AREA REQUIREMENT: 13.81 AC X 0.15 =	90,169 SF (2.07 AC)
TOTAL SITE AREA (NOT INCLUDING OHU & REGIONAL UTILITY EASEMENTS) =	554,083 SF (12.72 AC)
REQUIRED TREE PROTECTION AREA (15% OF TOTAL PROPERTY ACREAGE NOT INCLUDING OHU & REGIONAL UTILITY EASEMENTS): 12.72 AC X 0.15 =	83,112 SF (1.90 AC)
PROPOSED TREE PROTECTION AREA (PROPOSED 1.90% REDUCTION - SEE NOTE #1)	±79,099 SF (1.81 AC)

NOTES:

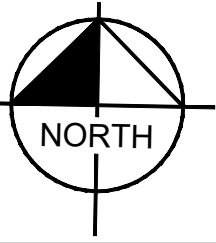
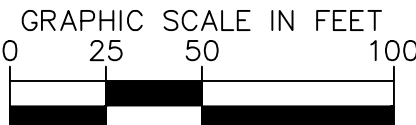
1. PERMIT SP24-220 REQUESTING REDUCTION IN TREE PROTECTION AREA REQUIREMENT BY 1.90%. PLEASE SEE ATTACHED REDUCTION REQUEST NARRATIVE AND EXHIBIT FOR MORE DETAILED INFORMATION.

CALL 2 WORKING DAYS
BEFORE YOU DIG

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DIAL 811

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COASTLINE POWER

CITY OF DELAND

FLORIDA

TREE PROTECTION
AREA EXHIBIT

L0.54

SHEET NUMBER

LICENSED PROFESSIONAL

KHA PROJECT
249600000

DATE
02/06/2025

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY RYP

CHECKED BY ASIL

DATE: 2/6/2025

Kimley»Horn

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ORLANDO, FL 32801
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REVISIONS

No.

DATE

BY

Page 51 of 60

Revisions:				
Scale:	AS NOTED	Date:	10/20/24	CC
Drawn By:		Checked By:		COS

COASTLINE POWER SOLUTIONS: PEMB

COASTLINE POWER SOLUTIONS
1965 BENNETT AVE
DELAND, FL 32724

ELEVATIONS FOR ARCHITECTURAL VIEW - CIVIL PERMIT

Certified By:

XXXXXX24

Electronic Signature:

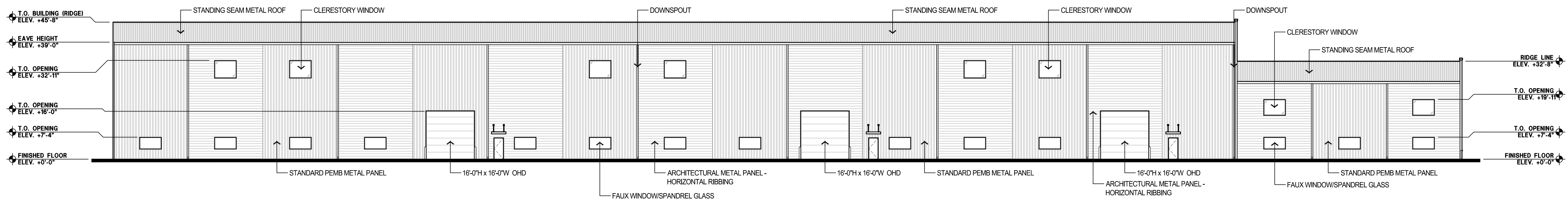
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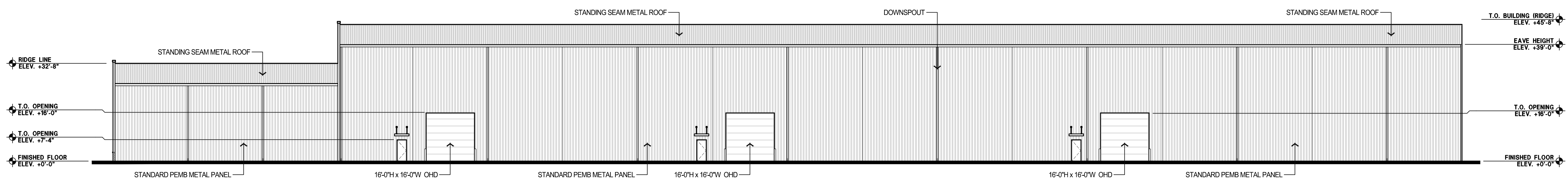
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Issuance:
CIVIL PERMIT REVIEW

