



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
MARCH 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 February 12, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. RECEIVED REQUEST FOR CONTINUANCE TO APRIL 9TH MEETING
Applicant Name: Ben Friel
Project Number: Z24-231 - Rezoning to Planned Development
Project Location: 450 N McDonald Ave.
Project Description: Rezoning of ±18.3 acres of property from Multiple-Family Dwelling District (R-12) to McDonald Property Planned Development (PD)
Project Planner: Kendall Story

OTHER BUSINESS

ADJOURNMENT



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

WEDNESDAY, FEBRUARY 12, 2025 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:02 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; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Christopher Carson, Senior Planner; 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 moved to approve the January 8, 2025 minutes. Mr. Thiry seconded the motion. The board unanimously voted to approve the January 8, 2025 Meeting Minutes.

VARIANCE OLD BUSINESS

None.

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: Tibor Toth, Applicant, answered questions from the board.

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

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. **Applicant Name:** Kiana Nieves, Kimley-Horn
Project Number: SP24-220
Project Location: 1965 Bennett Drive
Project Description: Class III Site Plan – Redevelopment of an existing $\pm 5,000$ sf office space within a $\pm 40,514$ sf building, new construction of a $\pm 72,000$ sf building facility and a 2% reduction in the required Tree Preservation Area (TPA).
Staff Planner: Emily Kunkel

Public Participation: Kiana Nieves, of Kimley Horn, as Applicant, was present and was available for questions from the board.

Mr. Liska moved to approve the request, with staff conditions listed below. Mr. Baumgartner seconded the motion. The motion to recommend approval passed unanimously.

Staff Conditions:

- a. The proposed landscape plan table shall be updated to 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.
- b. 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”.

- c. The limits of the outdoor storage area shall be labeled on the site plan.

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

Public Participation: Ms. Kuhn presented and answered questions from the board.

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

OTHER BUSINESS

None

ADJOURNMENT

The meeting ended at 5:38 p.m.



Planning Department

Memorandum

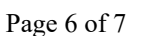
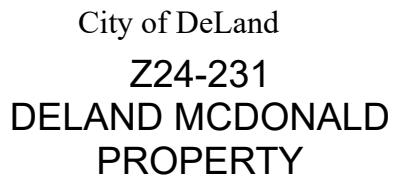
TO: City Commission

DATE: March 7, 2025

FROM: Kendall Story, CNU-A

SUBJECT: Request to Continue Rezoning of ±18.3 acres of property from Multiple-Family Dwelling District (R-12) to McDonald Property Planned Development (PD)

Staff requests to continue the above-referenced application from the March 12, 2025, Planning Board meeting, to the April 9, 2025, Planning Board meeting.





City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY

