



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



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING**

MINUTES

WEDNESDAY, APRIL 9, 2025 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:12 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Hill, Chairperson

ROLL CALL

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

Quorum: Yes

Present – Darren Elkind, City Attorney; Carol Kuhn, Planning Director; Kendall Story, Senior Planner; Belinda Williams-Collins, Senior Planner; Chris 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 March 12, 2025 Meeting Minutes.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Hill read the Public Participation procedures.

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

Mark Karat, on behalf of the applicant, spoke and answered questions from the board and the public.

Eric Knowlton asked as to the purpose of breaking down the parcel into 4 sections. Mr. Karat stated it would help with compliance for the loans to break down the parcels based on their uses, however it will continue to operate as a whole.

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

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

Ms. Lewis moved to approve the continue this item to the May 14, 2025 meeting. Mr. Liska seconded the motion. The motion to continue passed unanimously.

OTHER BUSINESS

1. Presentation of new zoning map.

ADJOURNMENT

The meeting ended at 5:29 p.m.



**PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD**

May 14, 2025

APPLICATION NO.: V25-045

STAFF PLANNER: Sam Nelson

APPLICANT: Danny Ball

REQUEST: To allow a six-foot fence within the street-side setback area where a maximum of four-feet is allowed.

APPLICABLE ORDINANCES: Article III Accessory Uses: 33-28.06. *Fences and walls.*

A. SITE FACTORS:

LOCATION: 101 Parkhurst Lane

PARCEL SIZE: +/- 8,209 Square Feet

EXISTING ZONING/USE: Country Club Village Planned Development (PD)

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Urban Low Intensity	VC: R-4 Urban Single-Family
South:	Low Density Residential	Country Club Village PD
East:	Low Density Residential	Country Club Village PD
West:	VC: Commercial	VC: B-5 Heavy Commercial

Country Club PD Required Minimum Setbacks in Feet & Fence Height Requirement				
Front	Rear Setback	Side Setback	Maximum Fence Height	Maximum Fence Height (Front & Street Side)
20'	20'	7.5'	6'	4'

DOES THE APPLICANT OWN PROPERTY WHICH IS ADJACENT TO THE PROPERTY FOR WHICH HE OR SHE SEEKS A VARIANCE? Yes ☐ No ☒

LAND USE PLAN DESIGNATION: Low Density Residential

B. CHRONOLOGY:

The single-family residence (SFR) located northeast of the intersection of Candela Ct and Park Hurst Ln was constructed in 2012 as part of the Country Club Village Planned Development (PD). Following the construction of the residence, a fence permit was issued for a 6-foot fence for 50 feet of the property line, and a 4-foot fence for 20 feet of the property line along the Candela Court frontage. Bordering the applicant's property to the west is an unopened stabilized emergency access road across this road is a motel, which has existed at the location since 1957. The applicant claims that a large volume of foot traffic crosses through this unopened emergency access road, which has resulted in police incidents. Due to a desire for additional privacy and security, the applicant hired a contractor to place a 6-foot fence along the western property line.

A fence contractor hired by the applicant submitted an application for a six foot (6') tall privacy fence along most of the western property line on June 24, 2021. Planning staff reviewed the application, and did not issue an approval as the proposed fence exceeded the maximum height requirement for fences within front and street-side yard areas. Staff comments were sent to the contractor. Subsequently and without approval, the fence contractor placed the fence on the Candela Court frontage. As approval was not granted, the open permit application expired later in 2021. Following the expiration, Code Enforcement proceedings began and a case was opened in November of 2024. To resolve the active code enforcement case, and to permit the fence to remain in the same location, the applicant is requesting a variance to allow a six-foot fence within the street-side setback area where a maximum of four-feet is allowed.

C. ANALYSIS:

The single-family residence within the Country Club Villas PD is located at the northeast intersection of Parkhurst Ln and Candela Ct. The portion of Candela Ct. north of this intersection, running parallel to the residence, is an unopened stabilized emergency access road. Even though this road is unopened and for emergency access only, the property is still considered a corner-lot by code definition. Fences in residential zoning districts are required to meet the standards of Sec. 33-28.06., which limit the height of fencing for single-family residential properties to six-feet (6') and prohibit fencing above four-feet (4') in height from being located within the front and street-side setback areas of a property. Thus, the applicant's request to permit an existing fence with a height of six-feet (6') along the western property line would exceed the maximum allowed height for fences located the front or street-side setback area by two-feet (2'). The code provides methods to achieve the desired level of privacy without requiring a variance. For example, landscaping could be used by the applicant to achieve enhanced privacy as it has no height limitation.

The requirement for a lower maximum fence height in front and street-side yards exists to promote safety and community aesthetics. Tall fencing on corner lots can create potential traffic hazards due to adversely impacted visibility. Because of this, properties with corner frontage are required to meet the visibility standards of Sec. 33-90.03. (o) and the FDOT Roadway and Traffic Design Standards Index No. 546. As the portion

of Candela Ct bordering the western property line is unopened and is limited to emergency access only. Due to the 51' front setback of the fence, visibility and safety at the intersection should not be adversely affected (Exhibit 2). Community aesthetics will not be impacted as this property is the only example in the community which sits on a corner lot.

D. 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 conforms with the size and dimensional requirements of the Country Club Village Planned Development (PD). While not a hardship, the property is unique in being the only single-family residence (SFR) to be located on a corner lot in the Country Club Village PD.

2. 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, building, or structures in the same zoning district.

Granting of the variance would not confer special privileges to the applicant when compared with other properties within Country Club Villages PD as the subject property is the only example located on a corner lot.

3. 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 structures(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 the applicant could place a six-foot (6') fence outside of the street-side setback area or provide landscaping in addition to a four-foot (4') fence, as other properties are allowed to do, and still achieve the additional level of privacy.

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 allow options such as landscaping to be used in addition to a four-foot (4') fence to achieve privacy. The proposal is unlikely to be injurious to surrounding properties or public welfare as the portion of Candela Ct which makes the property a corner lot is unopened and used for emergency access only, and there are no plans for further improvement.

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

The applicant could construct a six-foot (6') fence at the rear and sides of the property as is allowed by the Land Development Regulations and still maintain privacy. The applicant could also pursue other options to provide a visual screen such as hedges, bamboo, or some other plant material.

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

The applicant placed the fence without the required permits and was previously advised that a 6-foot fence was not allowed; only a 4-foot fence would be allowed in this area. Otherwise, there are no special conditions or circumstances which are the result of actions of the applicant.

E. STAFF SUMMARY:

The applicant is requesting a variance to allow an existing unpermitted fence to remain at its current location while exceeding the maximum height for fencing in the street-side setback area. A permit was applied for in 2021 to permit the fence at this location, but approval was never obtained. To obtain a permit to resolve an outstanding code enforcement case without removing the fence, a variance is required. The applicant does not clearly meet any of the hardship criteria as set by the code, however, the property is uniquely situated as the only corner property in the Country Club Village Planned Development. The property is also adjacent to an existing motel use, which could present some privacy concerns. Additionally, the street on the corner side of the property is unopened and for emergency access only, and no plans currently exist for further improvement. Due to these factors, the approval of the current fence location is unlikely to be injurious to the public or surrounding properties. The Planning Board may grant all or part of this request, along with any safeguards it deems necessary. The Planning Board may also deny this request.

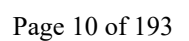


Exhibit 2 – Proposed Fence Height & Location

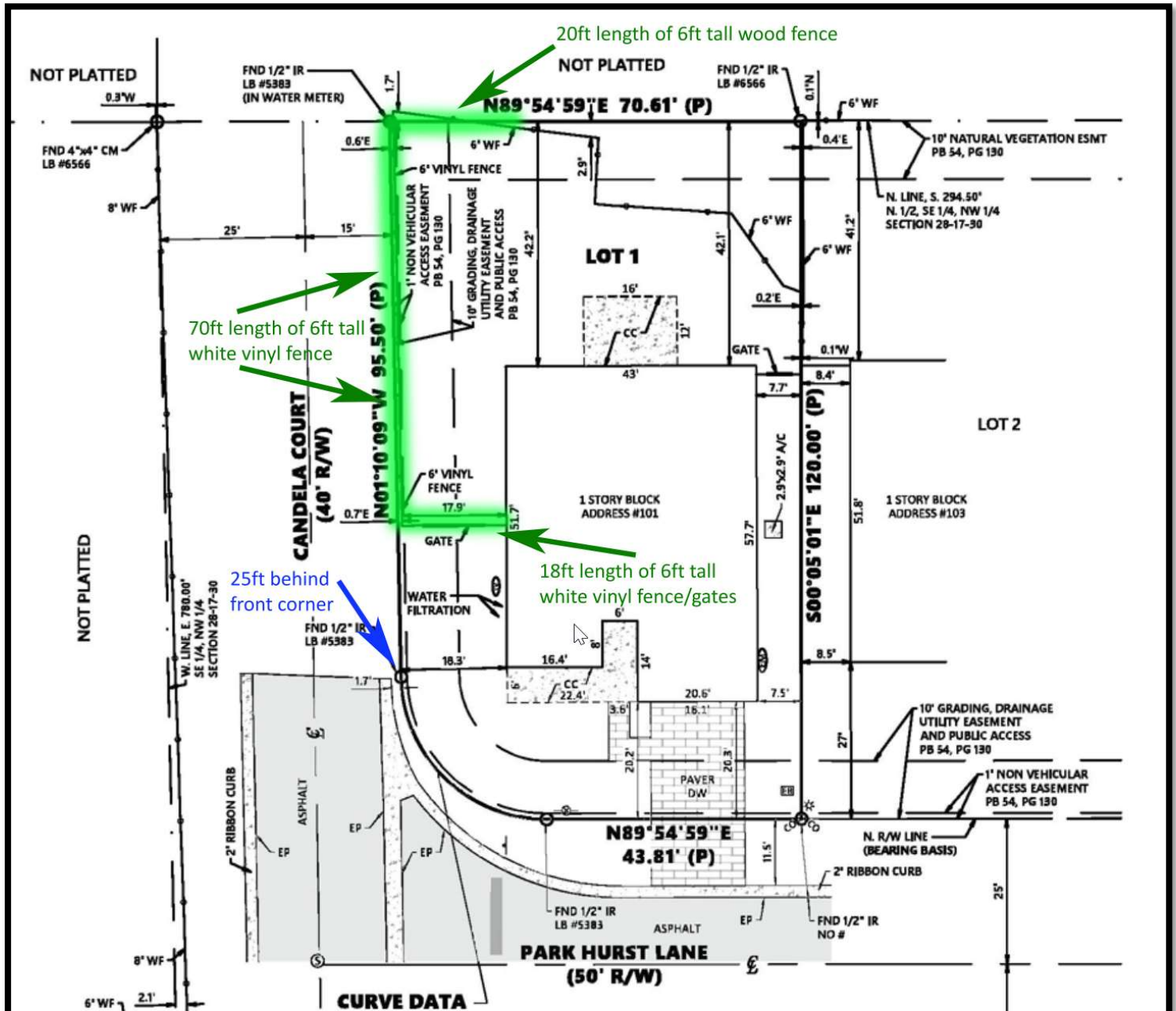


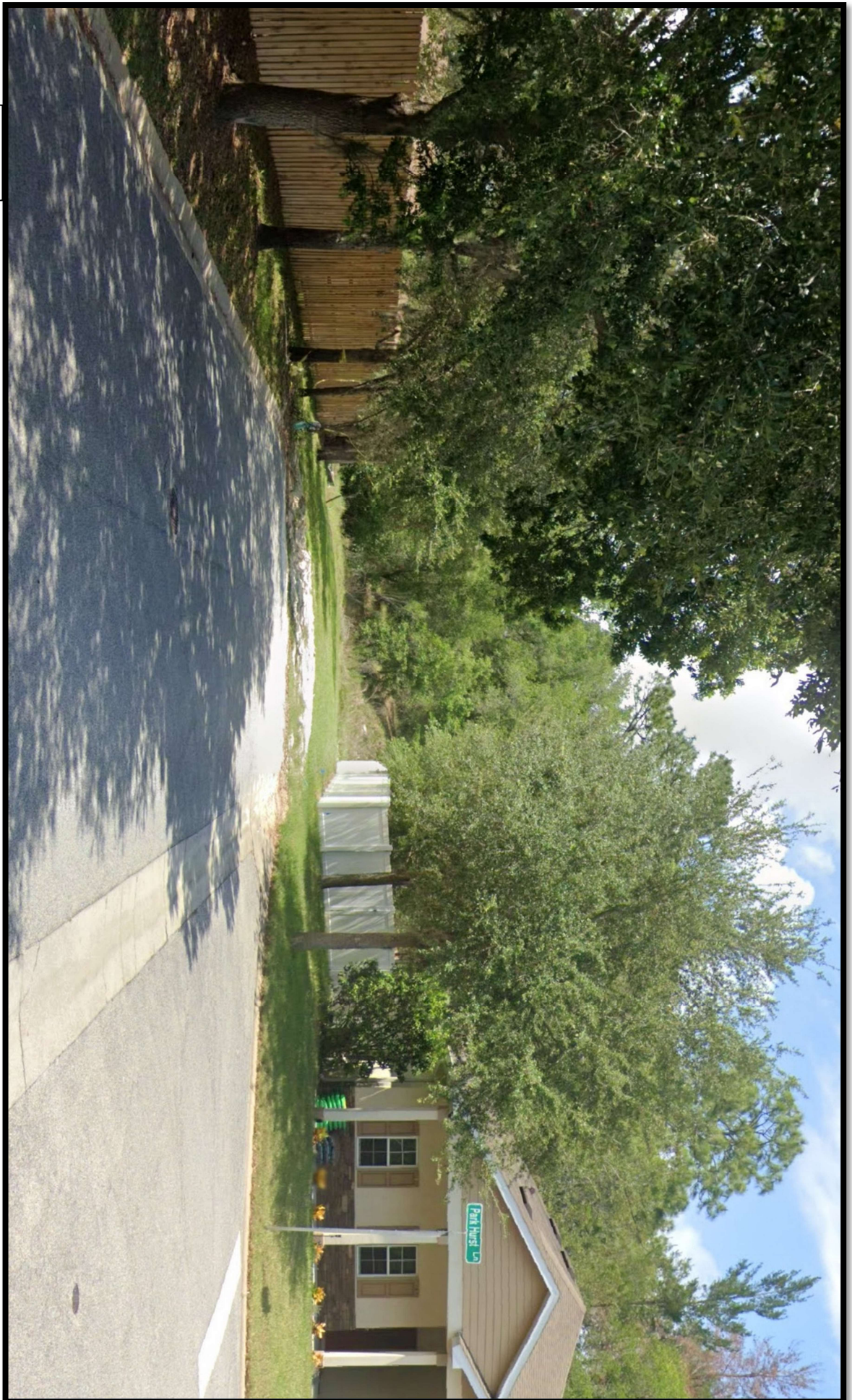
Exhibit 3 – Aerial



Exhibit 4 –
Street
Frontage



**Exhibit 5 -
Unimproved
Candela Ct**





City of DeLand
V25-045
101 PARKHURST LN

DeLand Toyota
PD

B-5C

B-5

1907

R-4

VC:B-5C

1925

1941

1961

C-2

CANDELA CT

SUBJECT PROPERTY

PARKHURST LN

Country Club Village
PD

102

102

143

153

161

167

BARRINGTON AV

130

138

146

158

172

R-3

B-5

GOLF CLUB DR

2055

C-2

1741

B-9

C-2

2001

2040

CRESCENT DR

Legend:



City Zoning

County Zoning

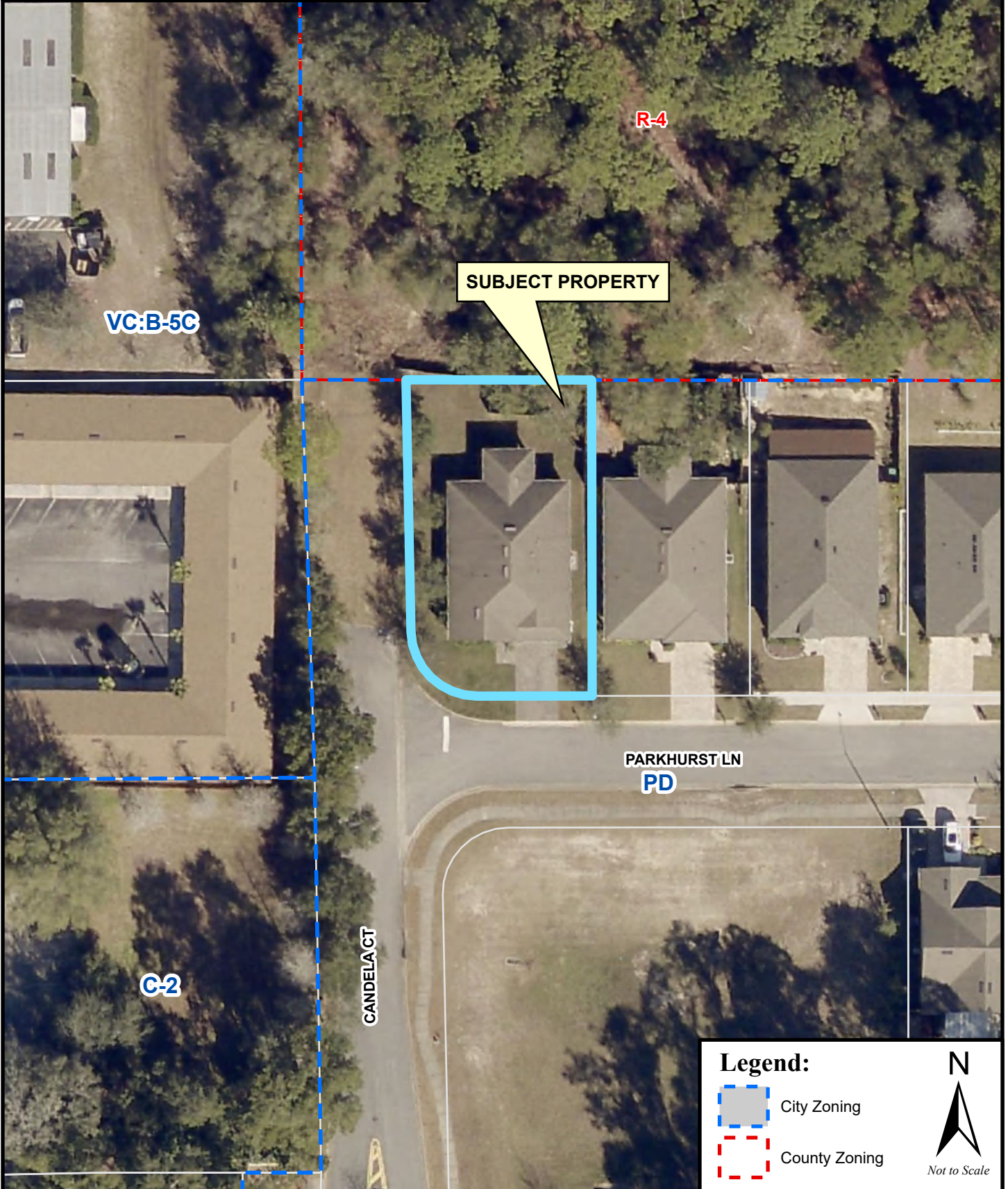
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Not to Scale



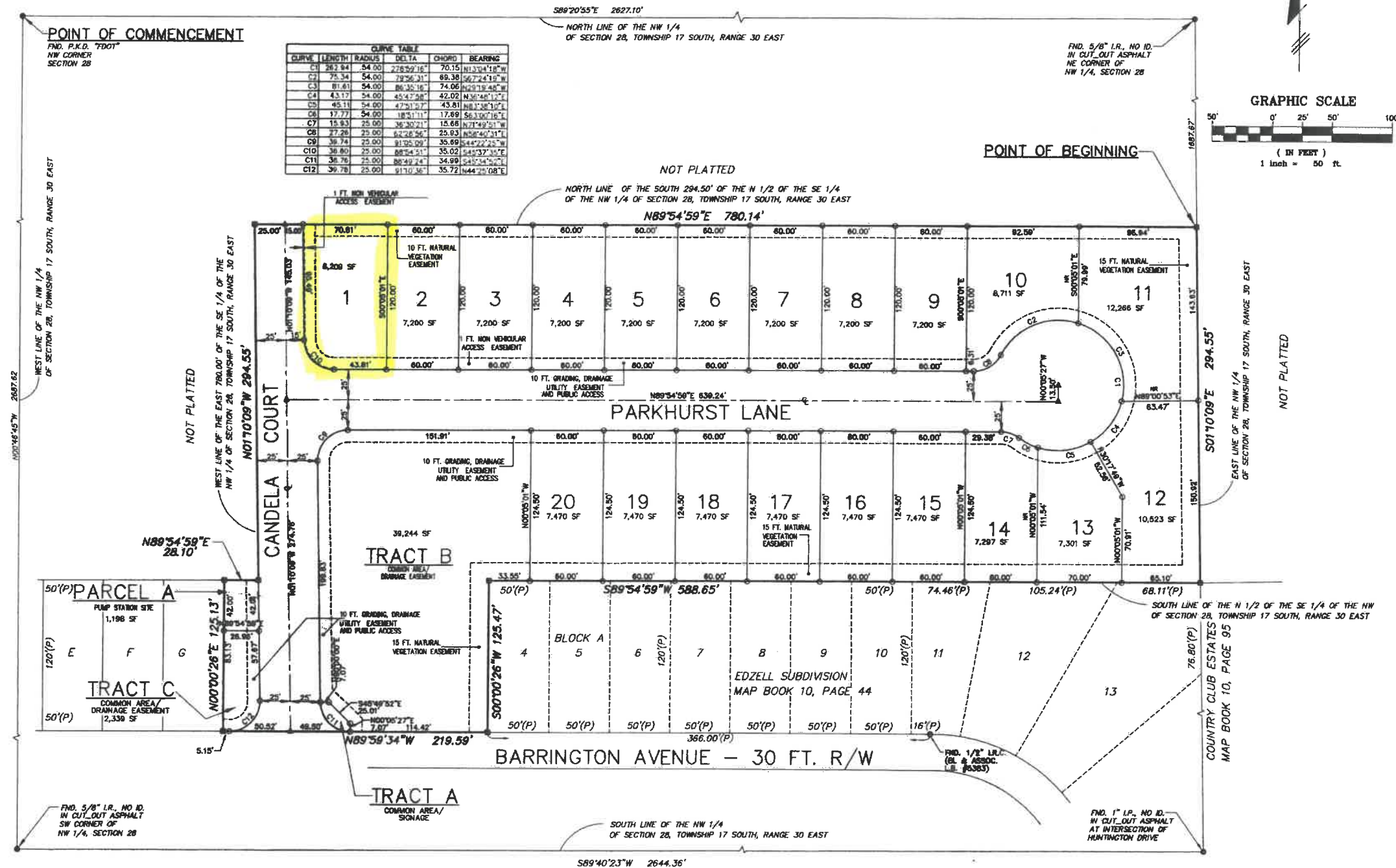
City of DeLand
V25-045
101 PARKHURST LN



COUNTRY CLUB VILLAGE

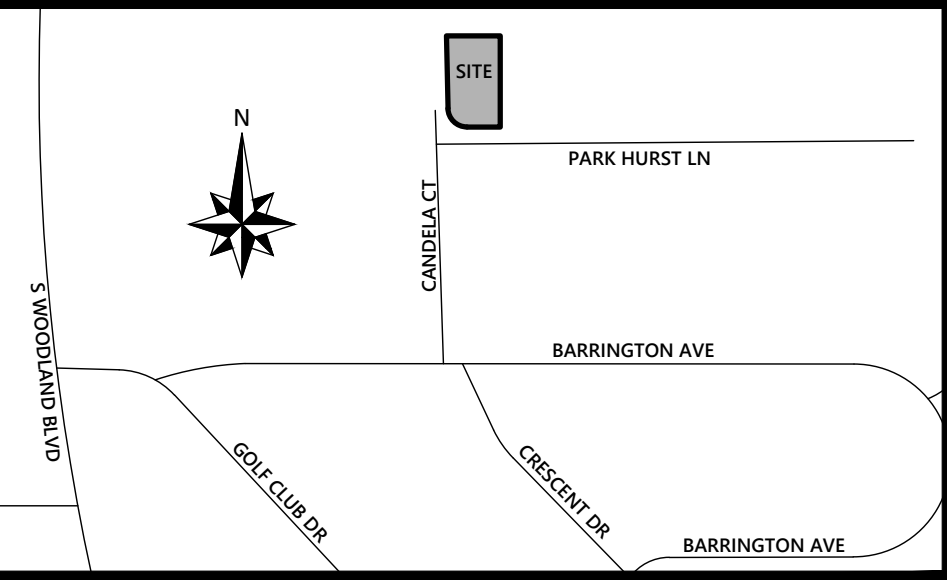
PLAT BOOK 54 PAGE 131

A REPLAT OF LOTS 1, 2, 3, AND 'H', BLOCK "A", EDZELL SUBDIVISION PER MAP BOOK 10, PAGE 44, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE EAST 780.00 FEET OF THE SOUTH 294.50 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY FLORIDA.



PREPARED BY:
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VICINITY MAP (NOT TO SCALE)



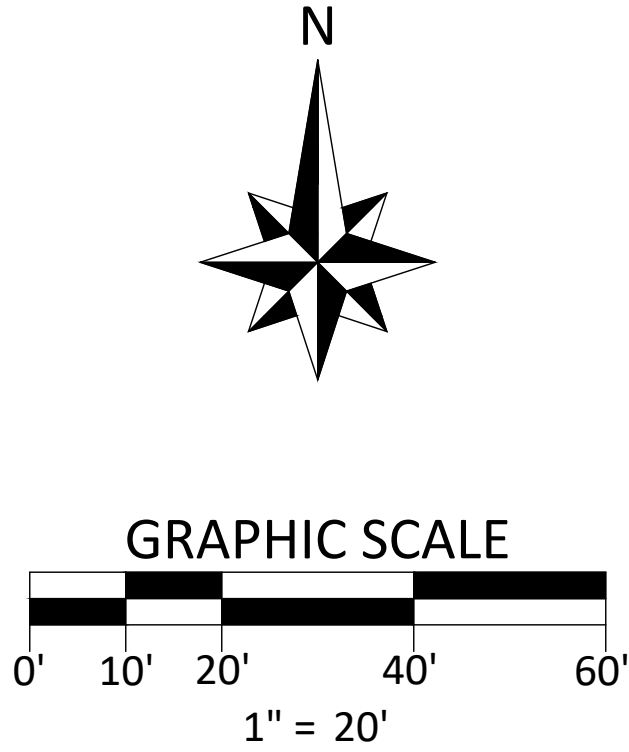
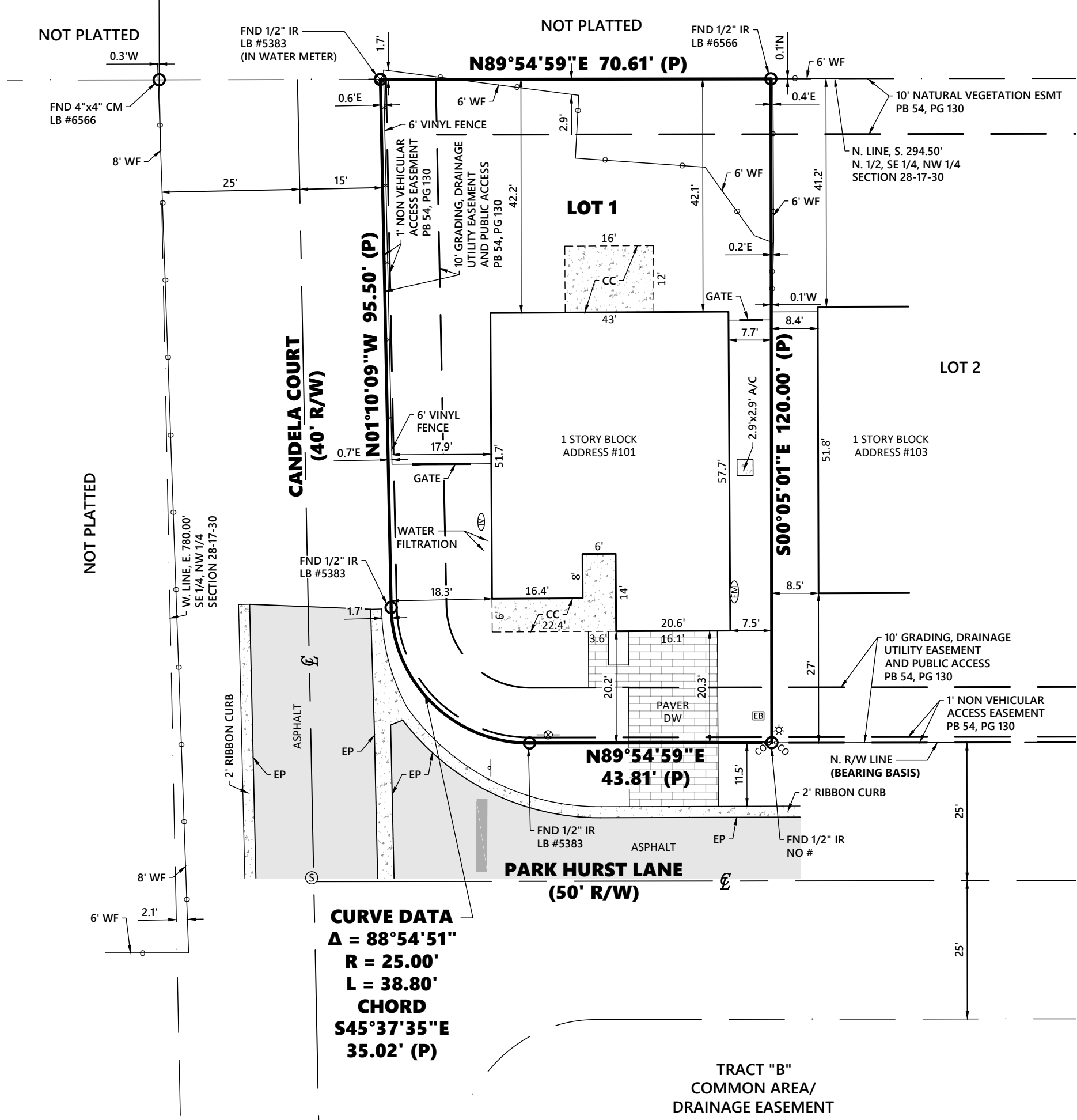
Map of Survey

PROPERTY DESCRIPTION
LOT 1, COUNTRY CLUB VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 54, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

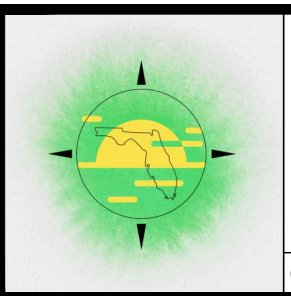
CONTAINS 8,209 SQUARE FEET OR 0.1884 ACRES MORE OR LESS.

SURVEY NOTES

- Bearing Structure is assumed and based on the North right-of-way line of Park hurst Lane, being N89°54'59"E.
- This survey reflects only matters of record as provided by the client or clients representative.
- The surveyor has not physically located the underground utilities. This survey was made on the ground. Any underground utilities shown hereon have been located from observed surface utility features and/or drawings provided by client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are shown as accurately as possible from information available.
- This Survey was made without benefit of Title.
- This survey is valid only for the parties to whom it is certified to. Liability to third parties may not be transferred or assigned.
- This survey exceed the accuracy requirements set forth in Florida Statutes.
- Subject property lies in Zone "X", based on Flood Insurance Rate Map No. 12127C0610J, Community No. 120307, City of Deland, Volusia County, Florida, effective February 19, 2014.



SURVEY DATE: 3/2/2025	SHEET 1 OF 1
PROJECT NUMBER: 2025-02-11-02	SCALE: 1" = 20'



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REVISIONS		
#	REVISION	DATE

LEGEND

A/C

- AIR CONDITIONER

CC

- COVERED CONCRETE

CM

- CONCRETE MONUMENT

CP

- CONCRETE PAD

DW

- DRIVE WAY

ESMT

- EASEMENT

EP

- EDGE OF PAVEMENT

FIRM

- FLOOD INSURANCE RATE MAP

FND

- FOUND

IR

- IRON ROD

LB

- LICENSED BUSINESS

⊕

- CENTERLINE

⊕

- ELECTRIC BOX

⊕

- ELECTRICAL METER

⊕

- LIGHT POLE

⊕

- TRAFFIC SIGN

PB

- PLAT BOOK

PS

- PAGE

PSM

- PROFESSIONAL SURVEYOR AND MAPPER

(P)

- PLAT

R/W

- RIGHT OF WAY

WF

- WOOD FENCE

A

- DELTA ANGLE

R

- RADIUS

L

- LENGTH

⊕

- IRRIGATION VALVE

⊕

- CLEANOUT

⊕

- SANITARY MANHOLE

⊕

- WATER METER

BOUNDARY SURVEY

PREPARED FOR:
DANIELIUS BALL & JESSICA RUTTER

SITE ADDRESS:
101 Park Hurst Ln
DeLand, Florida 32724

COUNTY: Volusia
SECTION: 28, Township 17 South, Range 30 East
SUBDIVISION: Country Club Village



Digitally signed
by Terrence W
Rutter
Date:
2025.03.05
19:21:21 -05'00'

TERRENCE W. RUTTER, JR., PSM 7371

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

-OR-

THE ELECTRONIC SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

Subject: Letter of Support for Danielius Ball's and Jessica Rutter's Variance Request at 101 Parkhurst Ln, Deland, FL 32724

To the Planning Board of of the City of Deland,

I am writing to express my full support for the variance request submitted by Danielius Ball and Jessica Rutter regarding their property located at 101 Parkhurst Ln, Deland, FL 32724. As their immediate neighbor at 230 E Taylor Rd, Deland, FL 32724, I have carefully reviewed their plans and believe the proposed variance will not negatively impact our area's property values, safety or general appeal.

Reasons for Support:

- **Unique Site Conditions:**

The specific characteristics of Danielius and Jessica's lot, including the unused easement, lack of physical pedestrian separation from local businesses and their neighborhood abutting to my south property border, make it difficult to comply with standard zoning requirements without causing significant hardship.

- **Minimal Impact:**

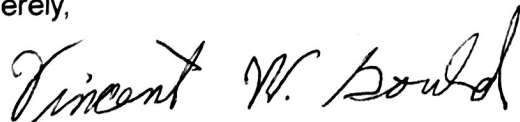
The requested variance is limited to placing a fence within a setback of an unused easement and will not noticeably alter the overall character of the neighborhood nor impact any safety concerns for vehicles.

- **Positive Outcome:**

The proposed variance, which is a 6 foot tall white vinyl fence placed on the west property line and joining the structure approximately 60 feet from the front corner of their property, results in a well-designed and improved property that benefits both Danielius and Jessica, and the surrounding community.

I am confident that granting this variance is in the best interest of our area and would like to encourage the Board to approve Danielius and Jessica's request.

Sincerely,



**PLANNING STAFF REPORT
CITY OF DELAND PLANNING BOARD
May 14, 2025**

APPLICATION NO: LDR25-41 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 Section 33-27.05 – Low Intensity Agriculture to clarify where urban or backyard chickens are permitted; add a new Section, 33-27.06 titled Urban or Backyard Chickens to allow the keeping of a small number of hens in some of the single-family residential zoning districts, add specific performance standards for the keeping of urban chickens, and add an urban chicken permit process; and amend Section 33-12, Definitions, to include several new definitions pertaining to the keeping of urban or backyard chickens.

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 City's current Land Development Regulations (LDR) do not allow the keeping of chickens within the single-family residential zoning districts. Many cities within Volusia County allow for the keeping of urban or backyard chickens, through a permit process. These cities place limitations on the number of chickens, prohibit roosters, and set standards for the size and type of coops and enclosures that may constructed. As such, planning staff has drafted regulations to allow a limited number of female chickens (hens) within some of the single-family zoning districts within the City.

Section Sec. 4-6. Keeping of livestock, fowl or wild animals specifies that livestock may be permitted in certain zoning districts, as set fort in the land development regulations. Specifically,
“No person shall own, keep or maintain any horse, mule, ass, goat, sheep, bull, steer, cow, hog, chicken, goose, turkey, duck, or any wild animal within the corporate limits of the City of DeLand; provided, however, that the keeping of livestock shall be allowed in

certain zoning districts as set forth in the land development regulations of the City of DeLand. Any person found in violation of this section shall be subject to the penalties prescribed in section 4-26 of this chapter.”

Understanding this section, staff is proposing an amendment to Section 33-27.05, Low Intensity Agriculture to allow Urban or Backyard Chickens in some of the residential zoning districts. Staff is also proposing to add a new section, Section 33-27.06, to the Accessory Use section of the Land Development Regulations to allow urban or backyard chickens, provided specific criteria and performance standards are met.

These standards set standards for the number of chickens based on the size of the property – a maximum of 4 chickens for single-family residential properties less than ½ acre in size and a maximum of 8 chickens for single-family residential properties greater than ½ acre in size; prohibit roosters, ducks, and other fowl; limit the size of the coops and enclosures; establish criteria for a chicken permit; prohibit the slaughter of chickens; restrict the sale and breeding of chickens; and require routine maintenance and cleaning of the coops and enclosures to help reduce the impacts to adjacent property owners.

It is important to note that these standards are not intended to override or supersede any home owners’ association standards, or restrictions pertaining to the keeping of chickens.

33-27.05. Low intensity agriculture.