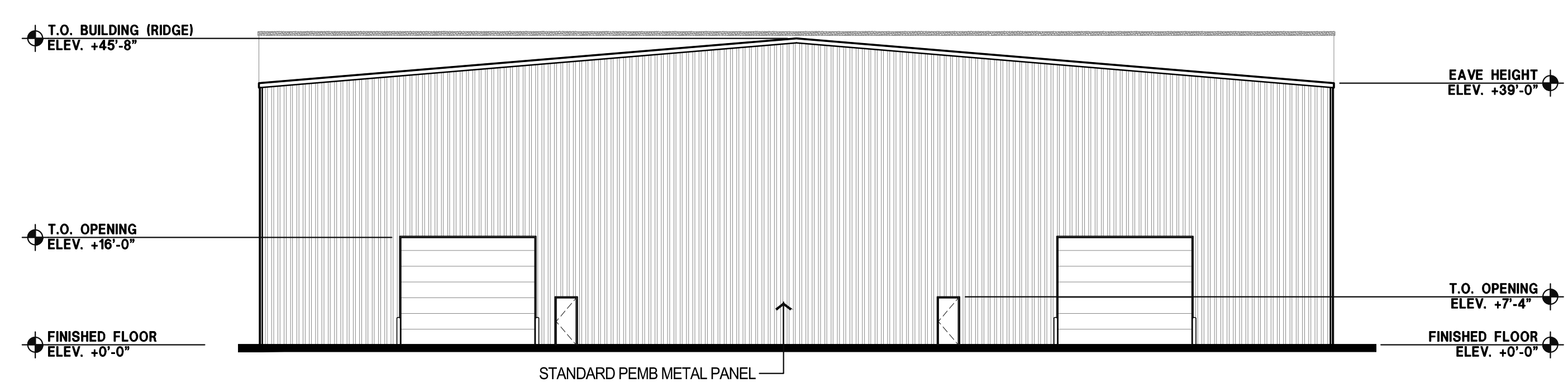
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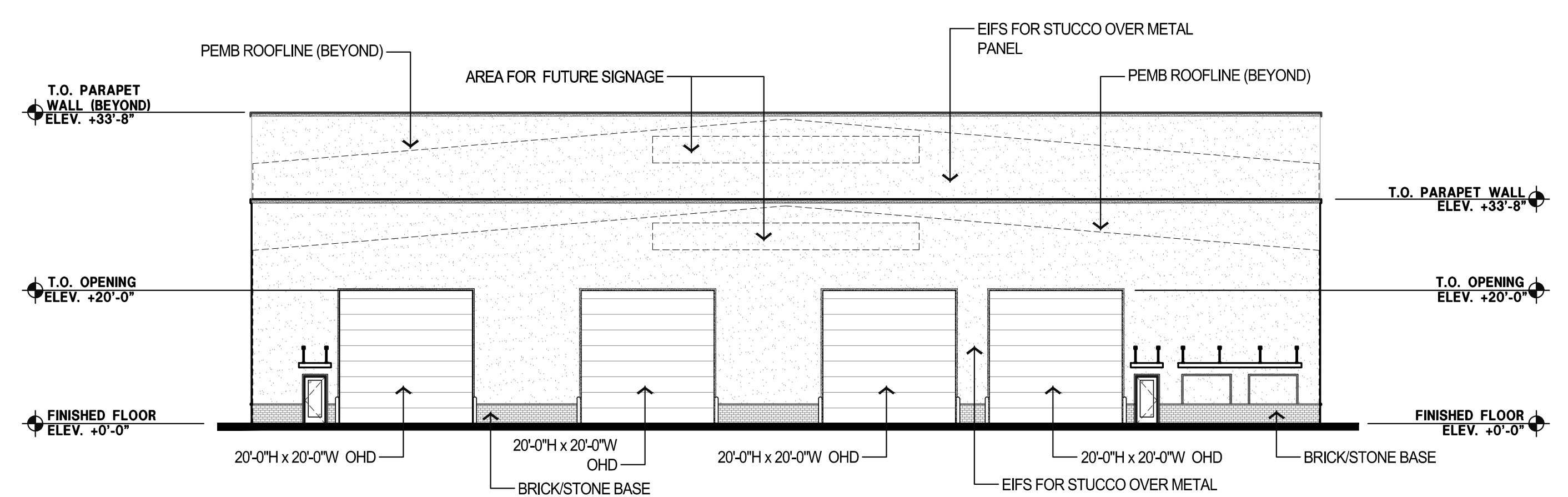
1 SIDE ELEVATION (WESTERN)



2 SIDE ELEVATION (EASTERN)



4 REAR ELEVATION (NORTH)



3 FRONT ELEVATION (SOUTH)

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Ocala, FL 34470



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855-788-1968

Sales@SteelCraftBuilders.com

26-GAUGE



POLAR WHITE
SR .60 SRI 71



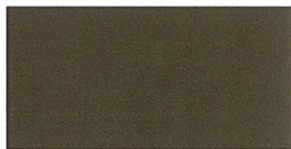
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SR .50 SRI 57



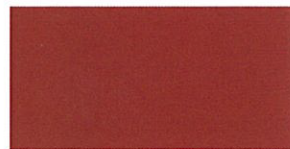
ASH GRAY
SR. 47 SRI 55



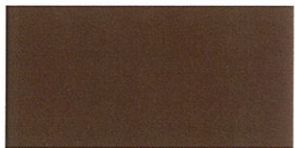
SADDLE TAN
SR .48 SRI 55



BURNISHED SLATE
SR .28 SSRI 27



RUSTIC RED
SR .36 SRI 38



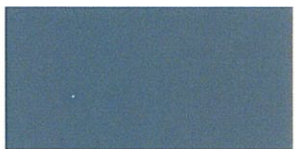
COCOA BROWN
SR .28 SRI 27



CHARCOAL GREY
SR .27 SRI 26



CRIMSON RED
SR .33 SRI 34



HAWAIIAN BLUE
SR .22 SRI 32



BLACK
SR .30 SRI 30



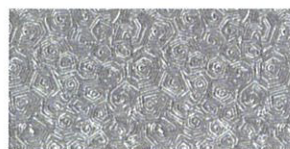
DESERT SAND
SR .42 SRI 47



GALLERY BLUE
SR .27 SRI 26



FERN GREEN
SR .27 SRI 26



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Standard Color Offerings

PLANNING STAFF REPORT
CITY OF DELAND PLANNING BOARD
February 12, 2025

APPLICATION NO: LDR24-244 Text Amendment to Land Development Regulations

APPLICANT: City of DeLand

STAFF PLANNER: Carol Kuhn, AICP, Planning Director

REQUEST: City-Initiated Land Development Regulations Text Amendment to Modify Sections within 33-94 - Community Design Standards as Follows: Revise Section 33-94.01 to Clarify Applicability to Multi-Family; Revise Section 33-94.02(c) to Require Detailed Architectural Elevations with Submittals Demonstrating Consistency with the Design Standards; Revise Section 33-94.03(A)5 to Prohibit The Monotonous Repetition of Structures within a Development and to Require Varied Rooflines and Architecture within a Site Or Development; Revise Section 33-94.03(H)4 to Remove Exception for Vinyl Webbing on Chain Link Fencing; Revise Section 33-94.04 to Clarify Standards; Revise Section 33-94.04(A)7 for Renumbering; Revise Section 33-94.04(B) to Clarify Exemption for Accessory Structures on Governmentally-Owned Properties; Revise Section 33-94.06(A)5 to Revise the Requirement for Oversight of an Architect; and Revise Section 33-94.06(B)1 to Clarify Architectural Compliance Requirement for Class I Developments.

APPLICABLE ORDINANCES: *Sec. 33-135. Procedure for text amendments.*

33-135.01(a) Amendments to the text of this chapter may be initiated by the city or upon application of any interested person.

33-135.12(b) The Planning Board shall review proposed changes in this chapter, which shall make a recommendation to the City Commission prior to final action adopting or not adopting the amendment. However, at the request of the Planning Board or the City Commission, or in the discretion of the City Manager, proposed amendments may be taken directly to the City Commission for action.

LOCATION: City-wide

STAFF SUMMARY:

The current Land Development Regulations (LDR) include community design standards (33-94) which apply to commercial, industrial, and multi-family residential projects throughout the City. These requirements provide standards for architectural elevations and site design.

