



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
APRIL 9, 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 March 12, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

1. *CONTINUED FROM THE MARCH 12TH 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

PLANNING - NEW BUSINESS

1. *CONTINUE TO MAY 14, 2025 MEETING*
Applicant Name: City of DeLand
Project Number: LDR25-9
Project Location: City-wide
Project Description: Update Land Development Regulations to Allow for Urban or Backyard Chickens - 33-27.06 Urban or Backyard Chickens - Request for Continuance
Staff Planner: Carol Kuhn

OTHER BUSINESS

1. Presentation of new zoning map.

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, MARCH 12, 2025 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Albert Neumann	Absent
Don Liska	Present
Troy Baumgartner	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; Kendall Story, 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. Mr. Lewis abstained from voting, as she was absent from the February 12, 2025 meeting. Otherwise, the board unanimously voted to approve the February 12, 2025 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. REQUEST RECEIVED 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

Ms. Story was present as assigned project planner and available for questions to the board.

Ms. Lewis moved to approve the continue this item to the April 9, 2025 meeting. Mr. Thiry seconded the motion. The motion to continue passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting ended at 5:06 p.m.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

April 9, 2025

APPLICATION NO.: Z24-231

STAFF PLANNER: Kendall Story

APPLICANT: Ben Friel

REQUEST: Amend the existing zoning designation from R-12 Multi-family to City of DeLand's McDonald Property PD

APPLICABLE REGULATIONS:

Article IV	OVERLAY AND FLOATING ZONES
	Sec. 33-32 – Planned Development District.
Article XII	ADMINISTRATION AND ENFORCEMENT
	Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location:	Northeast corner of E. Wisconsin Ave. and N. Kansas Ave.
Parcel Size:	±18.39 acres
Land Use:	Medium Density Residential (MDR)
Existing Zoning:	R-12 Multi-family
Existing Use:	Existing Senior Living Campus

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Low Density Residential (LDR)	R-1AA
South:	Low Density Residential (LDR)	R-1A
East:	Low Density Residential (LDR)	R-1B
West:	Low Density Residential (LDR) & High Density Residential (HDR)	R-1B & R-16

B. BACKGROUND: The subject property is 18.39 acres in size and is currently being used as a comprehensive senior living campus. The site was originally developed in the early 1960's by the Lutheran Church's Good Samaritan Society. There is a new owner of the property, DeLand Fl Property LLC, and they wish to eventually subdivide the property into 4 lots, for financing purposes. Below, the table lists the proposed lot size and the permitted uses per lot, to include senior independent living, assisted living, skilled nursing care and rehabilitation services.

LOTS	SIZE	USE
1	7.52 acres	Independent living
2	3.64 acres	Skilled nursing, rehab facility, community center
3	3.70 acres	Independent living
4	3.53 acres	Assisted living

- C. **ANALYSIS:** The comprehensive senior living campus includes a variety of housing types, such as duplex housing, multi-family independent-living housing and assisted-living facilities. If the property were to be subdivided as intended, it would create many nonconformities such as setbacks from internal lot lines, parking minimums for each lot and building separations. The goal of rezoning the subject property to the McDonald Property PD is to memorialize the site as-is, capturing the non-conformities through PD standards and allow the property to be subdivided. Stipulated in the PD agreement is the requirement that any future development, improvements, or further subdivision of the subject property must comply with the current land development regulations, included but not limited to, stormwater, parking minimums, setbacks, etc.

If the PD is approved, in order to subdivide the property, the applicant will be required to submit an application for a preliminary subdivision plat as well as a final plat.

Below is a table listing the deviations from the code and R-12 zoning district standards being proposed by the applicant, keeping in mind that all of the structures and infrastructure are have already been constructed, and this PD describes the site as it is currently.

	R-12 REQUIRED:	PROPOSED PD:
FRONT YARD SETBACK (adjacent to right of way)	30'	24'
INTERNAL SETBACKS	10'	0'
BUILDING SEPARATION	25'	0'
PARKING (lot 1)	156	56
PARKING (lot 3)	108	46
MINIMUM FLOOR AREA (independent living)	425 sq. ft.	225 sq. ft.
PERIMETER SETBACKS	30'	24'

School Concurrency: A school concurrency letter was not required, as the property is for senior living only.

Traffic Analysis: A traffic impact analysis was not required as no changes are being made to the site at this time.

Stormwater: Stormwater ponds are shared throughout the site and shown on the PD plan. Redevelopment of any of the individual lots within the PD will require an analysis of the shared stormwater management system for the entire PD in order to determine the extent to which runoff

can be treated and retained upon the individual lots or whether improvements to the master drainage system are necessary to ensure that the 100-year/24-hr storm event is retained on site.

On February 20, 2025, the Technical Review Committee recommended that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing remaining Staff comments.

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

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

The subject property abuts single-family and multi-family development on four sides. On the Future Land Use map, the surrounding properties are designated as either Low Density Residential (LDR) or High Density Residential (HDR), with the subject property designated as Medium Density Residential (MDR). The senior living campus contains multi-family and single-family living, which is consistent with the MDR land use, R-12 zoning and the surrounding properties.

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

The proposed rezoning will not have an impact on the environment or natural resources, as the subject property is an existing, developed site and no new development is being proposed. Any redevelopment or new development of the site will require the review and approval of a new Planned Development.

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

The proposed rezoning will not have an impact on the economy of the affected, as the subject property is an existing, developed site and no new development is being proposed.

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

The proposed rezoning will not have an impact on governmental services, as the subject property is an existing, developed site and no new development is being proposed.

Governmental services are already being provided by the city and include potable water, sanitary sewer, code enforcement, police, and fire.

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

There have been no known changes in the circumstances or conditions affecting the area since the original assigned zoning. New ownership of the senior living campus has been established and the owner is rezoning, and eventually subdividing the land, with the purpose of securing HUD-funding for the property. Because the property was developed as a campus, subdivision is not possible without creating several non-conformities.

Therefore, the applicant is requesting rezoning to a PD to allow for deviations from the standards.

6. Was there a mistake in the original classification?

There was no mistake in the original classification. Standards that are not included in the PD agreement will default to the R-12 zoning district standards and the Land Development Regulations.

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

The proposed rezoning will not have any effect upon the use or value of the affected area, as the subject property is an existing, developed site and no new development is being proposed.

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

The proposed rezoning will not have an impact on public health, safety and welfare, as the subject property is an existing, developed site and no new development is being proposed.

D. CONCLUSION:

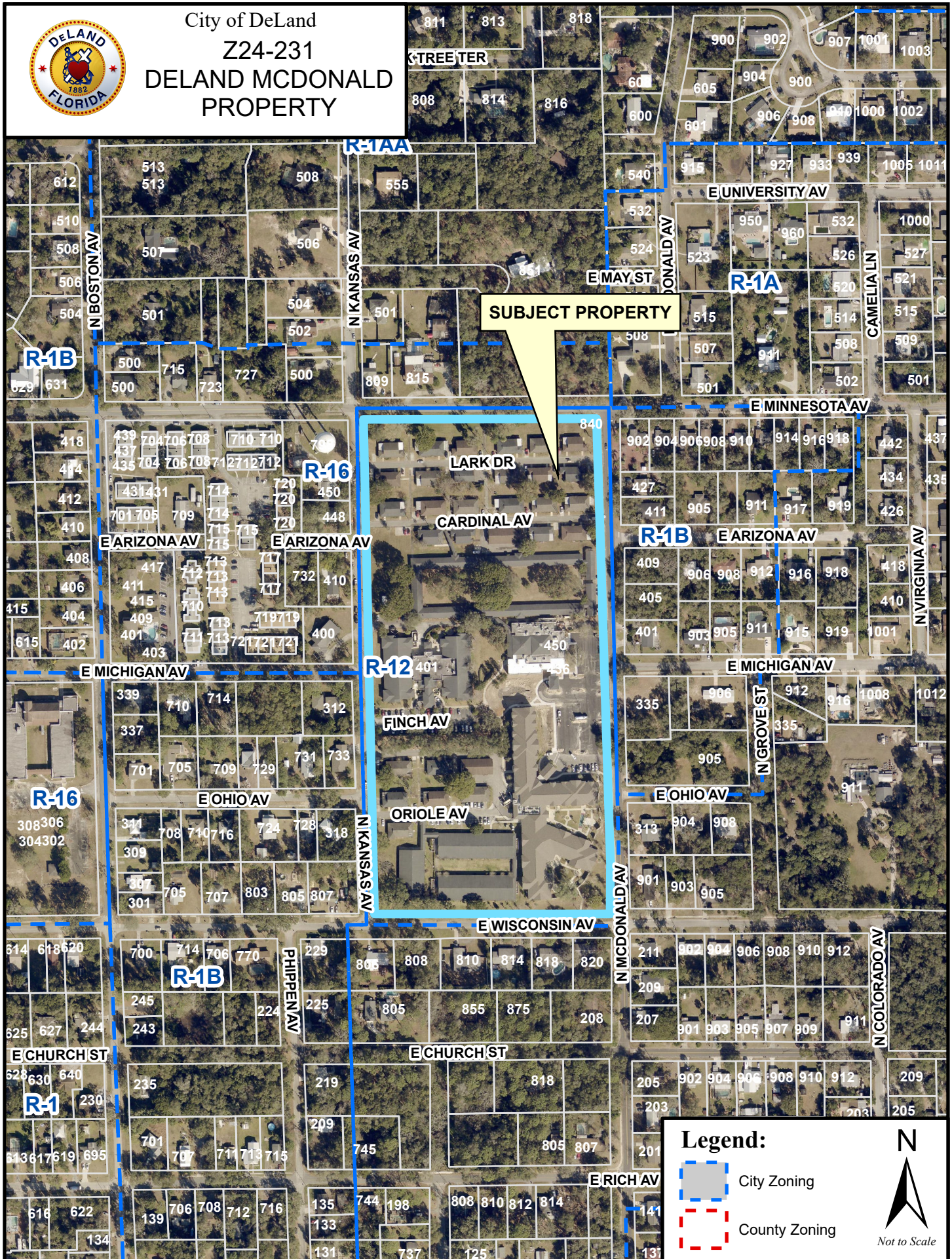
The Applicant is proposing a rezoning from R-12 Multi-family, to the McDonald Property PD. Submittal of a preliminary and final plat will be required to ensure the provisions of the Planned Development Agreement are satisfied, as determined by TRC Staff, Planning Board, and City Commission.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the request to the City Commission with a recommendation for approval to rezone the subject property from R-12 multi-family, to the McDonald Property Planned Development, with the condition that the PD agreement is revised to remove the language regarding minor amendments.