- (a) Generally.* Low intensity agriculture is permitted only as an accessory to single-family dwellings. The uses in this category include the raising of crops, citrus, or fern; and the keeping of livestock, including aviaries, and pisciculture., ~~and apiaries.~~
- (b) Urban or backyard chickens are permitted, subject to the standards outlined in Section 33-27.06.*
- (c) ~~(b)~~* Low intensity agricultural uses are restricted to properties, which are located in either the R-R or R-R1 zoning districts. Low intensity agricultural land uses may be permitted in other single-family zoning districts, provided that the property is at least two acres in area and that a minimum of a Class C landscape buffer is provided along the perimeter of the property.
- (d) ~~(c)~~ Where allowed.* Low intensity agricultural uses which are an accessory use to a single-family residence may be located in any of the following zoning districts, provided that the use is consistent with the Comprehensive Plan and the requirements of this section are met: R-R, R-R1, R-1AA, R-1A, R-1B, and R-1.
- (e) ~~(d)~~ Other applicable regulations.* The primary use shall comply with all applicable local, regional, state, and federal regulations for the district in which the primary use is located.
- (f) ~~(e)~~ Nonconforming uses.* Property which does not meet the minimum required lot size or minimum setback requirements of the specific zoning district in which the structure is located shall not be permitted to have low intensity agriculture as an accessory use.

33-27.06 Urban or Backyard Chickens

(a) Generally. The keeping of urban or backyard chickens for personal use may be permitted in the R-R, R-R1, R-1AA, R-1A, R-1B, and R-1 zoning districts, as an accessory use, subject to specific requirements and upon issuance of an Urban Chicken Permit, provided the following criteria are met:

1. No more than eight (8) chickens may be kept on a parcel or lot that is 0.5 acres or greater.
2. No more than four (4) chickens may be kept on a parcel that is less than 0.5 acres.
3. Roosters are prohibited.
4. Ducks, geese, turkeys, peafowl, or any other poultry or fowl are prohibited under the provisions of this section.
5. Chickens and associated activities shall be kept for personal use only. Selling chickens, eggs, or chicken manure, is prohibited.
6. The breeding of chickens is prohibited.
7. The coop and enclosure shall be located in the rear yard, as defined by the City's Land Development Regulations.
8. No coop or enclosure shall be allowed in any front, side, or street-side yard.
9. Chickens shall be kept in an enclosed area with an immobile coop and enclosure; chickens are not permitted to be free-range. Chicken tractors and mobile coops are prohibited.
10. The coop and enclosure shall be easily accessible for cleaning and maintenance.
11. The coop shall be covered and ventilated, and an enclosure run is required. The coop must be completely secured from predators, including all openings, ventilation holes, doors, and gates and shall meet the requirements specified by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS), publication AN239.
12. Coops and enclosures shall include chicken wire or other barriers, buried 12-18 inches in an L-shape at the perimeter of the structure to deter predators.
13. All stored feed must be kept in a rodent-and predator-proof container.
14. The slaughtering of chickens is prohibited.
15. Chickens shall not be permitted to create a nuisance consisting of odor, noise, or pests, or contribute to any other nuisance condition.
16. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times.
17. No manure may be allowed to accumulate on the floor of the coop or ground. Urban Chicken Permit holders must implement a manure management program, whereby the coop and enclosure are cleaned regularly. A fly-tight bin for storage of manure must be utilized; the size of which must be sufficient to contain all accumulations of manure. The fly-tight bin must be kept at least 20 feet away from all property lines.
18. Persons granted an Urban Chicken permit are encouraged to attend an appropriate training session made available by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS) to learn safe chicken and egg practices.

(b) Standards

1. For lots 0.5 acres or greater
 - a. Maximum size of enclosure: 200 square feet
 - b. Maximum number of chickens: 8
 - c. Setbacks:
 1. Rear: 20 feet
 2. No coop or enclosure shall be located within the front, side or street-side yard.
 - d. Maximum height of coop and enclosure: 10 feet
2. For lots less than 0.5 acres
 - a. Maximum size of enclosure: 64 square feet
 - b. Maximum number of chickens: 4
 - c. Setbacks:
 1. Rear: 10 feet
 2. No coop or enclosure shall be located within the front, side or street-side yard.
 - d. Maximum height of coop and enclosure: 8 feet

(c) Procedures for the granting of Urban Chicken Permits. The Planning Division shall administer the Urban Chicken Permit. A separate Building Permit is required for all non-pre-fabricated coops or enclosures and for any enclosure greater than 100 square feet. No coop or enclosure shall exceed 200 square feet. An Urban Chicken Permit is required for chickens to be kept, harbored, raised, or maintained in chicken coops and enclosures as hens for eggs as an accessory use to a single-family residential structure, subject to the chicken permit process below:

1. An Urban Chicken Permit may be issued once a complete application has been submitted.
2. Failure to maintain the coop or enclosure may be subject to fine(s) and revocation of the Urban Chicken permit, pursuant to Section 7A-5 of the City's Code of Ordinances. The city will not be held responsible or liable for any losses to the applicant if such Urban Chicken permit is revoked.
3. The coop and enclosure may be subject to an annual inspection to ensure that the area is being maintained in a manner that is safe and sanitary for the animal(s) and does not create a nuisance.

(d) Chicken Permit Submittal Requirements. A Chicken Permit application must include the following:

1. A completed Chicken Permit application.
2. Applicable fee.
3. A signed affidavit acknowledging that the Urban Chicken Permit shall comply with 33-27.06 and may be revoked for any violation of 33-27.06.

4. A survey of the property which shows the proposed location of the coop and enclosure. Such survey shall include dimensions and details which demonstrate compliance with the requirements for urban or backyard chickens. Upon approval by the Planning Division, an acceptable alternative such as a plot plan or other detailed dimensioned drawing may substitute for a survey, provided all dimensions and details are shown and the alternative clearly demonstrates compliance with the dimensional and locational requirements.
5. Dimensioned and detailed drawings depicting and demonstrating the method for securing and anchoring the coop and enclosure as well as a detail for the buried barrier.
6. Details, plans, and specifications for the coop, enclosure, and fly-tight storage bin.

(e) Separate building permit required:

1. For pre-fabricated or pre-designed coops or enclosures less than 100 square feet, a building permit is not required.
2. For coops or enclosures between 100 square feet and 200 square feet or any coop or enclosure that is not pre-fabricated or pre-designed, a building permit is required.
3. No coop or enclosure shall exceed 200 square feet.

To supplement these proposed standards and to allow for clarity and ease-of-use, staff is proposing the following new definitions be added to Section 33-12:

33-12 Definitions

Agricultural animals shall mean animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, goats, ostrich, emu, or rhea.

Agriculture, commercial shall mean the production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities. Commercial agricultures shall not include poultry or swine production or animal feedlot operations.

Chickens, backyard. See Chickens, Urban

Chickens, Urban shall mean a limited number of female chickens permitted as a limited accessory use on single-family residential properties for the purpose of providing eggs for single-family resident; roosters are prohibited. Also known as hens. Also known as backyard chickens. See Urban Chicken Regulations.

Fowl means a bird of the Galliformes that is kept for its fresh eggs and flesh.

Poultry means any animal belonging to the family of Phasianidae, including, but not limited to chickens, roosters, turkeys, peacocks, and any animal belonging to the family Anatidae, including, but not limited to, geese and ducks.

STAFF ANALYSIS AND FINDINGS: Staff finds that these revisions will provide additional options for residents in a single-family residential zoning districts and would allow residents to keep a limited number of chickens for personal use.

STAFF RECOMMENDATION: Staff recommends that the Planning Board forward these proposed text amendments, project number LDR25-41, to Modify Section 33-27.05 – Low Intensity Agriculture to clarify where urban or backyard chickens are permitted; add a new Section, 33-27.06 titled Urban or Backyard Chickens to allow the keeping of a small number of hens in some of the single-family residential zoning districts, add specific performance standards for the keeping of urban chickens, and add an urban chicken permit process; and amend Section 33-12, Definitions, to include several new definitions pertaining to the keeping of urban or backyard chickens; to the City Commission for review and approval.

LDR25-41 – Urban or Backyard Chickens

33-27.05. *Low intensity agriculture.*

- (a) *Generally.* Low intensity agriculture is permitted only as an accessory to single-family dwellings. The uses in this category include the raising of crops, citrus, or fern; and the keeping of livestock, including aviaries, and pisciculture., ~~and apiaries.~~
- (b) Urban or backyard chickens are permitted, subject to the standards outlined in Section 33-27.06.
- (c) ~~(b)~~ Low intensity agricultural uses are restricted to properties, which are located in either the R-R or R-R1 zoning districts. Low intensity agricultural land uses may be permitted in other single-family zoning districts, provided that the property is at least two acres in area and that a minimum of a Class C landscape buffer is provided along the perimeter of the property.
- (d) ~~(c)~~ *Where allowed.* Low intensity agricultural uses which are an accessory use to a single-family residence may be located in any of the following zoning districts, provided that the use is consistent with the Comprehensive Plan and the requirements of this section are met: R-R, R-R1, R-1AA, R-1A, R-1B, and R-1.
- (e) ~~(d)~~ *Other applicable regulations.* The primary use shall comply with all applicable local, regional, state, and federal regulations for the district in which the primary use is located.
- (f) ~~(e)~~ *Nonconforming uses.* Property which does not meet the minimum required lot size or minimum setback requirements of the specific zoning district in which the structure is located shall not be permitted to have low intensity agriculture as an accessory use.

33-27.06 Urban or Backyard Chickens

- (a) Generally. The keeping of urban or backyard chickens for personal use may be permitted in the R-R, R-R1, R-1AA, R-1A, R-1B, and R-1 zoning districts, as an accessory use, subject to specific requirements and upon issuance of an Urban Chicken Permit, provided the following criteria are met:
 - 1. No more than eight (8) chickens may be kept on a parcel or lot that is 0.5 acres or greater.
 - 2. No more than four (4) chickens may be kept on a parcel that is less than 0.5 acres.
 - 3. Roosters are prohibited.
 - 4. Ducks, geese, turkeys, peafowl, or any other poultry or fowl are prohibited under the provisions of this section.
 - 5. Chickens and associated activities shall be kept for personal use only. Selling chickens, eggs, or chicken manure, is prohibited.
 - 6. The breeding of chickens is prohibited.
 - 7. The coop and enclosure shall be located in the rear yard, as defined by the City's Land Development Regulations.
 - 8. No coop or enclosure shall be allowed in any front, side, or street-side yard.

9. Chickens shall be kept in an enclosed area with an immobile coop and enclosure; chickens are not permitted to be free-range. Chicken tractors and mobile coops are prohibited.
10. The coop and enclosure shall be easily accessible for cleaning and maintenance.
11. The coop shall be covered and ventilated, and an enclosure run is required. The coop must be completely secured from predators, including all openings, ventilation holes, doors, and gates and shall meet the requirements specified by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS), publication AN239.
12. Coops and enclosures shall include chicken wire or other barriers, buried 12-18 inches in an L-shape at the perimeter of the structure to deter predators.
13. All stored feed must be kept in a rodent-and predator-proof container.
14. The slaughtering of chickens is prohibited.
15. Chickens shall not be permitted to create a nuisance consisting of odor, noise, or pests, or contribute to any other nuisance condition.
16. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times.
17. No manure may be allowed to accumulate on the floor of the coop or ground. Urban Chicken Permit holders must implement a manure management program, whereby the coop and enclosure are cleaned regularly. A fly-tight bin for storage of manure must be utilized; the size of which must be sufficient to contain all accumulations of manure. The fly-tight bin must be kept at least 20 feet away from all property lines.
18. Persons granted an Urban Chicken permit are encouraged to attend an appropriate training session made available by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS) to learn safe chicken and egg practices.

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 - a. Maximum size of enclosure: 200 square feet
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 - c. Setbacks:
 1. Rear: 20 feet
 2. No coop or enclosure shall be located within the front, side or street-side yard.
 - d. Maximum height of coop and enclosure: 10 feet
2. For lots less than 0.5 acres
 - a. Maximum size of enclosure: 64 square feet
 - b. Maximum number of chickens: 4
 - c. Setbacks:
 1. Rear: 10 feet
 2. No coop or enclosure shall be located within the front, side or street-side yard.
 - d. Maximum height of coop and enclosure: 8 feet

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3. The coop and enclosure may be subject to an annual inspection to ensure that the area is being maintained in a manner that is safe and sanitary for the animal(s) and does not create a nuisance.

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1. A completed Chicken Permit application.
2. Applicable fee.
3. A signed affidavit acknowledging that the Urban Chicken Permit shall comply with 33-27.06 and may be revoked for any violation of 33-27.06.
4. A survey of the property which shows the proposed location of the coop and enclosure. Such survey shall include dimensions and details which demonstrate compliance with the requirements for urban or backyard chickens. Upon approval by the Planning Division, an acceptable alternative such as a plot plan or other detailed dimensioned drawing may substitute for a survey, provided all dimensions and details are shown and the alternative clearly demonstrates compliance with the dimensional and locational requirements.
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6. Details, plans, and specifications for the coop, enclosure, and fly-tight storage bin.

(e) Separate building permit required:

1. For pre-fabricated or pre-designed coops or enclosures less than 100 square feet, a building permit is not required.
2. For coops or enclosures between 100 square feet and 200 square feet or any coop or enclosure that is not pre-fabricated or pre-designed, a building permit is required.
3. No coop or enclosure shall exceed 200 square feet.

33-12 Definitions

Agricultural animals shall mean animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, goats, ostrich, emu, or rhea.

Agriculture, commercial shall mean the production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities. Commercial agricultures shall not include poultry or swine production or animal feedlot operations.

Chickens, backyard. See *Chickens, Urban*

Chickens, Urban shall mean a limited number of female chickens permitted as a limited accessory use on single-family residential properties for the purpose of providing eggs for single-family resident; roosters are prohibited. Also known as hens. Also known as backyard chickens. See *Urban Chicken Regulations*.

Fowl means a bird of the Galliformes that is kept for its fresh eggs and flesh.

Poultry means any animal belonging to the family of Phasianidae, including, but not limited to chickens, roosters, turkeys, peacocks, and any animal belonging to the family Anatidae, including, but not limited to, geese and ducks.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

May 14, 2025

APPLICATION: AN24-180

1. **Requested Action:** Annexation of 10.64 acres of property into the City limits of DeLand
2. **Location:** 1290 W. Plymouth Ave.
3. **Petitioner:** Mark Watts, CobbCole
4. **Staff:** Kendall Story
5. **Owner:** Trinity United Methodist Church, Inc.
6. **Size of parcel(s):** ± 10.64 acres
7. **Parcel ID:** 700700000030
8. **Land Use Designation & Zoning of Subject Property:**

Future Land Use: Volusia County: Urban Low Intensity (ULI)

Existing Zoning: Volusia County: R-3

Existing Use: Wooded/Undeveloped

9. **Surrounding Land Use & Zoning:**

	LAND USE	ZONING
North:	Medium Density Residential	Hunter's Creek PD (Hunters Creek Apts)
South:	High Density Residential	R-1AA
East:	Medium Density Residential	DeLand Commercial Properties PD/C-2
West:	Medium Density Residential	R-1A

10. Physical Characteristics: The subject property is ± 10.64 acres in size, including the south portion of the W. Plymouth Ave. right-of-way, is wooded and undeveloped. It does not appear to contain any wetlands and does not lie within the 100-year flood zone.

The subject property is located in unincorporated Volusia County and is currently zoned VC: R-3 (Volusia County Urban Single Family), with a future land use designation of VC: ULI (Volusia County Urban Low Intensity). It is owned by the Trinity United Methodist Church, and the property is currently vacant, but heavily wooded. This application is accompanied by a request for a future land use amendment (SMLU24-181) to MDR (Medium Density Residential), as well as a PD rezoning application (Z24-179) proposing 78 townhome units. If the requests are approved, any future site improvements will first require approval of a separate development application.

11. Public Services & Utilities: The City's Utilities Department determined the closest City water main is an 8-inch water main running along W. Plymouth Ave. The closest city sewer main is also located W. Plymouth Ave. as a 6-inch force main, as well as an 8-inch gravity sewer system located in Heritage Place (south).

12. Growth Management Plan Consistency:

North of the property is the Hunter's Creek apartment complex; south is the Heritage Place single-family residential subdivision; east is Putterman Athletics (manufacturer of recreational products for athletic facilities); and west is currently a vacant and clear piece of land and will be the future location of the new Trinity United Methodist Church (SP24-170).

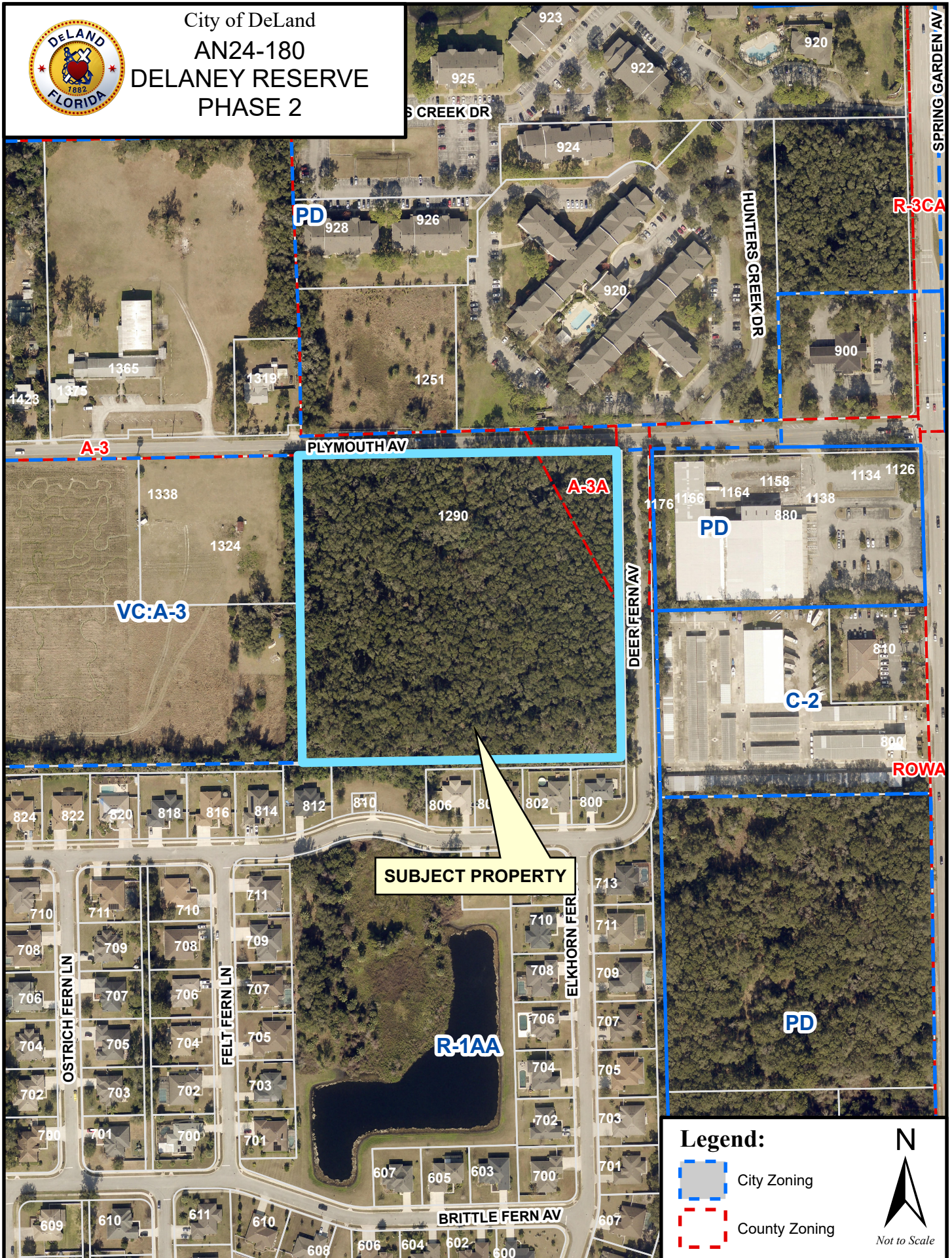
13. Analysis: The City's guidelines for annexation require a property be sufficiently contiguous to property already within the city limits and to be accessible to public services provided. In addition, the State requires the property be reasonably compact, not circuitous, and does not create an enclave. The subject property encloses an existing enclave, is contiguous to the City of DeLand, is reasonably compact and is not circuitous. The parcel is nearly a perfect square and contiguous to the city to the north by ± 667 ft., to the south by ± 667 ft., to the east by ± 663 ft. and to the west by ± 662 ft.

Recommendation: Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

Based upon the concurrency requirements of the State of Florida and the City's concurrency management plan, as adopted in Article 5, Sec. 33-41 of the Land Development Regulations, approval of the proposed annexation does not automatically provide vested development rights. At the time the developer applies for a development permit, adequate infrastructure must exist to support the proposed development. If such infrastructure does not exist, the developer may be required to incur additional expense to ensure that the necessary infrastructure is provided.

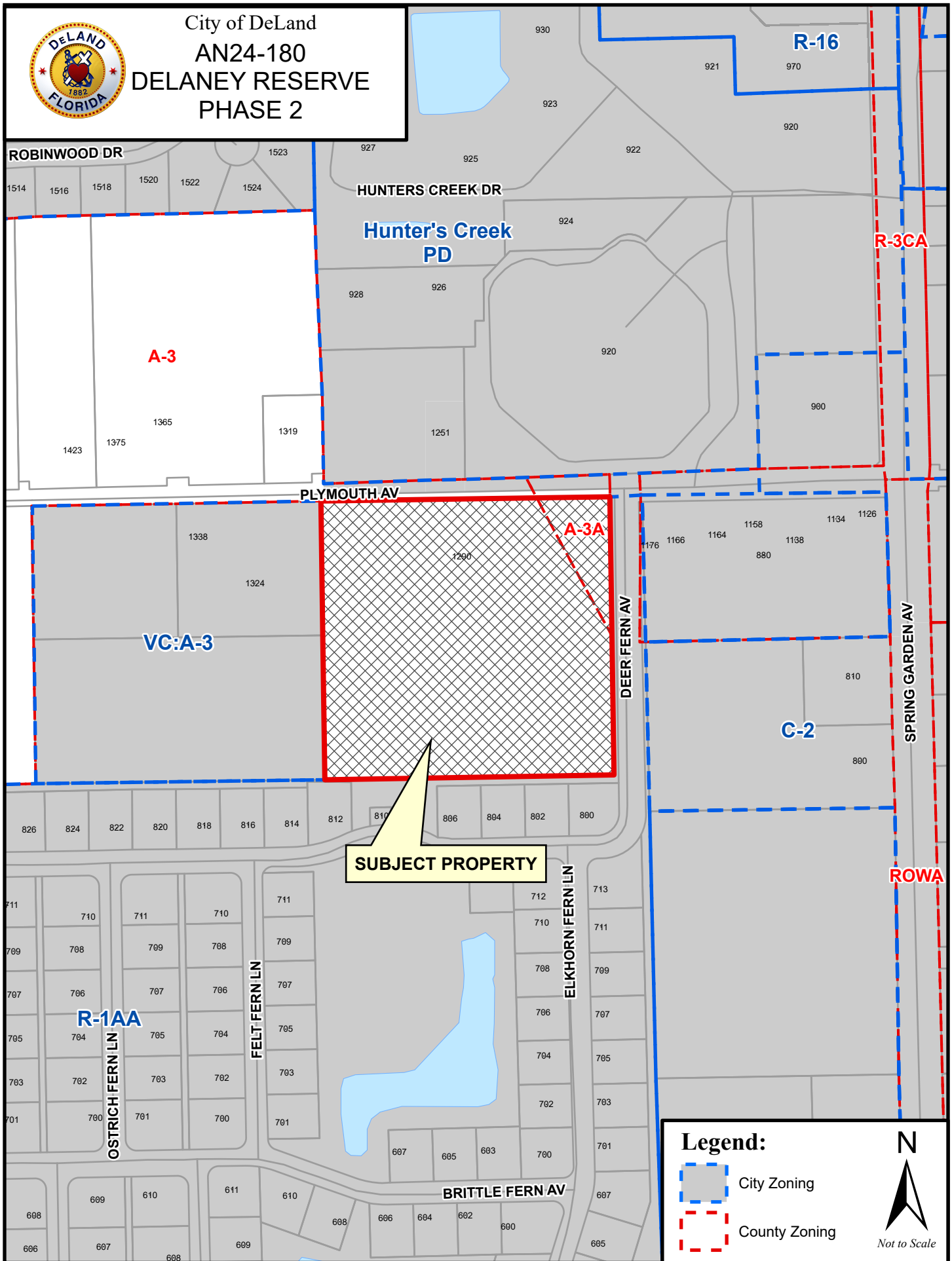


City of DeLand
AN24-180
DELANEY RESERVE
PHASE 2





City of DeLand
AN24-180
DELANEY RESERVE
PHASE 2



Legend:

-  City Zoning
-  County Zoning



**NARRATIVE FOR DELANEY RESERVE PH 2
PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT
AND ANNEXATION**

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.

**LEGAL DESCRIPTION
DELANEY RESERVE PH 2 ANNEXATION**

DESCRIPTION: FOR ANNEXATION (CREATED BY SURVEYOR)

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, AND A PORTION TRACT "H" AND A PORTION OF DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN MAP BOOK 53, PAGES 18-25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISK MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN S89°36'28"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.18 FEET TO A NAIL AND DISK MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE S89°36'28"E, ALONG THE CENTERLINE OF SAID PLYMOUTH AVENUE, A DISTANCE OF 33.02 FEET TO A NAIL AND DISK #1221 MARKING THE INTERSECTION OF SAID PLYMOUTH AVENUE AND DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN SAID MAP BOOK 53, PAGES 18-25; THENCE RUN S00°08'01"W, ALONG THE CENTERLINE OF SAID DEER FERN AVENUE, A DISTANCE OF 663.18 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N89°31'29"W, ALONG SAID EXTENSION, A DISTANCE OF 33.02 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED LB #1221 "PRM" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE N89°31'29"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.37 FEET TO A 1/2" IRON BAR AND CAP #3382, MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N00°08'59"E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 463,395 SQUARE FEET AND / OR 10.64 ACRES.

**PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

May 14, 2025

A. APPLICATION NO.: SMLU24-181

APPLICANT: Mark Watts, CobbCole

STAFF PLANNER: Kendall Story

REQUEST: To amend the land use designation from Volusia County Urban Low-Intensity (ULI) to City of DeLand Medium-Density Residential (MDR)

B. SITE FACTORS:

Location: 1290 S. Plymouth Ave.
Parcel ID #: 700700000030
Parcel Size: ± 10.14 acres
Land Use: Volusia County Urban Low-Intensity
Existing Use: Vacant, undeveloped

	SURROUNDING USE:
North:	Medium Density Residential
South:	Low Density Residential
East:	Highway Commercial
West:	Low Density Residential

C. REQUESTED ACTION & HISTORY:

1. REQUEST: The applicant is requesting the future land use designation be amended for a ±10.14-acre parcel located at 1290 S. Plymouth Ave. from Volusia County's Urban Low-Intensity (VC: ULI) land use designation to the City of DeLand's Medium-Density Residential (MDR) land use designation. *The Applicant has also petitioned for annexation (AN24-180) and submitted a rezoning application (Z24-179).*

D. ANALYSIS:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, potential impacts on the transportation system, and any significant adverse environmental impacts. Florida Statute 163.3187 allows for a Future Land Use Map amendment for area of use under 50 acres, and are not an area of critical state concern.

1. Availability of Public Facilities (water, sewer, drainage, traffic, and schools if residential):

The City's Utilities Department states that the closest city water main is 8" and is found on Plymouth Ave. The closest sewer main is also found on Plymouth Ave. or Heritage Place,

with a 6” force main that runs along Plymouth Ave. and an 8” gravity sewer system in Heritage Place.

Due to the proposed use and size, a Traffic Impact Analysis was not required, as the proposed density would not trigger more than 1,000 average daily trips. During the preliminary plat review, traffic will be reviewed by the city and Volusia County for any necessary improvements that may be required to accommodate the additional traffic generated.

In a memo dated October 22, 2024, the Volusia County School Board issued a capacity determination letter which found that there is adequate capacity for the proposed project.

- 2. Compatibility with Land Use and Other Elements:** The Future Land Use element requires that the subject property be consistent with surrounding development. The Comprehensive Plan describes the Medium-Density Residential land use designation as being typified by detached and attached moderate density housing types, serving as a transitional area between high-density residential and low-density residential land use with a maximum density of 12 dwelling units per acre. The development should provide recreation and open space through the clustering of dwelling units. It should be located in areas where more intense uses would not be compatible with the surrounding area.

To the north and west of the subject property is the Hunter’s Creek PD, known as the Lexington Club and Hunter’s Creek apartments, with a maximum density of 16 dwelling units per acre. To the south is the Heritage Place single-family residential subdivision, with a land use designation of Low-Density Residential (LDR), allowing a maximum of 5.8 dwelling units per acre. To the west is the Trinity United Methodist Church, and to the east is the DeLand Commercial Properties PD (Putterman Athletics, a manufacturer of recreational products for athletic facilities).

- 3. Future Land Use Map:** The proposed change in the land use designation to Medium-Density Residential (MDR) will be shown on the revised Future Land Use Map.
- 4. Location of Lakes, Floodplains, and Wetlands:** The property does not contain bodies of water, nor is it located within a floodplain.
- 5. Analysis of Natural Resources:**
 - a. Soil types:*
DeLand Fine Sand, 0-5% slope.
 - b. Presence of Endangered Species:* None known at this time. A full report will be required with the submittal of an application for development of the property.
- 6. Existing and Future Impact upon Infrastructure Capacity:**
 - a. Water* – The City’s Utility Department indicates sufficient water supply is available for the proposed land use designation. The City’s Utilities Department determined the closest City water main is an 8-inch water main running along W. Plymouth Ave. The fully engineered plans and final determination will be reviewed at the time of preliminary plat.

- b. Sewer* – The City’s Utility Department has indicated sufficient existing capacity. The closest city sewer main is also located W. Plymouth Ave. as a 6-inch force main, as well as an 8-inch gravity sewer system located in Heritage Place (south). The fully engineered plans and final determination will be reviewed at the time of preliminary plat.
- c. Drainage* – The City adheres to the County’s standard to retain for the 100-year frequency, 24-hour storm event for landlocked basins. Stormwater capture for future development will be addressed on-site and will be further evaluated at the time of preliminary plat.
- d. Solid Waste* – Solid waste services are available for the property.
- e. Transportation* – The proposed use of the property is for residential use.

In order to estimate traffic generation by development on the subject property, Staff must make projections for the most intense type of development allowed under the existing and proposed land use designations. Development under the most intensive of the uses allowed under the current land use designation of Volusia County Urban Low Intensity (ULI) must be compared with the most intensive use proposed under the City’s Medium-Density Residential (MDR) designation.

The Volusia County Urban Low-Intensity land use designation allows a maximum density of 4 dwelling unit per acre; and with the most-intense allowable residential use, the property would currently be permitted to yield up to 40 units and would generate **377** calculated trips per day according to Trip Generation by the Institute of Transportation Engineers. (11th ed.)

DeLand’s Medium-Density Residential land use designation allows for a maximum residential density up to 12 dwelling units per acre. If the land use amendment is approved, the 10.14 acres of property could yield as many as 121 units. The traffic generation will be calculated based on the ITE Trip Generation manual. Assuming the maximum density, 12 dwelling units per acre, the 10.14 acres of property would generate **816** calculated trips per day at build-out.

- 7. Impact upon Recreation and Open Space:** Future residential development of the site may have a demand for new recreation that will be addressed with the preliminary plat application.
- 8. New Public Facilities Needed to Serve Land Use:** Per the feasibility analysis completed by staff, no need for new public facilities is anticipated.
- 9. Impact Upon Existing Facilities:** Any future development on this site will be required to manage its own stormwater, based on retaining for the 100 year/24-hour storm event, and it will be further reviewed as part of the preliminary plat submittal.
- 10. Impact upon Ability of the City to Fund Capital Improvements:** The development should not create an additional impact upon the City's ability to fund the projects listed in the adopted Five-Year Capital Improvement Program.

11. **Impact upon Adopted Five-Year Schedule in Capital Improvements Element:** The proposed land use amendment will not require revision to the City's adopted Five-Year Capital Improvement Program.
 12. **Compatibility with Existing Zoning Classification:** The existing zoning classification will be amended upon approval of the land use amendment to a classification permitted by the new land use designation. A concurrent application for a PD rezone is accompanying this application. The proposed Delaney PD is compatible with the Medium-Density Residential land use designation.
 13. **Will the proposed land use change impact schools?** The applicant has provided a current Finding of Adequate Capacity letter from the Volusia County School Board, determining that capacity is available for the proposed land use. At the time of the preliminary plat, the applicant will be required to reserve said capacity and submit an approval letter from the school board at that time.
 14. **How does this proposal fit with the guidelines developed for DeLand 2050 Vision and the City's Strategic Plan?**
 - a. Located in the Urban Core (Category 2) and within Overlay 2 (Activity Center) – i.e. “where the majority of the new, higher intensity growth will take place” and where a mix of uses are compatible with and include residential uses. – *Consistent; the increase in density is appropriate based on the surrounding properties and location.*
 - b. DeLand Strategic Plan: “To manage growth, the city will institute a number of smart growth principles. For reasons of both community identity and governmental efficiency, an annexation strategy is required which will ‘square off’ the city’s boundaries”. The urban core is the key area to focus development, maintaining a strong job base and taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion. – *Consistent; subject property is located within the Urban Core, as shown on the DeLand 2050 Land Use Map. The increase in density is appropriate for the location of higher intensity residential uses as it is located along a collector road, across from the Lexington Apartments and near employment areas such as the hospital.*
- E. **CONCLUSION:** The facility analysis presented in the above sections suggests the proposed land use should not cause any of the City’s facilities to degrade below the adopted or current operational level of service (LOS). The proposed land use designation, Medium-Density Residential, is consistent with the surrounding area, and is not expected to create any land use incompatibilities.
- F. **STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the request to the City Commission with a recommendation of approval of the proposed amendment of the subject property's future land use designation to the City's Medium-Density Residential.

G. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

- | | |
|-------------------|------------------------|
| 1. Transportation | 5. Stormwater Drainage |
| 2. Sanitary Sewer | 6. Recreation |
| 3. Potable Water | 7. Schools |
| 4. Solid Waste | |

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	EXISTING Future Land Use	PROPOSED Future Land Use	Net Change
	<i>Theoretical Maximums</i>		
Permitted Density/Intensity	4 du/acre	12 du/acre	+8 du/acre
Dwelling Units	40	121	+81
Non-residential Sq. Ft.	N/A	N/A	N/A
1. Population	98	295	+197
2. PM Peak Hr. Trips/Daily Trips	38 peak/377 ADT	69 peak/816 ADT	+31/+439
3. Sanitary Sewer (gallons/day)	8,000	24,200	+16,200
4. Potable Water (gallons/day)	12,000	36,000	+24,300
5. Solid Waste (pounds/day)	315	947	+632
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	.69	2.07	+1.38

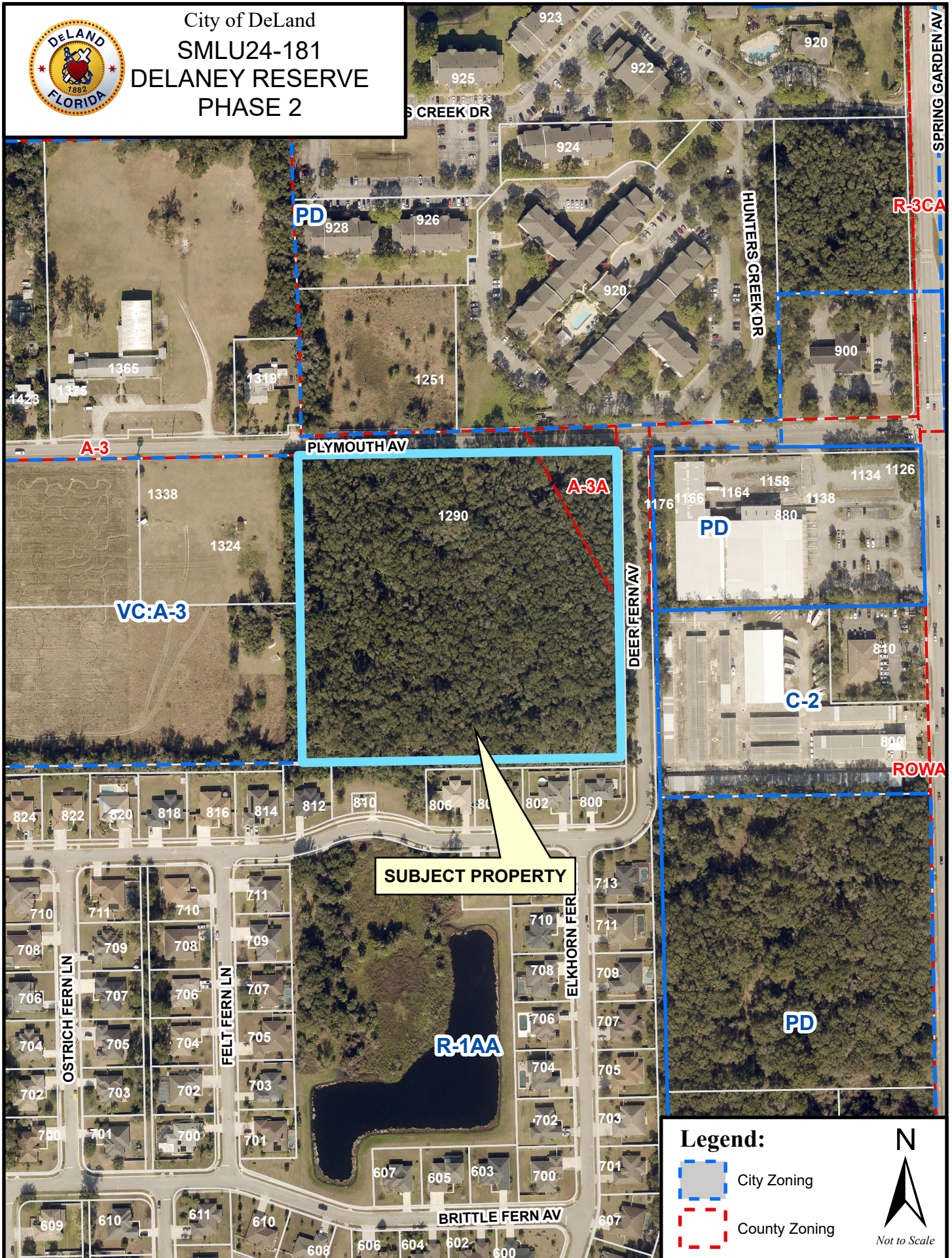
Notes:

- | | |
|-------------------------|---|
| 1. Population: | 2.44 persons per household (per 2020 Census) |
| 2. Transportation: | ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate RM (240): 0.57 trips per unit; ADT rate RM (240): 7.12 trips per day per unit |
| 3. Sanitary Sewer: | 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use |
| 4. Potable Water: | 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use |
| 5. Solid Waste | 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day |
| 6. Stormwater Drainage: | LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review. |
| 7. Rec. & Open Space: | 7 acres/1,000 persons (0.007 acres/person) |

The proposed amendment results in increased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.