The current standards require the oversight of an architect; allow for an exception for chain link fencing if wire-coated and landscaped; and discourage monotonous repetition of structures, but without providing standards or criteria. Staff is proposing several updates to Section 33-94 to include criteria and a prohibition against the monotonous repetition of structures within a development or project area, Section 33-94.03(a)5.; to revise the requirement for oversight by an architect from “will” to “may”, Section 33-94.06(a)5.; to include detailed and dimensioned architectural elevations to demonstrate consistency with the community design standards and criteria, Section 33-94.02(c)2.; to remove the exception for landscaped, vinyl coated chain link fencing, Section 33-94.03 (h)4.; and to add a provision to exclude governmentally-owned properties within the Historic Design District and the Downtown Design District from Historic Preservation Board review, while still requiring governmentally-owned properties to meet the design criteria within 33-94.04(b). For clarity and ease-of-use, staff is proposing the following revisions:

Sec. 33-94. Community design standards.

33-94.01. *Purpose and intent.* The purpose of these standards is to ensure quality commercial, and industrial, and multi-family development and enhance an attractive physical environment compatible with the historic resources within the City of DeLand.

33-94.02(c) *Required submittal items.* Minimum submittal requirements are:

1. Full color architectural building elevations, in color, of all facades of buildings with material and texture indications, and with any exterior building signage illustrated, together with color swatches corresponding to the actual colors of the proposed building.
2. A set of clearly-labeled and dimensioned architectural building elevations which demonstrate consistency and compliance with the required design standards. Such elevations shall include dimensions, manufacturers colors, and materials for all building façade lengths; building heights; window, door, and entryway openings and features; fenestrations; wall articulations; façade features; vertical and horizontal transitions; building heights; roof heights, profiles, materials, and appearance; and historical styles clearly dimensioned and illustrated through the use of call-outs, dimensions, labeling, and other methods.
- 23.. In addition to the above building elevation requirements, the following must also be submitted, if applicable: exterior lighting scheme, lighting photometric design, fences and walls, landscaping, site furnishings, building landscaping design, specified pedestrian access paving and/or marking details and building signage.
- 34.. The applicant may submit additional documentation in support of the proposed design, including but not limited to: information regarding adjacent and surrounding properties, the overall architectural style of the surrounding area or other documents referenced in the "Creating a DeLand Vision Through Architecture Report."

33-94.03. *General design criteria.* The following shall apply to all development projects within the City of DeLand:

(a) *Relationship of the structures to the site.*

5. Spacing and siting of multiple buildings on a single site, development, or project area shall ~~provide~~ include for variety of varied spacing, orientation, and location of structures, with varied setbacks and distances between structures. between structures. While architectural design continuity for multiple structures on a single site, development, or project area is encouraged, monotonous repetition of identical structures, roof lines, ridge lines, building facades, colors, setbacks, and architectural features on a single site, development, or project area shall be avoided is prohibited.

33-94.03 (h) *Fences, walls, screens and landscape buffers.*

1. Any fence, wall or visual screen which is visible from any public right-of-way shall be designed as an integral feature of the design of the principal structure, expressing similar character through the use of materials, colors, or textures, excluding the use of shade cloth and woven slats.
2. Long stretches of fence, wall, or screen shall be relieved through use of offsets, bends, breaks, landscaping, or other design device.
3. Landscaped berms may be utilized in lieu of a fence or wall when specifically approved by the city.
4. The use of chain link fencing is prohibited except for industrial and governmental owned uses that do not front on an arterial roadway. An exception may be made from this requirement, where existing vegetation or proposed landscaping will effectively screen the fence from view and vinyl or other permanently coated chain link is used. Vinyl webbing, shade screen or slats may not be used to provide the required screening.
5. Visual screens such as walls or landscaping are required to block the view between single-family residential and nonresidential uses. In lieu of the extensive visual screen, scaled down buildings or greater setbacks may be used to achieve compatibility.

