



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
MAY 14, 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 April 9, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: Danny Ball
Project Number: V25-045
Project Location: 101 Parkhurst Lane
Project Description: To allow a six-foot fence within the street-side setback area where a maximum of four-feet is allowed.
Project Planner: Samuel Nelson

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

1. *CONTINUED FROM APRIL 9, 2025 MEETING*
Applicant Name: City of DeLand
Project Number: LDR25-41
Project Location: City-wide
Project Description: Update Land Development Regulations to Allow for Urban or Backyard Chickens - 33-27.06 Urban or Backyard Chickens
Staff Planner: Carol Kuhn

PLANNING - NEW BUSINESS

1. Applicant Name: Mark Watts, Cobb Cole
Project Number: AN24-180 - Annexation for Delaney Trinity Reserve
Project Location: 1290 W. Plymouth Ave.
Project Description: Annex ±10.64 acres
Project Planner: Kendall Story

2. Applicant Name: Mark Watts, Cobb Cole
Project Number: SMLU24-181 - Comprehensive Plan Amendment
Project Location: 1290 W. Plymouth Ave.
Project Description: Land Use Change for ±10.14 acres
Project Planner: Kendall Story
3. Applicant Name: Mark Watts, Cobb Cole
Project Number: Z24-179 - Rezoning for Delaney Trinity Reserve
Project Location: 1290 W. Plymouth Ave.
Project Description: Rezone ±10.14 acres from Volusia County A-3 and A-3A to City of DeLand Delaney Trinity Reserve Planned Development, a Residential Townhome Development
Project Planner: Kendall Story
4. Applicant Name: Michael Woods, Cobb Cole
Project Number: Z25-038 - Taylor Ridge PD Amendment
Project Location: 1298 S. Blue Lake Ave.
Project Description: A Request to Amend the Taylor Ridge PD to Modify the Tree Mitigation Language
Project Planner: Kendall Story
5. Applicant Name: City of DeLand
Project Number: SMLU24-215
Project Location: 1100 S. Garfield Ave.
Project Description: Land use change for ±6.36 acres of property from Volusia County Urban Medium Intensity (UMI) to City of DeLand Low Density Residential (LDR)
Project Planner: Kendall Story
6. Applicant Name: City of DeLand
Project Number: SMLU24-216
Project Location: 1200 S. Garfield Ave.
Project Description: Land use change for ±49.37 acres of property to add the Institutional Overlay
Project Planner: Kendall Story
7. Applicant Name: City of DeLand
Project Number: Z24-211 Rezoning
Project Location: 1101 S. Amelia Ave.
Project Description: Rezone ±46.97 acres of property from Volusia County R-4 (Urban Single Family) and City of DeLand R-1 (Single-Family Residential) to City of DeLand Single-Family Residential (R-1B)
Project Planner: Kendall Story
8. Applicant Name: City of DeLand
Project Number: LDR25-68
Project Location: City-wide
Project Description: Update Land Development Regulations to Modify Section 33-17.23 - Allowed Uses in Commercial and Industrial Zoning Districts
Staff Planner: Carol Kuhn

OTHER BUSINESS

ADJOURNMENT