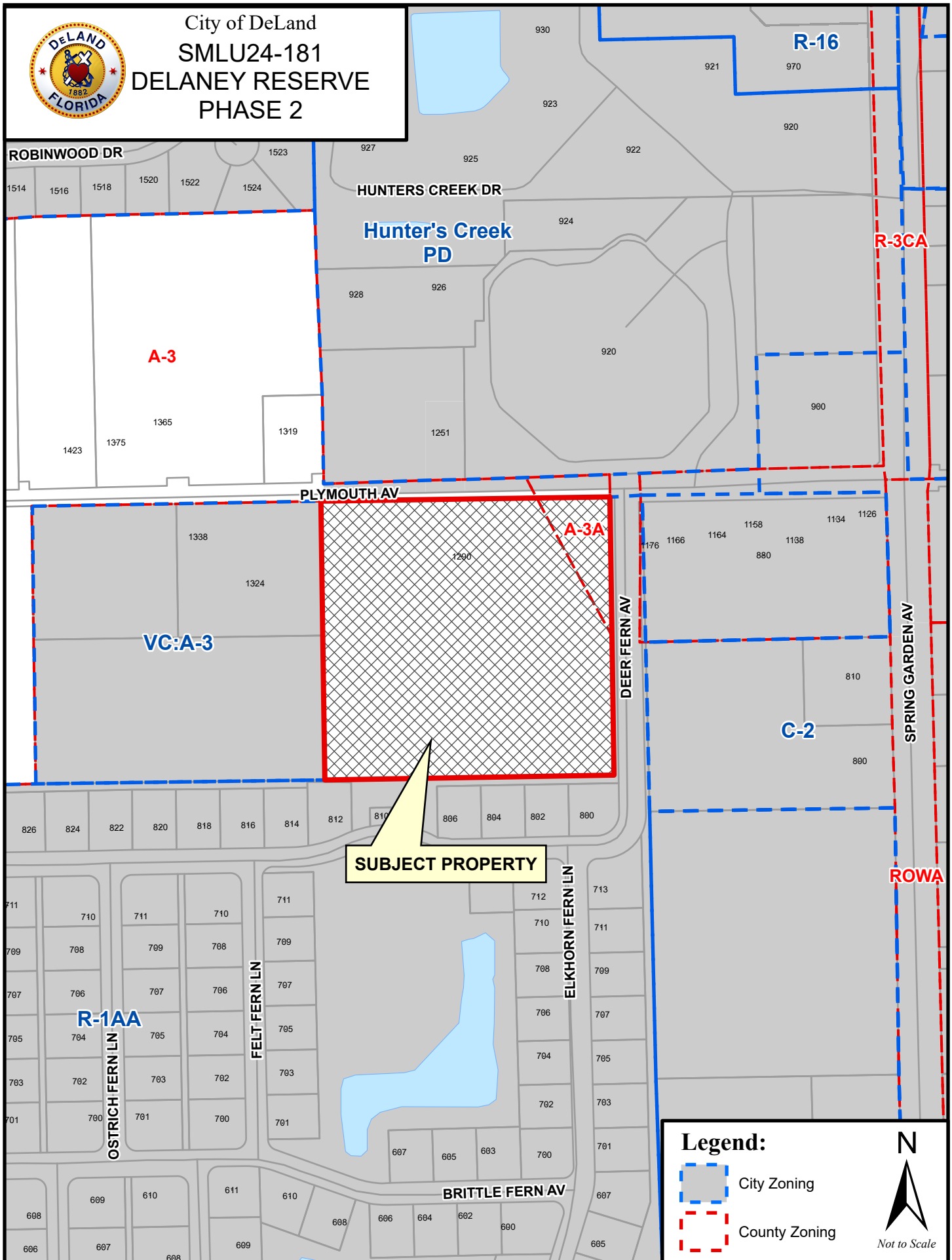


City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2





City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2



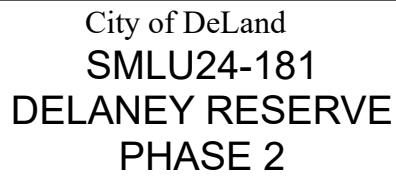
Legend:

-  City Zoning
-  County Zoning

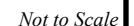


NARRATIVE FOR DELANEY RESERVE PH 2
PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT
AND ANNEXATION

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.

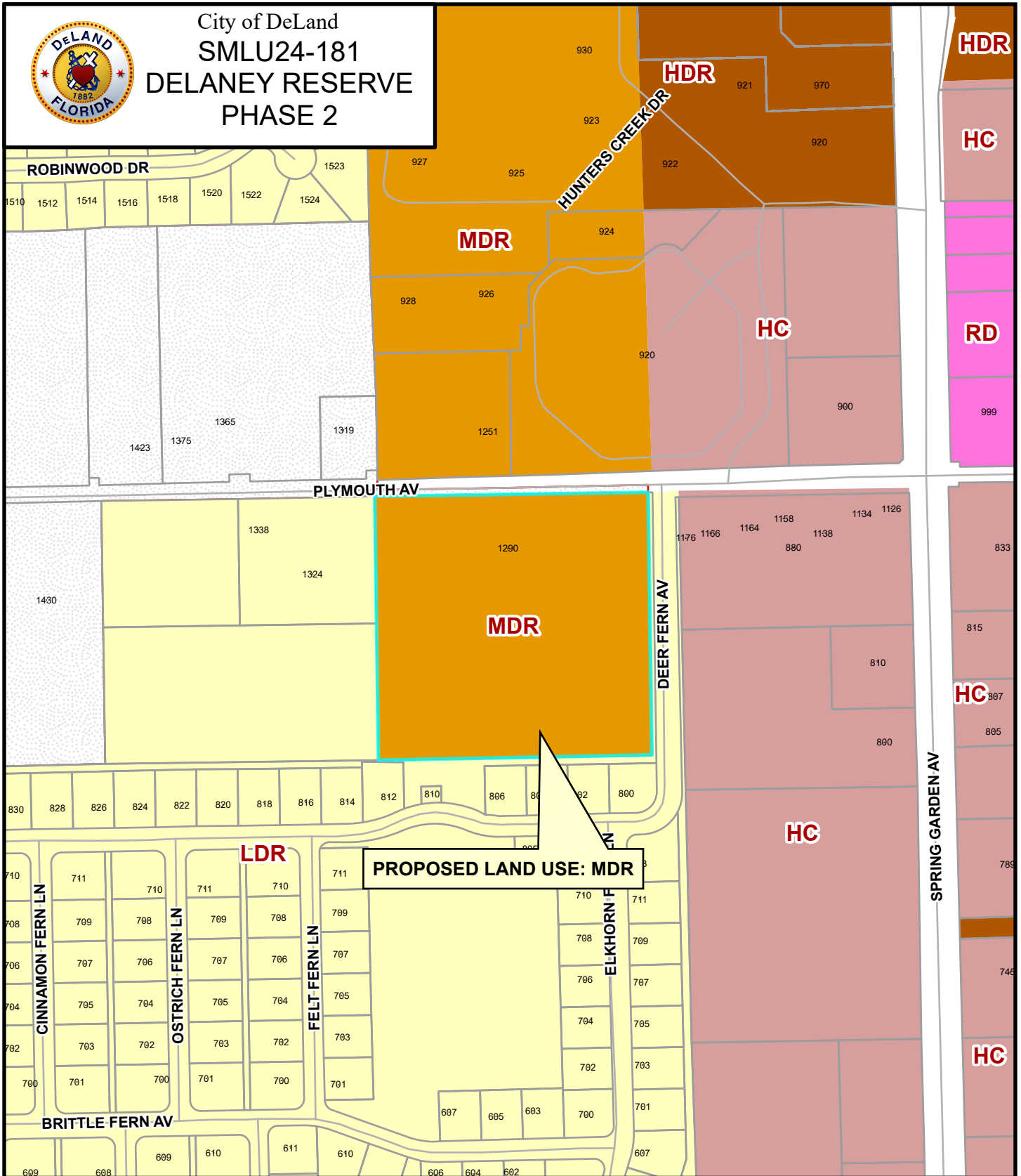


	Agricultural Conservation		Educational		Downtown Commercial		New Community Development
	Urban Low Intensity		Mixed Office - Residential		Redevelopment		Community
	Low Density Residential		Mixed Commercial		Gateway		Commerce
	Medium Density Residential		Business Retail		Rail Spur		West Central District
	High Density Residential		Highway Commercial		Industrial		County





City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2



DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County





Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination Finding of Adequate Capacity Letter

October 22, 2024

Mr. Mark A. Watts, Esq
Cobb Cole
231 N woodland Blvd
DeLand, FL 32720

RE : Delaney Reserve Ph 2 – City of DeLand
School Concurrency Case # 24-08-26-001-A

Dear Mr. Watts:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the information for the proposed project known as Delaney Reserve Ph 2 associated with 10.14 +/- acres of property located at or near the intersection of W Plymouth Ave and N Spring Garden Ave within DeLand city limits. The proposed project would provide eighty (80) multi-family townhome units.

The district uses a countywide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	80	11
Manufactured Home Dwelling Unit	0.052	0	0
	Total	80	11

When performing an adequate capacity review (Table 2, next page), district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Adequate Capacity Review

Table 2

Schools	SY 2024/25 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Citrus Grove Elementary	733	117%	No	4
Southwestern Middle	664	86%	No	2
West CSA (DeLand High)	2,956	115%	No	4
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and high school levels. At the high school level, the concurrency service area (CSA) for DeLand High is at or over 100% but below 120% for level of service (LOS) standards. However, at the elementary school level, the CSA for Citrus Grove Elementary is at or over 115% for LOS standards. A secondary capacity review is therefore required (Table 3).

Secondary Capacity Review

Table 3

Schools	Adopted LOS	SY 2023/24 Enrollment	Existing LOS w/ Adq	Students Generated by Request	Result LOS
Citrus Grove Elementary	115%	733	116%	4	117%
Woodward Avenue Elementary	115%	538	104%	-	104%
Elementary CSA Average					111%

A secondary capacity review evaluates whether there is sufficient capacity available in an adjacent CSA. In this case, the CSA for Woodward Avenue Elementary has been identified as a valid adjacency per the policies and conditions established by the School Board. As the average LOS of 111% for both schools falls below mitigation thresholds, the school district has no objections to the proposed development plan.

Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering. Additional considerations, particularly for gated and multi-family communities, include accessibility for school buses, by ensuring a turn radius of at least 60 feet at all entrances and exits, and the inclusion of dedicated pickup/drop off sites.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50802.

Sincerely,



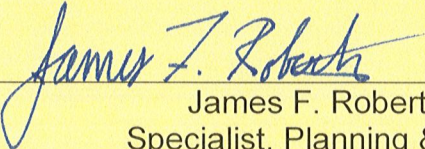
James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Belinda Williams-Collins, AICP, Senior Planner, City of DeLand

Project Information	
Project Name	Delaney Reserve Ph 2
VCSB Project #	24-08-26-001-A
Jurisdiction Project #	
Parcel ID Numbers	7007-00-00-0030
Project Location	W Plymouth Ave and N Spring Garden Ave
Potential Residential Units	80 Multi-Family Units
Property Owner/Applicant	Mr. Mark A. Watts, Esq - Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.



 James F. Roberts
 Specialist, Planning & GIS

 October 22, 2024
 Issue Date

Via email: (megan.wilbur@ddcmgmt.com)

Ref: 6329.01

TECHNICAL MEMORANDUM

To: Megan Wilbur
From: Matthew West, AICP
Subject: DeLand Trinity – Comprehensive Plan Amendment (CPA)
DeLand, FL
Date: July 31, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by CAP 5 Development, LLC to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for the DeLand Trinity development. The proposed Comprehensive Plan Amendment (CPA) will change the future land use designation of a 10-acre property from county Urban Low Intensity (ULI) to city Medium Density Residential (MDR). The DeLand Trinity development will be located in the southwest corner of the intersection of Plymouth Avenue and Deer Fern Avenue in DeLand, Florida. A concept plan is attached as Exhibit A.

The methodology and procedures used in this analysis are consistent with the guidelines for Volusia County, the City of DeLand, the Florida Department of Commerce, and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING & PROPOSED FLU DESIGNATIONS

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Tables 1 and 2, respectively.

First, the existing county ULI designation was examined. Based on the ULI maximum allowable density, four (4) dwelling units per acre, on eight (8) acres and the permitted Neighborhood Convenience maximum gross leasable area, 8,500 square feet (with no one use exceeding 5,000 square feet), on two (2) acres, a maximum development program of thirty-two (32) dwelling units and 8,500 square feet of commercial is permitted. Single-Family Detached Housing (ITE code 210), Strip Retail Plaza (<40k) (ITE code 822), and Convenience Store (ITE code 851) were utilized as the highest trip-generating uses for the existing county designation. As indicated in Table 1, the existing county FLU would generate 4,542 daily, 347 AM peak hour, and 303 PM peak hour trips.

Next, the proposed city MDR designation was examined. Based on the MDR maximum allowable density, twelve (12) dwelling units per acre, on ten (10) acres, a maximum development program of one hundred and twenty (120) dwelling units is permitted. Single-Family Attached Housing (ITE code 215) was utilized as the most appropriate trip-generating use for the proposed city designation. As indicated in Table 2, the proposed city FLU would generate 864 daily, 57 AM peak hour, and 68 PM peak hour trips.

Table 1
Existing FLU Total Trip Generation
DeLand Trinity – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	$\ln(T)=0.92\ln(X)+2.68$	32	DU	50%	50%	177	177	354
	Strip Retail Plaza (<40k)	822	$T=42.2(X)+229.68$	3.5	KSF	50%	50%	189	188	377
	Convenience Store	851	$T=762.28(X)$	5	KSF	50%	50%	1,906	1,905	3,811
Totals:								2,272	2,270	4,542
AM Peak Hour	Single-Family Detached Housing	210	$\ln(T)=0.91\ln(X)+0.12$	32	DU	25%	75%	7	19	26
	Strip Retail Plaza (<40k)	822	$T=2.36(X)$	3.5	KSF	60%	40%	5	3	8
	Convenience Store	851	$T=62.54(X)$	5	KSF	50%	50%	156	157	313
Totals:								168	179	347
PM Peak Hour	Single-Family Detached Housing	210	$\ln(T)=0.94\ln(X)+0.27$	32	DU	63%	37%	21	13	34
	Strip Retail Plaza (<40k)	822	$T=6.59(X)$	3.5	KSF	50%	50%	12	11	23
	Convenience Store	851	$T=49.11(X)$	5	KSF	51%	49%	125	121	246
Totals:								158	145	303

Table 2
Proposed FLU Total Trip Generation
DeLand Trinity – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Attached Housing	215	$T=7.62(X)-50.48$	120	DU	50%	50%	432	432	864
AM Peak Hour	Single-Family Attached Housing	215	$T=0.52(X)-5.7$	120	DU	25%	75%	14	43	57
PM Peak Hour	Single-Family Attached Housing	215	$T=0.6(X)-3.93$	120	DU	59%	41%	40	28	68

TRIP GENERATION DIFFERENCE BETWEEN THE EXISTING & PROPOSED FLU DESIGNATIONS

The trip difference between the existing county ULI designation and the proposed city MDR designation is determined by subtracting trips generated by the proposed city designation from the trips generated by the existing county designation. As indicated in Table 3, this results in a potential trip decrease of 3,678 daily, 290 AM peak hour, and 235 PM peak hour trips.

Table 3
Difference in Trip Generation
DeLand Trinity – CPA

Time Period	Designation		Trip Difference
	Existing	Proposed	
Daily	4,542	864	-3,678
AM Peak Hour	347	57	-290
PM Peak Hour	303	68	-235

CONCLUSION

The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

Attachments:
 Exhibit A – Concept Plan

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West, AICP

Signature: _____

Date: July 31, 2024

EXHIBIT A

CONCEPT PLAN



SCALE: 1" = 100'

80 Lots

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

May 14, 2025

APPLICATION NO.: Z24-179

STAFF PLANNER: Kendall Story

APPLICANT: Mark Watts, CobbCole

REQUEST: Rezoning from Volusia County A-3 to City of DeLand Delaney Trinity Reserve Planned Development (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: 1290 W Plymouth Ave.

Parcel Size: ±10.14 acres

Land Use: Urban Low Intensity (ULI)

Existing Zoning: Volusia County A-3 (Transitional Agriculture)

Existing Use: Vacant

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Medium Density Residential (MDR)	Hunter's Creek PD
South:	Low Density Residential (LDR)	R-1AA
East:	Highway Commercial (HC)	DeLand Commercial Prop. PD
West:	Low Density Residential (LDR)	R-1A

B. BACKGROUND: The subject property is 10.14 acres in size, vacant and heavily wooded. The current zoning is Volusia County A-3 (Transitional Agriculture), and the applicant is requesting a rezone to the Delaney Trinity Reserve PD (Planned Development) district. The proposed development consists of 13 buildings with a total of 74 townhome units, 2-stories tall. The property is located south of the Hunter's Creek PD, which consists of the Lexington Club and Hunter's Creek Apartment complexes, and directly abuts the Heritage Place subdivision, to the south, which is comprised of single-family residential homes. The subject property is located within unincorporated Volusia County. Concurrent applications to annex the subject property into the City (AN24-180) and to amend the future land use designation (SMLU24-181) were submitted by the applicant.

- C. **ANALYSIS:** Per Sec. 33-32 of the Land Development Regulations, in return for flexibility in site design and development, Planned Developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities, and incorporates creative design in the layout of buildings.

SITE DATA	
UNIT COUNT	74 TOWNHOMES
OVERALL SIZE	10.14 ACRES
DENSITY	7.3 DU/ACRE
HEIGHT/STORIES	35' ¹ / ₂ -STORIES
FRONT YARD SETBACKS	20'
SIDE YARD SETBACKS	0'
REAR YARD SETBACKS	10'
SPACE BETWEEN BLDGS. (REAR TO REAR)	25'
INDIVIDUAL LOT AREA	1,000 SF MIN.
INDIVIDUAL LOT WIDTH/DEPTH	20' WIDE/100' DEEP
MINIMUM UNIT SIZE	500 SF
MAXIMUM IMPERVIOUS	70%
OPEN SPACE	1.47 ACRES (14.5%)
TREE PRESERVATION AREA	1.75 ACRES (17.3%)

The concept plan addresses this section by providing 1.47 acres (14.5%) of open space and 1.75 acres (17.3%) of Tree Preservation Area that serves as a buffer between the existing neighborhood to the south and the residences. Additionally, a meaningful, accessible open space area with a meandering path creates a pedestrian corridor that is centrally located to the site and connects Plymouth Avenue to the main amenity area. As shown in the elevations, a variety of paint colors and façade finishes are used to differentiate each building, with alternating roof lines, garage overhangs and exterior textures. Sidewalks are included on both sides of all internal roadways facilitating pedestrian access throughout the site.

The development includes landscape designs that will serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the community, such as low impact development standards. The perimeter landscape buffers are outlined in the table below which compares the standard buffers for the development, to what the applicant is providing in the PD. As seen in the chart, the buffer widths being provided for the north, south, east and west boundaries are all exceeding the minimum width requirements.

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
NORTH	TYPE B (15')	TYPE B (25')
SOUTH	TYPE C (20')	TYPE C (25')
EAST	TYPE C (20')	TYPE C (25')
WEST	TYPE C (20')	TYPE C (30')

The development shall comply with the city's Land Development Regulations as well as International Dark Sky standards, designed to reduce light pollution by restricting upward-directed light and avoiding glare.

Each end unit will have a 2-car garage/driveway and each interior unit will have a single-car garage/driveway. The applicant is exceeding the minimum parking requirement of 185 spaces by providing 248 spaces total. The calculations can be seen using the below table.

PARKING	
TOTAL UNITS	74
REQUIRED SPACES/UNIT	2 SPACES/UNIT + 0.5 VISITOR SPACES/UNIT
TOTAL SPACES REQUIRED	185 SPACES
INTERIOR UNITS	48
	1 GARAGE SPACE/UNIT 2 DRIVEWAY SPACES/UNIT
TOTAL PER UNIT	3 SPACES/UNIT
TOTAL	144 SPACES
END UNITS	26
	2 GARAGE SPACES/UNIT 2 DRIVEWAY SPACES/UNIT
TOTAL PER UNIT	4 SPACES/UNIT
TOTAL	104 SPACES
OVERALL SPACES PROVIDED	248 SPACES

The Planned Development District is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Developments (PD) which are not provided for or allowed in the zoning districts otherwise established. The R-12 zoning district allows multi-family uses such as the Delaney Trinity Reserve PD. However, the applicant is requesting deviations from the city's R-12 zoning district and is proposing a PD that will create tailored zoning district for the project. The code deviations from R-12 to the Delaney Trinity Reserve PD are outlined in the table below.

LIST OF DEVIATIONS		
	R-12 REQUIRED	TRINITY RESERVE PD
FRONT YARD SETBACK	30'	20'
REAR YARD SETBACK	25'	10'
LOT WIDTH	75'	20'
MAX. IMPERVIOUS (TOTAL SITE)	50%	70%
MIN. FLOOR AREA/UNIT	725 SF	500 SF

School Concurrency: A school concurrency letter dated October 22, 2024, was provided, stating that the district has no objections to the proposed development plan.

Traffic Analysis: An exemption letter from LTG Planning & Engineering dated August 14, 2024, states that a full traffic impact analysis is not required as the threshold of 1,000 trips is not exceeded. The City and Volusia County will review the traffic counts to determine if any off site improvements will be required to accommodate the additional impact as part of the preliminary plat review.

Stormwater: A stormwater retention is being provided at the southeast corner of the site. Per the proposed PD Agreement, the stormwater system will be designed to meet all required governmental regulations, and that it shall be designed to accommodate a 100-year, 24-hour storm event which will be retained on site.

On November 21, 2024, the Technical Review Committee recommended that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing remaining Staff comments. At this time the applicant has addressed all 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 directly to the south and is across the street from the Lexington Club and Hunter's Creek apartments. On the Future Land Use map, the surrounding properties are designated as Low Density Residential (LDR) to the west and south, Medium Density Residential (MDR) to the north and Highway Commercial (HC) to the east, with the subject property designated as Medium Density Residential (MDR). According to the 2050 Vision, the parcel is located within Category 2, "Urban Core". The Urban Core is described as being a location where the majority of new growth will take place. The proposed Delaney Trinity PD fits in with the mix of residential uses nearby by providing a multi-family development to serve the current and future residents of the City of DeLand.

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

The subject site is heavily wooded and the proposed development would reduce the tree coverage significantly. However, the PD Agreement and associated plan will ensure that tree preservation areas, buffering and minimum tree coverage meet the requirements of the Land Development Regulations. The development has a proposed TPA of 17.3% (1.75 acres/±76,230 sq. ft.) of the total site to Tree Protection Area which is 2.3% more than required by the Land Development Regulations. Low Impact Development (LID) standards will be applied and will include features such as environmentally and Florida-friendly landscape design and runoff pollution prevention.

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

The infusion of newer homes in this project offers alternative housing types that should have a positive impact on the general area and potentially raise overall values.

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

The proposed development is within the city's Urban Core; according to the DeLand 2050 Land Use guide, this area is the key area to focus development, and maintain a strong job base, taking advantage of existing infrastructure. Locating higher intensity along select corridors will encourage transit and lessen traffic congestion.

5. 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.

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

The infusion of newer homes in this project could have a positive impact on the general area and potentially raise overall values.

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

There is no indication at this time that the new proposal will create additional impacts upon public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development.

D. CONCLUSION:

The Applicant is proposing a rezoning from Volusia County A-3 (Transitional Agriculture), to the Delaney Trinity Reserve 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.

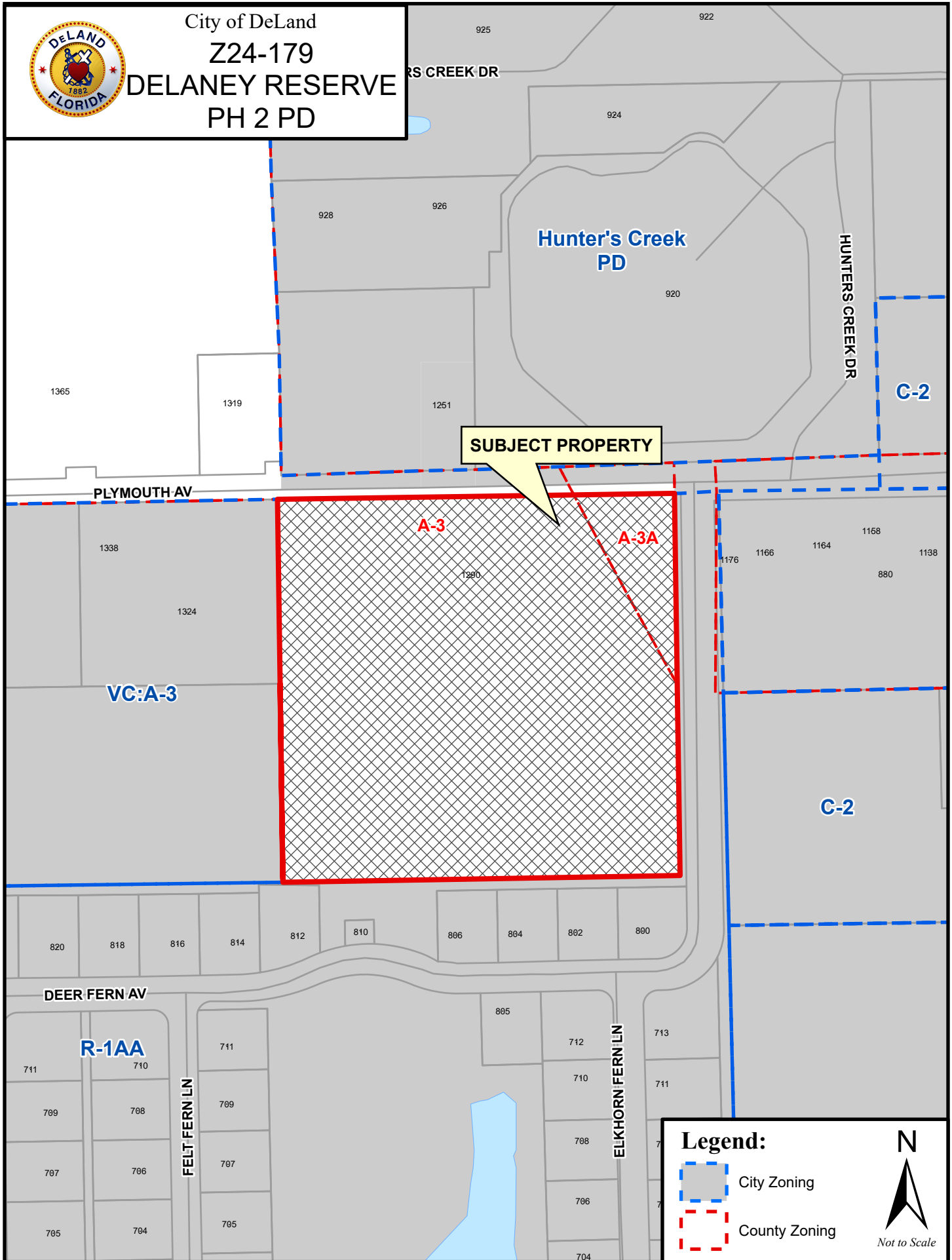


City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD





City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD



NARRATIVE FOR DELANEY RESERVE PH 2
PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT
AND ANNEXATION

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.

PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: Z-24-179, Application of

CAP 5 DEVELOPMENT, LLC

ORDINANCE # 2025 - _____

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM COUNTY A-3 & A-3A TO

DELANEY TRINITY RESERVE PD

The application of Cap 5 Development, LLC, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on _____. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on _____, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

Revised May 6, 2025

GENERAL FINDINGS

A. That the application of Cap 5 Development, LLC was duly and properly filed herein on _____, 20____ 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 contract purchaser/developer of the 10.14 +/- 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 "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance No. 2013-11, as amended.

E. That the owner of the property, Trinity United Methodist Church, DeLand, Florida, Inc., 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 of the parcel described in Exhibit "A" from A-3 & A-3A to DDCM DELANEY TRINITY RESERVE PD (Planned Development).

B. That the said rezoning to a Planned Development is consistent with both the City of DeLand Comprehensive Plan Ordinance No. 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance No. 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 _____ DAY OF _____, A.D., _____, AS FOLLOWS:

A. That the Application of Cap 5 Development, 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 to DELANEY TRINITY RESERVE PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance No. 2013-

11, as amended.

C. That the Official Zoning Map of the City of DeLand, is hereby amended to show the rezoning of said parcel to DELANEY TRINITY RESERVE PD.

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

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance No. 2013-11, as amended, shall apply to the PD in the same manner as the R-12 zoning classification.

F. Except as otherwise stated, nothing in this Development Agreement is intended to abridge the requirements of Ordinance No. 2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as DELANEY TRINITY RESERVE PD, substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel(s).

B. Planned Development Plan. The Planned Development Plan shall consist of the Development Plan Map prepared by CESO, Inc. and dated March 25, 2025, 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.

C. Amendments. All amendments of the Planned Development Plan shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel. No administrative amendments may be authorized.

D. Subdivision Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and landfill, a preliminary and/or a final plat of the area to be subdivided shall be submitted for review and approval in the manner required by Article 13 of the City of DeLand Land Development Regulations, Ordinance

No. 2013-11, as amended.

E. Unified Ownership. The applicant or his successors shall maintain unified ownership of the individual phases of the subject parcels until after issuance of the Final Subdivision Plat Development Order for a particular phase.

F. Phases of Development. The project may be developed in one or more phases, and the phases may occur in any order. Grading may occur per phase. No burning shall be permitted on site. No vertical construction materials or combustibles may be stored onsite until the utilities and roads have been inspected and approved by utilities/engineering and fire prevention.

G. Land Uses Within PD. The development of the parcel (s) shall be consistent with the uses prescribed for the proposed DELANEY TRINITY RESERVE PD. The location & size of said land use areas are shown on the Development Plan Map, attached hereto as Exhibit "B". The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

Permitted Uses:

Townhouses.

Mini and neighborhood parks.

Community uses including but not limited to clubhouse, cabana, dog park, community garden, and bicycle racks

Sheds, gazebos or other typical accessory structures.

Amenities:

Gazebo

Dog Park Playgrounds

H. Development Standards. All development for the property shall rely upon the standards set forth below:

- | | | |
|-----|--|------------------------|
| 1. | Minimum lot area: | 1,000 sq. ft. |
| 2. | Minimum lot width: | 20 ft. |
| 3. | Minimum lot depth: | 50 ft. |
| 4. | Minimum Individual Unit Size: | 500 sq. ft. |
| 5. | Maximum Unit Count Per Building: | 6 units |
| 6. | Minimum Setbacks: | |
| | a. Front yard: | 20 ft. |
| | b. Rear yard: | 10 ft. |
| | c. Side yard: | 0 ft. |
| | d. Spacing between buildings: | 25 ft. |
| | e. Spacing between buildings:
(rear to rear): | 50 ft. |
| 7. | Specialty Setbacks | |
| | a. Air Conditioning/Heating Units: | 5 ft. |
| | b. Generators/Other Mech. Equip.: | 5 ft. |
| | c. Eaves: | 5 ft. |
| 8. | Maximum building height: | 35 ft. |
| 9. | Landscape buffer requirements: | |
| | a. North: | 25 ft. Type B |
| | b. South: | 25 ft. Type C |
| | c. East: | 25 ft. Type C |
| | d. West: | 30 ft. Type C |
| 10. | Maximum Impervious Surface Area: | 70% of total site area |
| 11. | Density: | |
| | a. Existing Allowable Density: | 4 units/acre |

- b. Proposed Allowable Density: 12 units/acre
- c. Proposed Density: 7.3 units/acre
- 12. Maximum Townhouse Unit Count: 74 units
- 13. Accessory Structures. Unless otherwise stated herein, all accessory structures shall meet the development standards of Section 33-28 of the Land Development Regulations Ordinance No. 2013-11, as amended.
- 14. Parking Standards. There will be two (2) parking spaces provided per unit. An additional 0.5 guest parking spaces per unit will be provided on the unit lot. Enforcement of parking and maintenance of the access road(s) shall be the responsibility of a centrally managed maintenance association.
- 15. Signage. Signage shall be provided per the Land Development Regulations. Monument signs identifying the development shall be placed at the entrances along Plymouth Avenue.
- 16. Open Space. Open space and/or Common Area shall meet the requirements of the Land Development Regulations except as otherwise expressed in this Development Agreement.
- 17. Tree Protection Area. 15% of the square footage of the total development shall be designated for the protection of trees.
- 18. Model Homes and Temporary Sales Offices. Construction of a model home and/or temporary sales office for a particular phase may commence prior to final plat approval, and all the infrastructure improvements for said phase have been approved and accepted by the City of DeLand. The City Engineer shall make the final determination on the acceptance and approval.
- 19. Alternate Building Design. No building shall be located next to or directly across the street from another building with the same design. The building design shall alternate to avoid repetition.
- 20. Fencing on Pedestrian Corridor. Fencing along all units that back onto the pedestrian corridor shall not exceed 3 feet in height and

shall be constructed of white vinyl or aluminum picket material.

21. Compliance. In the event that future development cannot comply with the standards set forth herein, then said entitlements shall be processed through an amendment to this Development Agreement.

I. Environmental Considerations. The development shall comply with the requirements for preservation of environmental resources as set forth in the Land Development Regulations Ordinance No. 2013-11, as amended. The development has been laid out in a manner to best accommodate the existing topography and drainage conditions identified on the property. However, the actual location and layout of the developed areas within the development shall be determined during subdivision and site plan review. In addition, all landscaping, including buffers, shall predominantly utilize Florida-Friendly Landscaping, as defined by the University of Florida/Institute of Food and Agricultural Sciences ("UF/IFAS") Center for Landscape Conservation and Ecology, native, or low-water plant material. The development shall include landscape designs such that plants will serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the community, such as low impact development standards. All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practices (BMPs) handbook guidelines. Mowing in common areas shall be done in accordance with the most current version of the Florida Green Industries BMPs handbook and by certified landscaping contractors. Mowing adjacent to swales shall be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. All pesticide applications in common

areas shall be done by a certified professional in accordance with the most current version of the Florida Green Industries BMPs handbook.

a. Dark Sky Lighting: All lighting shall comply with International Dark Sky standards, except as otherwise permitted by City of DeLand Land Development Regulations Ordinance #2013-11, as amended. This type of lighting is specifically designed to reduce light pollution by restricting the amount of upward-directed light, avoiding glare, avoiding over-lighting, utilizing dimming and other appropriate lighting controls, and minimizing short-wavelength (bluish) light in the nighttime environment.

J. Sewage Disposal, Potable Water and Reclaimed Water. Provision for sewage disposal, potable water and reclaimed water needs of the PD will be provided in accordance with the Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development Regulations Ordinance No. 2013-11, as amended, and State of Florida Administrative Code 64E-6.

K. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Regulations Ordinance No. 2013-11, as amended. All stormwater retention systems will be designed to meet all required governmental regulations. Specifically, the stormwater retention shall be designed to accommodate a 100-year, 24-hour storm event, which shall be retained onsite.

L. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Regulations, Ord. No. 2013-11, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. Access to the site will be from Plymouth Avenue. The Development Plan Map indicates the anticipated connection locations; however, the final locations may vary due to final engineering design and permitting considerations. No movement of the streets are allowed until approved by the fire prevention division of the City to ensure access. The development must always meet height/weight/slope and turning radius of apparatus.

2. Transportation System Improvements. Transportation system improvements will be provided as required by permitting agencies and as needed according to the Traffic Impact Analysis (TIA) for the project.

M. Internal Roadways. Internal roadways will be located as shown on the Development Plan Map. All internal roadways will be owned and maintained by the homeowner's association. In the event (temporary or permanent) secondary roadway access to the project is required, the secondary roadway shall be stabilized for emergency access and shall be maintained by the developer or turned over to a maintenance association. Sidewalks shall be located on both sides of all internal roadways and shall provide connectivity with adjacent development.

N. Homeowner's Owners Association. The applicant shall provide for a centrally managed maintenance entity to serve residents of the development and perform the ongoing duties set forth herein.

With respect to the enforcement of said agreements, covenants, easements or restrictions entered into between the applicant and the owners or occupiers of property within the DELANEY TRINITY RESERVE PD, the City of DeLand shall only enforce the provisions of the "Development Agreement" and City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

O. Reverter Provision: The terms of this Development Agreement shall be vested upon issuance of a final development order for the first phase of the development, which shall occur within five (5) years from the effective date of this ordinance. If not vested, the City Commission may rezone the property as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in this paragraph.

P. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and his successor in title or interest. The DELANEY TRINITY RESERVE PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article 12 of the City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended.

This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Planning Department for placement in the public file. The date of recording of this document shall constitute the effective date of the DDCM DELANEY TOWNHOMES RESERVE PD or its subsequent amendments. The applicant shall pay all 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 P. Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ___
physical presence or ___ online notarization, this _____ day of
_____ (mo/yr), by Michael Plues and Christopher M. 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:

APPLICANT:
CAP 5 MANAGEMENT, LLC

By: _____
Name: _____
Title: _____

Printed Name

Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 20____, by _____ as
_____ of CAP 5 MANAGEMENT, LLC, 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: _____

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 17 South,
Range 30 East, Volusia County, Florida.

EXHIBIT “B”
DEVELOPMENT PLAN MAP

**PARCEL: 700700000030
PLYMOUTH AVE
DELAND, FLORIDA**

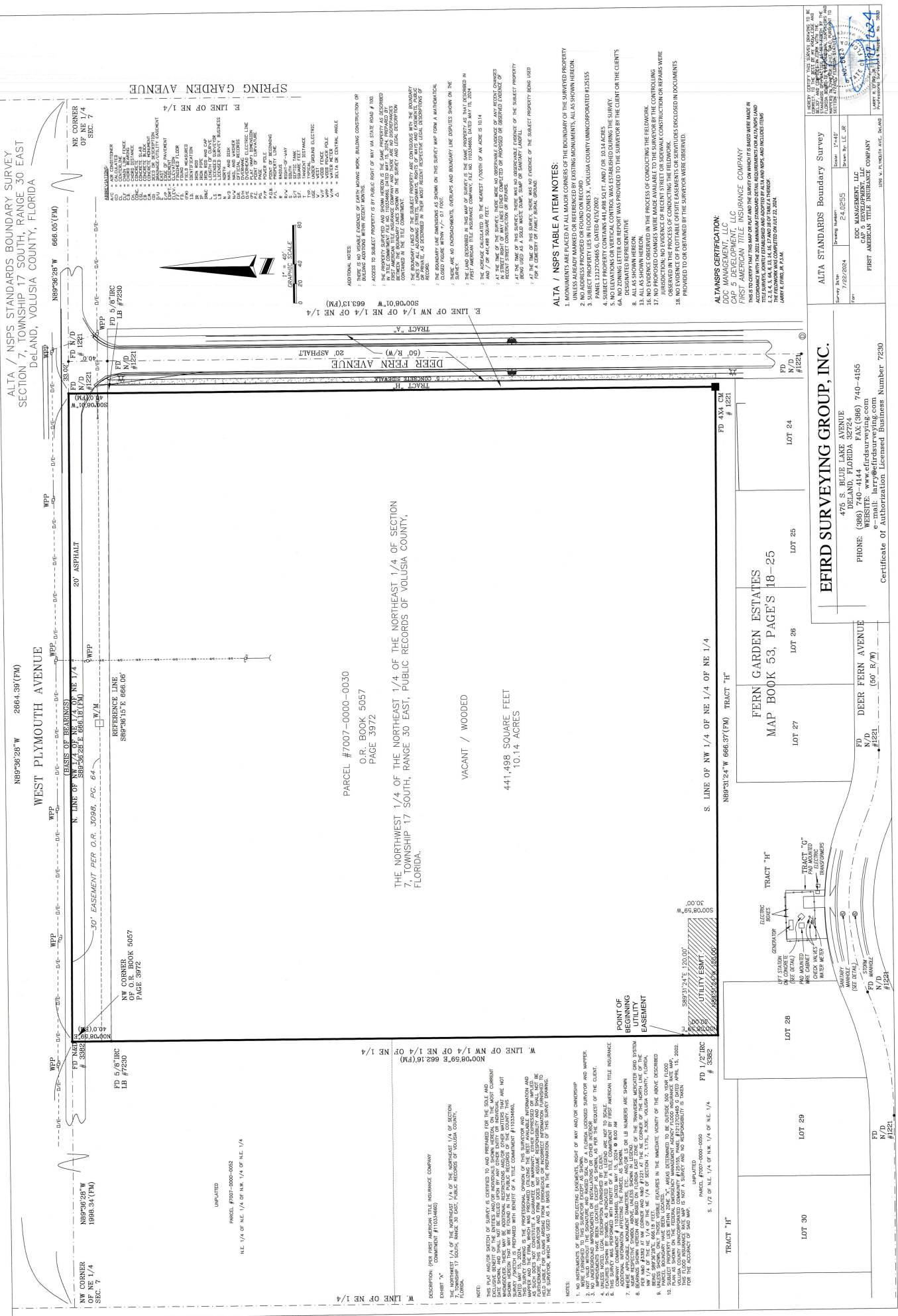
SURVEYOR:
ETRD SURVEYING GROUP, INC.
1012 NORTH WOODLAND BOULEVARD
DELAND, FLORIDA 32720
PHONE: (386) 740-4144
EMAIL: LER@ETRDSURVEYING.NET

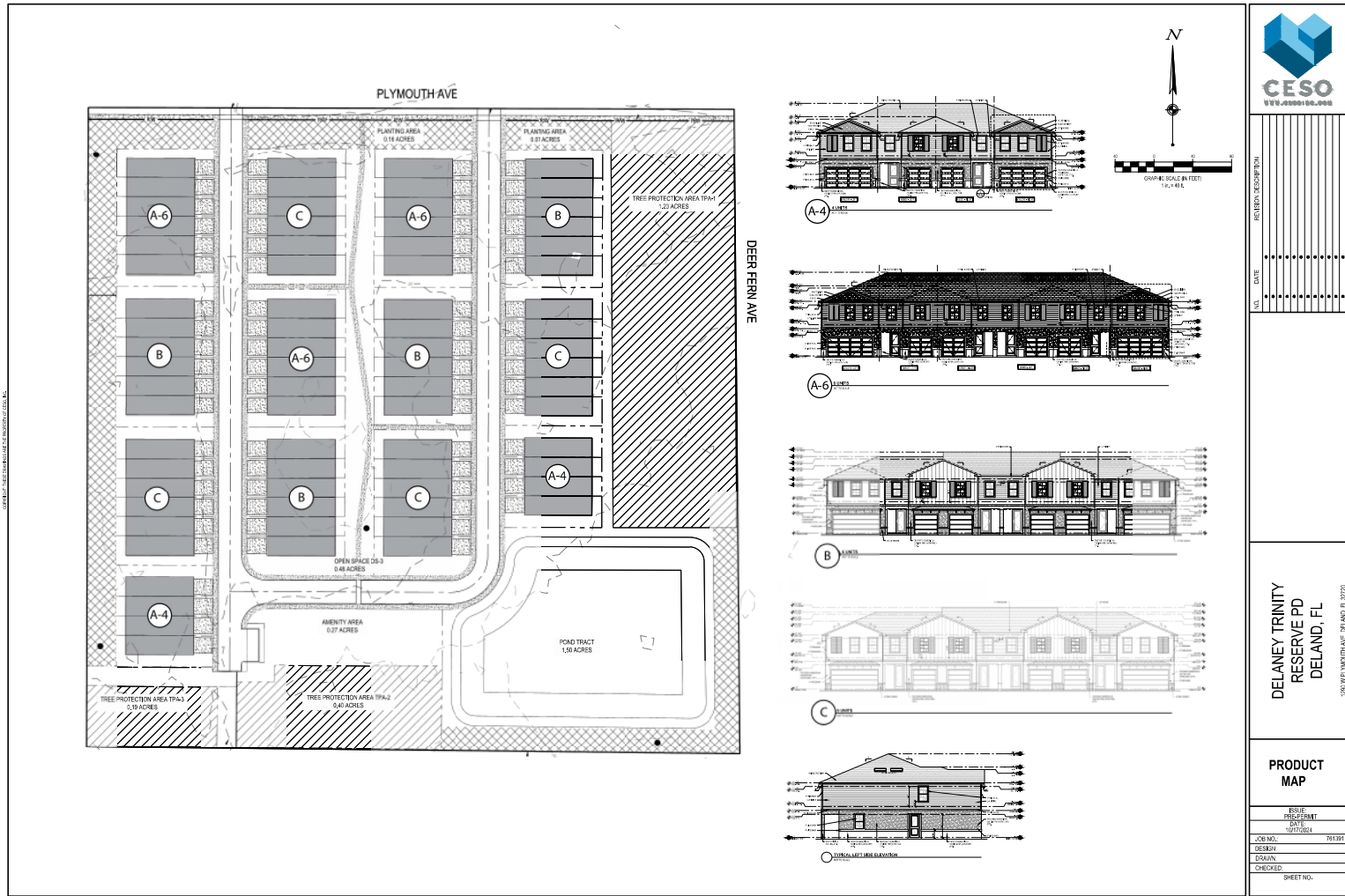
LOCATION MAP
NO SCALE



SHEET NO.
PD-1

IN PROJECTS\CCCM76483\W1_CAPS_DELAY RESERVE PHASE2_DEMAND FL COCHIL PUMP\A LOT SHEETS\FOI COVER SHEET.DWG - 10/15/2024 4:22 PM







Scheme 22

- 1. Lower Body
- 2. Upper Body
- 3. Trim
- 4. Garage Door
- 5. Door

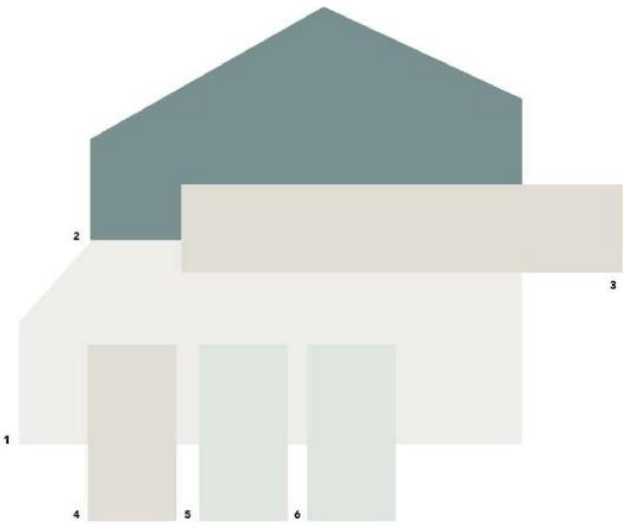
SW 7631 City Loft
SW 6206 Oyster Bay
SW 7005 Pure White
SW 7673 Pewter Cast
SW 2849 Westchester Gray



Scheme 23

- 1. Lower Body
- 2. Upper Body
- 3. Trim
- 4. Garage Door
- 5. Door

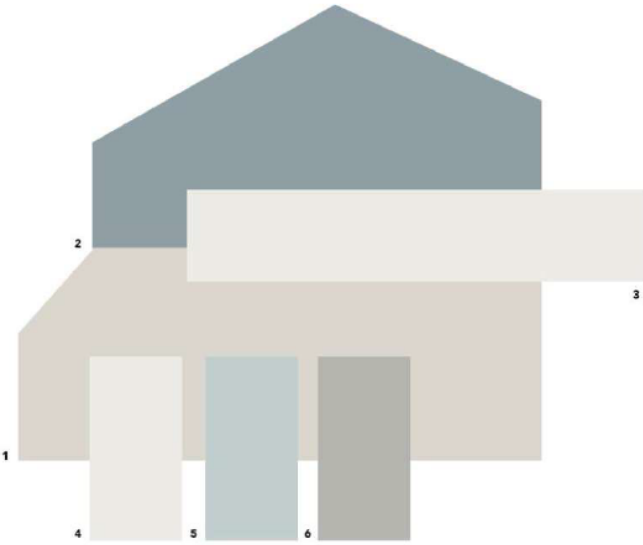
SW 7057 Silver Strand
SW 7004 Snowbound
SW 7006 Extra White
SW 7057 Silver Strand
SW 6227 Meditative



Scheme 24

- 1. Lower Body
- 2. Upper Body
- 3. Trim
- 4. Garage Door
- 5. Door
- 6. Accent

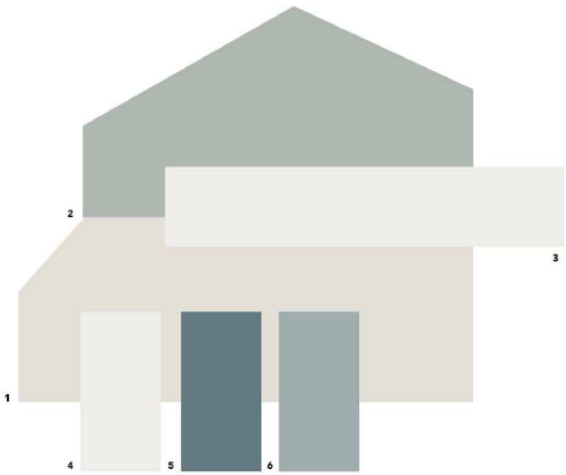
SW 7006 Extra White
SW 6221 Moody Blue
SW 7014 Eider White
SW 7014 Eider White
SW 6476 Glimmer
SW 6476 Glimmer



Scheme 25

- 1. Lower Body
- 2. Upper Body
- 3. Trim
- 4. Garage Door
- 5. Door
- 6. Accent

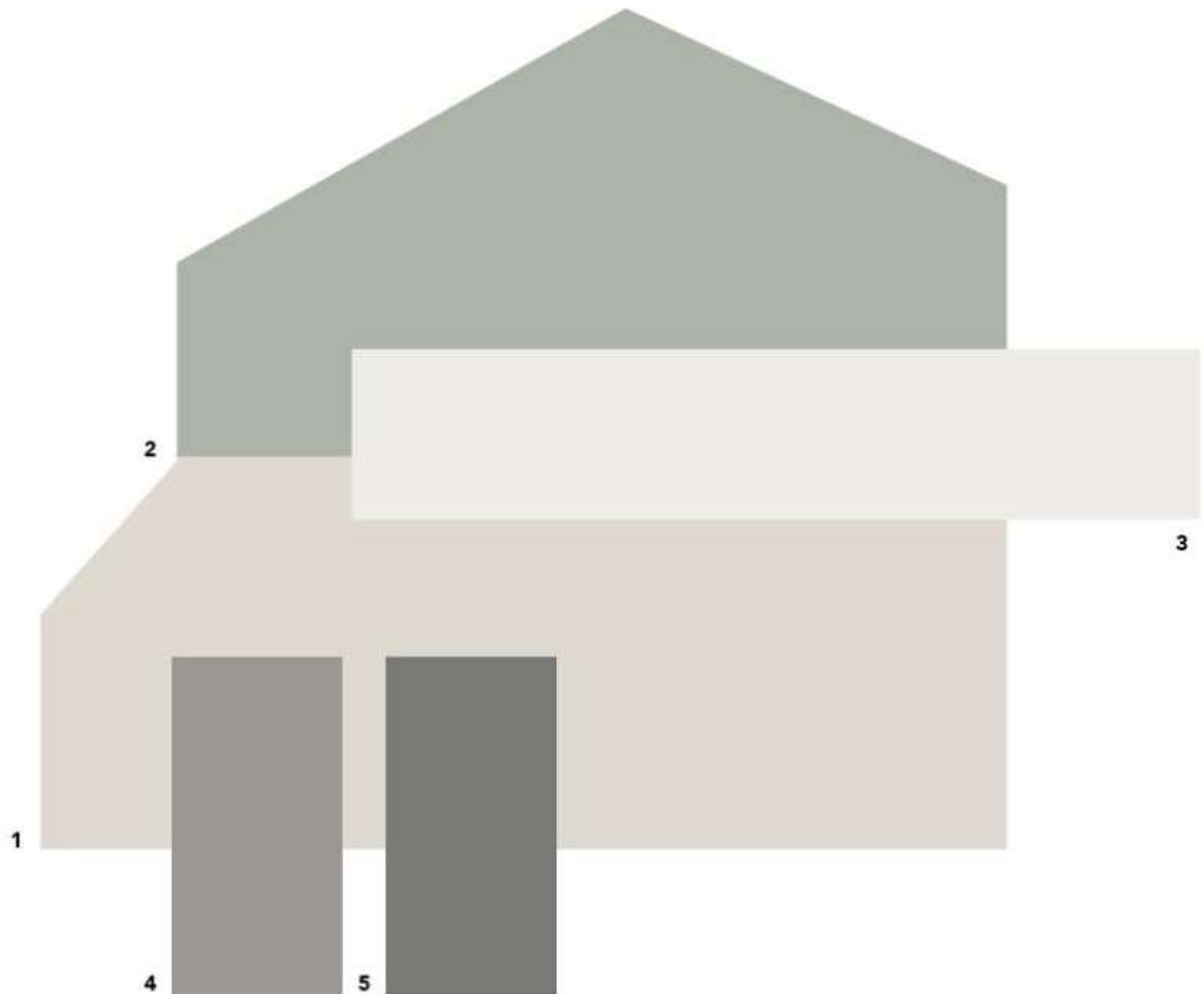
SW 9166 Drift of Mist
SW 9139 Debonair
SW 7005 Pure White
SW 7005 Pure White
SW 6218 Tradewind
SW 2850 Chelsea Gray



Scheme 26

- 1. Lower Body
- 2. Upper Body
- 3. Trim
- 4. Garage Door
- 5. Door
- 6. Accent

SW 6070 Heron Plume
SW 7621 Silvermist
SW 7006 Extra White
SW 7006 Extra White
SW 7619 Labradorite
SW 7616 Breezy



1. Lower Body

2. Upper Body

3. Trim

4. Garage Door

5. Door

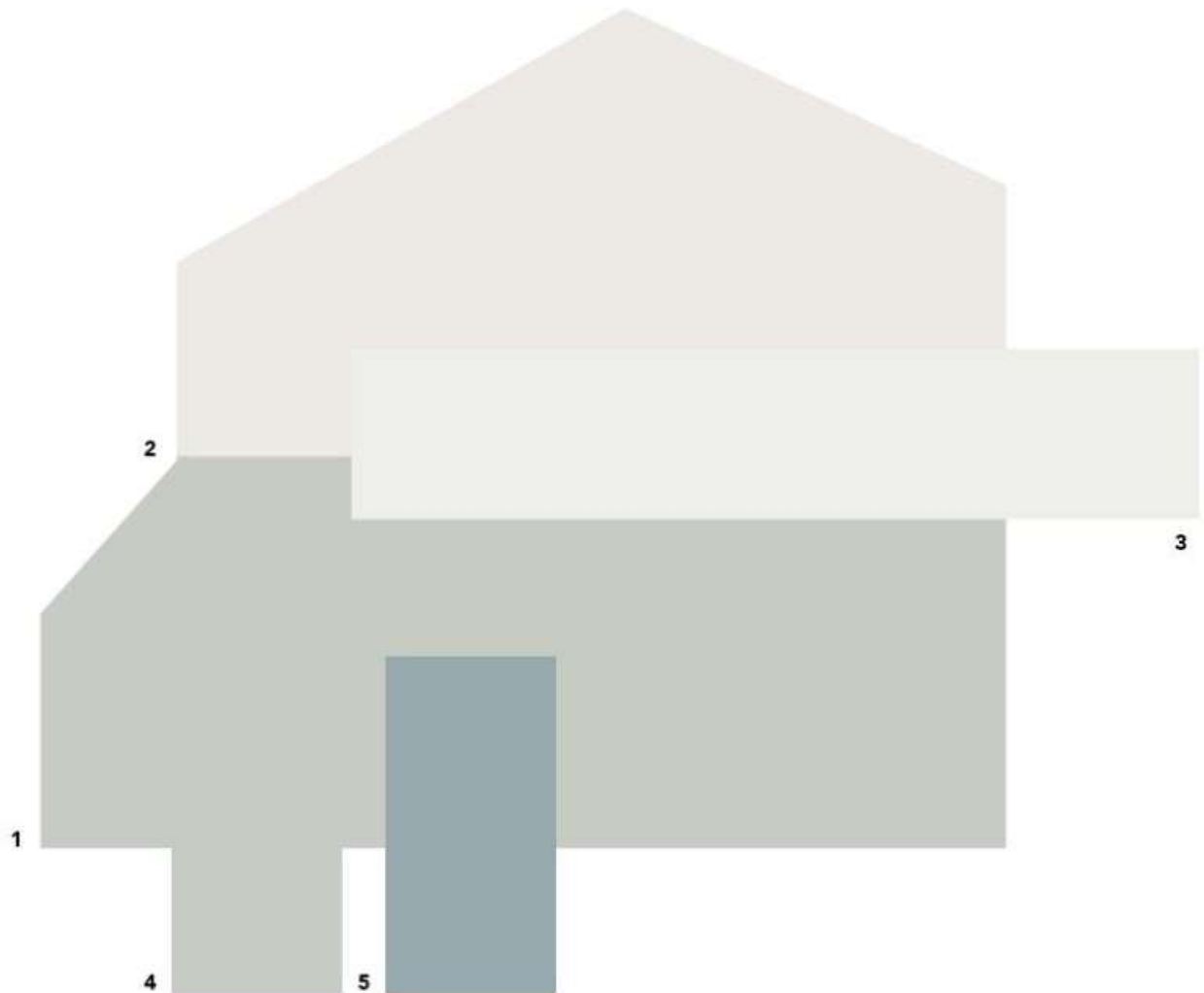
SW 7631 City Loft

SW 6206 Oyster Bay

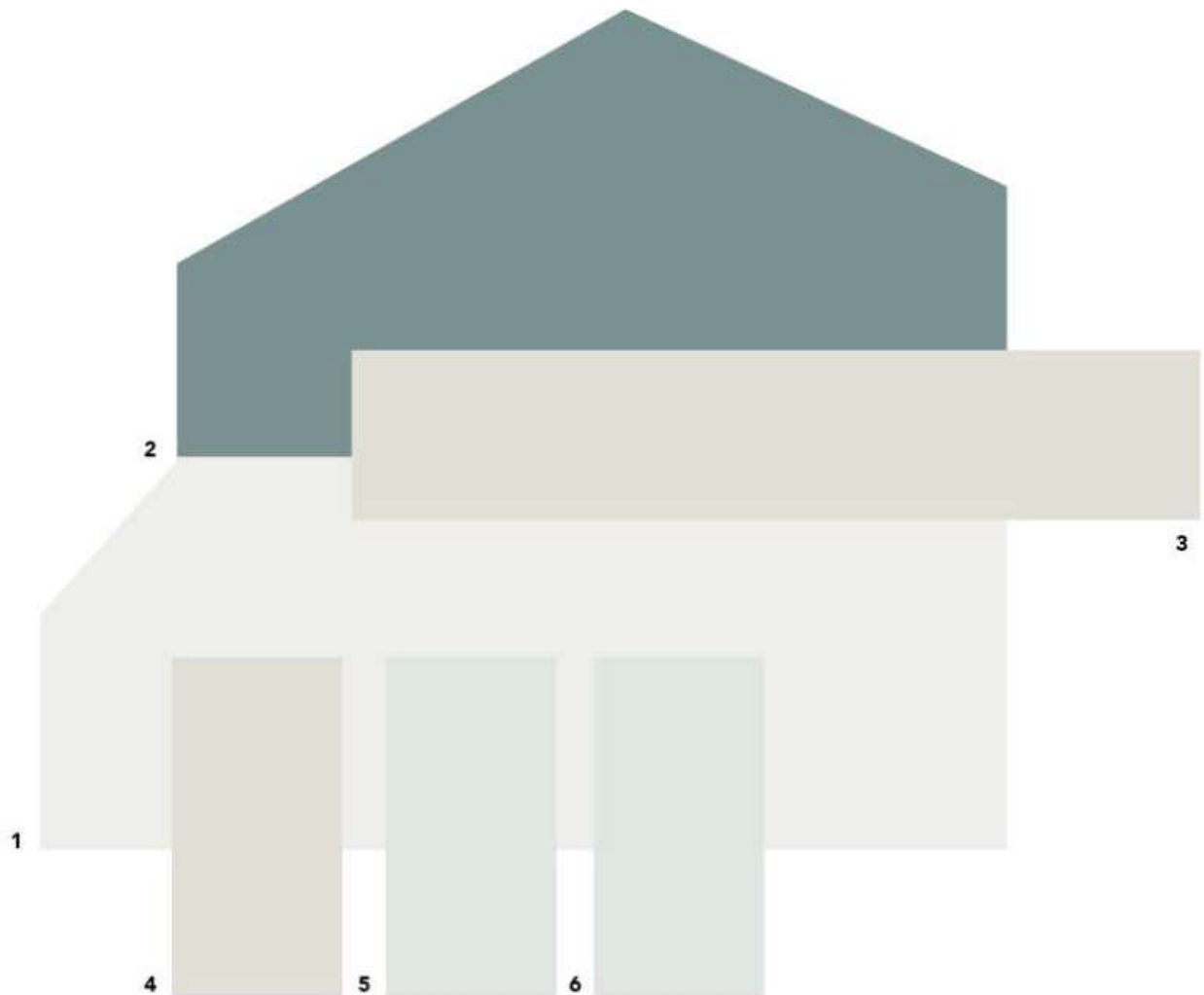
SW 7005 Pure White

SW 7673 Pewter Cast

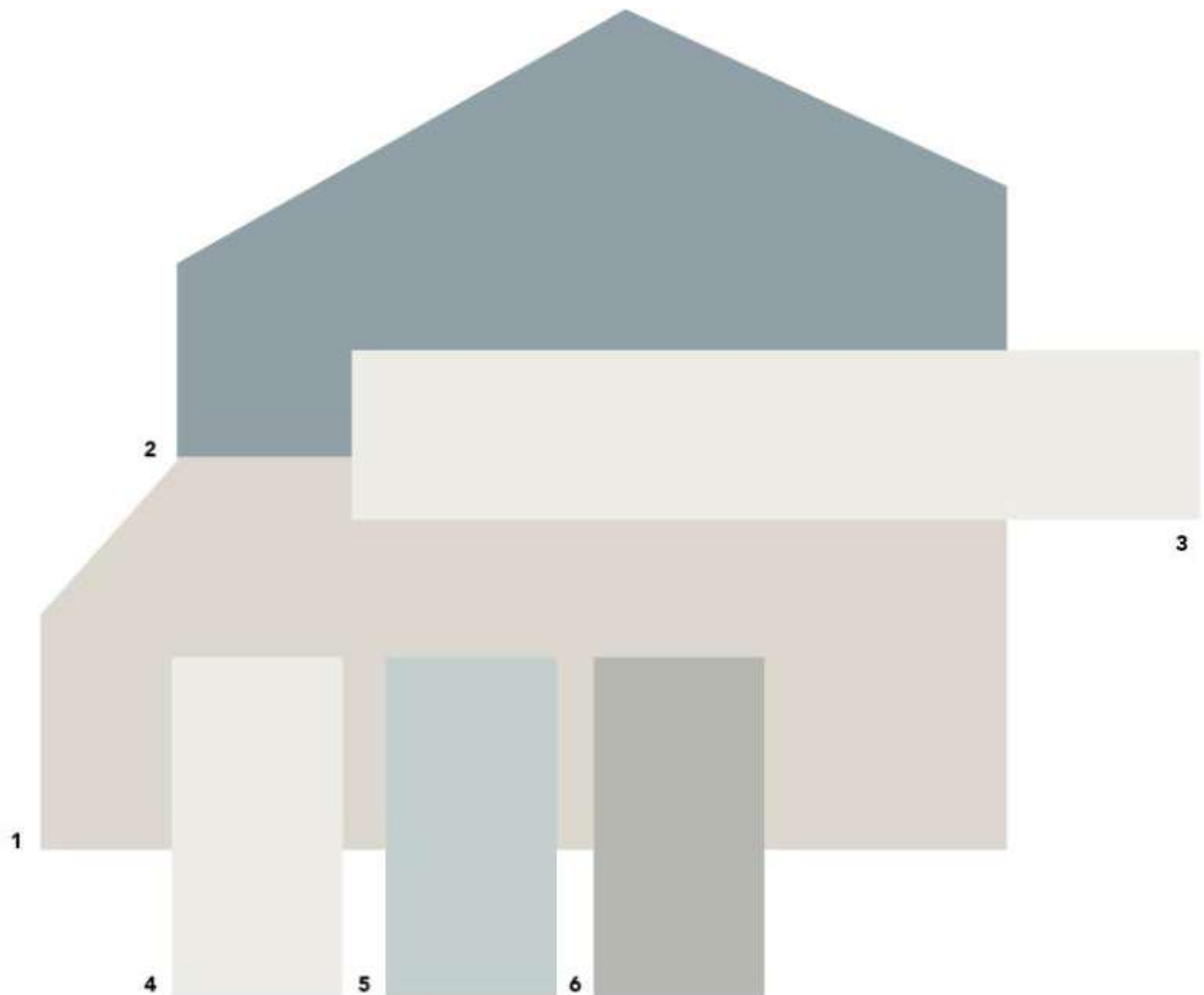
SW 2849 Westchester Gray



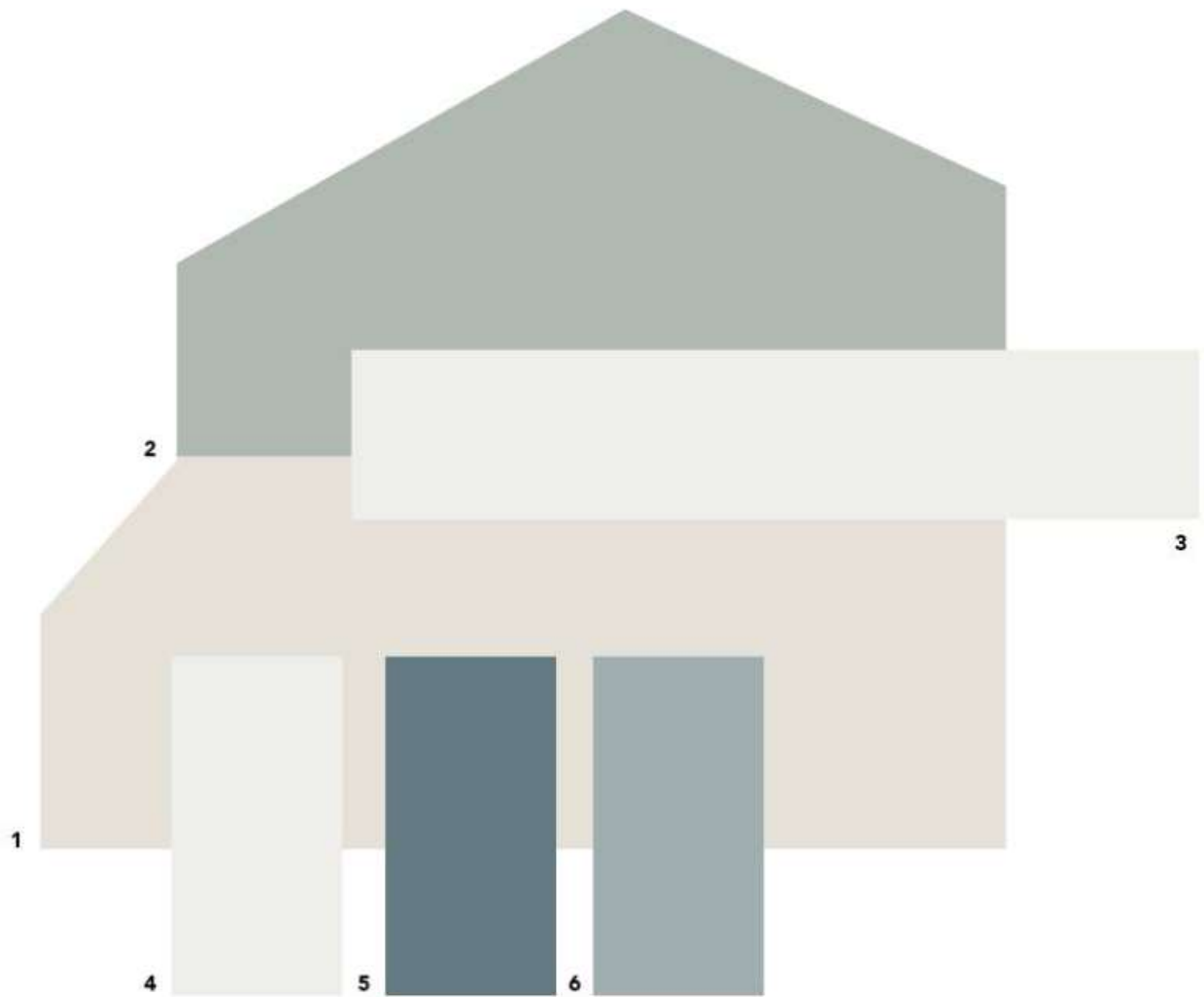
- | | |
|----------------|-----------------------|
| 1. Lower Body | SW 7057 Silver Strand |
| 2. Upper Body | SW 7004 Snowbound |
| 3. Trim | SW 7006 Extra White |
| 4. Garage Door | SW 7057 Silver Strand |
| 5. Door | SW 6227 Meditative |



1. Lower Body	SW 7006 Extra White
2. Upper Body	SW 6221 Moody Blue
3. Trim	SW 7014 Eider White
4. Garage Door	SW 7014 Eider White
5. Door	SW 6476 Glimmer
6. Accent	SW 6476 Glimmer



- | | |
|----------------|-----------------------|
| 1. Lower Body | SW 9166 Drift of Mist |
| 2. Upper Body | SW 9139 Debonair |
| 3. Trim | SW 7005 Pure White |
| 4. Garage Door | SW 7005 Pure White |
| 5. Door | SW 6218 Tradewind |
| 6. Accent | SW 2850 Chelsea Gray |



1. Lower Body	SW 6070 Heron Plume
2. Upper Body	SW 7621 Silvermist
3. Trim	SW 7006 Extra White
4. Garage Door	SW 7006 Extra White
5. Door	SW 7619 Labradorite
6. Accent	SW 7616 Breezy



LEGEND

- Proposed Townhomes
- Proposed Water Quality Pond
- Proposed Sidewalk
- Tree Preservation Areas



CESO

This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

DDC
MANAGEMENT

HARTIZEN
HOMES

01.10.2025
AMENITY PLAN- PH2
DELANEY TRINITY RESERVE
DeLand, FL

Via email: megan.wilbur@ddcmgmt.com

Ref: 6329.01

TECHNICAL MEMORANDUM

To: Megan Wilbur, CAP 5 Development, LLC

From: Matthew West, AICP

Subject: DeLand Trinity – Buildout Trip Generation and Traffic Impact Analysis (TIA) Exemption
DeLand, FL

Date: August 14, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by CAP 5 Development, LLC to conduct a trip generation analysis for the proposed DeLand Trinity development. The development is located in the southwest corner of the intersection of Plymouth Avenue and Deer Fern Avenue, in the City of DeLand, Florida. The development will consist of eighty (80) townhomes, based on the requested zoning of Planned Unit Development (PUD). Access to the development is proposed via Plymouth Avenue. A conceptual site plan is attached as **Exhibit A**. The trip generation will be used to determine if a daily or p.m. peak-hour threshold is reached which would require a TIA.

The methodology and procedures used in this analysis are consistent with engineering standards, City requirements, and the TIA Guidelines adopted by the River to Sea Transportation Organization (R2CTPO).

PROJECT TRIP GENERATION

The daily, a.m. and p.m. project trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. ITE land use code 215 (Single Family Attached Housing) was used for the townhome land use. A comprehensive plan amendment (CPA) was completed in a separate technical memorandum, which documented the future land use (FLU) requested change from Urban Low Intensity to Medium Density Residential and permitted a maximum allowable development program of 120 dwelling units. Since the development PUD is less than the maximum allowed under the requested FLU, the maximum development program produced by the requested FLU will be used for a more conservative analysis. The resulting project trip generation is shown in **Table 1**.

Table 1
Project Trip Generation
DeLand Trinity

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Attached Housing	215	$T=7.62(X)-50.48$	120	DU	50%	50%	432	432	864
AM PH			$T=0.52(X)-5.7$			25%	75%	14	43	57
PM PH			$T=0.6(X)-3.93$			59%	41%	40	28	68

TECHNICAL MEMORANDUM

Megan Wilbur
August 14, 2024
Page 2

CONCLUSION

The threshold for which a TIA is required, using R2CTPO and City requirements, is a net external trip generation of at least 1,000 daily trips or 100 peak-hour trips. Based on the results of the trip generation analyses the maximum development scenario permitted by the FLU, a TIA will not be required. Therefore, a TIA will not be required for the PUD development program of 80 townhomes. Since the total trips for daily and p.m. peak-hour do not exceed the thresholds, LTG recommends that the requirement for a TIA be waived for the DeLand Trinity project at this time.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Planning.

Matthew West AICP

Digitally signed by Matthew West
AICP
DN: C=US, E=mwest@ltg-inc.us,
O="LTG, Inc.", OU=Director of
Planning, CN=Matthew West AICP
Reason: I am approving this
document
Date: 2024.08.14 09:37:43-04'00'

Matthew West, AICP

August 14, 2024

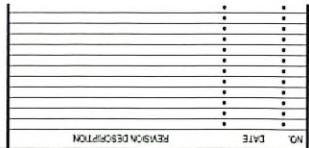
Date

TECHNICAL MEMORANDUM

Megan Wilbur
August 14, 2024
Page 3

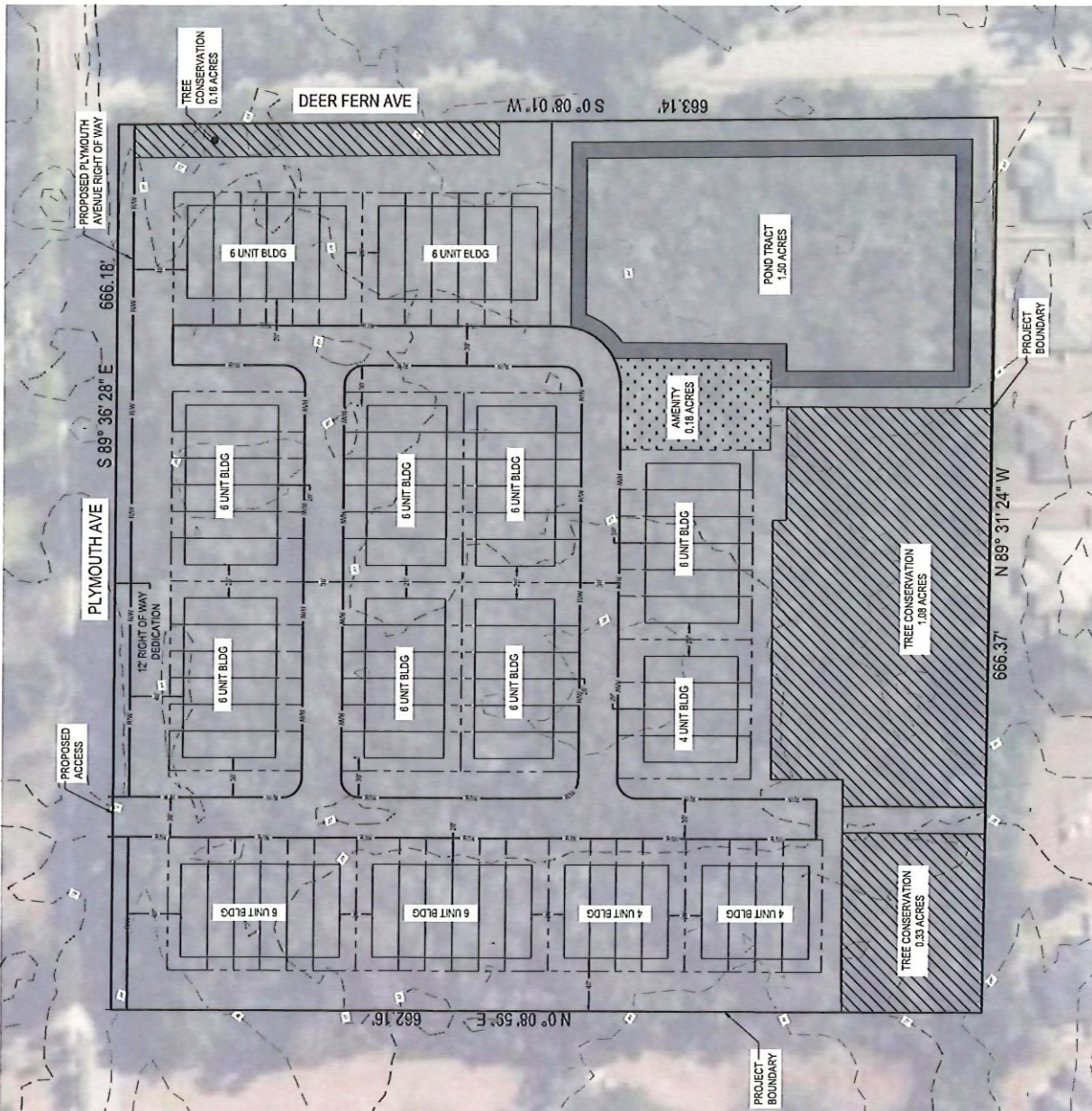
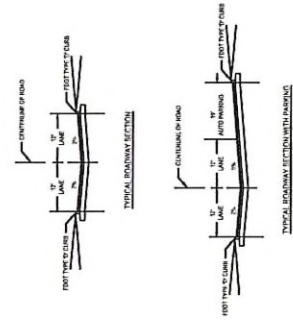
Exhibit A

Site Plan



**CONCEPT
PLAN**

CSUB:	761391
PRG/PT/UNIT	SCR
DATE:	SCR
08/16/2024	
JOB NO.:	
DESIGN:	
DRAWN:	
CHECKED:	
SHEET NO.	
PD-3	





Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination Finding of Adequate Capacity Letter

October 22, 2024

Mr. Mark A. Watts, Esq
Cobb Cole
231 N woodland Blvd
DeLand, FL 32720

RE : Delaney Reserve Ph 2 – City of DeLand
School Concurrency Case # 24-08-26-001-A

Dear Mr. Watts:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the information for the proposed project known as Delaney Reserve Ph 2 associated with 10.14 +/- acres of property located at or near the intersection of W Plymouth Ave and N Spring Garden Ave within DeLand city limits. The proposed project would provide eighty (80) multi-family townhome units.

The district uses a countywide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	80	11
Manufactured Home Dwelling Unit	0.052	0	0
	Total	80	11

When performing an adequate capacity review (Table 2, next page), district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Adequate Capacity Review

Table 2

Schools	SY 2024/25 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Citrus Grove Elementary	733	117%	No	4
Southwestern Middle	664	86%	No	2
West CSA (DeLand High)	2,956	115%	No	4
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and high school levels. At the high school level, the concurrency service area (CSA) for DeLand High is at or over 100% but below 120% for level of service (LOS) standards. However, at the elementary school level, the CSA for Citrus Grove Elementary is at or over 115% for LOS standards. A secondary capacity review is therefore required (Table 3).

Secondary Capacity Review

Table 3

Schools	Adopted LOS	SY 2023/24 Enrollment	Existing LOS w/ Adq	Students Generated by Request	Result LOS
Citrus Grove Elementary	115%	733	116%	4	117%
Woodward Avenue Elementary	115%	538	104%	-	104%
Elementary CSA Average					111%

A secondary capacity review evaluates whether there is sufficient capacity available in an adjacent CSA. In this case, the CSA for Woodward Avenue Elementary has been identified as a valid adjacency per the policies and conditions established by the School Board. As the average LOS of 111% for both schools falls below mitigation thresholds, the school district has no objections to the proposed development plan.

Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering. Additional considerations, particularly for gated and multi-family communities, include accessibility for school buses, by ensuring a turn radius of at least 60 feet at all entrances and exits, and the inclusion of dedicated pickup/drop off sites.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50802.

Sincerely,



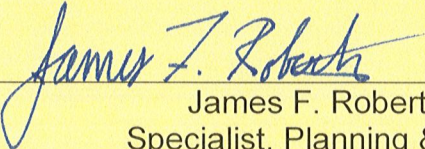
James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Belinda Williams-Collins, AICP, Senior Planner, City of DeLand

Project Information	
Project Name	Delaney Reserve Ph 2
VCSB Project #	24-08-26-001-A
Jurisdiction Project #	
Parcel ID Numbers	7007-00-00-0030
Project Location	W Plymouth Ave and N Spring Garden Ave
Potential Residential Units	80 Multi-Family Units
Property Owner/Applicant	Mr. Mark A. Watts, Esq - Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.



 James F. Roberts
 Specialist, Planning & GIS

 October 22, 2024
 Issue Date

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

May 14, 2025

APPLICATION NO.: Z25-038

STAFF PLANNER: Kendall Story

APPLICANT: Mr. Michael Woods, Esq., Cobb Cole

REQUEST: First Amendment to the Taylor Ridge PD Agreement to modify the tree mitigation language

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:	1298 S. Blue Lake Ave.
Parcel Size:	± 26.01 acres
Land Use:	Transitional Residential Development (TRD)
Existing Zoning:	Taylor Ridge PD
Existing Use:	Undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Rural; LDR	VC: A-2; Saddlebrook PD
South:	VC: Rural; New Community Development	Bridle Oaks PD; Victoria Park PD
East:	VC: Rural	VC: A-3
West:	VC: Urban Low Intensity	VC: RA; VC: A-4

B. HISTORY:

The Taylor Ridge PD consists of ± 26.011 acres of vacant, wooded land, located on the northwest corner of S. Blue Lake Ave. & E. Taylor Rd. The PD was originally approved by the City Commission on February 5, 2024, for a 65-lot single-family residential subdivision. The property was also the first to apply the city’s newest land use designation TRD (Transitional Residential Development).

C. ANALYSIS:

The preliminary plat for the Taylor Ridge development is currently being reviewed by the Technical Review Committee (TRC). When evaluating the site design, and out of an abundance of caution, it was determined that the size of the original retention pond should be expanded.

In the environmental standards section of the original PD, it outlines the tree replacement and mitigation requirements. The PD requires all specimen and historic trees to be surveyed. For non-specimen or non-historic trees, an arborist must identify statistically significant sample areas. All trees that are 6 inches DBH (diameter at breast height) and larger, regardless of condition, are to be counted as part of the sample areas. The tree density determined by the sample areas is used to determine the tree replacement amount for the site. However, with this amendment, the PD will make a distinction between trees that are healthy and viable, versus trees that are deteriorating and in poor condition. This proposed revision to the tree mitigation language is similar to the tree replacement requirements of Volusia County. In the county, trees that are damaged and deteriorating are considered exempt from replacement calculations. However, the city's regulations do not have such a distinction. With this amendment, trees in poor health will be replaced at a reduced mitigation rate. The mechanism for making modifications to the tree mitigation language is through a PD amendment, and City Commission action.

Per the applicant's arborist, Laurel Oak trees, which are known for being structurally weak and prone to breakage, are prevalent throughout the site. Over recent years the site experienced a significant amount of storm-related tree damage and poor pruning practices carried out by the utility company, all which have contributed to increased tree stress and vulnerability. If amended, deteriorating trees that are in poor condition will be done based on a reduced replacement rate. Specifically, the applicant has requested the following revised language:

"As a result of the high percentage of trees designated by an arborist as poor and unable to be restored to viability identified in the statistical tree survey, mitigation of non-specimen protected trees designated by an arborist as poor and unable to be restored to viability shall be based on a calculation of 10% of the DBH of the removed trees. Mitigation for healthy non-specimen, healthy specimen and historic trees shall be as provided by the Land Development Code."

D. CONCLUSION:

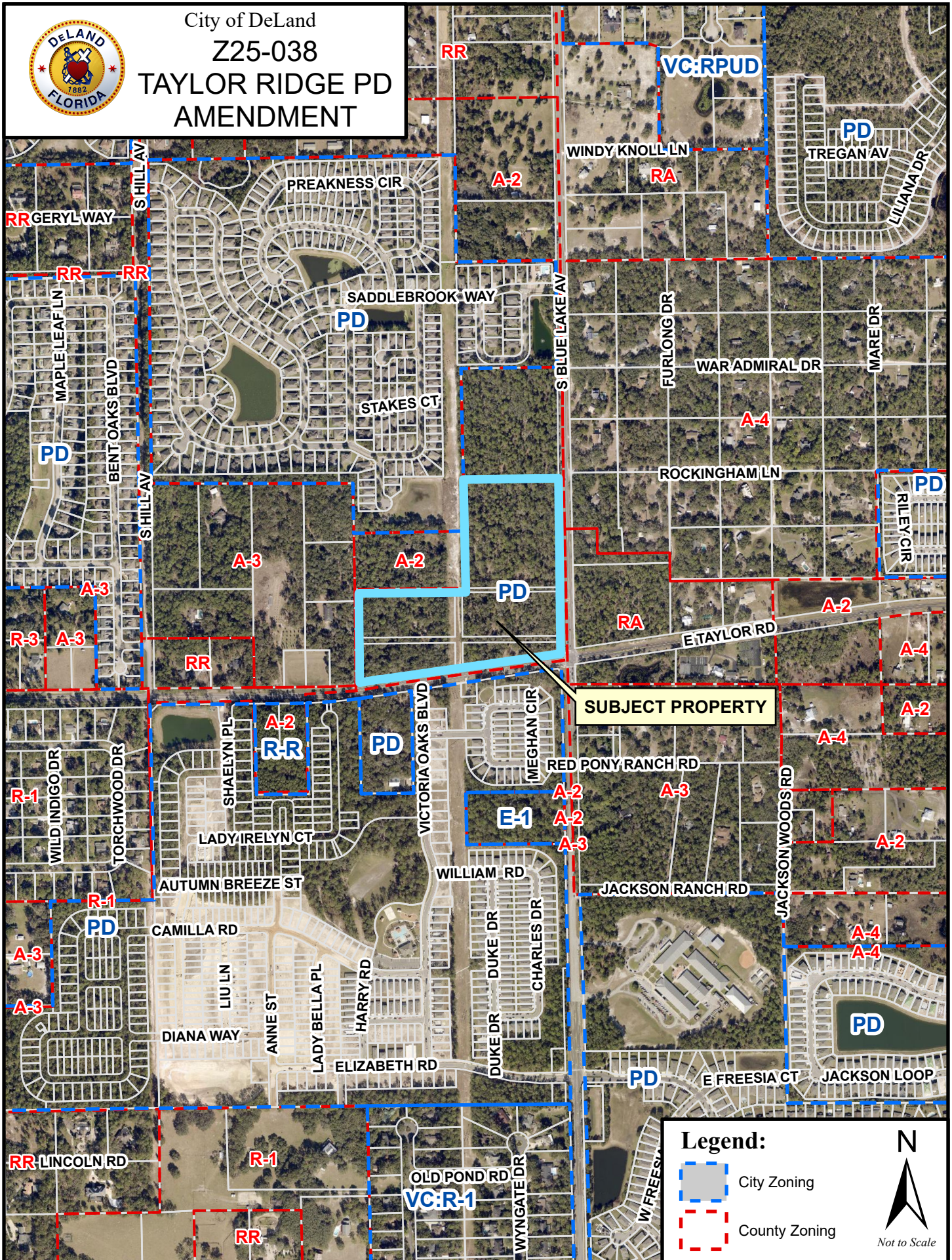
The Applicant is requesting an amendment to the Taylor Ridge PD agreement to modify the tree mitigation language, making a distinction between healthy trees and trees in poor condition.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the request to amend the Taylor Ridge PD to the City Commission with a recommendation of approval.

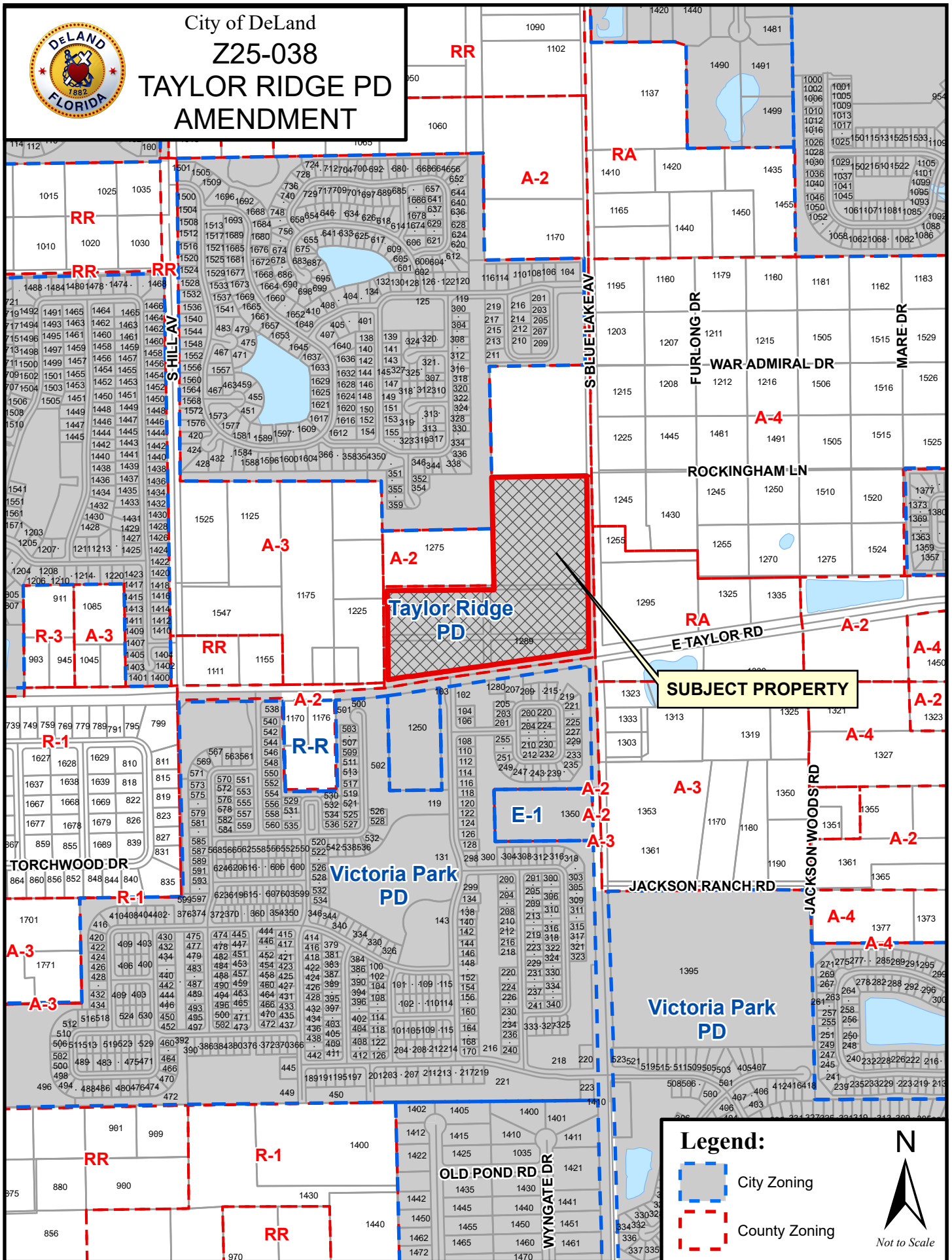


City of DeLand
Z25-038
TAYLOR RIDGE PD
AMENDMENT





City of DeLand
Z25-038
TAYLOR RIDGE PD
AMENDMENT



Legend:

- City Zoning
- County Zoning



EXHIBIT "B"

FIRST AMENDMENT TO TAYLOR RIDGE PLANNED DEVELOPMENT AGREEMENT

This First Amendment to the Taylor Ridge Planned Development Agreement (the "First Amendment") is made this ____ day of _____, 2025 between the **CITY OF DELAND**, a Florida municipal corporation (hereafter, the "City"), whose mailing address is 120 S. Florida Avenue, DeLand, FL 32720, **TLC BLUE LAKE, LLC**, a Florida limited liability company with a mailing address of 605 Commonwealth Ave., Orlando, FL 32803 (hereafter, "TLC").

WHEREAS, the City and TLC previously entered into that certain Planned Development Agreement (the "PD Agreement") dated on or about February 5, 2024 and recorded in Official Records Book 8526, Page 3905 of the Public Records of Volusia County, Florida in connection with the rezoning of 26.011 +/- acres known as the "Taylor Ridge PD"; and

WHEREAS, TLC desires to modify the language regarding the required mitigation for the removal of trees designated by an arborist as poor and unable to be restored to viability, which are located on the property; and

WHEREAS, TLC desires to modify the language regarding the required mitigation for the removal of non-specimen, non-historic trees; and

WHEREAS, the application of TLC to amend the Taylor Ridge PD was duly and properly filed with the City on March ____, 2025 and the application was reviewed by the City's Community Development Department and determined to be consistent with the City's Comprehensive Plan; and

WHEREAS, Public Hearings on this First Amendment to the Taylor Ridge PD Agreement were held by the Planning Board on _____, 2025 and the City Commission on

_____, 2025 and _____, 2025 after due public notice was provided in accordance with the City's Land Development Regulations Ordinance No. 2013-11, as amended.

NOW THEREFORE, the City and TLC acknowledge and agree that the Taylor Ridge PD is hereby amended to reflect the following changes, revisions and amendments to the Taylor Ridge PD Agreement and amended Planned Development Plan:

1. Paragraph I (8) of the Development Agreement for the Taylor Ridge PD is added to as follows (changes shown in ~~striketrough~~/underline format):

8. As a result of the high percentage of trees designated by an arborist as poor and unable to be restored to viability identified in the statistical tree survey, mitigation of non-specimen protected trees designated by an arborist as poor and unable to be restored to viability shall be based on a calculation of 10% of the DBH of the removed trees. Mitigation for healthy non-specimen, healthy specimen and historic trees shall be as provided by the Land Development Code.

IN WITNESS WHEREOF, the City and TLC have caused this First Amendment to the Taylor Ridge Planned Development Agreement to be duly executed by their authorized representatives as of the last date entered below.

(Signatures on Following Pages)

ATTEST:

City Commission of DeLand Florida

Michael Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025 by Michael Pleus and Christopher M. 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

TLC BLUE LAKE, LLC,
a Florida limited liability company

Print Name

Sign Name

Print Name

Sign Name

By: _____

ANDREW J. OROSZ

Authorized Representative

Date: _____

STATE OF _____
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2025, by ANDREW J. OROSZ, as
Authorized Representative for and on behalf of **TLC BLUE LAKE, LLC**. He is personally
known to me or has produced _____ as identification.

Seal

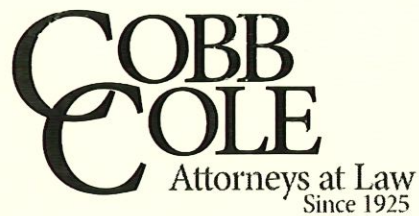
Notary Public

Type or Print Name: _____

Commission No. _____

My Commission Expires: _____

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Andrew C. Grant
Matthew S. Welch
Edward H. Thompson
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow



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Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Anne M. Kehrli
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

March 6, 2025

VIA ONLINE APPLICATION

Carol Kuhn
Planning Director
City of DeLand
120 S. Florida Ave.
DeLand, Florida 32720

Re: Project Narrative – Taylor Ridge PD Amendment

Dear Carol:

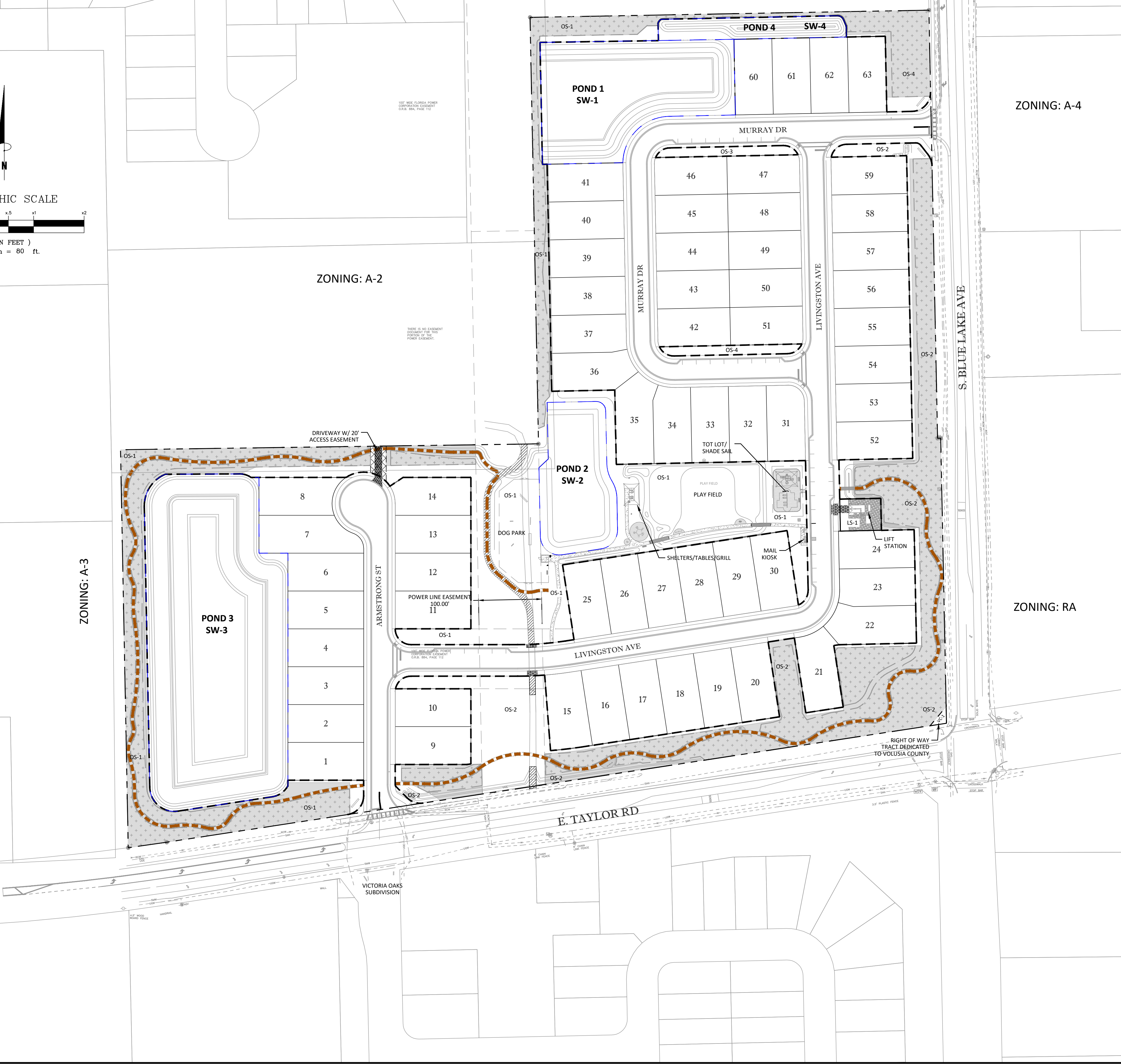
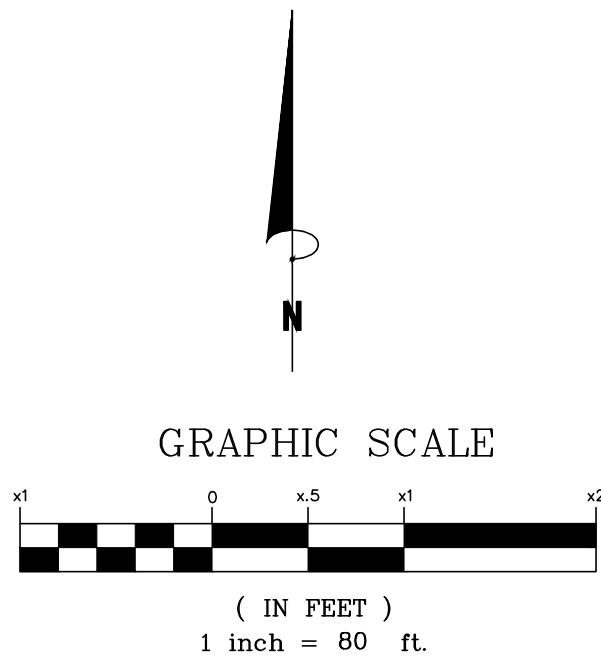
As you know, our firm represents TLC Blue Lake, LLC with their Taylor Ridge PD project. We are submitting a PD Amendment application to:

1. modify the language to reduce the required mitigation for the removal of dead, dying or diseased trees located on the property;
2. modify the language to increase the required mitigation for the removal of non-specimen, non-historic trees; and
3. modify the language to reduce the maximum unit count from 65 to 63 to reflect the impact of enlarged stormwater management facilities.

Please let us know if you have any questions.

Sincerely,

Michael J. Woods, Esq.
Michael.Woods@cobbcole.com



SITE DATA	
SUBDIVISION PROJECT AREA:	26.00 AC
RIGHT OF WAY DEDICATION:	0.01 AC
TOTAL:	26.01 AC
LOTS / UNITS:	63 LOTS
DENSITY:	2.42 UNITS / AC
TOTAL LENGTH OF STREETS	3043 LF
LAND USE:	VACANT
FUTURE LAND USE:	TRANSITIONAL RESIDENTIAL DEV.
ZONING:	PD

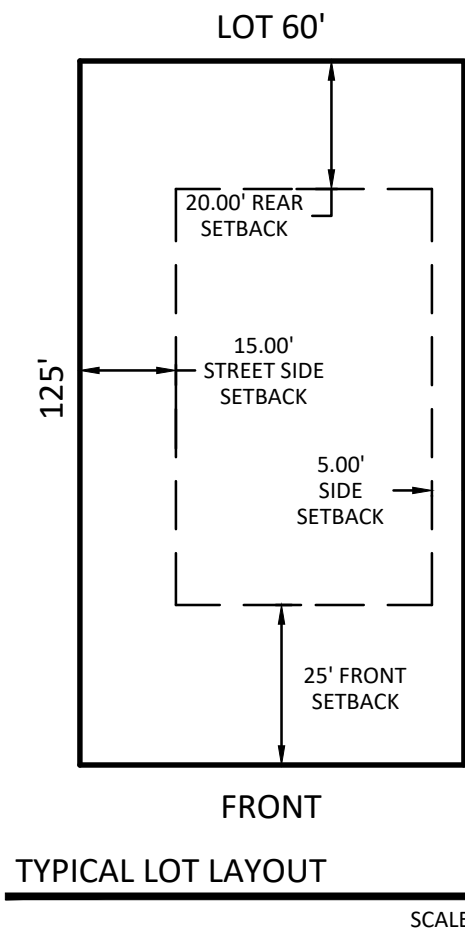
LOT / UNIT SUMMARY:	
60' LOTS:	63
TOTAL:	63 LOTS
TOTAL PROJECT AREA:	26.01 AC
RESIDENTIAL LOT AREA	10.44 AC
INTERNAL RIGHT OF WAY	3.59 AC
RIGHT OF WAY DEDICATION	0.01 AC
LIFT STATION	0.08 AC
OPEN SPACE	11.90 AC
STORMWATER TRACTS	4.44 AC
TREE PROTECTION	4.10 AC
POWERLINE EASEMENT	1.14 AC
OPEN SPACE* (INCLUDES AMENITIES, & LANDSCAPE BUFFERS)	2.22 AC
TOTAL AREA	26.01 AC
TOTAL AREA	100%

*NOTE THAT OPEN SPACE IS GENERAL OPEN SPACE; NOT TOTAL AREA OF OPEN SPACE TRACTS.

DETACHED DEVELOPMENT STANDARDS (PROVIDED)	
MIN. LOT WIDTH:	60 FT
MIN. LOT DEPTH:	115 FT
MAX. IMPERVIOUS AREA LOT COVERAGE:	65 %
MAX. BUILDING HEIGHT:	35 FT
SETBACKS:	
FRONT (TO THE STRUCTURE):	15 FT
REAR:	20 FT
SIDE:	5 FT
STREET SIDE (CORNER):	15 FT
GARAGE (TO GARAGE FACE/DOOR):	25 FT

TRACT TABLE			
TRACT	AREA	DESCRIPTION	OWNERSHIP
LS-1	0.08 AC	LIFT STATION TRACT	CITY OF DELAND
VC-1	0.01 AC	RIGHT OF WAY DEDICATION	VOLUSIA COUNTY
SW-1	1.09 AC	STORMWATER MANAGEMENT	HOMEOWNER'S ASSOCIATION
SW-2	0.58 AC	STORMWATER MANAGEMENT	HOMEOWNER'S ASSOCIATION
SW-3	2.53 AC	STORMWATER MANAGEMENT	HOMEOWNER'S ASSOCIATION
SW-4	0.23 AC	STORMWATER MANAGEMENT	HOMEOWNER'S ASSOCIATION
OS-1	4.38 AC	OPEN SPACE / AMENITIES / WALL EASEMENT / ACCESS EASEMENT / TPA / NVRA	HOMEOWNER'S ASSOCIATION
OS-2	2.93 AC	OPEN SPACE / WALL EASEMENT / ACCESS EASEMENT / TPA / NVRA	HOMEOWNER'S ASSOCIATION
OS-3	0.07 AC	OPEN SPACE / LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
OS-4	0.07 AC	OPEN SPACE / LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
	11.98 AC	TRACT AREA	
	10.44 AC	LOT AREA	
	3.59 AC	SUBDIVISION RIGHT OF WAY	
TOTAL	26.01 AC		

LEGEND	
	PROJECT BOUNDARY
	STORMWATER TRACT BOUNDARY
	OPEN SPACE TRACT BOUNDARY
	MULCH TRAIL. SEE LANDSCAPE PLAN FOR DETAILS
	NATURAL VEGETATION RETENTION AREA
	TREE PROTECTION AREA



FOR REVIEW ONLY

CIVIL ENGINEER ONLY

CERTIFICATE OF AUTHORIZATION

NUMBER 0002550

SEAN C. FORTIER

LICENSE No. 68396

STATE OF FLORIDA

PROFESSIONAL ENGINEER

SEAN C. FORTIER, P.E.

FLORIDA REGISTRATION 68396

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

KELLY, COLLINS & GENTRY, INC.

1700 NORTH ORANGE AVENUE, SUITE 400

ORLANDO, FLORIDA 32804

(407) 886-7865 FAX (407) 886-1488

PREPARED FOR:

TLC

BLUE LAKE, LLC

TAYLOR RIDGE SUBDIVISION

OVERALL PLAN

DRAWN: TMT

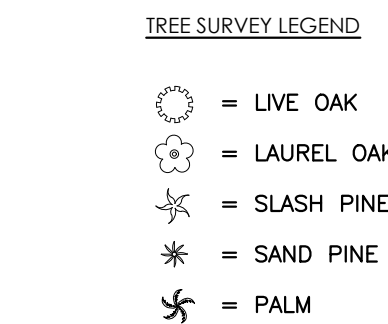
DESIGN: DSR

CHECKED: SCF

JOB NO.: 1512.000

DATE: 03/05/2025

SHEET C-2.0



Statistical Healthy Protected Tree Plot Totals			
PLOT #	INCHES PER PLOT	INCHES PER ACRE	
1	93	372	
2	132	440	
3	71	284	
4	94	376	
5	15	60	
6	87	290	
7	72	240	
8	122	305	
AVERAGE PER ACRE		296	
TOTAL INCHES		6154	

TREE INVENTORY LEGEND:

STATISTICAL SURVEY SECTION
(SEE CHARTS FOR SECTION SQ.FT.)

ACREAGE	0.25 SECTION 1	TREE	SIZE
	POOR A062	LAUREL	1
	POOR A063	LIVE	
	POOR A064	LAUREL	1
	POOR A065	LAUREL	
	HEALTHY A066	LAUREL	1
	HEALTHY A067	SLASH	1
	POOR A068	SLASH	
	POOR A069	LAUREL	1
	POOR A070	LIVE	
	POOR A071	LAUREL	1
	POOR A072	LIVE	
	HEALTHY A073	SLASH	
	HEALTHY A074	LAUREL	1
	HEALTHY A075	LIVE	
	HEALTHY A075	LIVE	
	POOR A084	LAUREL	
	HEALTHY A085	LAUREL	1
	HEALTHY A086	SLASH	1
	HEALTHY A087	LAUREL	
		TOTAL	9
	healthy protected tree inches per acre de toriated laurels >20" per palm inches per acre		37
	poor protected tree inches per acre		36

ACREAGE			
0.3 SECTION 2		TREE	SIZE
HEALTHY	A116	SLASH	20
POOR	A117	SLASH	14
POOR	A118	LIVE	9
HEALTHY	A119	LAUREL	18
POOR	A120	LAUREL	14
POOR	A121	LAUREL	10
POOR	A121	LAUREL	12
HEALTHY	A122	SLASH	14
POOR	A123	LAUREL	14
HEALTHY	A124	SLASH	18
POOR	A125	LAUREL	9
POOR	A126	LAUREL	11
POOR	A127	LAUREL	15
POOR	A128	LIVE	7
POOR	A129	LIVE	6
POOR	A130	LIVE	8
HEALTHY	A131	SLASH	15
POOR	A132	LAUREL	17
POOR	A134	LAUREL	12
POOR	A135	LAUREL	13
POOR	A135	LAUREL	8
HEALTHY	A136	SLASH	22
HEALTHY	A137	LAUREL	11
POOR	A138	LAUREL	10
HEALTHY	A139	LAUREL	7
HEALTHY	A140	SLASH	17
		TOTAL	132
healthy protected tree inches per acre			430
deteriorated laurels >20" per acre			0
poor palm inches per acre			0
poor protected tree inches per acre			748

ACREAGE	0.25 SECTION 3	TREE	SIZE
	POOR T131	LAUREL	16
	POOR T132	LAUREL	9
	POOR T133	LAUREL	11
	POOR T134	SAND	25
	POOR T136	LAUREL	9
	HEALTHY T137	LAUREL	12
	POOR T138	BLACK CHERRY	9
	HEALTHY T140	LAUREL	12
	POOR T141	LAUREL	10
	POOR T145	LAUREL	6
	HEALTHY T147	LAUREL	12
	POOR T148	LAUREL	10
	POOR T149	LAUREL	10
	POOR T150	LAUREL	8
	POOR T151	LAUREL	15
	POOR T152	LAUREL	13
	POOR T153	LAUREL	17
	POOR T154	SLASH	16
	HEALTHY T155	LAUREL	17
	POOR T156	LAUREL	8
	POOR T157	LAUREL	11
	POOR T158	LAUREL	7
	OMIT T164	LAUREL*	21
	POOR T164	LAUREL	11
	POOR T164	LAUREL	11
	POOR T165	LAUREL	16
	HEALTHY T166	LAUREL	16
	OMIT T167	LAUREL	43
		TOTAL	71
	healthy protected tree inches per acre		284
	deteriorated laurels >200" per acre		8
	palm inches per acre		0
	poor protected tree inches per acre		976

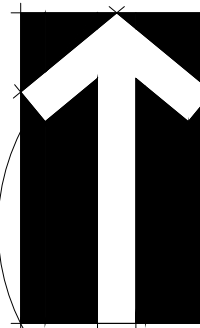
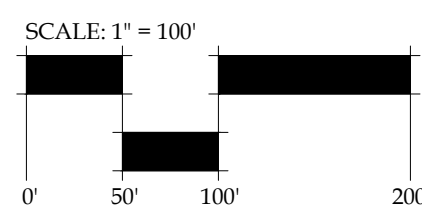
ACREAGE	0.35 SECTION 4	TREE	SIZE
	POOR T015	LAUREL	17
	POOR T016	SLASH	12
	POOR T017	LAUREL	7
	POOR T018	LAUREL	7
	HEALTHY T020	SLASH	17
	POOR T021	SLASH	16
	POOR T022	LAUREL	15
	HEALTHY T023	LAUREL	9
	HEALTHY T024	LAUREL	10
	HEALTHY T025	LAUREL	13
	OWAT T026	PALM*	25
	HEALTHY T027	LAUREL	11
	POOR T028	LAUREL	8
	POOR T029	LAUREL	6
	POOR T029	LAUREL	7
	POOR T030	LAUREL	7
	HEALTHY T031	SLASH	8
	HEALTHY T037	LAUREL	13
	POOR T038	LAUREL	15
	POOR T039	LAUREL	15
	POOR T040	LAUREL	15
		TOTAL	96
	healthy protected tree inches per acre		37
	deteriorated laurels >20" per acre		100
	palm inches per acre		25
	poor protected tree inches per acre		510

ACREAGE		TREE	SIZE
0.25 SECTION 5			
POOR T046		LAUREL	11
POOR T047		LAUREL	9
POOR T048		LAUREL	7
POOR T049		LAUREL	9
POOR T050		LAUREL	9
POOR T051		LAUREL	6
POOR T051		LAUREL	7
POOR T052		LAUREL	8
POOR T053		LAUREL	9
OMIT T054		LAUREL*	40
POOR T055		LAUREL	7
POOR T056		LAUREL	13
HEALTHY T057		SLASH	15
POOR T058		LAUREL	7
POOR T059		LAUREL	18
OMIT T061		LAUREL*	24
OMIT T063		LAUREL*	23
POOR T066		LAUREL	7
POOR T069		LAUREL	7
POOR T070		LAUREL	8
POOR T072		LAUREL	6
POOR T072		SLASH	17
OMIT T073		PALM*	20
POOR T074		LAUREL	9
OMIT T075		LAUREL*	20
POOR T076		LAUREL	17
POOR T077		LAUREL	13
		TOTAL	15
	healthy protected tree inches per acre		60
	deteriorated laurels >20" per acre		80
	palm inches per acre		80
	poor protected tree inches per acre		816

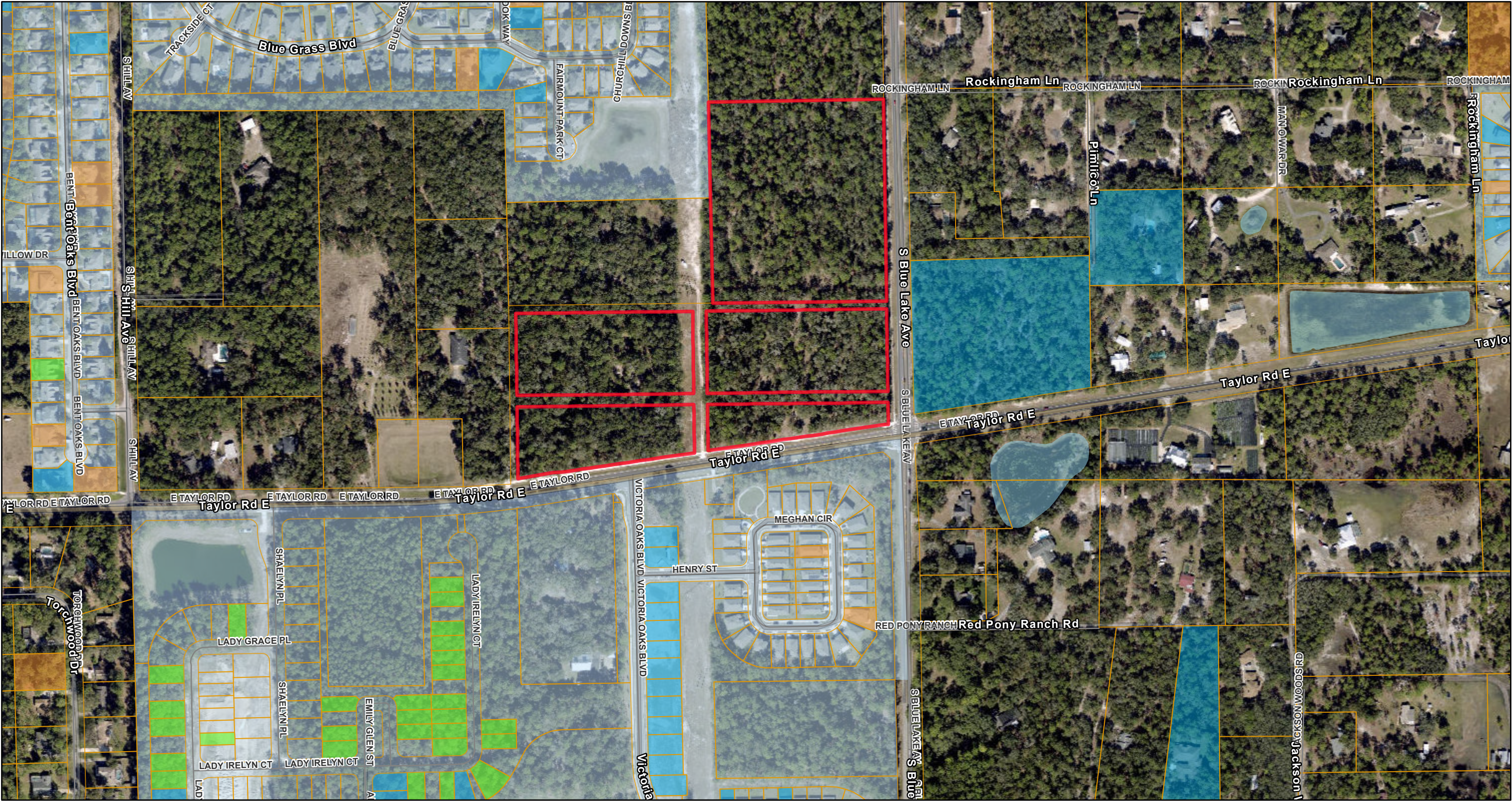
ACREAGE	0.3 SECTION 6	TREE	SIZE
HEALTHY	T184	SLASH	1"
POOR	T185	SLASH	1"
POOR	T186	LAUREL	1"
POOR	T187	LAUREL	1"
OMIT	T188	LAUREL*	2"
POOR	T189	LAUREL	1"
POOR	T189	LAUREL	1"
POOR	T190	LAUREL	1"
POOR	T191	LAUREL	1"
POOR	T192	LAUREL	1"
OMIT	T193	LAUREL*	4"
POOR	T194	LAUREL	1"
POOR	T195	LAUREL	1"
POOR	T196	SLASH	1"
OMIT	T197	LAUREL*	2"
OMIT	T197	LAUREL*	2"
POOR	T198	LAUREL	1"
OMIT	T201	LAUREL*	2"
HEALTHY	T205	LAUREL	1"
POOR	T206	LAUREL	1"
POOR	T207	LAUREL	1"
OMIT	T208	LAUREL*	1"
POOR	T209	LAUREL*	1"
POOR	T210	LAUREL	1"
POOR	T211	SLASH	1"
HEALTHY	T212	SLASH	1"
POOR	T213	LAUREL	1"
HEALTHY	T214	SLASH	1"
POOR	T215	LAUREL	1"
HEALTHY	T216	SLASH	1"
POOR	T217	LAUREL	1"
HEALTHY	T219	SLASH	1"
POOR	T220	LAUREL	1"
POOR	T221	LAUREL	1"
OMIT	T222	LAUREL*	2"
POOR	T223	SLASH	1"
OMIT	T224	LAUREL	1"
OMIT	T225	LAUREL*	2"
OMIT	T226	LAUREL*	2"
TOTAL			8"
healthy/protected tree inches per acre			3"
deteriorated laurels >20" per acre			3"
palm inches per acre			3"
poor/protected tree inches per acre			126"

ACREAGE	0.3 SECTION 7	TREE	SIZE
POOR A002	LAUREL		12
POOR A003	LAUREL		12
HEALTHY A004	SLASH		16
HEALTHY T321	SLASH		30
POOR T322	LAUREL		12
POOR T323	LAUREL		11
POOR T327	LAUREL		8
POOR T328	LAUREL		8
POOR T328	LAUREL		9
POOR T330	LAUREL		6
OMIT T331	LAUREL*		20
POOR T332	LAUREL		9
POOR T333	LAUREL		13
POOR T334	LAUREL		12
POOR T335	LAUREL		17
POOR T336	LAUREL		9
HEALTHY T337	SLASH		13
POOR T338	LAUREL		9
POOR T339	SLASH		15
POOR T340	LAUREL		10
HEALTHY T341	SLASH		13
		TOTAL	72

ACREAGE	0.4 SECTION 8	TREE	SIZE
HEALTHY 1269		SLASH	10
POOR 1270		LAUREL	10
HEALTHY 1271		SLASH	10
HEALTHY 1272		LAUREL	10
POOR 1273		SLASH	10
POOR 1274		LAUREL	10
POOR 1274		LAUREL	10
POOR 1275		LAUREL	10
POOR 1276		LAUREL	10
POOR 1278		LAUREL	10
POOR 1279		LAUREL	10
POOR 1280		LAUREL	10
POOR 1281		LAUREL	10
POOR 1282		LAUREL	10
HEALTHY 1283		SLASH	10
POOR 1286		LAUREL	10
HEALTHY 1287		SLASH	10
POOR 1296		LAUREL	10
HEALTHY 1297		SLASH	10
POOR 1298		LAUREL	10
POOR 1298		LAUREL	10
POOR 1300		SLASH	10
POOR 1301		SLASH	10
POOR 1302		SLASH	10
POOR 1304		LAUREL	10
POOR 1305		LAUREL	10
HEALTHY 1306		SLASH	10
HEALTHY 1307		LAUREL	10
POOR 1308		LAUREL	10
POOR 1308		LAUREL	10
POOR 1309		LAUREL	10
POOR 1310		LAUREL	10
POOR 1311		LAUREL	10
POOR 1312		LAUREL	10
POOR 1313		LAUREL	10
POOR 1315		SLASH	20
POOR 1316		LAUREL	10
POOR 1317		LAUREL	10
POOR 1318		LAUREL	10
HEALTHY 1319		SLASH	10
		TOTAL	120
	healthy protected tree inches per acre		30
	deteriorated laurels >20" per acre		10
	poor protected tree inches per acre		120

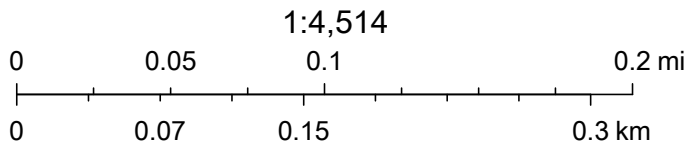


Volusia County Property Appraiser



5/11/2023, 4:56:23 PM

- | | | | |
|-------------|--------------|--------|------------------|
| Parcel | Recent Sales | 2023 | Water Body Names |
| Streets | 2021 | Cities | Water Bodies |
| Parcel Text | 2022 | DELAND | County Boundary |



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LEGAL DESCRIPTION

Parcel 1:

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying North of Taylor Road, Section 22, Township 17 South, Range 30 East, Volusia County, Florida, Less and Except Road Right of Ways.

also described as:

All of Blocks 1 and 2, and that portion of Blocks 3 and 4, lying North of Taylor Road, Carroll and Marshall Addition to Deland, according to the map thereof as recorded in Map Book 9, Page 22, Public Records of Volusia County, Florida, Less and Except Road Right of Ways.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, Township 17 South, Range 30 East, Volusia County, Florida, Less Road Right of Way.

CONTAINING: 26.011 acres, more or less

SECTION 22, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

Parcel 1:
The South 1/2 of the Southeast 1/4 of the Southeast 1/4, lying North of Taylor Road, Section 22, Township 17 South, Range 30 East, Volusia County, Florida, Less and Except Road Right of Ways.

also described as:

All of Blocks 1 and 2, and that portion of Blocks 3 and 4, lying North of Taylor Road, Carroll and Marshall Addition to Deland, according to the map thereof as recorded in Map Book 9, Page 22, Public Records of Volusia County, Florida, Less and Except Road Right of Ways.

Parcel 2:
The Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 22, Township 17
South, Range 30 East, Volusia County, Florida, Less Road Right of Way.

CONTAINING: 26.011 acres, more or less.

LEGEND

R = RADIUS
 Δ = DELTA
 L = LENGTH
 CH = CHORD LENGTH
 CB = CHORD BEARING
 ASPH = ASPHALT
 BC = BACK OF CURB
 BNDY = BOUNDARY
 C&G = CURB & GUTTER
 CM = CONCRETE MONUMENT
 CONC. = CONCRETE
 CSL = CONCRETE SLAB
 D = DESCRIPTION
 DOC. = DOCUMENT
 EL. = ELEVATION
 EP = EDGE OF PAVEMENT
 F = FIELD
 FL = FLOWLINE OF CURB
 IBC = IRON BAR & CAP
 ID = IDENTIFICATION
 INV = PIPE INVERT
 MES = MITERED END SECTION
 N&O = NAIL & DISK
 OHE = OVERHEAD ELECTRIC WIRES
 ORB = OFFICIAL RECORDS BOOK
 P = PLAT
 PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 RCP = REINFORCED CONCRETE PIPE
 REC = RECOVERED
 TB = TANGENT BEARING
 W/ = WITH
 ☐ = CABLE RISER
 ■ = ELECTRIC SERVICE BOX
 ---> = GUY ANCHOR
 ⇨ = MAILBOX
 ⊗ = MANHOLE--SANITARY
 ⊙ = PEDESTRIAN CROSSING SIGN
 ⇨- = POWER POLE--CONCRETE
 ⇨- = POWER POLE--METAL
 ⇨- = POWER POLE--WOOD
 = = SIGN
 ⊞ = TELEPHONE PEDESTAL
 ⊙ = WELL PUMP
 ■ = "4"x4" CONCRETE MONUMENT
 ● = "5/8" IRON BAR & CAP, UNLESS NOTED OTHERWISE

NOTES

1. This Plat represents a Boundary Survey of the Description provided by client to Jones, Wood & Gentry, Inc. and does not indicate ownership.

2. Bearings shown hereon are based on the East Boundary of the Southeast 1/4 of Section 22 as bearing S01°09'26"E, per Florida State Plane coordinates Zone East.

3. A Commitment for Title Insurance was prepared by Fidelity National Title Insurance Company, Commitment No. 10918003 with a commitment date of December 15, 2022 at 5:00 P.M. and was provided to Jones, Wood & Gentry, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below:

ITEM 5: Easement in favor of Florida Power Corporation recorded November 1, 1966 in Official Records Book 884, Page 112; Subordination of Utility Interests recorded March 19, 1991 in Official Records Book 3603, Page 829. O.R.B. 884, Page 112 describes a 100' wide power easement. But does not describe that part of the property known as "The S. 1/2 of the NW. 1/4 of the SE. 1/4 of the SE. 1/4 of SECTION 22" as shown hereon. O.R.B. 3603, Page 829 does not affect the property. That description described the portion of the powerline easement where the Taylor Road widening occurred and no longer affects the property.

4. Elevations shown hereon are based on Volusia County 1988 datum Vertical Control Points:
BLA#4 X-Cut in Concrete Published Elevation 84.343.

ALTA CERTIFICATION

ALTA CERTIFICATION
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, 8, 11(as to observed evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on February 10, 2023.

CERTIFIED TO:

Landsea Homes of Florida, LLC
Shutts & Bowen LLP

BY: DG3
DATE: 02-10-23
DRAWING: 29293-COV.DWG
JOB #: 29293
SHEET: 1 OF 1

FOR:

MANOVER LAND COMPANY, LLC

NOT VALID WITHOUT SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER





DANIEL E. GENTRY JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

**PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

May 14, 2025

A. APPLICATION NO.: SMLU24-215

APPLICANT: City of DeLand

STAFF PLANNER: Kendall Story

REQUEST: To amend the land use designation from Volusia County Urban Medium-Intensity (UMI) to City of DeLand Low-Density Residential (LDR)

B. SITE FACTORS:

Location: 1100 S. Garfield Ave.

Property Size: ± 6.36 acres

Land Use: Volusia County Urban Medium-Intensity

Existing Use: Vacant, undeveloped

	SURROUNDING USE:
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential; Medium Density Residential
West:	High Density Residential; Redevelopment

C. REQUESTED ACTION & HISTORY:

The City of DeLand's Public Services Campus is located between S. Garfield Ave. and S. Amelia Ave. Over the years, the city has acquired property and integrated it into the campus, expanding the overall site. The most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. Amending the future land use designation to Low Density Residential for the outlying properties is the first step.

On August 18, 2022, the Technical Review Committee (TRC) reviewed and conditionally approved a Class II site plan (SP22-165) to construct a ± 24,241 sq. ft. building to be used as the new Utility Administration Building and accompanying parking lot. Following said approval, on August 17, 2023, the TRC reviewed and conditionally approved a site plan (SP23-146) for additional facility upgrades to the site which included a new master pump station and other technical items. Per the review, it was a requirement to combine the various parcels to bring everything into conformity. Currently, there are buildings that cross property lines and existing structures that do not meet the setbacks on individual lots.

However, when all properties are viewed as a whole, contiguous lot, then the buildings would meet the required setbacks. In order to combine the individual lots, each of the lots would need to have the same land use and zoning designations. Therefore, the City has applied for a future land use designation and, under a separate applications, rezoning application and the addition of the Institutional Overlay in order to facilitate a future lot combination.

The City of DeLand Public Services Department (PSD) is proposing a future land use amendment for ± 6.36 acres of the campus, located at 1101 S. Garfield Ave., from Volusia County's Urban Medium-Intensity (VC: UMI) land use designation, to the City of DeLand's Low-Density Residential (LDR) land use designation. *The city has also petitioned for an Institutional Overlay (#SMLU24-216) and a rezone (Z24-211).*

D. ANALYSIS:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, Florida Statute 163.3187 allows for a Future Land Use Map amendment for if the area is under 50 acres, and is not an area of critical state concern. The proposed application is for a land use change for approximately 6.36 acres of property. In total, the overall campus is 49.37 acres.

- 1. Compatibility with Land Use and Other Elements:** The Future Land Use element requires that the subject property be consistent with surrounding development. The surrounding development is a mixture of residential land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. To the north of the subject property, it directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.
- 2. Future Land Use Map:** The proposed change in the land use designation to Low-Density Residential (LDR) will be shown on the revised Future Land Use Map.
- 3. Location of Lakes, Floodplains, and Wetlands:** The property contains a body of water that acts as a stormwater retention pond for the site, but is not located within a floodplain or wetland area.
- 4. Analysis of Natural Resources:**
 - a. Soil types:*
Astatula Fine Sand, 0-8% slope
 - b. Presence of Endangered Species:* None; this is a developed site.
- 5. Existing and Future Impact upon Infrastructure Capacity:**
 - a. Water* – The City's Utility Department indicates sufficient water supply is available for the proposed land use designation, as this is an existing, developed site.
 - b. Sewer* – The City's Utility Department has indicated sufficient existing capacity, as this is an existing, developed site.

- c. *Drainage* – The City adheres to the County’s 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture for future development will be addressed on-site and will be further evaluated at the time of site plan or preliminary plat.
- d. *Solid Waste* – Solid waste services are available for the property, as this is an existing, developed site.

6. Compatibility with Existing Zoning Classification: The existing zoning classification will be amended upon approval of the land use amendment to a classification permitted in the LDR land use designation. As mentioned above, concurrent applications for a rezone to R-1B and an Institutional Overlay both accompany this application.

E. CONCLUSION: The facility analysis presented in the above sections suggests the proposed land use will not cause any of the City’s facilities to degrade below the adopted or current operational level of service (LOS). The proposed land use designation, Low-Density Residential, is consistent with the surrounding area, and will not create any land use incompatibilities.

F. STAFF RECOMMENDATION: Staff recommends that the Planning Board forward the request to City Commission with a recommendation of approval of the proposed amendment from Volusia County’s UMI to the City of DeLand’s LDR designation.

G. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

- 1. Transportation
- 2. Sanitary Sewer
- 3. Potable Water
- 4. Solid Waste
- 5. Stormwater Drainage
- 6. Recreation
- 7. Schools

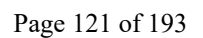
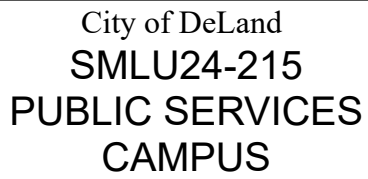
Table 4. Impact Analysis (Theoretical Max.)

Development Variable	EXISTING Future Land Use	PROPOSED Future Land Use	Net Change
	VC: UMI	CITY LDR	
Permitted Density/Intensity	8 du/acres; 0.5 FAR	5.8 du/acre	-2.2 du/acre
Dwelling Units	50	36	-14
Non-residential Sq. Ft.	138,085 SF	N/A	-138,085 SF
1. Population	122	88	-34
2. PM Peak Hr. Trips/Daily Trips (Residential)	47 peak/472 ADT (res.)	34 peak/339 ADT (res.)	-13/-133 (res.)
PM Peak Hr. Trips/Daily Trips (Commercial)	199 peak/1,496 ADT (com.)	N/A (com.)	-199/-1,496 (com.)
3. Sanitary Sewer (gallons/day)	10,000 (res.)	7,200 (res.)	-2,800 (res.)
	13,000 (com.)	N/A (com.)	-13,000 (com.)
4. Potable Water (gallons/day)	15,000 (res.)	7,200 (res.)	-7,800 (res.)
	13,000 (com.)	N/A (com.)	-13,000 (com.)
5. Solid Waste (pounds/day)	391 (res.)	282 (res.)	-109 (res.)
	13,800 (com.)	N/A (com.)	-13,800 (com.)
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	0.85	0.62	-0.23

Notes:

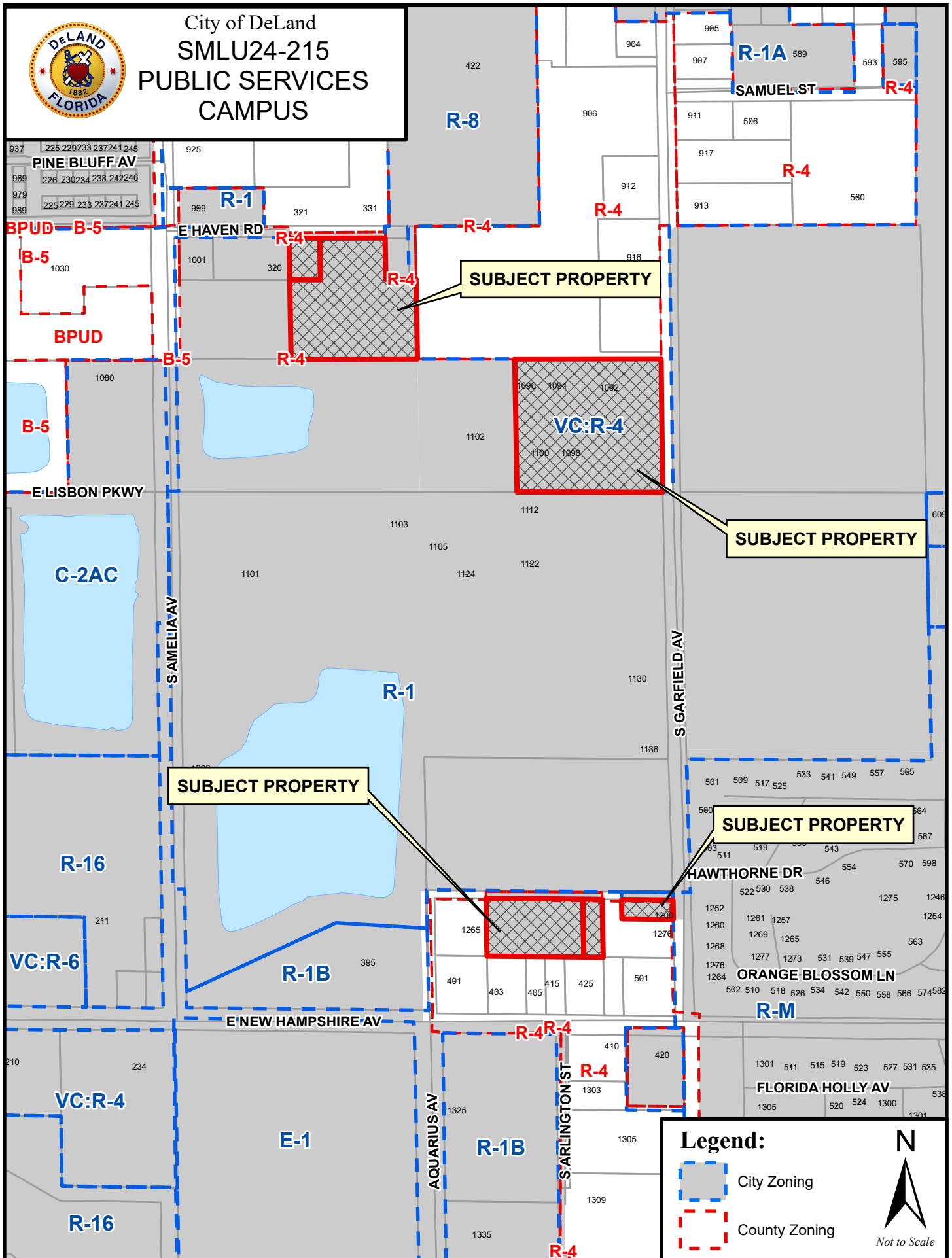
1. Population: 2.44 persons per household (per 2020 Census)
2. Transportation: ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate SFR (210): 0.94 trips/unit; ADT rate SFR (210): 9.43 trips/unit
ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate OFF (710): 1.44 trips/1,000 sf; ADT rate OFF (710): 10.84 trips/1,000 sf
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day
6. Stormwater Drainage: LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)

The proposed amendment results in decreased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.



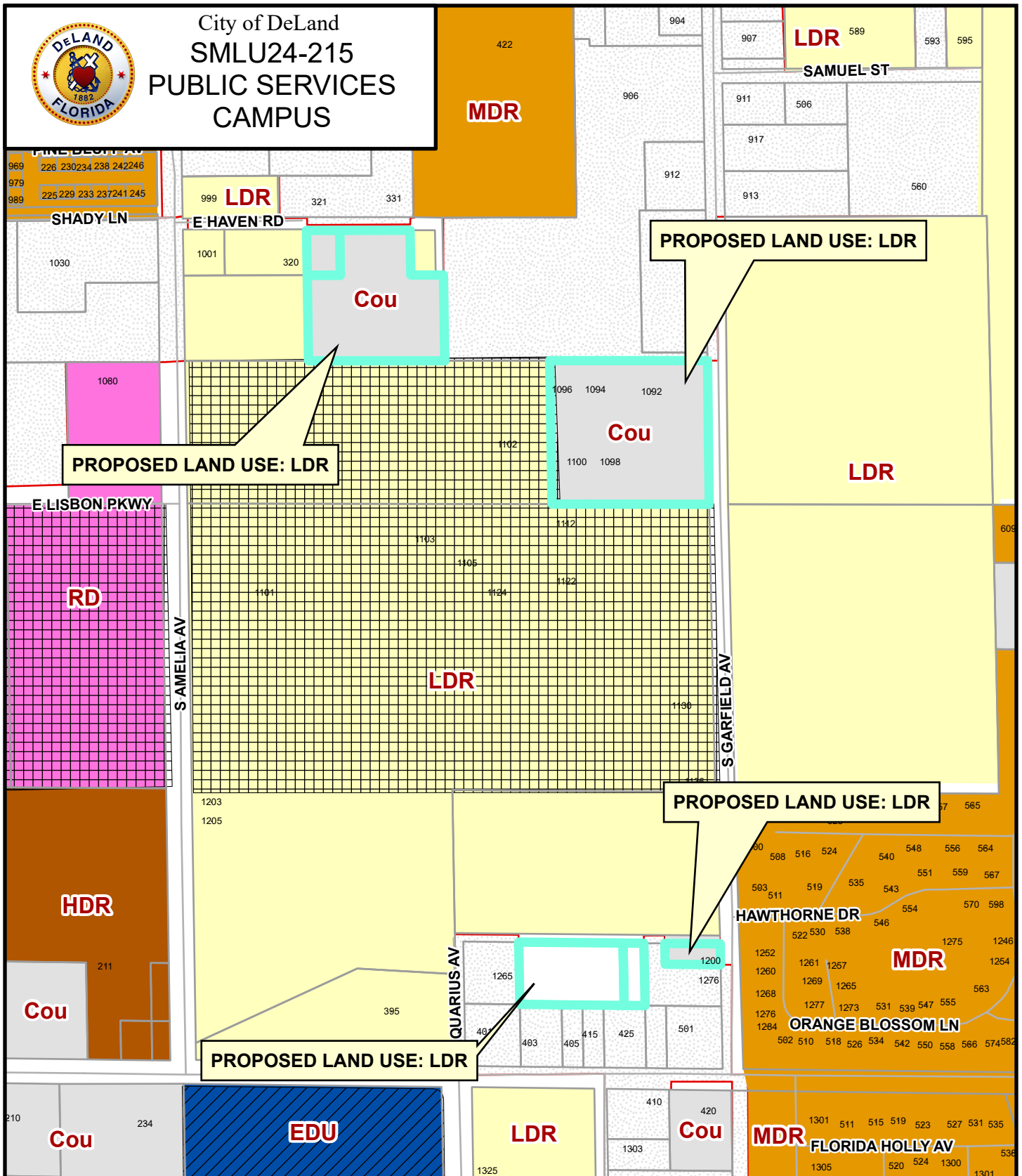


City of DeLand
SMLU24-215
PUBLIC SERVICES
CAMPUS





City of DeLand
SMLU24-215
PUBLIC SERVICES
CAMPUS



DeLand Future Land Use:

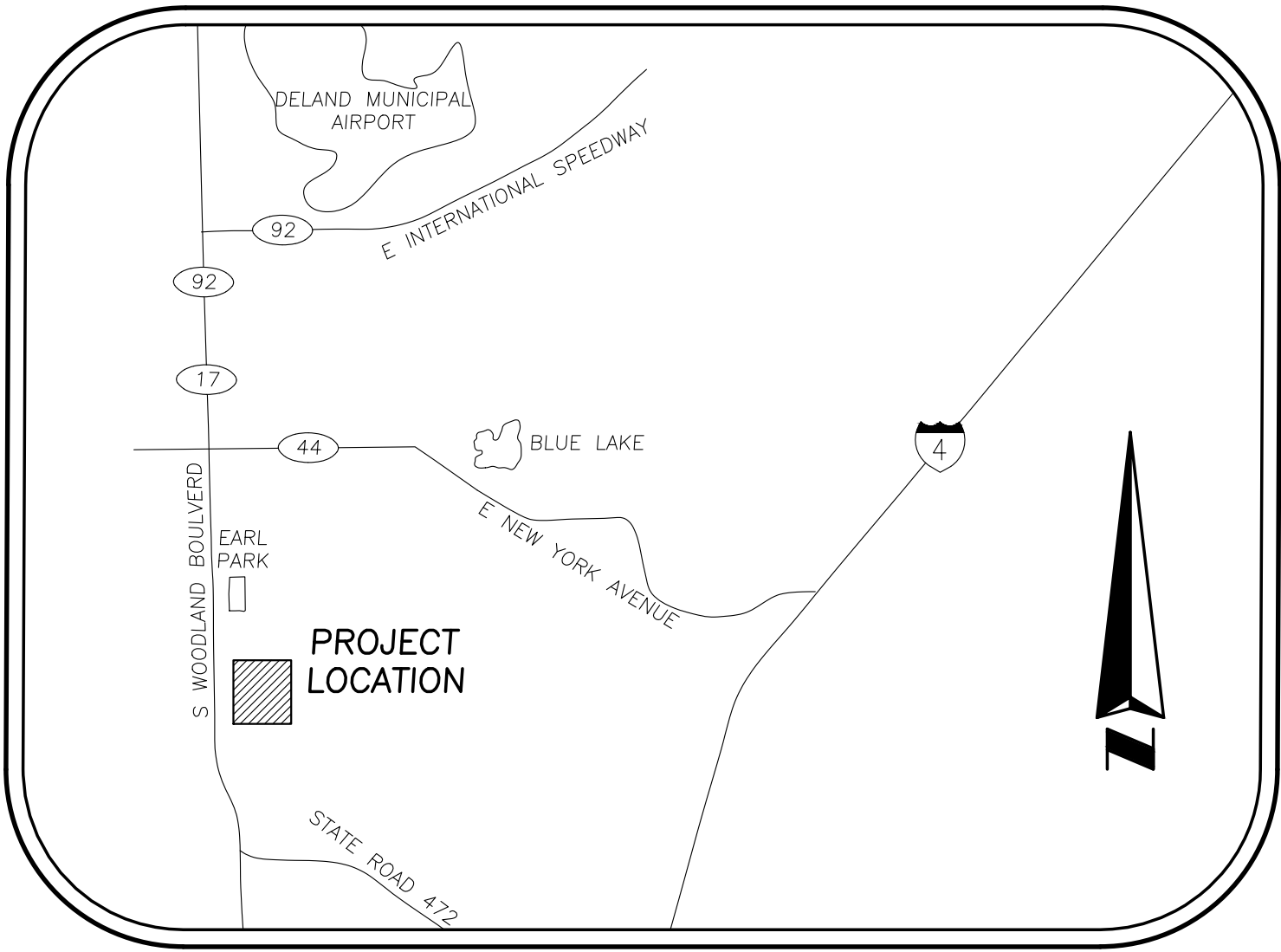
Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County



CITY OF DELAND PUBLIC WORKS COMPLEX

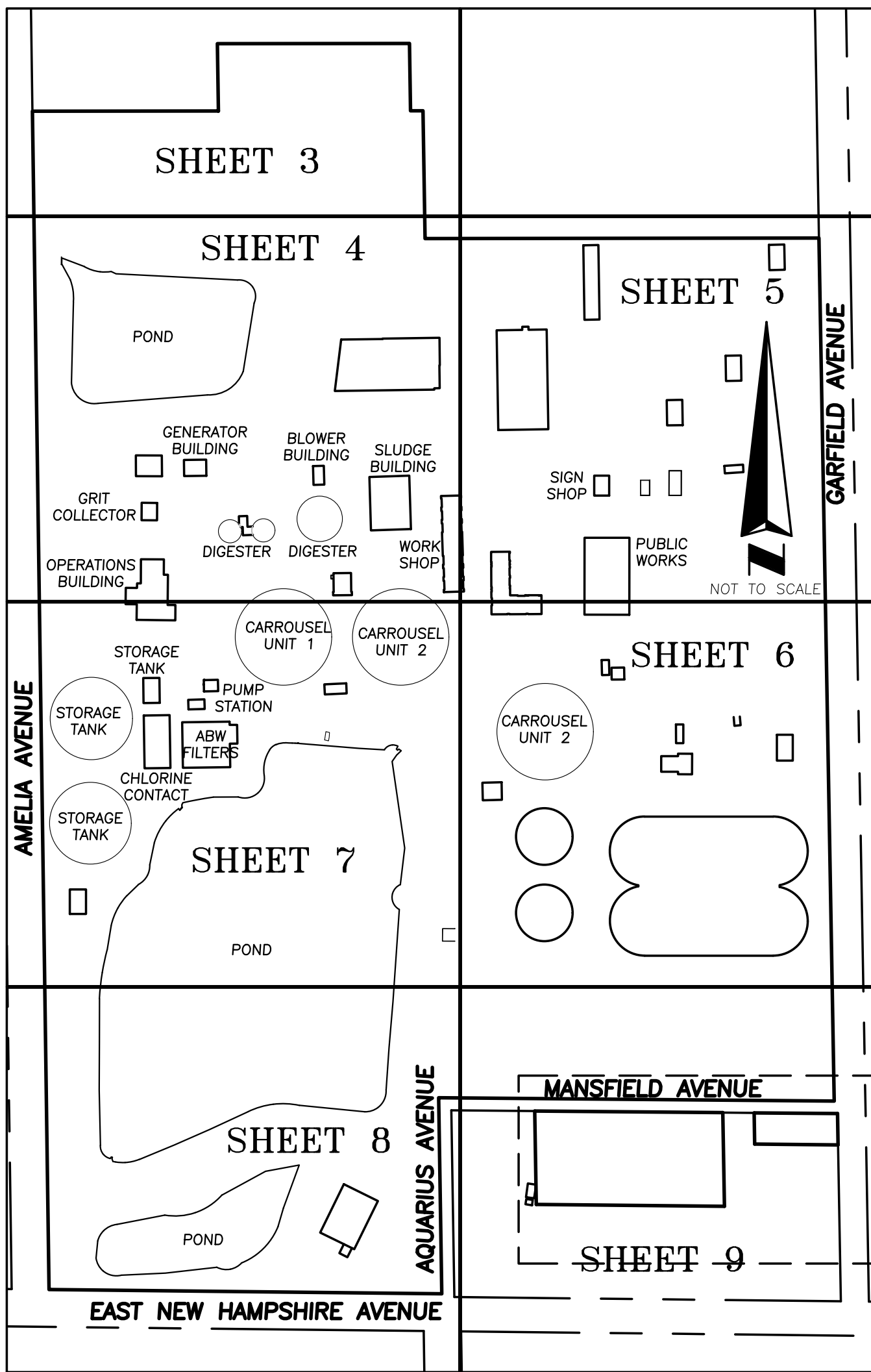
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3-8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OR LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3722 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 7021010000210 & 7021010000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 7021010000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°04'11"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING. CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