City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY





City of DeLand
Z24-231
DELAND MCDONALD
PROPERTY



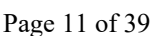
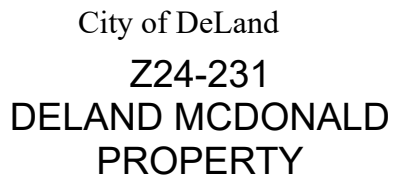


EXHIBIT B

SITE INFORMATION:

SITE ADDRESS:	450 N. McDONALD AVE. DELAND, FL.
EXISTING OVERALL PROJECT AREA:	18.39 AC
TAX PARCEL I.D. #:	701025000010
DELAND FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL
MAX DENSITY:	12 DU PER AC
DELAND ZONING:	PLANNED DEVELOPMENT (PD)
OVERALL DEVELOPMENT STANDARDS	
MAXIMUM LOT COVERAGE:	50%
MAXIMUM BUILDING HEIGHT	
SINGLE AND 2 FAMILY:	35 SF
MFR & OTHER USES:	65 FT
MINIMUM LANDSCAPE BUFFERS	
PD PERIMETER:	15 FT
INTERIOR LOT LINES:	NONE

LAND USE TABLE:

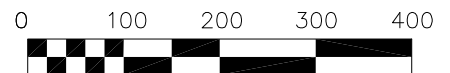
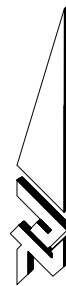
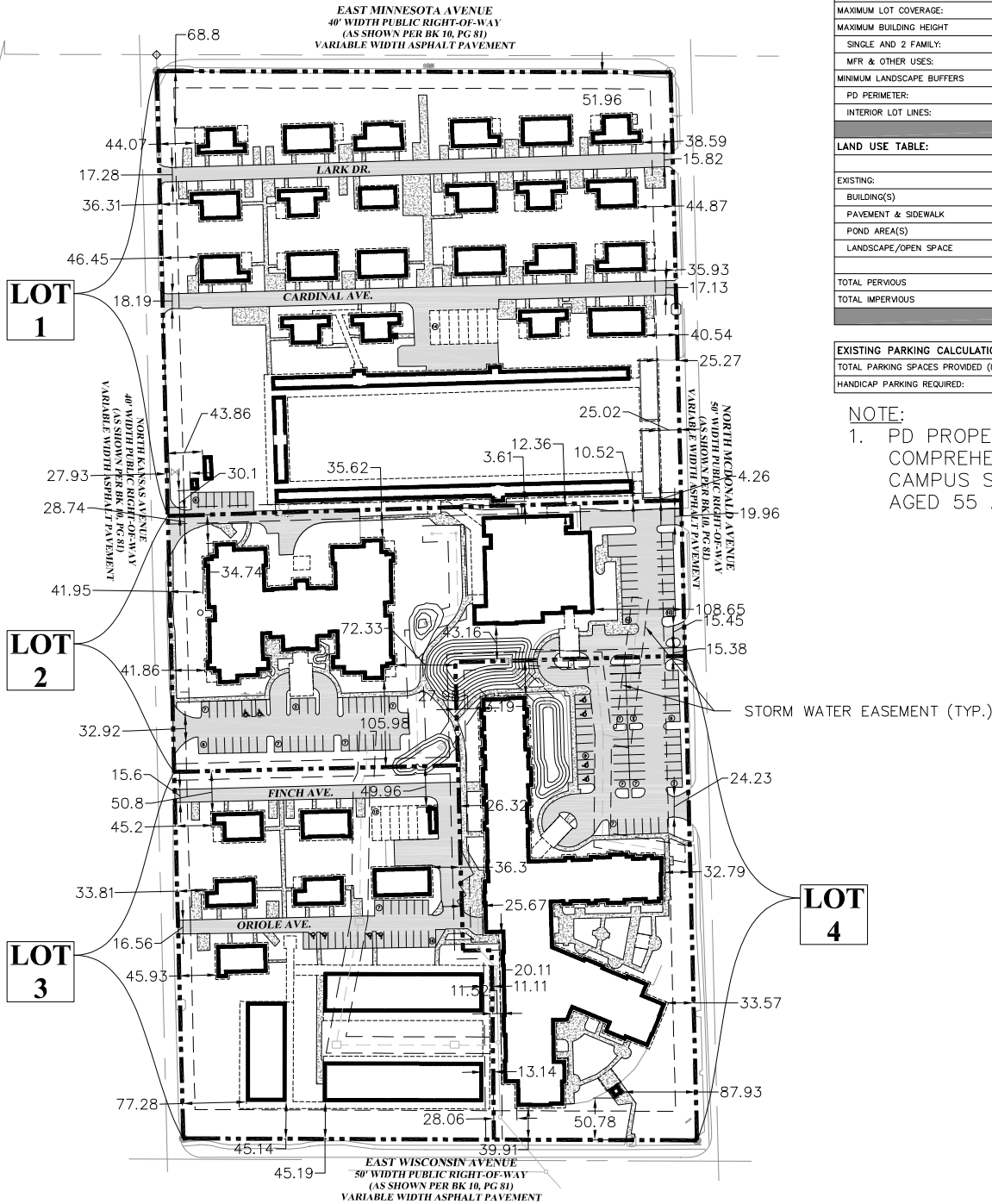
	ACREAGE	PERCENTAGE
EXISTING:		
BUILDING(S)	6.37 AC	34.64%
PAVEMENT & SIDEWALK	3.81 AC	20.83%
POND AREA(S)	.35 AC	1.90%
LANDSCAPE/OPEN SPACE	7.84 AC	42.63%
TOTAL PERVIOUS	8.19 AC	44.54%
TOTAL IMPERVIOUS	10.2 AC	55.46%

EXISTING PARKING CALCULATIONS:

TOTAL PARKING SPACES PROVIDED (INCLUDING HANDICAP):	226
HANDICAP PARKING REQUIRED:	10

NOTE:

1. PD PROPERTY IS AN EXISTING COMPREHENSIVE SENIOR LIVING CAMPUS SERVING RESIDENTS AGED 55 AND OVER.



SCALE : 1" = 200'

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LANDSCAPE ARCHITECTURE
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ZC 23360