33-94.04. *Design criteria for Historic Design and Downtown Support District.*

Within the Historic Design District and the Downtown Support District, Aall development except single-family and two-family dwellings; within the Historic Design District and the Downtown Support District shall comply with the standards set forth in the most current revision of Design Guidelines for Commercial Building in Downtown DeLand, as revised, which is incorporated adopted herein by reference, as well as the following standards:-

(a) *General architectural design.*

1. Structures within these districts shall specifically reflect and/or enhance the historic character of this part of the community and should complement the architecture of the existing historic structures. Architectural design of structures shall bear a complementary relationship to the existing architectural context of the surrounding area through the use of the following methods:

- a. Similar or related architectural styling or character.
 - b. Similar or related massing, proportions and scale, along with the repetition of the relationship of solids and voids in the architectural design.
 - c. Similar or related fenestration treatment, relating to the repetition and rhythm of openings in exterior walls.
 - d. Similar or related architectural details and decorative treatments, such as cornices and moldings, awnings, parapets, columns, colonnades, arcades, and arches.
 - e. Glazing at street level may be tinted, but shall not utilize reflective glass, Plexiglas or similar.
2. Use of appropriate materials and treatments.
 - a. Similar or related materials and textures.
 - b. A color palette which includes all colors which are deemed appropriate for use shall be approved by the Historic Preservation Board and the City's planning staff may approve any color on the approved palette. Any color which is proposed for use on any particular structure and which is not on the approved color palette must be approved specifically for that structure by the Historic Preservation Board in accordance with the procedures set forth in Section 33-34.03(c).
 3. Structures should be located as close to the street as possible, as long as it remains compatible with adjacent buildings.
 4. Modifications and additions to existing structures shall be consistent with the style and character of the existing structure. Structures within the Downtown Support District shall result in a consistent and uniform treatment for the entire building.
 5. Structures in these districts shall be designed to extend and to enhance the attractiveness of the city's streetscape. Building design shall have characteristics and elements that relate favorably to the predominantly pedestrian scale of the district.

33-94.04

- (b) With the exception of single-family and two-family dwellings and their accessory structures; and accessory structures on government owned properties or properties operated for a government purpose, construction of a new structure, Substantial Improvement of an existing structure, or a Substantial Façade Change within the Historic Design District shall require review by the City's Historic Preservation Board. The hearing shall be for the purpose of reviewing the proposed work for compliance with the requirements of this Section 94.04. Notice of the hearing shall be provided by posting of a conspicuous notice on the property no less than seven (7) days prior to the hearing in accordance with the sign posting provisions of Section 33-34.03(c)4.b.

The Historic Preservation Board shall make a recommendation to the City's Planning Director, TRC or Planning Board as to whether the proposed work complies with the requirements of this Section 33-94.04.

If the Historic Preservation Board finds that the proposed work does not comply with the requirements of this Section 33-94.04, the Board shall set forth the reasons that the proposed work does not comply with such requirements. Any property which is otherwise required to obtain a certificate of appropriateness (COA) in accordance with section 33-34 shall not be required to be reviewed by the Historic Preservation Board pursuant to this Section 33-94.04(b).

33-94.06. *Administration.*

(a) *Application process.*

1. Design review shall be conducted by the City of DeLand for the purpose of determining compliance with this section.
2. A predesign conference with the city is recommended, prior to the beginning of design work on any project subject to regulation by this ordinance.
3. No building permits shall be issued without prior approval of the building design by the city.
4. Whichever is applicable, required submittals for design review shall be submitted at the time of an application for:
 - a. *Final Development Plan review.* Architectural designs shall be submitted with the site plan application for review by the TRC; or
 - b. *Building permit.* Architectural designs shall be submitted with building permit applications if a site plan is not required.
5. Applications shall be approved, approved with specific conditions or modifications, or denied, based upon their conformance or nonconformance with the requirements of this section as reviewed by the city. The review will may include the oversight of an architect. Upon denial of an application, the city shall provide the applicant with specific objections to the design.

(b) *Approval.* Final approval of all architectural designs shall be determined by the city as part of the development plan approval process per section 33-132.07 and as provided for below. Such approval shall include as a minimum: site plans, building elevations, roof type, construction materials, lighting, screening and colors. All projects should be consistent with the Creating a DeLand Vision through Architecture (a.k.a. "DeLand Vision") Report.

1. *Class I developments.* In instances where a Final Development Plan is not required the building official shall be the decision making authority, after receiving an architectural compliance-determination by the city's architect, or the planning director.