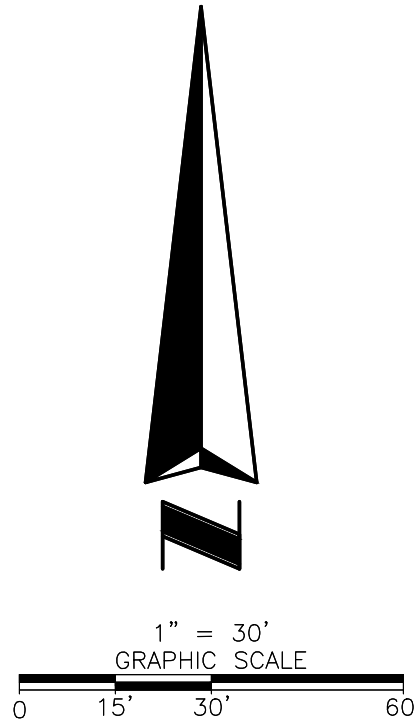
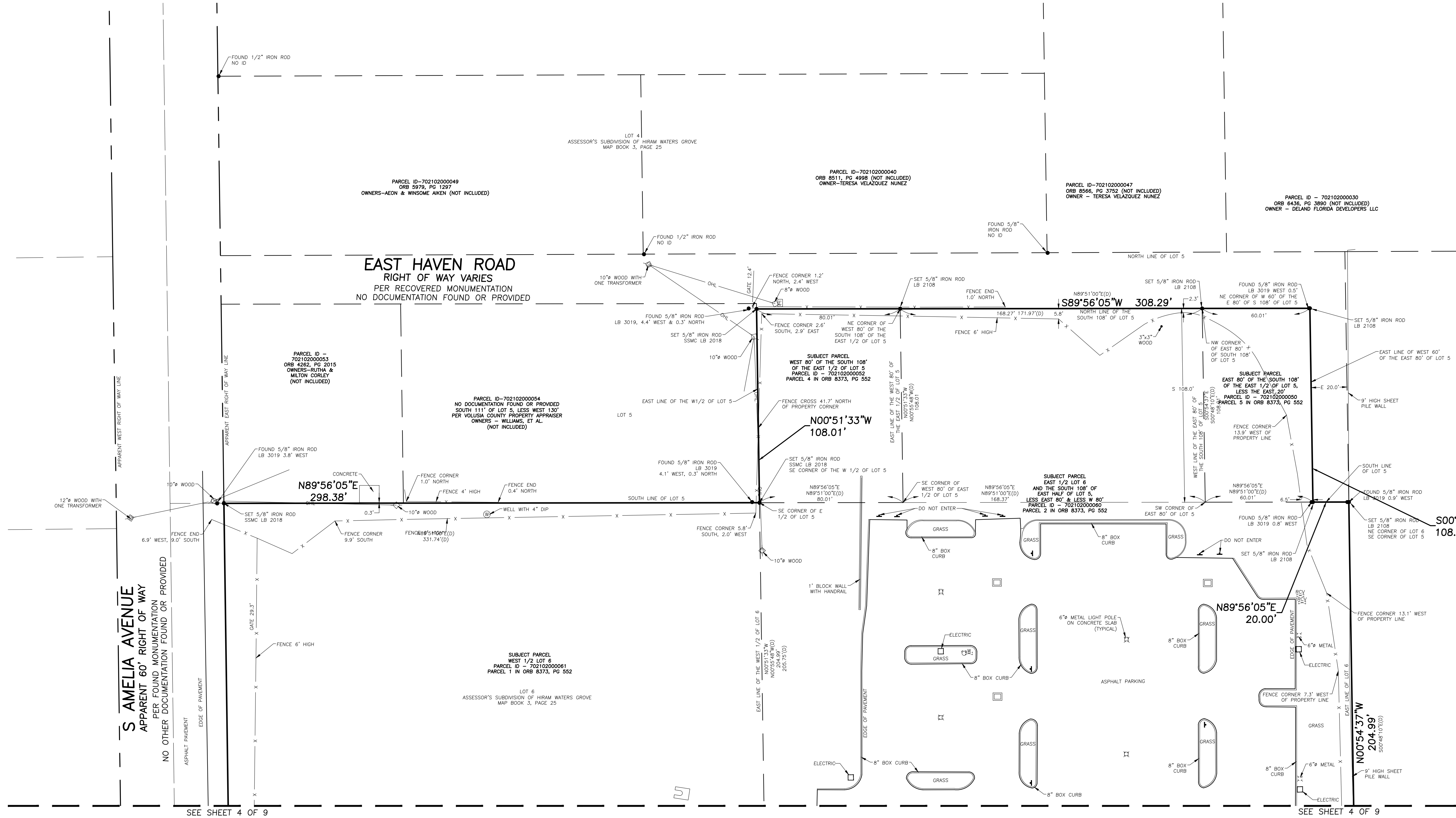
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING. CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

LEGEND & ABBREVIATIONS:

	= AIR CONDITIONING UNIT		= IRON PIPE		= COMBINATION UTILITY POLE		= LICENSED BUSINESS
	= AIR RELEASE VALVE		= IRON ROD		= MAILBOX		= PROFESSIONAL SURVEYOR AND MAPPER
	= BURIED CABLE TV PEDESTAL		= IRRIGATION VALVE		= UTILITY MARKER		= IDENTIFICATION
	= BURIED ELECTRIC PEDESTAL		= LANDSCAPE LIGHTING		= WATER METER		= OFFICIAL RECORDS BOOK
	= BACKFLOW PREVENTER		= LIGHT POLE		= WATER VALVE		= PLAT
	= BENCH		= LIFT STATION		= YARD DRAIN		= PAGE(S)
	= BUSH		= MITERED END SECTION		= CHAINLINK FENCE		= FIELD
	= BURIED TELEPHONE PEDESTAL		= MONITORING WELL		= WOOD FENCE		= TRAVERSE POINT
	= CONCRETE MONUMENT		= NAIL W/DISC		= OVERHEAD UTILITY LINE		= NORTH AMERICAN DATUM
	= CLEAN OUT		= UTILITY POLE		= TREE/HEDGE LINE		= NORTH AMERICAN VERTICAL DATUM
	= DRAINAGE MANHOLE		= POST/BOLLARD		= LANDSCAPED AREA		= SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
	= ELECTRIC FIXTURE		= RECLAIMED WATER METER		= POLYVINYL CHLORIDE PIPE		
	= ELECTRIC MANHOLE		= RECLAIMED WATER VALVE		= DUCTILE IRON PIPE		
	= ELECTRIC SERVICE METER		= SANITARY MANHOLE		= METAL FENCE		
	= FLAT GRATE INLET		= NON-TRAFFIC SIGN		= ELECTRIC FIXTURE		
	= FIRE HYDRANT		= SERVICE POLE		= UTILITY MARKER		
	= FLAGPOLE		= SEWER VALVE		= RECLAIMED WATER VALVE		
	= DOWN GUY		= TRAFFIC SIGN				
	= WATER SPIGOT		= TANK				
	= HAND HOLE		= TRANSFORMER ON SLAB				
			= VAULT				

SURVEYOR'S REPORT:

- UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF NORTHEAST 1/4 OF SECTION 21-17-30 AS BEING NORTH 89°22'19" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2007 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. CONTROL POINT(S) USED FOR THIS SURVEY ARE NATIONAL GEODETIC SURVEY (NGS) POINT DESIGNATION "79 91 GP2", PID# AQ2783, DISTANCES SHOWN ARE GRID DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE VOLUSIA COUNTY PROPERTY APPRAISERS WEB SITE.
- ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS



REVISION DATE	REVISION	BY

BOUNDARY SURVEY	Project:
S. AMELIA AVENUE	DELAND, FLORIDA - 32724
Drawn By:	Field Date:
J.O.	FEBRUARY 27, 2025
Scale:	1" = 30'

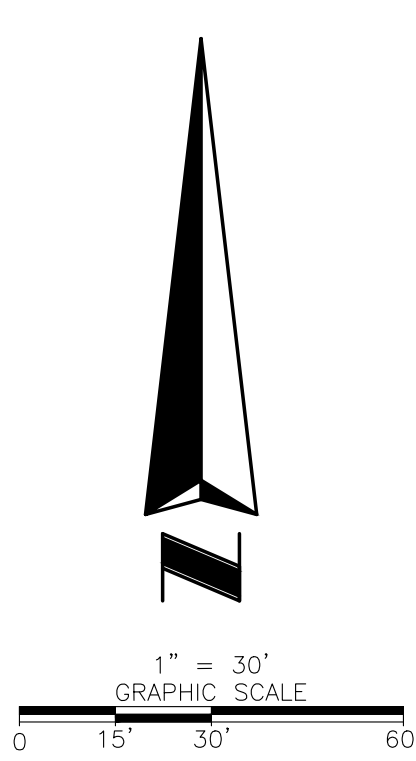
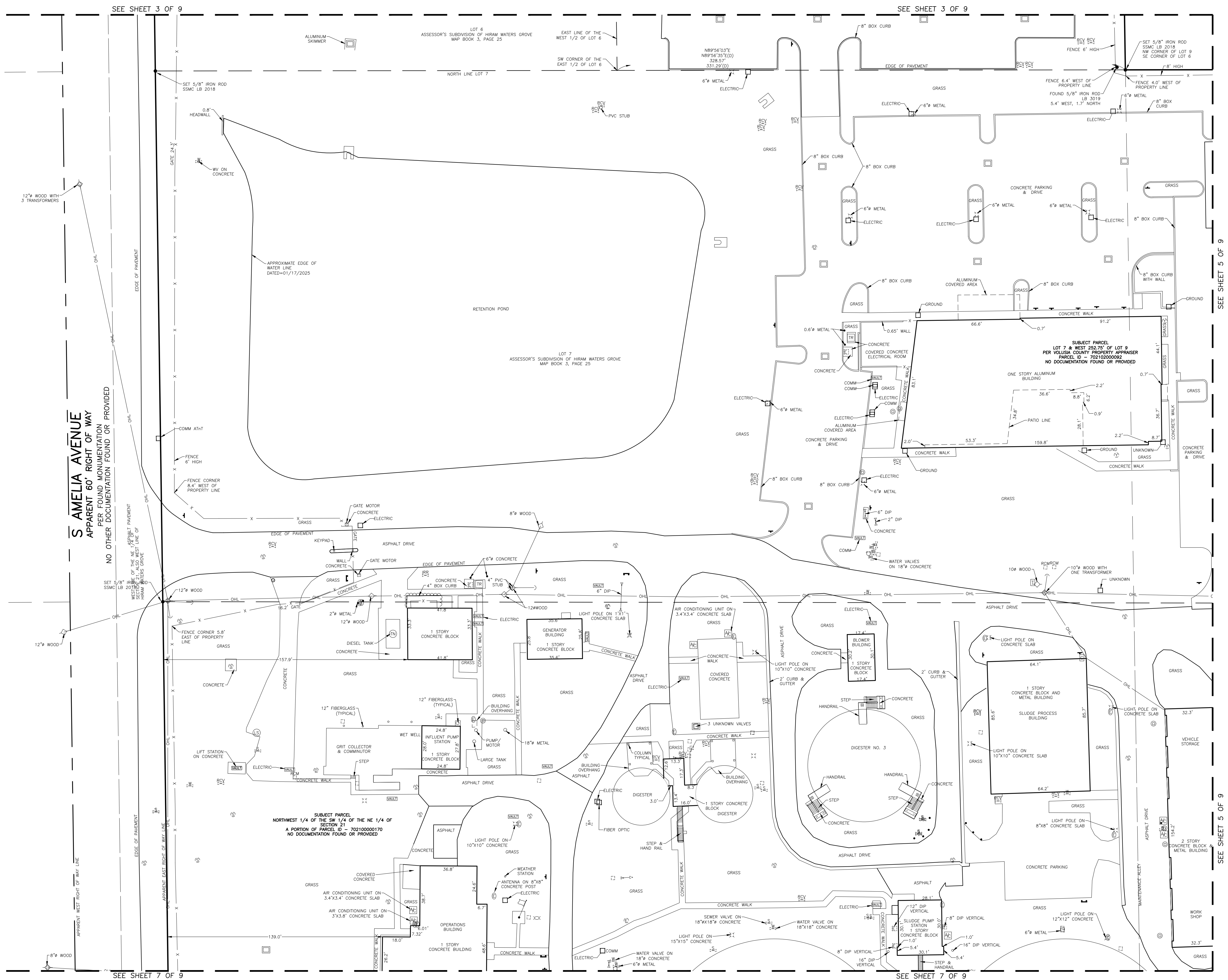
SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
3 OF 9

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southesternsurveying.com
Certification Number: LB2108

SHEET NUMBER 3 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9





S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SEE SHEET 3 OF 9
SEE SHEET 7 OF 9
SEE SHEET 5 OF 9
SEE SHEET 5 OF 9

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF
SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
LOT 7 & WEST 252.75' OF LOT 9
PER VOLUSIA COUNTY PROPERTY APPRAISER
PARCEL ID - 702102000092
NO DOCUMENTATION FOUND OR PROVIDED

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
4 OF 9

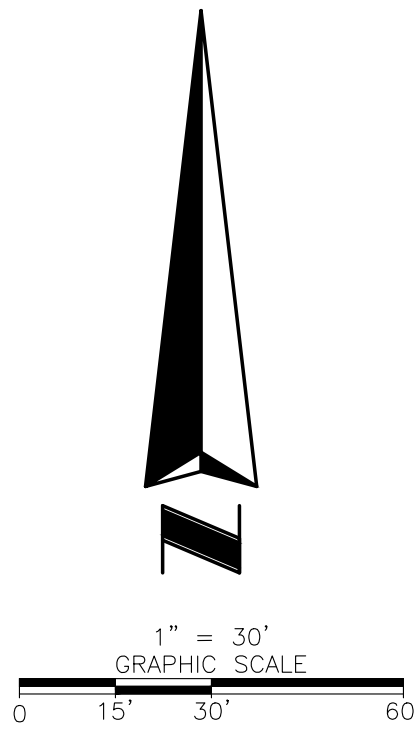
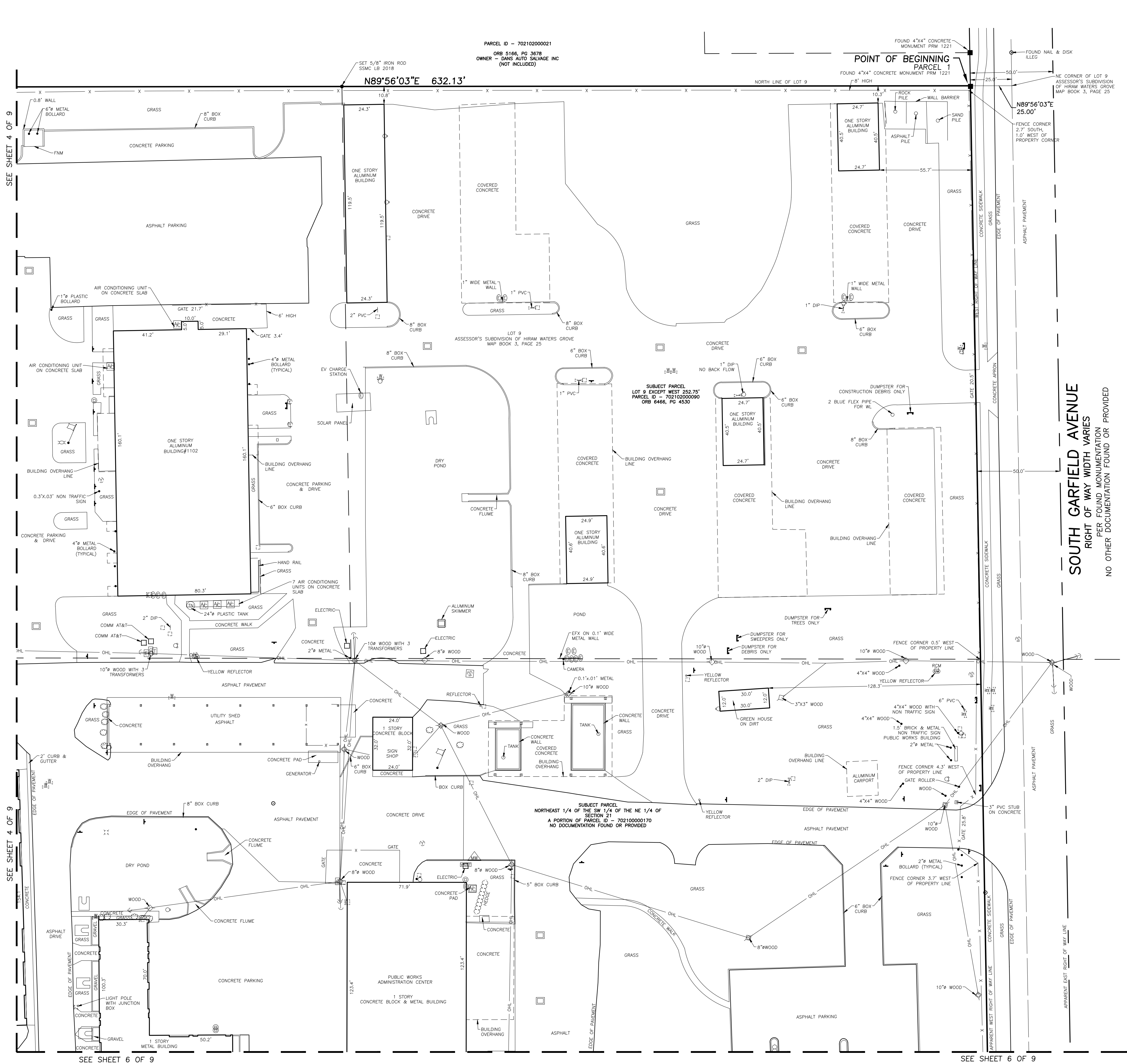
BOUNDARY SURVEY
S. AMELIA AVENUE
DELAND, FLORIDA - 32724

REVISION DATE	REVISION	BY

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southeasternsurveying.com
Certification Number LB2108

1" = 30'
GRAPHIC SCALE
0 15 30 60'

SHEET NUMBER 4 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9



REVISION DATE	REVISION	BY

Project:	BOUNDARY SURVEY
Field Date:	FEBRUARY 27, 2025
Drawn By:	JG
Scale:	1" = 30'

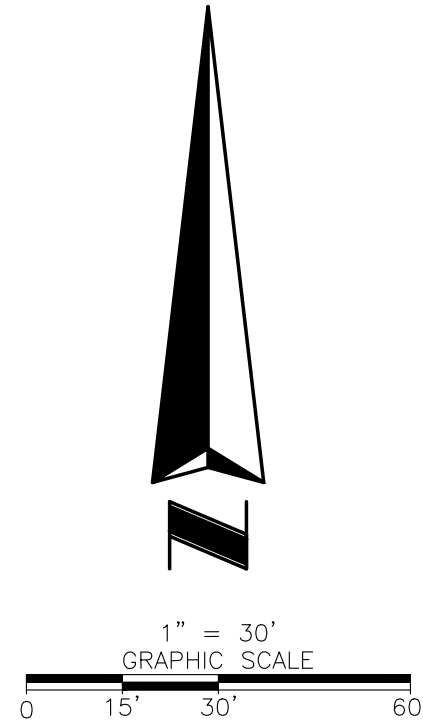
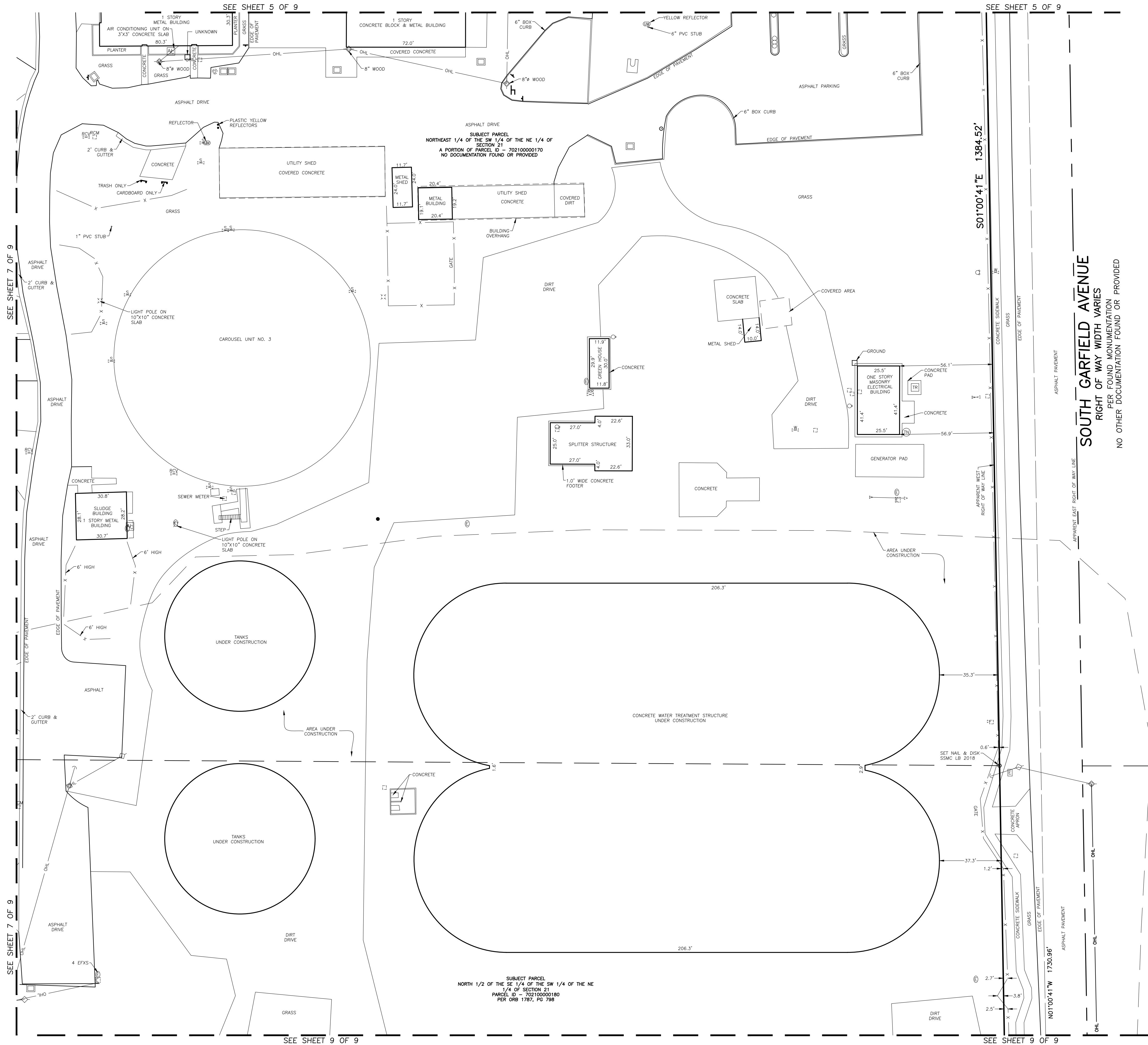
SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
5 OF 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southeasternsurveying.com
Certification Number: LB2108

SSMC
SUE • SURVEY • GIS

SHEET NUMBER 5 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9



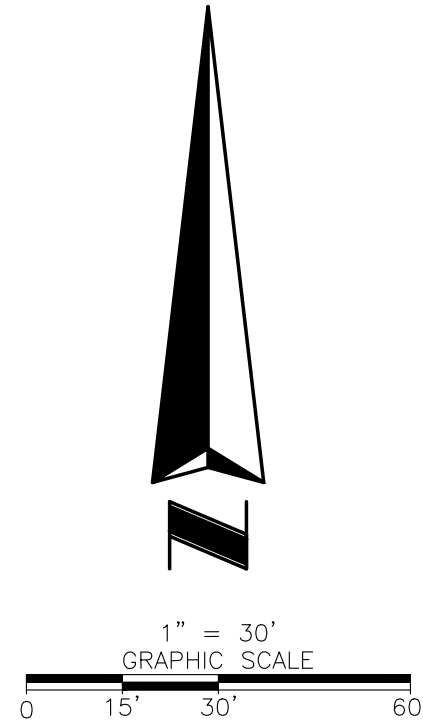
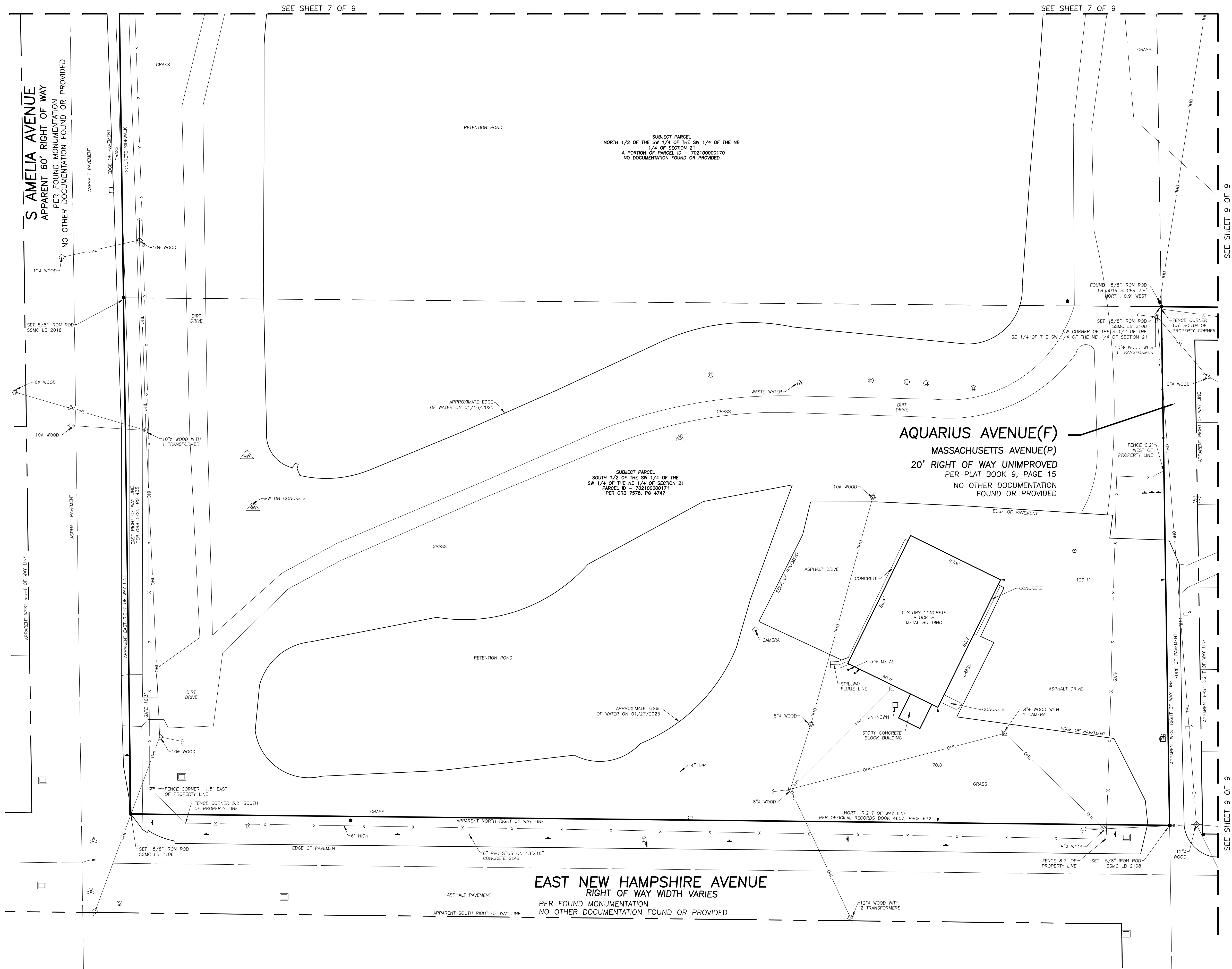
**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
550 South Highland Street
Mt. Dora, Florida 32757
e-mail: info@southeasternsurveying.com
Certification Number LB2108

BY	REVISION	REVISION DATE

Project:	BOUNDARY SURVEY
Field Date:	S. AMELIA AVENUE
Drawn By:	DELAND, FLORIDA - 32724
Scale:	1" = 30'
Field Date:	FEBRUARY 27, 2025

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
6 OF 9



SEE SHEET 1 FOR NOTES
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
8 OF 9

BOUNDARY SURVEY

Project:
**S. AMELIA AVENUE
DELAND, FLORIDA - 32724**

Field Date: FEBRUARY 27, 2025 Drawn By: JG Scale: 1" = 30'

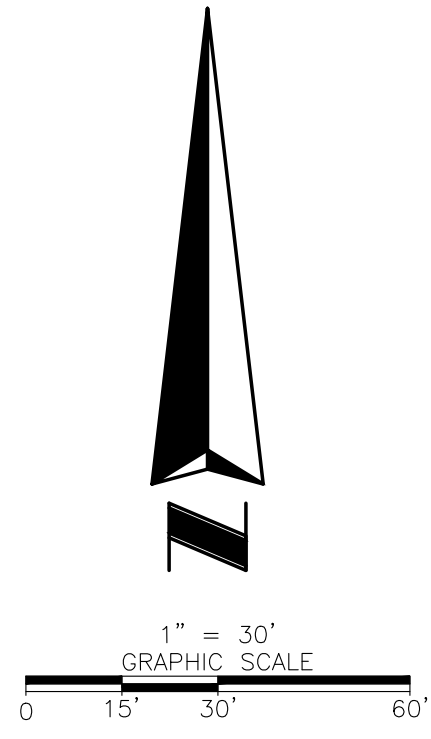
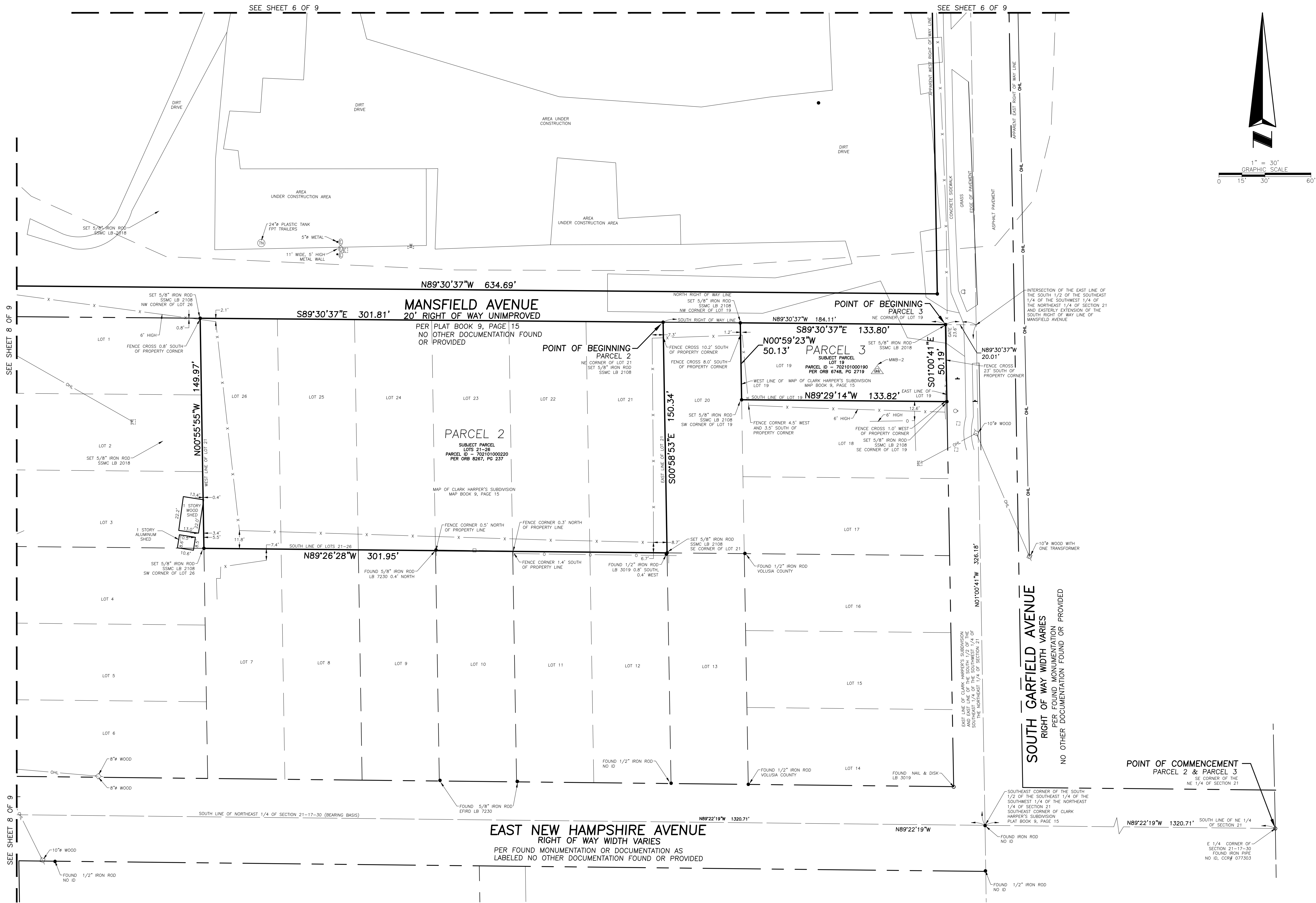
REVISION DATE	REVISION	BY

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
550 South Highland Street
Mt. Dora Florida 32767
e-mail: info@southeasternsurveying.com
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SHEET NUMBER 8 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

DETAILS FROM SHEET 2



SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER

59575003

SHEET NUMBER

9 OF 9

BOUNDARY SURVEY

Project:

S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date:

FEBRUARY 27, 2025

REVISION

DATE

BY

BY

REVISION

DATE

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

550 South Highland Street
Mt. Dora, Florida 32767

e-mail: info@southeasternsurveying.com

Certification Number: LB2108

1" = 30'

GRAPHIC SCALE

0 15' 30' 60'

1" = 30'

Scale

JO

Drawn By:

SHEET NUMBER 9 OF 9

NOT VALID WITHOUT SHEETS 1 THROUGH 9

Page 132 of 193

DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OR LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE

OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP

BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG

THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE

AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

**PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

May 14, 2025

A. APPLICATION NO.: SMLU24-216

APPLICANT: City of DeLand

STAFF PLANNER: Kendall Story

REQUEST: A request to add the Institutional Overlay to the Public Services Campus

B. SITE FACTORS:

Location: 1100 S. Garfield Ave.
Parcel Size: ± 49.37 acres
Land Use: LDR (Low Density Residential)
Existing Use: Public Services Campus

	SURROUNDING USE:
North:	VC: UMI (VC Urban Medium Intensity); MDR (Medium Density Residential)
South:	EDU (Educational); LDR (Low Density Residential)
East:	LDR (Low Density Residential); MDR (Medium Density Residential)
West:	HDR (High Density Residential); RD (Redevelopment)

C. REQUESTED ACTION:

The City of DeLand's Public Services Campus is located between S. Garfield Ave. and S. Amelia Ave. Over the years, the city has acquired property and integrated it into the campus, expanding the overall site. The most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's ultimate goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay, and zoning district to make the site compatible with the underlying land use and zoning district. Adding the Institutional Overlay is the second step.

The City of DeLand Public Services Department (PSD) is proposing a future land use overlay be added to approximately ± 49.37 acres, covering the entire Public Services Campus, located at 1100 S. Garfield Ave. *The city has also petitioned for a future land use amendment to the LDR designation (SMLU24-215) and a rezone (Z24-211).*

D. COMPATIBILITY ANALYSIS:

According to the Comprehensive Plan, the Institutional Overlay may be applied to property without the requirement for a distinct land use designation. It was designed to be

compatible with all other land use categories and may be applied as needed for publicly owned lands for things such as public utilities, public safety, health, and other uses.

Other locations for the Institutional Overlay include City Hall, the Volusia County Court House and the local public library. The Institutional Overlay allows for public uses to be permitted under the current land use designation. By adding the overlay to the subject property, it would be consistent with other public properties in the city. There are standards that apply to the overlay when applying it. These standards include compatibility with the surrounding uses, building mass, height and scale.

The surrounding development is a mixture of residential single-family and multi-family land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. The north side of the subject property directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

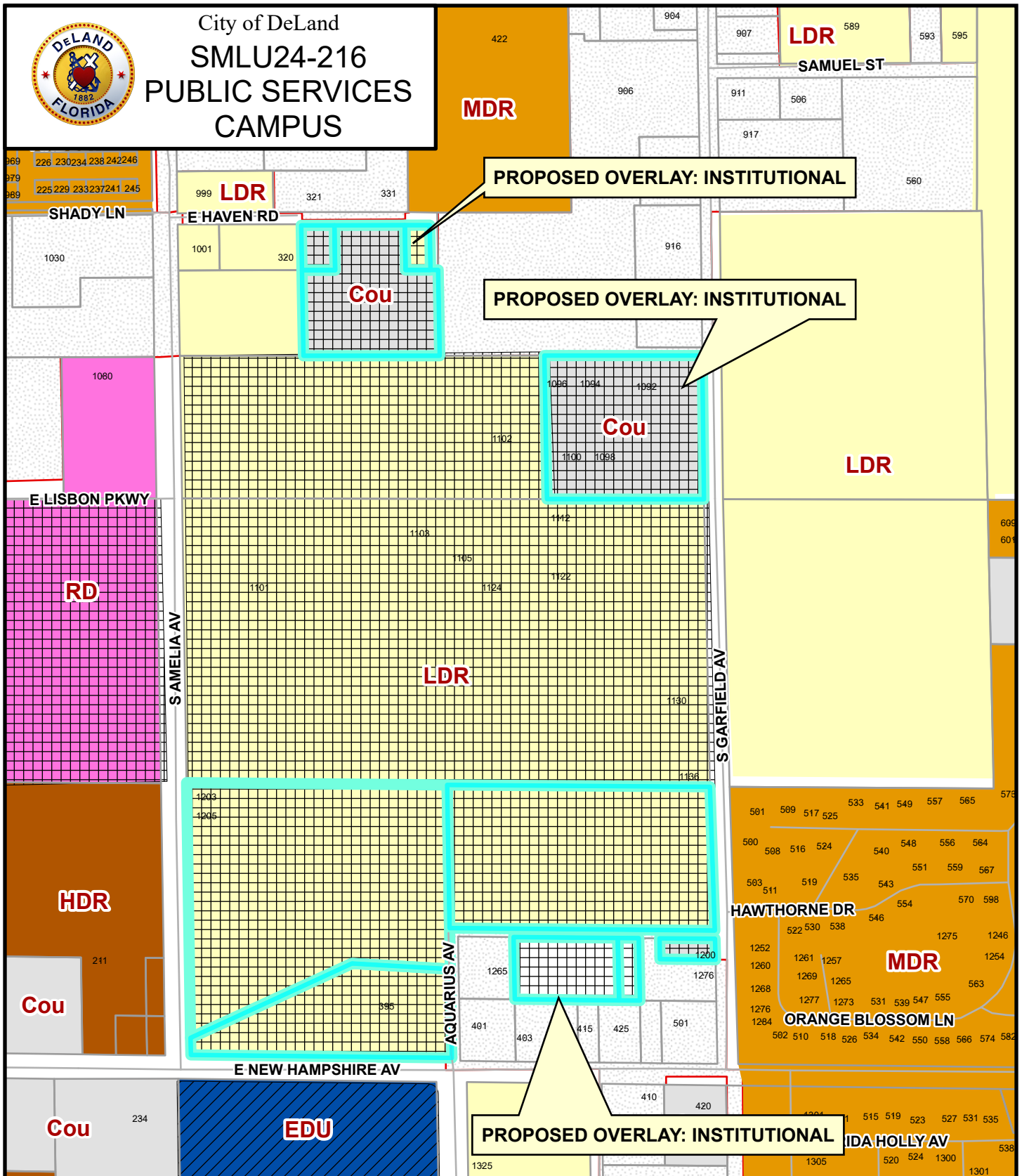
The height of the structures on the Campus are similar in height to the surrounding properties, with the new administrative building being less than 35 feet in height. Additionally, the closest facility structure on site is more than 150 feet from the nearest neighboring building. The majority of the facility operations are internal to the Campus, lessening the noise of city vehicles.