LATEST REVISION DATE: 11/08/2024

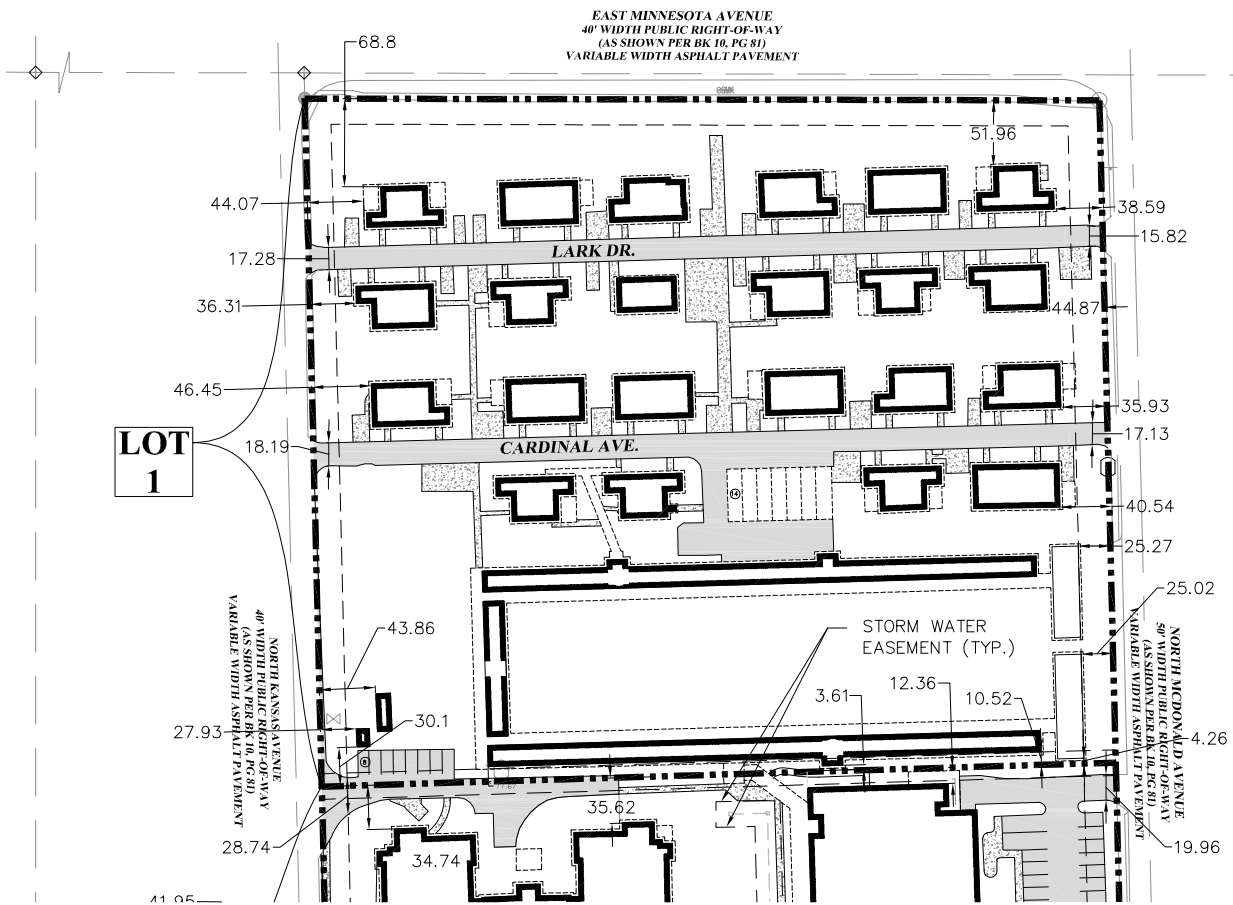
COMPOSITE EXHIBIT B EXISTING OVERALL DeLAND McDONALD PROPERTY DeLAND , FLORIDA

CITY OF DELAND

VOLUSIA COUNTY



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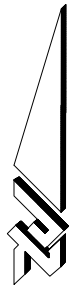


PROPOSED INDIVIDUAL SITE INFORMATION:

LOT 1:	450 N. McDONALD AVE. DELAND, FL.	
PROJECT AREA:	7.52 AC	
TAX PARCEL I.D. #:	701025000010	
DELAND FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL	
MAX DENSITY:	12 DU PER AC	
DELAND ZONING:	PLANNED DEVELOPMENT (PD)	
DEVELOPMENT STANDARDS		
MINIMUM BUILDING SETBACKS FROM PD PERIMETER:		
E. MINNESOTA AVE.:	50 FT	
N. McDONALD AVE.:	24 FT	
N. KANSAS AVE.:	30 FT	
ADJOINING LOTS.:	10 FT	
BUILDING SETBACK FROM INTERIOR LOT LINE:	3.61 FT	
COVERED PARKING SETBACK FROM INTERIOR LOT LINE:	0 FT	
MINIMUM LANDSCAPE BUFFERS		
PD PERIMETER:	15 FT	
INTERIOR LOT LINES:	NONE	
MINIMUM BUILDING SERPERATION:	0 FT	
LAND USE TABLE:		
	ACREAGE	PERCENTAGE
EXISTING:		
BUILDING(S)	2.00 AC	26.6%
PAVEMENT & SIDEWALK	1.08 AC	14.36%
POND AREA(S)	0 AC	0%
LANDSCAPE/OPEN SPACE	4.44 AC	59.04%
TOTAL PERVIOUS	3.08 AC	40.96%
TOTAL IMPERVIOUS	4.44 AC	59.04%
PROPOSED PARKING CALCULATIONS:		
PARKING SPACES:		42
GARAGE SPACES:		14
HANDICAP SPACES		NA
TOTAL PARKING SPACES PROVIDED:		56

NOTE:

1. BUILDING SETBACKS TO BE MEASURED TO EACH BUILDING EXTERIOR WALLS.



SCALE : 1" = 150'

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ZC 23360

LATEST REVISION DATE: 11/08/2024

COMPOSITE EXHIBIT B PROPOSED LOT 1 DeLAND McDONALD PROPERTY DeLAND , FLORIDA

CITY OF DELAND

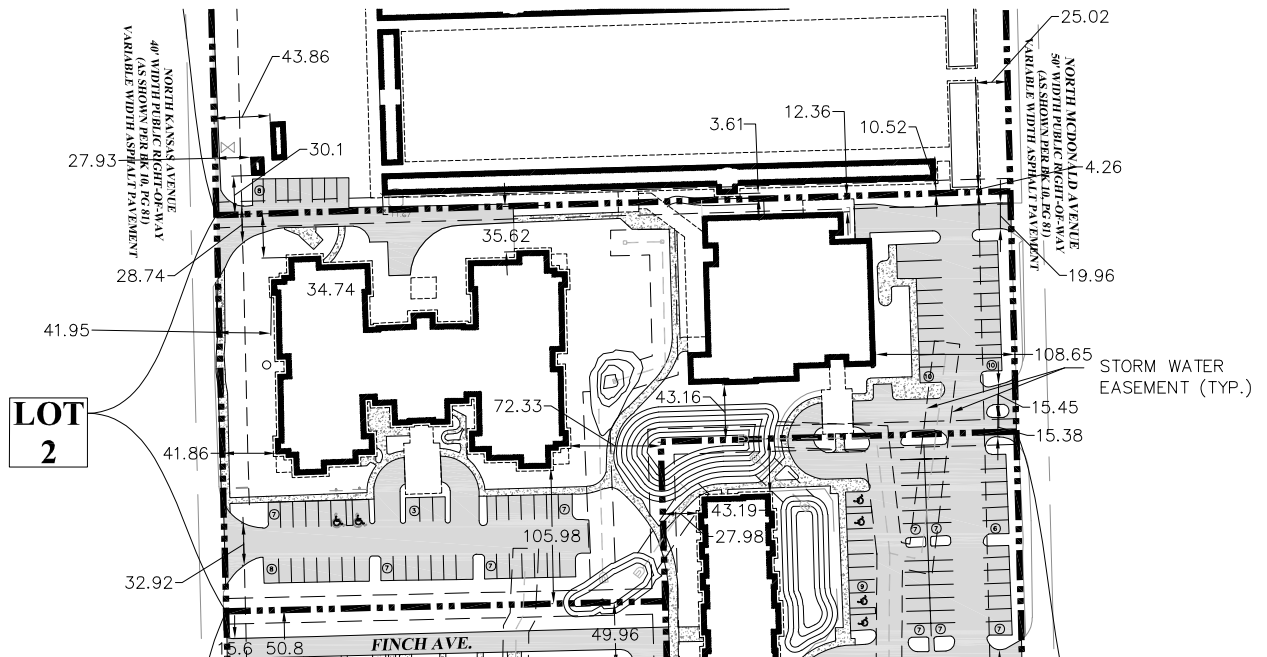
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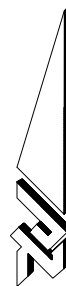
(LC 62)



PROPOSED INDIVIDUAL SITE INFORMATION:

LOT 2:	450 N. McDONALD AVE. DELAND, FL.	
PROJECT AREA:	3.64 AC	
TAX PARCEL I.D. #:	701025000010	
DELAND FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL	
MAX DENSITY:	12 DU PER AC	
DELAND ZONING:	PLANNED DEVELOPMENT (PD)	
DEVELOPMENT STANDARDS		
MINIMUM BUILDING SETBACKS FROM PD PERIMETER:		
N. McDONALD AVE.:	24 FT	
N. KANSAS AVE.:	30 FT	
ADJOINING LOTS.:	10 FT	
BUILDING SETBACK FROM INTERIOR LOT LINE:	12.36 FT	
COVERED PARKING SETBACK FROM INTERIOR LOT LINE:	0 FT	
MINIMUM LANDSCAPE BUFFERS		
PD PERIMETER:	15 FT	
INTERIOR LOT LINES:	NONE	
MINIMUM BUILDING SERPERATION:	20 FT	
LAND USE TABLE:		
	ACREAGE	PERCENTAGE
EXISTING:		
BUILDING(S)	1.22 AC	33.52%
PAVEMENT & SIDEWALK	1.01 AC	27.74%
POND AREA(S)	.18 AC	4.95%
LANDSCAPE/OPEN SPACE	1.23 AC	33.79%
TOTAL PERVIOUS	1.41 AC	38.74%
TOTAL IMPERVIOUS	2.23 AC	61.26%
PROPOSED PARKING CALCULATIONS:		
PARKING SPACES:	57	
GARAGE SPACES:	NA	
HANDICAP SPACES	2	
TOTAL PARKING SPACES PROVIDED:	59	

NOTE:
1. BUILDING SETBACKS TO BE MEASURED TO EACH BUILDING EXTERIOR WALLS.