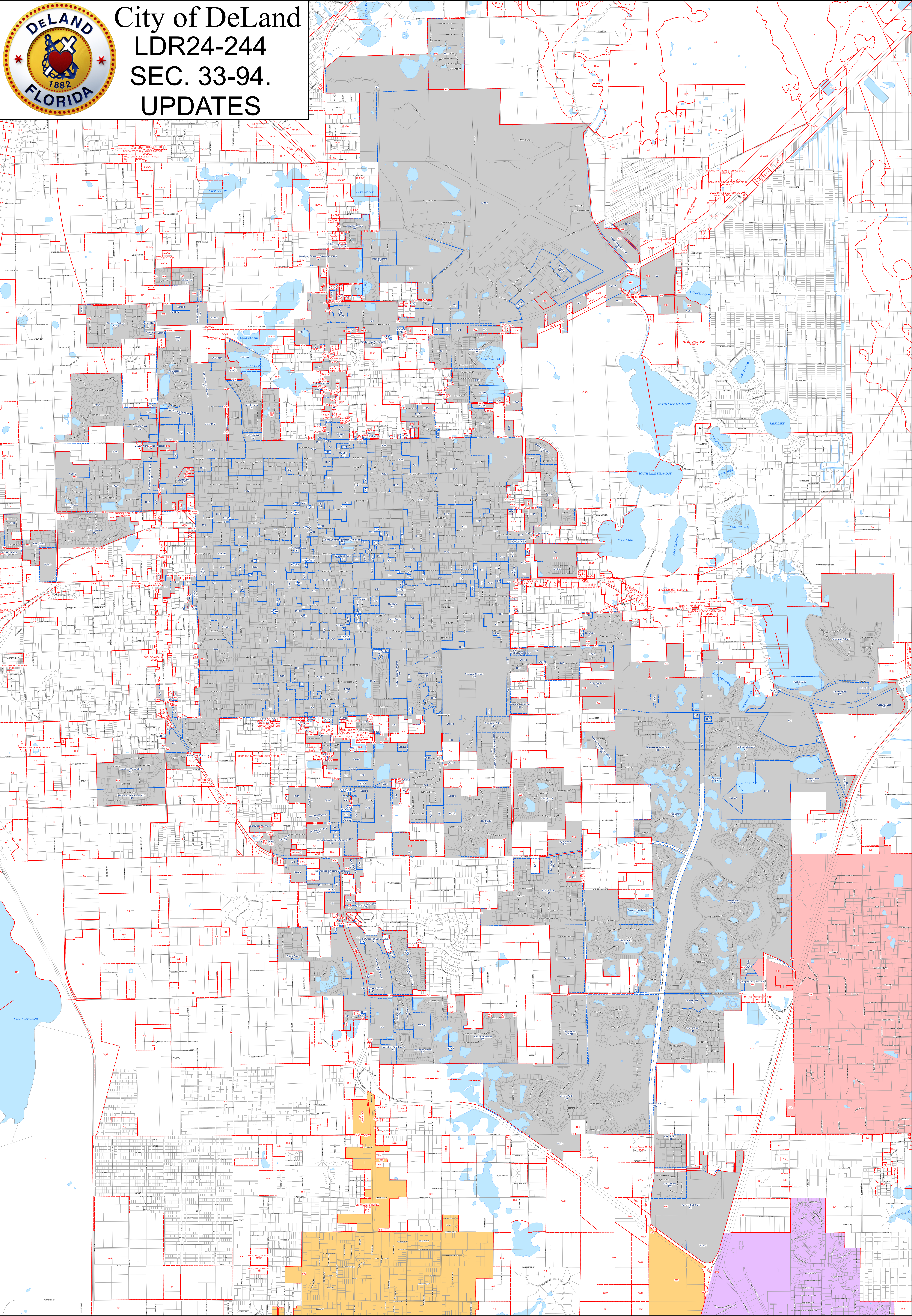
2. *Class II developments.* The TRC will be the final decision making authority for Final Development Plans having 40,000 square feet or less of total floor area or multifamily development with 40 or fewer units.
3. *Class III developments.* The planning board will be the final decision-making authority for site plans with a total floor area greater than 40,000 but not more than 80,000 square feet or multifamily developments with 41 to 80 units.
4. *Class IV developments.* The city commission will be the final decision-making authority for site plans with a total floor area greater than 80,000 square feet or multifamily developments with more than 80 units.

STAFF ANALYSIS AND FINDINGS: Staff finds that these revisions will add clarity to the regulations and allow for easier administration of the Land Development Code. By allowing planning staff to review applications using the detailed architectural drawings, applicant costs could be reduced for commercial, industrial, and multi-family residential projects. For complicated, larger, or more impactful projects, planning staff would still have the option for the oversight and review by a contracted architect, but smaller and less complicated projects would not be required to be reviewed by an outside architect. Further, the existing code language for the vinyl coated chain link fencing exception was unclear, especially for larger or irregularly shaped lots fronting on an arterial roadway. The requirement for landscaping to screen the chain link fencing to meet the exception resulted in conflicts with utility and drainage easements.