SCALE : 1" = 150'

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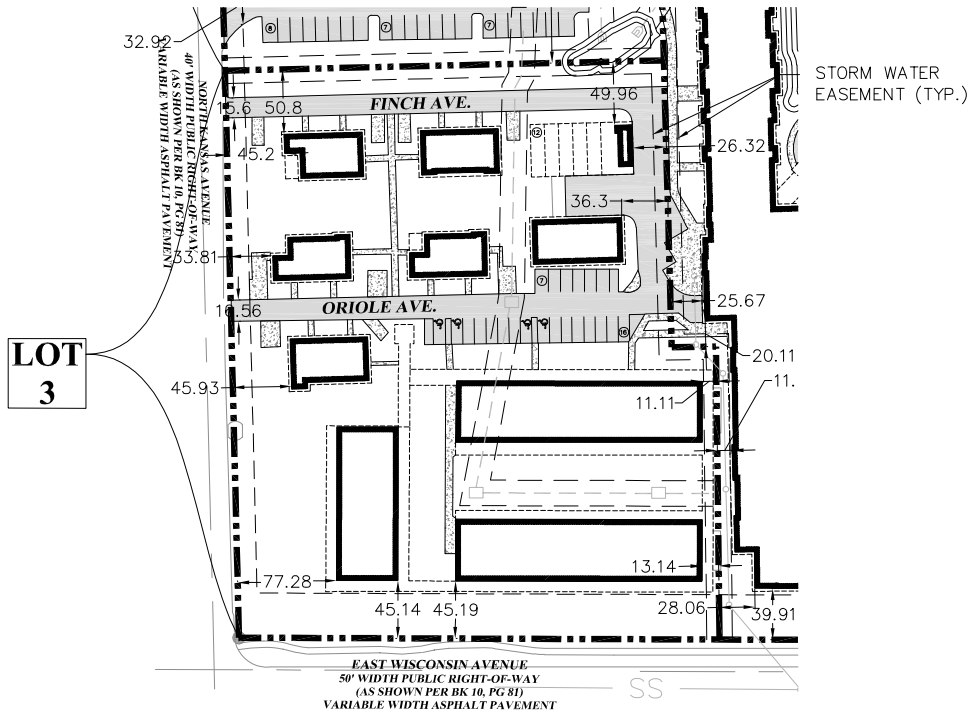
COMPOSITE EXHIBIT B PROPOSED LOT 2 DeLAND McDONALD PROPERTY DeLAND , FLORIDA

CITY OF DELAND

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ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
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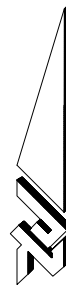


PROPOSED INDIVIDUAL SITE INFORMATION:

LOT 3:	450 N. McDONALD AVE. DELAND, FL.	
PROJECT AREA:	3.7 AC	
TAX PARCEL I.D. #:	701025000010	
DELAND FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL	
MAX DENSITY:	12 DU PER AC	
DELAND ZONING:	PLANNED DEVELOPMENT (PD)	
DEVELOPMENT STANDARDS		
MINIMUM BUILDING SETBACKS FROM PD PERIMETER:		
E. WISCONSIN AVE.:	39 FT	
N. KANSAS AVE.:	30 FT	
ADJOINING LOTS.:	10 FT	
BUILDING SETBACK FROM INTERIOR LOT LINE:	11.11 FT	
COVERED PARKING SETBACK FROM INTERIOR LOT LINE:	0 FT	
MINIMUM LANDSCAPE BUFFERS		
PD PERIMETER:	15 FT	
INTERIOR LOT LINES:	NONE	
MINIMUM BUILDING SERPERATION:	0 FT	
LAND USE TABLE:		
	ACREAGE	PERCENTAGE
EXISTING:		
BUILDING(S)	1.9 AC	51.35%
PAVEMENT & SIDEWALK	.62 AC	16.76%
POND AREA(S)	.01 AC	.27%
LANDSCAPE/OPEN SPACE	1.17 AC	48.92%
TOTAL PERVIOUS	1.18 AC	31.89%
TOTAL IMPERVIOUS	2.52 AC	68.11%
PROPOSED PARKING CALCULATIONS:		
PARKING SPACES:		30
GARAGE SPACES:		12
HANDICAP SPACES		4
TOTAL PARKING SPACES PROVIDED:		46

NOTE:

1. BUILDING SETBACKS TO BE MEASURED TO EACH BUILDING EXTERIOR WALLS.



SCALE : 1" = 150'

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COMPOSITE EXHIBIT B PROPOSED LOT 3 DeLAND McDONALD PROPERTY DeLAND , FLORIDA

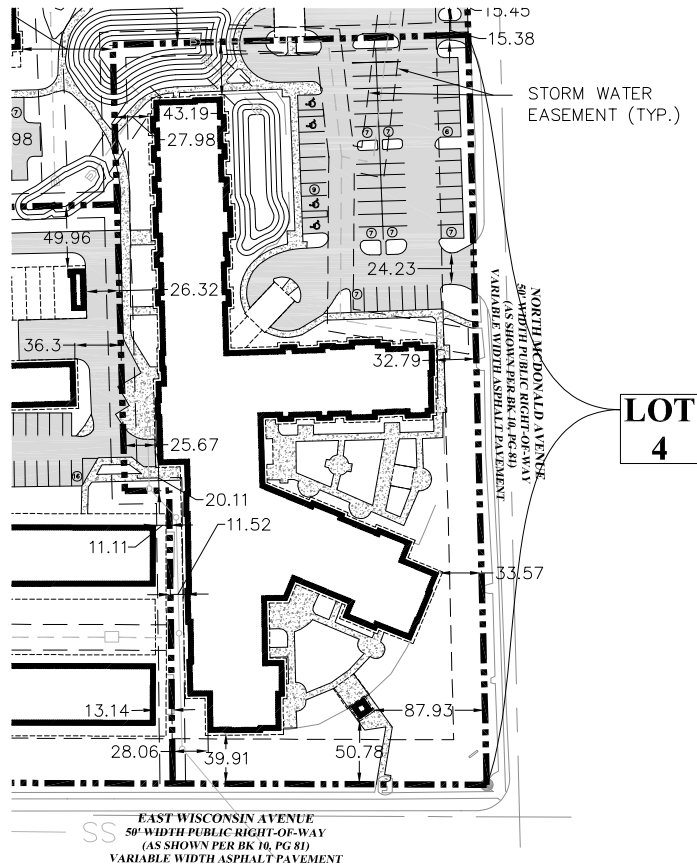
LATEST REVISION DATE: 11/08/2024

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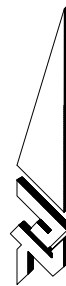


PROPOSED INDIVIDUAL SITE INFORMATION:

LOT 4:	450 N. McDONALD AVE. DELAND, FL.	
PROJECT AREA:	3.53 AC	
TAX PARCEL I.D. #:	701025000010	
DELAND FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL	
MAX DENSITY:	12 DU PER AC	
DELAND ZONING:	PLANNED DEVELOPMENT (PD)	
DEVELOPMENT STANDARDS		
MINIMUM BUILDING SETBACKS FROM PD PERIMETER:		
E. WISCONSIN AVE.:	39 FT	
N. McDONALD AVE.:	24 FT	
ADJOINING LOTS.:	10 FT	
BUILDING SETBACK FROM INTERIOR LOT LINE:	11.52 FT	
COVERED PARKING SETBACK FROM INTERIOR LOT LINE:	0 FT	
MINIMUM LANDSCAPE BUFFERS		
PD PERIMETER:	15 FT	
INTERIOR LOT LINES:	NONE	
MINIMUM BUILDING SERPERATION:	0 FT	
LAND USE TABLE:		
	ACREAGE	PERCENTAGE
EXISTING:		
BUILDING(S)	1.25 AC	35.41%
PAVEMENT & SIDEWALK	1.12 AC	28.05%
POND AREA(S)	.16 AC	4.53%
LANDSCAPE/OPEN SPACE	1.00 AC	28.33%
TOTAL PERVIOUS	1.16 AC	32.86%
TOTAL IMPERVIOUS	2.37 AC	67.14%
PROPOSED PARKING CALCULATIONS:		
PARKING SPACES:	53	
GARAGE SPACES:	NA	
HANDICAP SPACES	4	
TOTAL PARKING SPACES PROVIDED:	57	

NOTE:

1. BUILDING SETBACKS TO BE MEASURED TO EACH BUILDING EXTERIOR WALLS.



SCALE : 1" = 150'

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ZC 23360

LATEST REVISION DATE: 11/08/2024

COMPOSITE EXHIBIT B PROPOSED LOT 4 DeLAND McDONALD PROPERTY DeLAND , FLORIDA

CITY OF DELAND

VOLUSIA COUNTY

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32274

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Exhibit A

LEGAL DESCRIPTION

BLOCK 108 AND BLOCK 124, CITY OF DELAND, FLORIDA AND ANY AND ALL ROADS, STREETS, WAYS, ALLEYS, PARKS OR PUBLIC THROUGHFARES LOCATED IN OR EXISTING BETWEEN ALL OF BLOCK 108 AND ALL OF BLOCK 124, CITY OF DELAND, FLORIDA, OR AS MAY BE SHOWN AS EXISTING IN OR BETWEEN BLOCKS 108 AND 124 OF ELIZABETH PARK, ACCORDING TO MAP IN MAP BOOK 10, PAGE 81, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND CONSISTING OF 18.388 ACRES±.

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

DELAND, FLORIDA 32724

VOLUSIA COUNTY

BUILDING INFORMATION TABLE

[illegible]

SEE SHEET 2 OF 2 FOR BUILDING DETAIL

SEE SHEET 2 OF 2 FOR PARCEL DETAIL

LAND AREA

TOTAL AREA:
800,889 SQ FT±

PARKING INFORMATION

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12127C0470H, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WESTERLY LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS $N01^{\circ}25'16''W$ PER GPS COORDINATE OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. NAD83-2011.

LATITUDE = $29^{\circ}02'04.4519''$
LONGITUDE = $-81^{\circ}17'20.6567''$
CONVERGENCE ANGLE = $-00^{\circ}08'25.0728''$

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, AND UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE CALL AT 800-432-4770 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES LINES BEFORE DIGGING.

GENERAL NOTES

- [illegible]

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- O FOUND MONUMENT AS NOTED
 SET MONUMENT AS NOTED
 COM MONUMENT COMPLETION
 H HANCAP PARKING
 F FIRE HYDRANT
 L LIGHT
 S SANITARY MANHOLE
 P POWER GENERATOR
 P POWER POLE
 E ELECTRIC METER
 E ELECTRIC CABINET
 A AIR CONDITIONING UNIT
 W WATER METER
 R WATER VALVE
 D DRAIN GRATE
 G GAS METER
 C CLEANSER
 T TELEPHONE PEDestal
 B BACKFLOW
 B BURGLAR CONTROL VALVE
 B BURGLAR CONTROL VALVE
 B BUILDING HEIGHT LOCATION
 P PARKING SPACE(S)
 G GARAGE PARKING SPACE(S)
 M MEASUREMENT CULATED DIMENSION
 R RECTO DIMENSION
 N NOW OF DIMENSIONALLY
 O OVERHANG
 S SQ FT SQUARE FEET
 N NATURAL GROUND
 AS ASPHALT
 C CONCRETE
 TYP TYPICAL
 DA DUMPSTER AREA
 BOUNDARY LINE
 FASHION LINE
 ———— RIGHT-OF-WAY CENTERLINE
 ———— CENTERLINE
 ———— FENCE LINE
 ———— OVERHEAD POWER LINE

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1M	N 01°25'16" W	20.01'	L1R	N/A	20'

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS PARCEL A OF THE PERTINENT
PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE
COMMITMENT NO. 23000795 RH1, WITH A COMMITMENT EFFECTIVE DATE OF DECEMBER 13,
2022 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

PARCELA A:
BLOCK 108 AND BLOCK 124, CITY OF DELAND, FLORIDA AND ANY AND ALL ROADS, STREETS, WAYS, ALLEYS, PARKS OR PUBLIC THOROUGHFAIRES LOCATED IN OR EXISTING BETWEEN A BLOCK 108 AND ALL OF BLOCK 124, CITY OF DELAND, FLORIDA, OR AS MAY BE SHOWN AT EXISTING IN, OR BETWEEN BLOCKS 108 AND 124 OF ELIZABETH PARK, ACCORDING TO MAP 1 MAP BOOK 10, PAGE 81, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS PARCEL A DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 23000795 RH1, WITH A COMMITMENT EFFECTIVE DATE OF

NOTES CORRESPONDING TO SCHEDULE B

- [illegible]

SURVEYOR'S CERTIFICATE

TO: MIDLAND STATES BANK, AN ILLINOIS STATE CHARTERED BANK, ITS SUCCESSORS
AND/OR ASSIGNEES; DELAND FL. PROPERTY LLC, A DELAWARE LIMITED LIABILITY
COMPANY; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9,
10, 11A, 11B, 12, 13, 14, 15, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED
ON 01/19/2023.

DATE OF PLAT OR MAP: 01/23/202

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER L55917
STATE OF FLORIDA
FLORIDA C.O.A. LB8173



BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

DATE	REVISION HISTORY	BY	3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL: SURVEY@BLWINC.COM OFFICE: 479-443-4506 FAX: 479-582.1883 EMAIL: SURVEY@BLWINC.COM WWW.BLWINC.COM
02/07/23	CLIENT COMMENTS	SH	
05/04/23	CLIENT COMMENTS	SH	SURVEYOR JOB NUMBER: 23-0385 SURVEY DRAWN BY: SH - 01/23/2023
05/19/23	CLIENT COMMENTS	SH	
05/23/23	CLIENT COMMENTS	SH, C.F	SURVEY REVIEWED BY: SHEET: 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

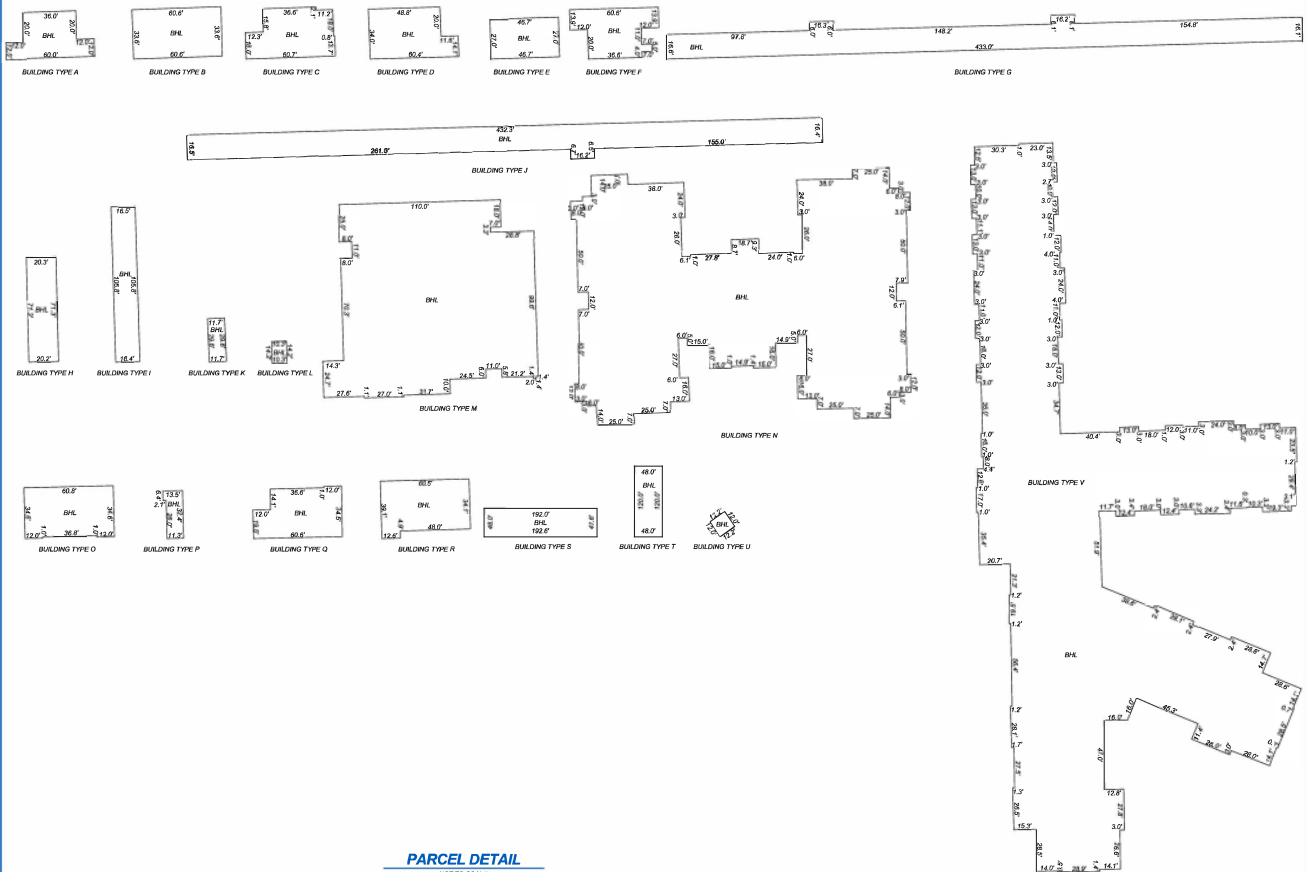
450 NORTH MCDONALD AVENUE

DELAND, FLORIDA 32724

VOLUSIA COUNTY

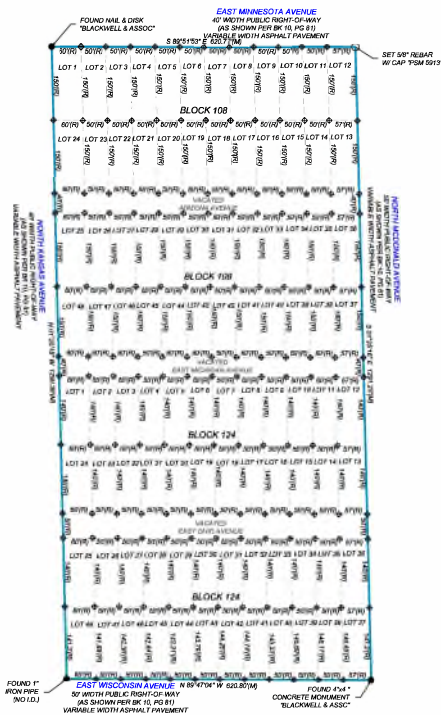
BUILDING DETAIL

NOT TO SCALE



PARCEL DETAIL

NOT TO SCALE



BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWNC.COM
OFFICE: 479.443.4506 FAX: 479.362.1883
EMAIL: SURVEY@BLEWNC.COM WWW.BLEWNC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER:	23-035
SURVEY REVIEWED BY:	CLP
SURVEY DRAWN BY:	SH 1/12/2023
SHEET:	2 OF 2