STAFF RECOMMENDATION: Staff recommends that the Planning Board forward this proposed text amendment, project number LDR24-244, Text Amendment to Modify Section 33-94, to modify sections within 33-94 - Community Design Standards as Follows: Revise Section 33-94.01 to Clarify Applicability to Multi-Family; Revise Section 33-94.02(c) to Require Detailed Architectural Elevations with Submittals Demonstrating Consistency with the Design Standards; Revise Section 33-94.03(A)5 to Prohibit The Monotonous Repetition of Structures within a Development and to Require Varied Rooflines and Architecture within a Site Or Development; Revise Section 33-94.03(H)4 to Remove Exception for Vinyl Webbing on Chain Link Fencing; Revise Section 33-94.04 to Clarify Standards; Revise Section 33-94.04(A)7 for Renumbering; Revise Section 33-94.04(B) to Clarify Exemption for Accessory Structures on Governmentally-Owned Properties; Revise Section 33-94.06(A)5 to Revise the Requirement for Oversight of an Architect; and Revise Section 33-94.06(B)1 to Clarify Architectural Compliance Requirement for Class I Developments; to the City Commission for review and approval.



City of DeLand
LDR24-244
SEC. 33-94.
UPDATES



City of DeLand Address & Zoning Map

Source: County of Volusia GIS
City of DeLand Planning Dept.
Prepared by the City of DeLand Planning Department. This map is a generalized representation and is not intended to be used for any engineering, surveying, or legal purposes. The City of DeLand is not liable for any decisions made on the basis of this map or on the information contained within the map. To verify the zoning of a property, please call the City of DeLand Planning Department.

Current as of September 27, 2024

Zoning Districts

- VC

VOLUSIA ZONING (Refer to County Zoning Ordinance)
- R-R

RURAL RESIDENTIAL DISTRICT
- R-R1

SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT
- R-1A

SINGLE FAMILY DWELLING DISTRICT
- R-1B

SINGLE FAMILY DWELLING DISTRICT
- R-1C

SINGLE FAMILY DWELLING DISTRICT
- R-1

SINGLE FAMILY DWELLING DISTRICT
- R-2

TWO-FAMILY DWELLING DISTRICT
- R-8

MULTIPLE FAMILY DWELLING DISTRICT
- R-12

MULTIPLE FAMILY DWELLING DISTRICT
- R-16

MULTIPLE FAMILY DWELLING DISTRICT

R-M

RESIDENTIAL MOBILE HOME DISTRICT

P-1

PROFESSIONAL RESIDENTIAL DISTRICT

E-1

EDUCATIONAL DISTRICT

C-1

GENERAL COMMERCIAL DISTRICT

C-2

GENERAL COMMERCIAL DISTRICT

C-2A

DOWNTOWN COMMERCIAL DISTRICT

C-2AC

COMMERCIAL ACTIVITY CORE ZONING CATEGORY

C-3

RAIL SPUR COMMERCIAL DISTRICT

C-4

WHOLESALE COMMERCIAL DISTRICT

M-1

INDUSTRIAL DISTRICT

BR

BUSINESS RETAIL

Streets

City Zoning

County Zoning

Map Index Grid

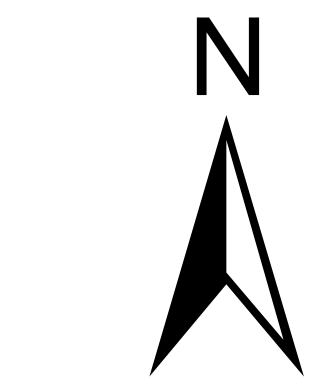
Cities:

DeLand

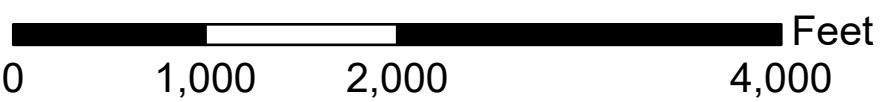
Lake Helen

Orange City

Deltona



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Sources: Volusia County GIS
City of DeLand Planning Dept.