1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: (Case #), Application of

5 DeLand FL Property LLC

6 ORDINANCE # _____
7 (*# to be Provided After Commission Approval*)

8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM R-12 MULTIPLE FAMILY

10 DWELLING TO

11 DELAND MCDONALD PROPERTY PD (PLANNED DEVELOPMENT)

12
13 The application of DeLand FL Property LLC, hereinafter, "Applicant", for rezoning
14 was heard by and before the City Commission, DeLand Florida, on (*public hearing date*).
15 Based upon the verified Application and other supporting documents, maps, charts,
16 overlays, other evidence and instruments; the advice, report, and recommendations of the
17 Community Development, and other Departments and agencies of DeLand, Florida; and
18 the testimony adduced and evidence received at the Public Hearing on this Application by
19 the Planning Board on (*public hearing date*), and otherwise being fully advised, the City
20 Commission does hereby find and determine as follows:
21

GENERAL FINDINGS

A. That the application of the DeLand FL Property LLC was duly and properly filed herein on November 8, 2024, as required by law.

B. That all fees and costs which are by law, regulation, or Ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the owner of a 18.39± acre parcel of land which is situated in DeLand, Florida. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has complied with the concept plan provision as required by Land Development Regulations Ordinance # 2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance # 2013-11, as amended.

F. That the owner of the property, the DeLand FL Property LLC, agrees with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification(s) of the parcel described in Composite Exhibit "A" from R-12 Multiple Family Dwelling to the DeLand McDonald Property PD (Planned Development).

B. That the said rezoning to the DeLand McDonald Property PD is consistent with both the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance # 2013-11, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS *(public hearing date)* DAY OF _____, A.D., _____, AS FOLLOWS:

A. That the Application of the DeLand FL Property LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended from R-12 Multiple Family Dwelling to the DeLand McDonald Property PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance # 2013-11, as amended.

1 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
2 show the rezoning of said parcel to the DeLand McDonald Property PD.

3
4 D. That the City of DeLand Land Development Regulations Ordinance # 2013-
5 11, as amended, is consistent with the provisions of the "Development Agreement" as
6 hereinafter set forth in this Ordinance and with respect to any conflict between Land
7 Development Regulations Ordinance # 2013-11, as amended, and the "Development
8 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.
9 02-09, as amended, shall govern with respect to any matter not covered by the
10 "Development Agreement." The City of DeLand, will ensure overall compliance with this
11 Ordinance.

12
13 E. Unless otherwise provided for herein the City of DeLand, Land Development
14 Regulations Ordinance # 2013-11, as amended, shall apply to the PD in the same manner
15 as the R-12 Multiple Family Dwelling zoning classification.

16
17 F. Nothing in this Ordinance shall abridge the requirements of any City of
18 DeLand Ordinance other than Ordinance 2013-11, as amended. Timing and review
19 procedures contained in this Order and Resolution may be modified to comply with the City
20 of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended. Further,
21 nothing in the Development Agreement is intended to abridge the requirements of
22 Ordinance No. 2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept The property is a developed site and shall be maintained as a PD substantially in accordance with the as-built drawings. The Planned Development Plan shall govern any change of use, redevelopment, or resubdivision of the property as a PD and shall regulate the future land use of this parcel.

The site was originally developed in the early 1960's. The property was operated and expanded by the Lutheran Church's Good Samaritan Society for many years until the Society sold all of its facilities in Florida and several other states in 2023. The new owner plans to continue the operation of the PD property as a comprehensive senior living campus serving residents aged 55 and over. The new owner is seeking to obtain HUD financing which will only support specific and discrete elements of the facility's activities. The purpose and intent of the DeLand McDonald Property PD is to allow the subdivision of the property into four (4) separate lots or parcels of land as depicted in Composite Exhibit "B" while continuing to maintain a seamless and unified operation of the facility and maintenance of the site's shared infrastructure.

1. Planned Development Plan The Planned Development Plan shall consist of the Development Plan Map prepared by Zev Cohen & Associates and dated January 8, 2025, and this development agreement. The Planned Development Plan is hereby approved and incorporated in this Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and retained for public inspection in the Planning Department, and it shall constitute a supplement to the Official Zoning Map of the City of DeLand. It is acknowledged by the owner that all future development within the PD property must comply with the then current land development regulations adopted by the City unless specifically modified by this agreement. In the event of conflict between the

1 provisions of the land development code and this agreement the provisions of this
2 agreement shall prevail.

3 2. Amendments The PD property is a fully developed site, any future
4 redevelopment or change of use, including removal of the 55 + requirement of the property
5 shall require an amendment to this agreement. All amendments of the Planned
6 Development Plan, other than those deemed by the Planning Department to be minor
7 amendments as set out in Ordinance No. 2013-11, as amended, shall require the review
8 and recommendation of the Planning Board and action by the City Commission in the same
9 manner as a rezoning of the parcel.

10 3. Subdivision Approval. After the Planned Development Plan is
11 recorded a *final plat* of the area to be subdivided shall be submitted for review and approval
12 in the manner required by Article 13 of the City of DeLand Land Development Regulations,
13 Ordinance No. 2013-11, as amended. The plat will identify and describe the shared
14 access, parking, utility and drainage easements necessary for the PD property to be
15 operated and maintained as a unified community campus. This PD governs existing
16 conditions as identified on Alta Survey dated January 23, 2023, with all existing conditions
17 and also addresses performance standards if subdivided into 4 lots, defined in section D.

18
19 B. Unified Ownership. The Applicant or his successors shall maintain unified
20 ownership of the subject property until after recordation of the final plat.

21
22 C. Land Uses Within the PD. The following land uses shall be allowed as
23 permitted principal uses and structures along with their customary accessory uses and
24 structures:

25 1. Senior Independent Living (Up to 12 DU per Acre within PD Property, as a

- 1 whole)
- 2 2. Assisted Living.
- 3 3. Skilled Nursing Care
- 4 4. Rehabilitation Services

5 D. Overall Development Standards (existing conditions)

6 1. Minimum Lot area 18.39 Acres

7 2. Building Setbacks from PD Perimeter

8 a. East Minnesota Ave: 50 ft.

9 b. North McDonald Ave: 24 ft.

10 c. North Kansas Ave: 30 ft.

11 d. East Wisconsin Ave 39 ft.

12 5. Covered Parking Setback: 0 ft.*

13 6. Minimum Floor Area Independent Living: 225 sq. ft.

14 7. Maximum impervious area 55.46%

15 8. Maximum building height: 35ft:

16 9. Landscape Buffer Requirement:

17 PD Perimeter: 15 ft.

18 10. Minimum building separation (duplex): 0 ft.

19 11. Off-street parking requirements: 218

20 12. Open Space and/or Common Area requirements meeting the Land

21 Development Regulations Ordinance # 2013-11. The open space and common areas shall

22 be shared among the property owners and will serve the entire PD.

23 E. Development Standards for Each Lot (if further subdivided into 4 lots as

24 shown on Exhibit "B")

25 Lot-1

Uses: Independent Living (22 Duplexes/34 MF studio units = 56 units)

Dimensional Requirements:

1. Minimum Lot area 7.52 Acres
2. Building Setbacks from PD Perimeter
 - a. East Minnesota Ave: 50 ft.
 - b. North McDonald Ave: 24 ft.
 - c. North Kansas Ave: 30 ft.
3. Building Setback Interior Lot Line: 3.5 ft.
4. Covered Parking Setback: 0 ft.*
5. Minimum Floor Area Independent Living: 225 sq. ft.
6. Maximum impervious area 59.04%
7. Maximum building height: 35ft:
8. Landscape Buffer Requirement:
 - PD Perimeter: 15 ft.
 - Interior Lot Lines: None
9. Minimum building separation (duplex): 0 ft.
10. Off-street parking requirements:
 - a. duplexes 4 spaces per unit 88 required
 - b. multi-family 1.5 spaces/unit (1 bedroom) 51required
 - c. visitor parking .5 spaces per MF unit 17 required
 - d. provided spaces 56 spaces
11. Open Space and/or Common Area requirements meeting the Land Development Regulations Ordinance # 2013-11. The open space and common areas shall be shared among the property owners and will serve the entire PD.

Lot-2

Uses: Skilled Nursing/Rehabilitation Services (60 Beds)
Community Center/Multi-purpose Building

Dimensional Requirements:

1. Minimum Lot area 3.64 Acres
2. Building Setbacks from PD Perimeter

1	A. North McDonald Ave:	24 ft.
2	B. North Kansas Ave:	30 ft.
3	3. Building Setback Interior Lot Line:	12.36 ft.
4	4. Covered Parking Setback	0 ft.*
5	5. Minimum Floor Area Independent Living:	225 sq. ft.
6	6. Maximum impervious area	61.26%
7	7. Maximum building height:	65ft:
8	8. Landscape Buffer Requirement:	
9	PD Perimeter:	15 ft.
10	Interior Lot Lines:	None
11	9. Minimum building separation:	20 ft.
12	10. Off-street parking requirements:	
13	a. 1 space/4 beds	15 required
14	b. provided	59 Spaces
15	11. Open Space and/or Common Area requirements meeting the Land	
16	Development Regulations Ordinance # 2013-11. The open space and common areas shall	
17	be shared among the property owners and will serve the entire PD.	
18		

Lot-3

Uses: Independent Living (5 Duplexes/44 MF studio units = 54 units)

Dimensional Requirements:

1. Minimum Lot area	3.70 Acres
2. Building Setbacks from PD Perimeter	
A. East Wisconsin Ave:	39 ft.
B. North Kansas Ave:	30 ft.
3. Building Setback Interior Lot Line:	10 ft.
4. Covered Parking Setback	0 ft.*
5. Maximum impervious area	68.11%
6. Maximum building height:	35ft:
7. Landscape Buffer Requirement:	
PD Perimeter:	15 ft.

Interior Lot Lines:	None
8. Minimum building separation (duplex):	0 ft.
9. Off-street parking requirements:	
a. duplexes 4 spaces per unit	20 required
b. multi-family 1.5 spaces/unit (1 bedroom)	66required
c. visitor parking .5 spaces per MF unit	22 required
D. provided spaces	46 spaces

12. Open Space and/or Common Area requirements meeting the Land Development Regulations Ordinance # 2013-11. The open space and common areas shall be shared among the property owners and will serve the entire PD

Lot-4

Uses: Assisted Living (90 Beds)

Dimensional Requirements:

1. Minimum Lot area	3.53 Acres
2. Building Setbacks from PD Perimeter	
A. East Wisconsin Ave:	39 ft.
B. North Kansas Ave:	24 ft.
3. Building Setback Interior Lot Line:	10 ft.
4.Covered Parking Setback	0 ft.*
5. Maximum lot coverage	67.14%
6. Maximum building height:	65ft:
7. Landscape Buffer Requirement:	
PD Perimeter:	15 ft.
Interior Lot Lines:	None
8. Off-street parking requirements:	
a. 1 space/4 beds	23 required
b. provided	57 spaces
9. Open Space and/or Common Area requirements meeting the Land	

1 Development Regulations Ordinance # 2013-11. The open space and common areas shall
2 be shared among the property owners and will serve the entire PD.

3
4 *The 0-foot setback requirement reflects the “as-is” condition. If the cover
5 parking is reconstructed for any reason, the new covers will comply the standards for
6 accessory structures in the LDC.

7
8
9 F. Environmental Considerations. *Any redevelopment will be subject to the*
10 *minimum requirements of the Land Development Regulations Ordinance # 2013-11, as*
11 *amended.*

12
13 G. Sewage Disposal, Reclaimed Water, and Potable Water. Provision for
14 sewage disposal and potable water needs of the PD will be provided in accordance with the
15 Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development
16 Regulations Ordinance No. 2009-09, as amended, and State of Florida Administrative
17 Code 64E-6. Connection to the City’s reclaimed water system will be required upon
18 redevelopment of any of the lots within the PD.

19
20 H. Stormwater Drainage. Redevelopment of any of the individual lots within the
21 PD will require an analysis of the stormwater management system for the entire PD
22 property in order to determine the extent to which runoff can be treated and retained upon
23 the individual lots or whether improvements are necessary to the master drainage system
24 to ensure that the 100-yr/24-hour storm event is retained on site.

25
26 I. Access and Transportation System Improvements. The parcel is a developed

1 site. Site access is provided per Exhibit "A". If redeveloped, all access and transportation
2 system improvements shall be provided in accordance with the Land Development
3 Regulations, Ord. 02-09, as amended. The parcel shall be developed in substantial
4 accordance with the following access and transportation system improvements:

- 5 1. Access. East Minnesota Ave, North McDonald Ave, East Wisconsin
6 Ave and North Kansas Ave.
- 7 2. Transportation System Improvements. No changes are proposed at
8 this time.

9
10 Internal Roadways. *No changes are proposed to the existing internal private*
11 *roadways*

12
13 J. Property Owners Association. *A Property Owners Association will be*
14 *established for the common maintenance of the stormwater management system, open*
15 *space, common areas, vehicular use areas and the utility services.* The charter and by-
16 laws of said association and any other agreements, covenants, easements or restrictions
17 shall be furnished to the City of DeLand at the time of creation. The applicant shall be
18 responsible for recording said information in the Public Records of Volusia County, Florida.
19 Also, the applicant shall bear and pay all costs for recording all of the aforementioned
20 documents.

21 With respect to the enforcement of said agreements, covenants, easements or
22 restrictions entered into between the applicant and the owners or occupiers of property
23 within the DeLand McDonald Property PD, the City of DeLand shall only enforce the
24 provisions of the "Development Agreement" and City of DeLand Land Development
25 Regulations Ordinance # 2013-11, as amended, whichever is applicable, and not the

1 private agreements entered into between the aforementioned parties.

2
3 K. Reverter Provision: The City Commission may rezone any portion of the
4 project which has not secured a recorded final plat on or before 5 years from the effective
5 date of this ordinance as may be necessary or appropriate to protect adjoining properties or
6 the public health, safety and welfare, unless the City Commission, for good cause shown,
7 shall extend the time period indicated in this paragraph.

8
9 L. Binding Effect of Plans; Recording; and Effective Date. The Planned
10 Development Plan, including any and all amendments shall bind and inure to the benefit of
11 the Applicant and his successor in title or interest. The _PD zoning, provisions of the
12 "Development Agreement," and all approved plans shall run with the land and shall be
13 administered in a manner consistent with Article 12 of the City of DeLand Land
14 Development Regulations Ordinance # 2013-11, as amended.

15
16 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
17 Court and recorded within forty-five (45) days following execution of the document by the
18 City Commission, in the Official Records of Volusia County, Florida. One copy of the
19 document, bearing the book and page number of the Official Record in which the document
20 was recorded, shall be submitted to the Planning Department for placement in the public
21 file. The date of recording of this document shall constitute the effective date of the
22 DeLand McDonald Property PD or its subsequent amendments. The applicant shall pay all
23 filing costs for recording documents.

DONE and ORDERED by the City Commission, City of DeLand, Florida, this
____ day of _____ (mo/yr).

ATTEST:

City Commission of DeLand Florida

Michael Plues
City Manager

Christopher Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me this _____ day of
_____ (mo/yr), by Michael Plues and Christopher Cloudman, as
City Manager and Mayor, City of DeLand, respectively, on behalf of the City
of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: _____

My Commission Expires: _____

WITNESSES:

DeLand FL Property LLC:

Name

Name & Title

Name

The foregoing instrument was acknowledged before me this _____ day of _____ (mo/yr), by (N A M E), who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.:

My Commission Expires: _____

Revised March 28, 2025 u/p/zone/pd_doc

EXHIBIT "A"
LEGAL DESCRIPTION & ALTA SURVEY

**EXHIBIT “B”
DEVELOPMENT PLAN MAP**



Memorandum

To: Planning Board

From: Carol Kuhn, AICP, Planning Director

Date: April 9, 2025

Re: Request for Continuance for Update to the Land Development Regulations to Allow for Urban or Backyard Chickens – 33-27.06 Urban or Backyard Chickens

Staff is requesting that the proposed revisions to the Land Development Regulations to allow for Urban or Backyard Chickens (Section 33-27.06) (LDR25-41) be continued to May 14, 2025.

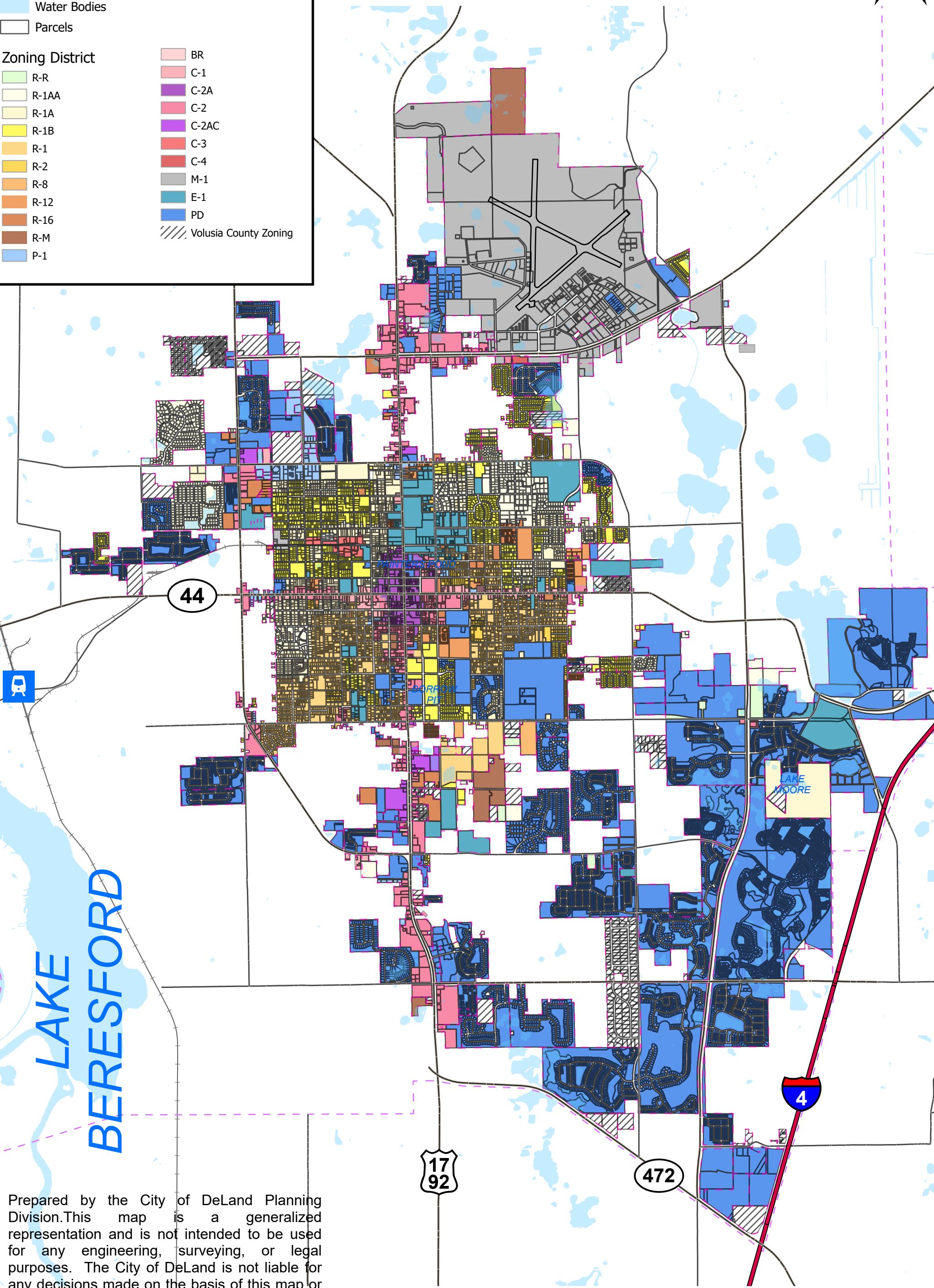
Legend

- DeLand Sunrail Station
- RailRoad
- Utility Service Area
- City Limits
- Water Bodies
- Parcels

Zoning District

- | | |
|-------|-----------------------|
| R-R | BR |
| R-1AA | C-1 |
| R-1A | C-2A |
| R-1B | C-2 |
| R-1 | C-2AC |
| R-2 | C-3 |
| R-8 | C-4 |
| R-12 | M-1 |
| R-16 | E-1 |
| R-M | PD |
| P-1 | Volusia County Zoning |

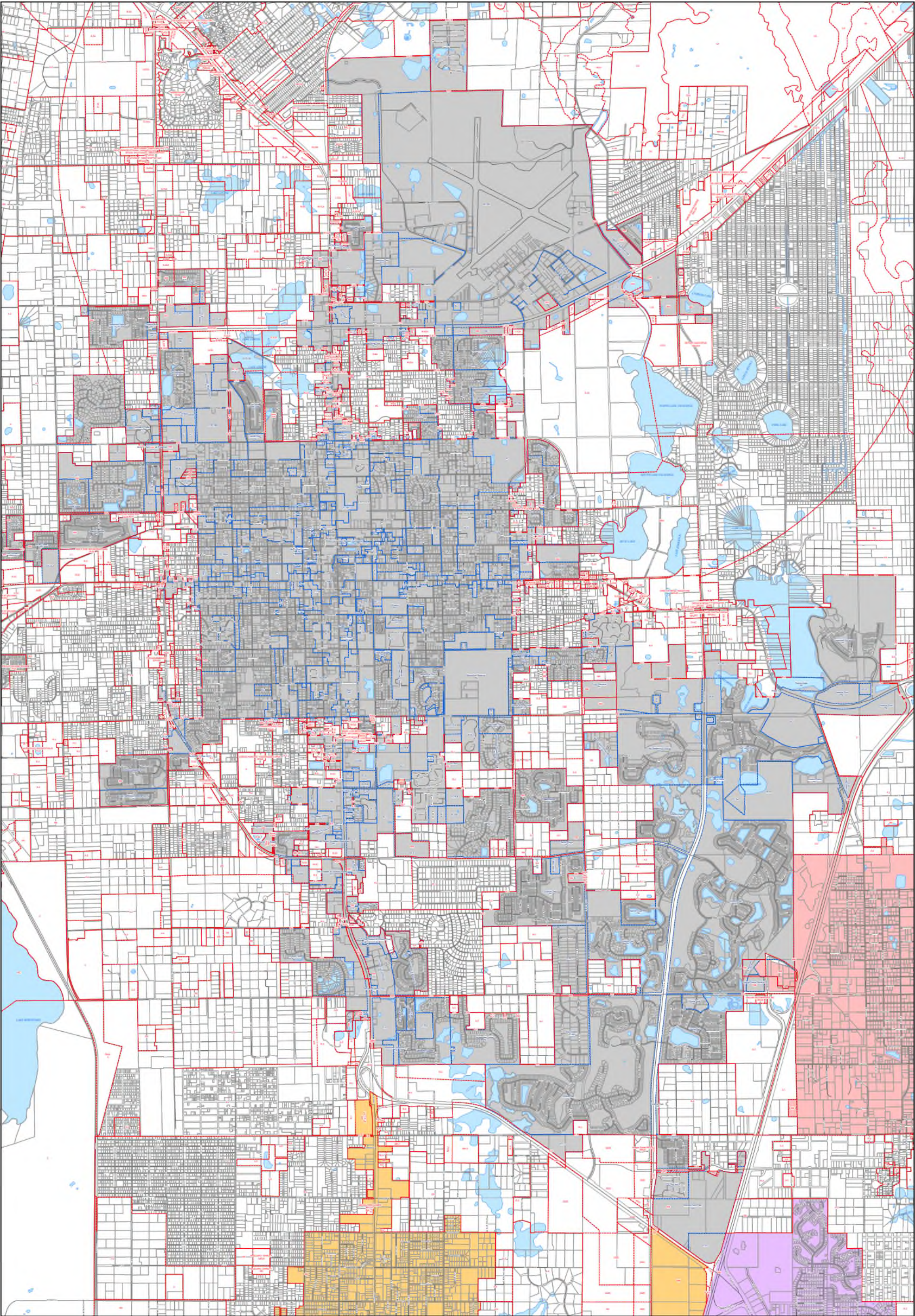
City of DeLand Zoning Map



Prepared by the City of DeLand Planning Division. 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 contact the City of DeLand Planning Division.

0 0.5 1 2 Miles

April 2025
Page 38 of 39



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

City of DeLand Address & Zoning Map

Zoning Districts

VC	VOLUSIA ZONING (Refer to County Zoning Ordinance)	R-M	RESIDENTIAL MOBILE HOME DISTRICT
R-R	RURAL RESIDENTIAL DISTRICT	P-1	PROFESSIONAL RESIDENTIAL DISTRICT
R-1	SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT	E-1	EDUCATIONAL DISTRICT
R-1A	SINGLE FAMILY DWELLING DISTRICT	C-1	LIMITED NEIGHBORHOOD COMMERCIAL DISTRICT
R-1B	SINGLE FAMILY DWELLING DISTRICT	C-2	GENERAL COMMERCIAL DISTRICT
R-1C	SINGLE FAMILY DWELLING DISTRICT	C-2A	DOWNTOWN COMMERCIAL DISTRICT
R-1	SINGLE FAMILY DWELLING DISTRICT	C-2AC	COMMERCIAL ACTIVITY CORE ZONING CATEGORY
R-2	TWO-FAMILY DWELLING DISTRICT	C-3	RAILSPUR COMMERCIAL DISTRICT
R-4	MULTIPLE FAMILY DWELLING DISTRICT	C-4	WHOLESALE COMMERCIAL DISTRICT
R-12	MULTIPLE FAMILY DWELLING DISTRICT	M-1	INDUSTRIAL DISTRICT
R-16	MULTIPLE FAMILY DWELLING DISTRICT	BR	BUSINESS RETAIL

Legend

Streets

- City Zoning
- County Zoning
- Parcel Lines
- Map Index Grid

Cities:

- DeLand
- Lake Helen
- Orange City
- Deltona

N

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