- E. CONCLUSION:** The proposed Institutional Overlay is appropriate for the subject property, as it is designed to allow public facilities to be located as needed.
- F. STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the request to the City Commission with a recommendation of approval of the proposed Institutional Overlay on the Public Services Campus, located at 1100 S. Garfield Ave.

L:\COMMDEV\PLANNING\Staff Reports\2025\PB\May\SR-SMLU24-216 Public Services Campus Land Use Amendment(Institutional Overlay)



City of DeLand
SMLU24-216
PUBLIC SERVICES
CAMPUS



DeLand Future Land Use:

Agricultural Conservation	Educational	Downtown Commercial	New Community Development
Urban Low Intensity	Mixed Office - Residential	Redevelopment	Community
Low Density Residential	Mixed Commercial	Gateway	Commerce
Medium Density Residential	Business Retail	Rail Spur	West Central District
High Density Residential	Highway Commercial	Industrial	County



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE

OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP

BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG

THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE

AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

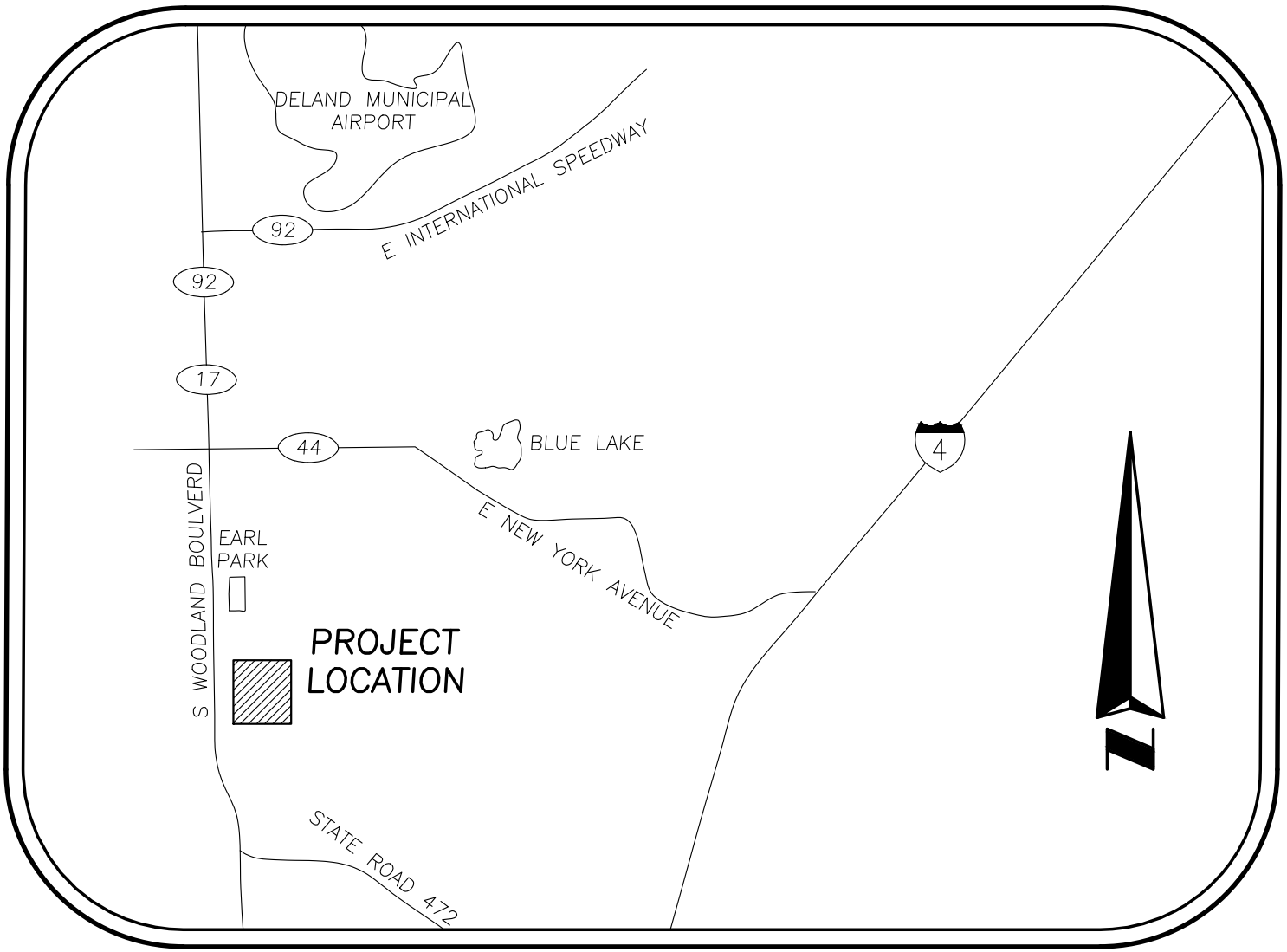
SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

CITY OF DELAND PUBLIC WORKS COMPLEX

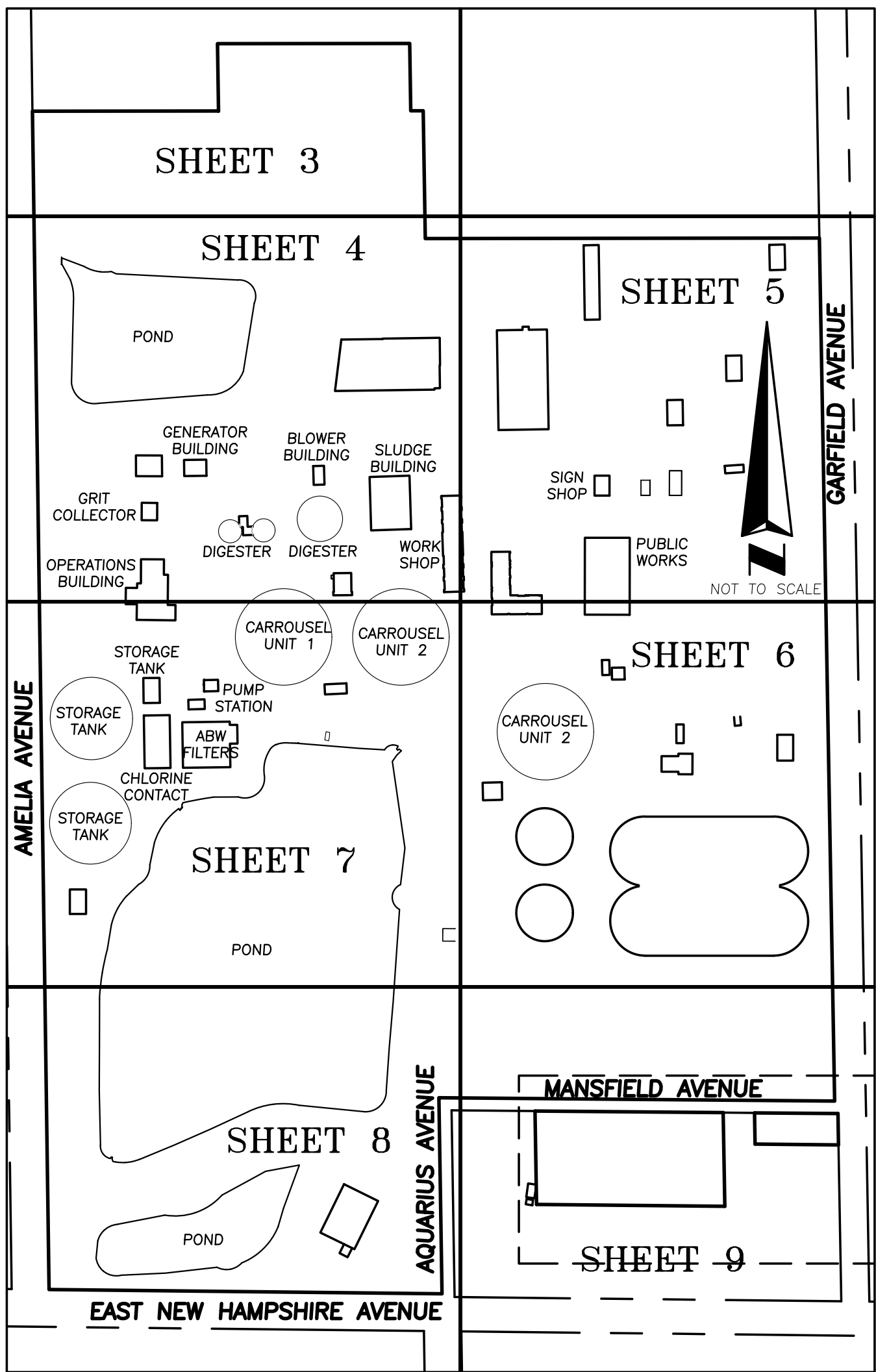
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3-8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OR LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 7021010000210 & 7021010000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°04'11"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

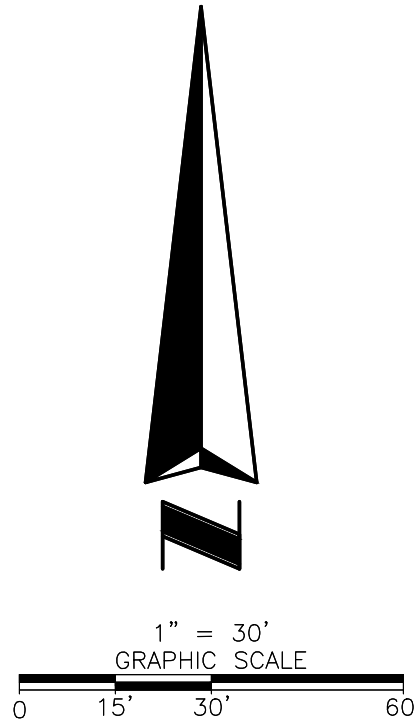
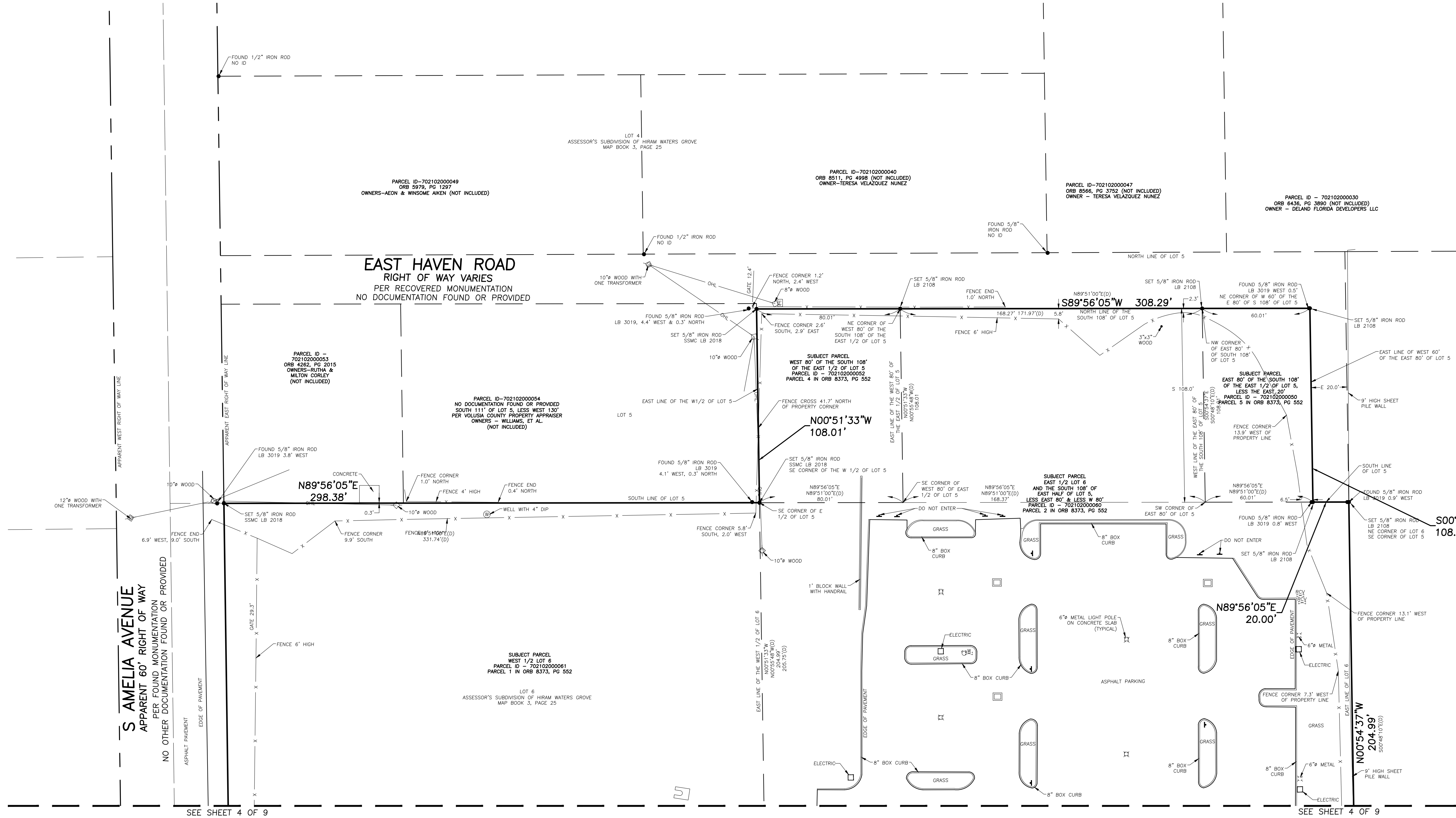
CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

LEGEND & ABBREVIATIONS:

	= AIR CONDITIONING UNIT		= IRON PIPE		= COMBINATION UTILITY POLE		= LICENSED BUSINESS
	= AIR RELEASE VALVE		= IRON ROD		= MAILBOX		= PROFESSIONAL SURVEYOR AND MAPPER
	= BURIED CABLE TV PEDESTAL		= IRRIGATION VALVE		= UTILITY MARKER		= IDENTIFICATION
	= BURIED ELECTRIC PEDESTAL		= LANDSCAPE LIGHTING		= WATER METER		= OFFICIAL RECORDS BOOK
	= BACKFLOW PREVENTER		= LIGHT POLE		= WATER VALVE		= PLAT
	= BENCH		= LIFT STATION		= YARD DRAIN		= PAGE(S)
	= BUSH		= MITERED END SECTION		= CHAINLINK FENCE		= FIELD
	= BURIED TELEPHONE PEDESTAL		= MONITORING WELL		= WOOD FENCE		= TRAVERSE POINT
	= CONCRETE MONUMENT		= NAIL W/DISC		= OVERHEAD UTILITY LINE		= NORTH AMERICAN DATUM
	= CLEAN OUT		= UTILITY POLE		= TREE/HEDGE LINE		= NORTH AMERICAN VERTICAL DATUM
	= DRAINAGE MANHOLE		= POST/BOLLARD		= LANDSCAPED AREA		= SOUTHEASTERN SURVEYING & MAPPING CORPORATION
	= ELECTRIC FIXTURE		= RECLAIMED WATER METER		= POLYVINYL CHLORIDE PIPE		
	= ELECTRIC MANHOLE		= RECLAIMED WATER VALVE		= DUCTILE IRON PIPE		
	= ELECTRIC SERVICE METER		= SANITARY MANHOLE		= METAL FENCE		
	= FLAT GRATE INLET		= NON-TRAFFIC SIGN		= ELECTRIC FIXTURE		
	= FIRE HYDRANT		= SERVICE POLE		= UTILITY MARKER		
	= FLAGPOLE		= SEWER VALVE		= RECLAIMED WATER VALVE		
	= DOWN GUY		= TRAFFIC SIGN				
	= WATER SPIGOT		= TANK				
	= HAND HOLE		= TRANSFORMER ON SLAB				
			= VAULT				

SURVEYOR'S REPORT:

- UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF NORTHEAST 1/4 OF SECTION 21-17-30 AS BEING NORTH 89°22'19" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2007 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. CONTROL POINT(S) USED FOR THIS SURVEY ARE NATIONAL GEODETIC SURVEY (NGS) POINT DESIGNATION "79 91 GP2", PID# AQ2783, DISTANCES SHOWN ARE GRID DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PAR



REVISION	DATE	BY

BOUNDARY SURVEY
Project: S. AMELIA AVENUE DELAND, FLORIDA - 32724
Field Date: FEBRUARY 27, 2025 Drawn By: JO Scale: 1" = 30'

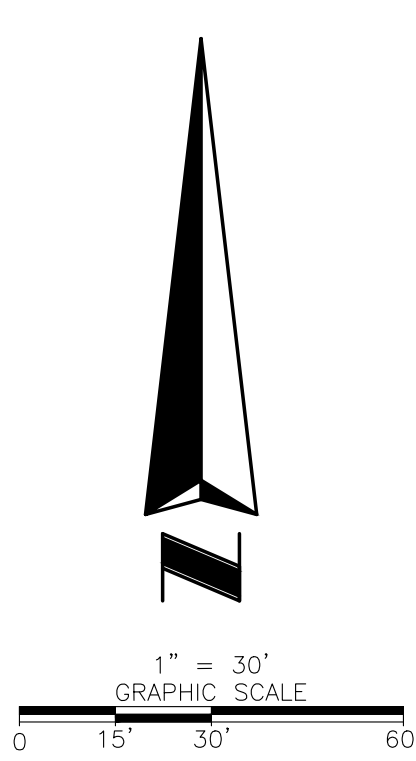
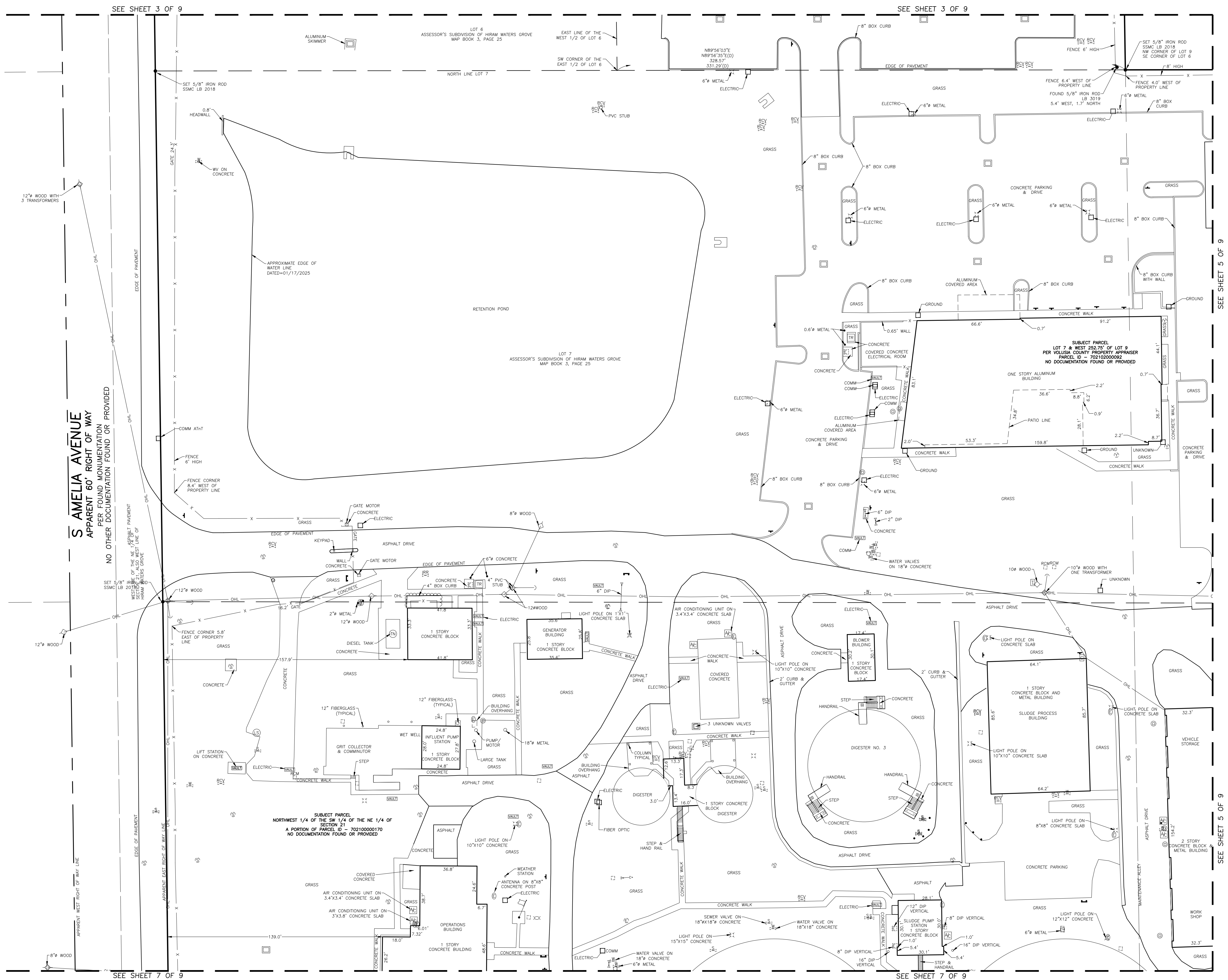
SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
3 OF 9

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32757
e-mail: info@southesternsurveying.com
Certification Number LB2108

SHEET NUMBER 3 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9





S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SEE SHEET 3 OF 9

SEE SHEET 3 OF 9

SEE SHEET 5 OF 9

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9

SEE SHEET 7 OF 9

BY

REVISION

REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE

DELAND, FLORIDA - 32724

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER

59575003

SHEET NUMBER

4 OF 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

550 South Highland Street

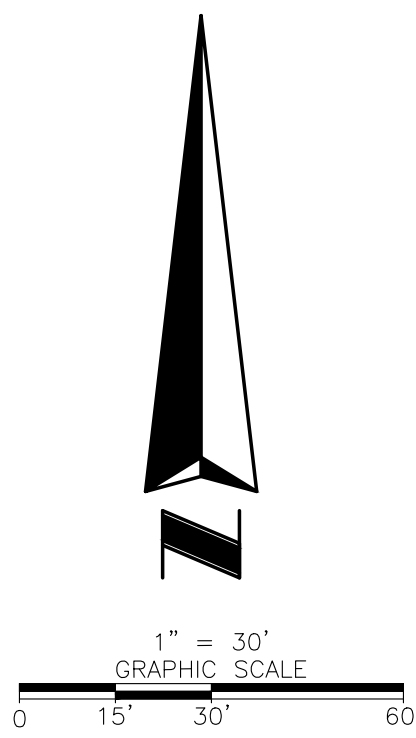
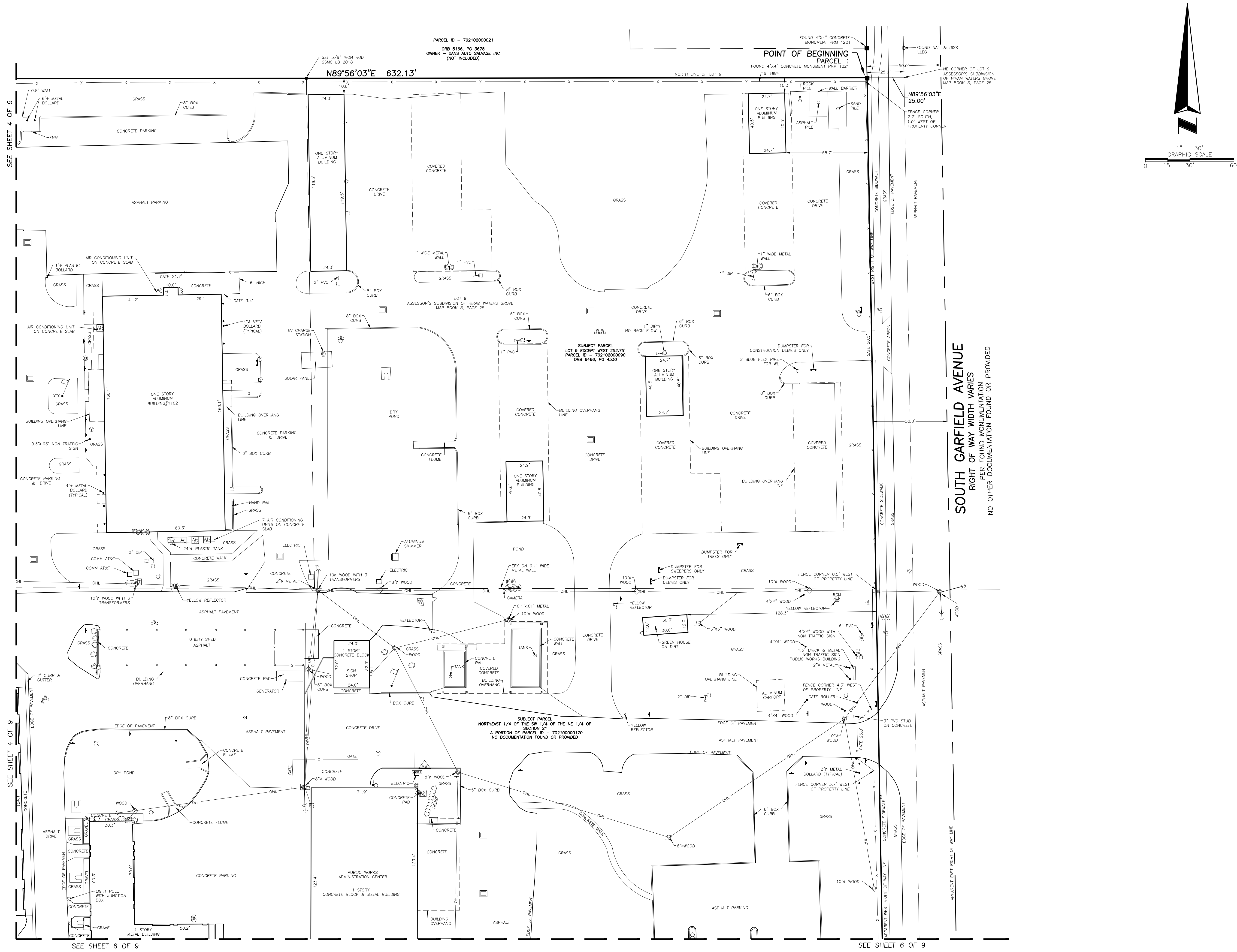
Mt. Dora, Florida 32767

e-mail: info@southeasternsurveying.com

Certification Number: LB2108

SHEET NUMBER 4 OF 9

NOT VALID WITHOUT SHEETS 1 THROUGH 9



BOUNDARY SURVEY	
Project:	S. AMELIA AVENUE DELAND, FLORIDA - 32724
Field Date:	FEBRUARY 27, 2025
Drawn By:	JG
Scale:	1" = 30'

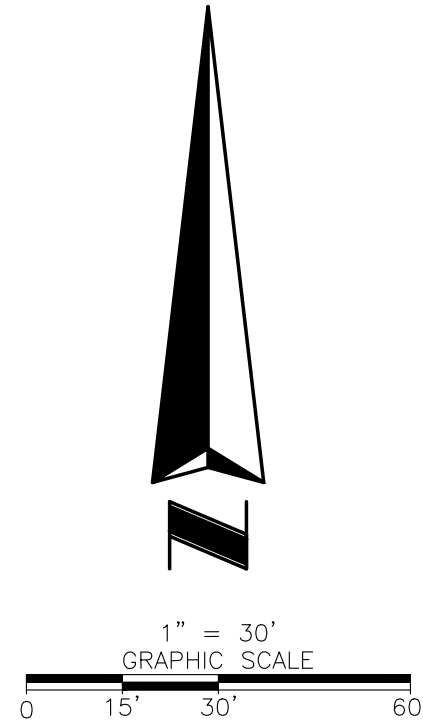
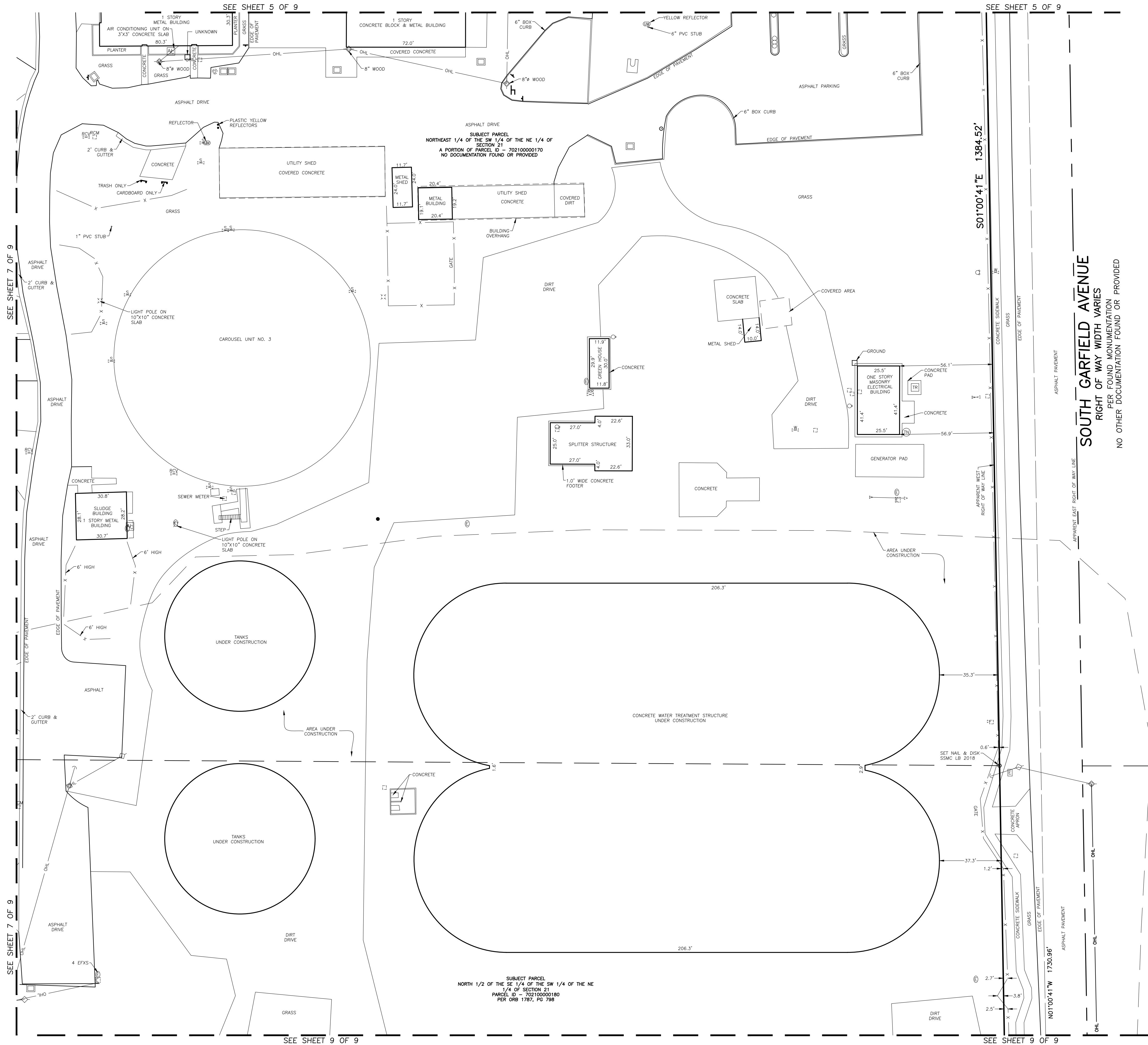
SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
5 OF 9

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southesternsurveying.com
Certification Number LB2108

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SHEET NUMBER 5 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9



SOUTH GARFIELD AVENUE
RIGHT OF WAY WIDTH VARIES
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

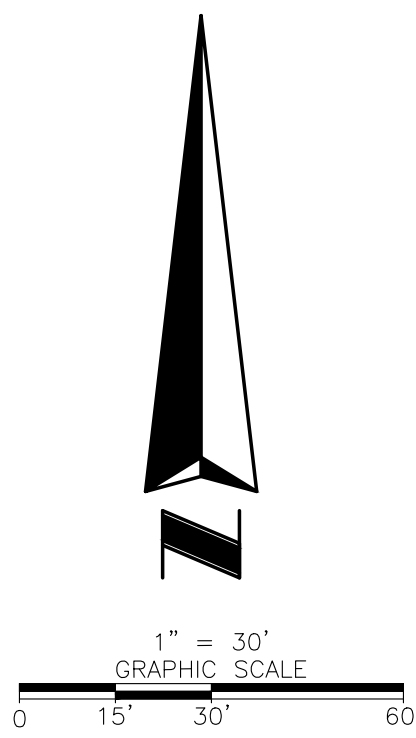
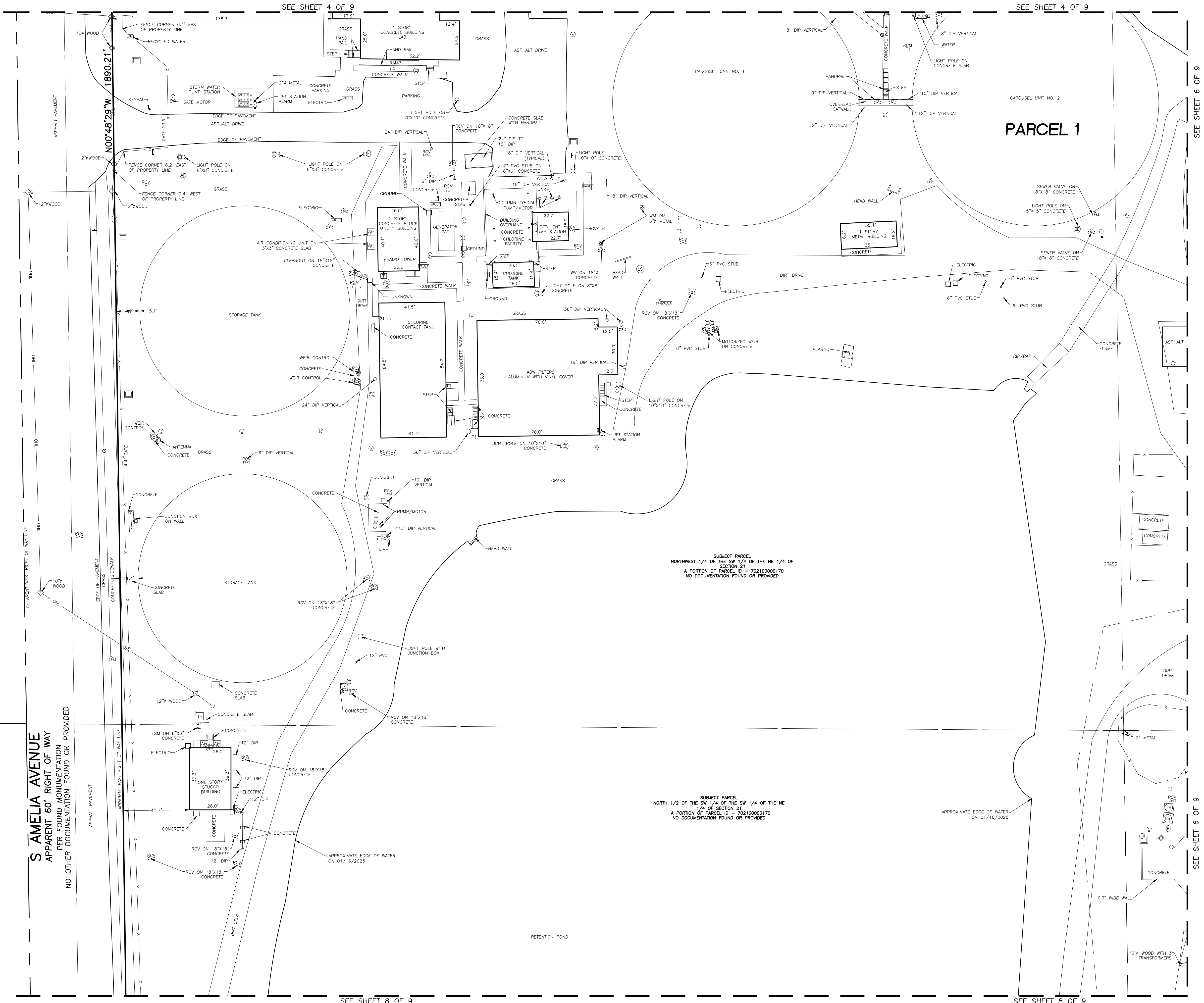
Field Date:	BOUNDARY SURVEY		REVISION DATE	BY
	S. AMELIA AVENUE			
	DELAND, FLORIDA - 32724			
Field Date:		FEBRUARY 27, 2025		Scale: 1" = 30'
		Drawn By: J0		

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
6 OF 9

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
550 South Highland Street
Mt. Dora, Florida 32757
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SHEET NUMBER 6 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9



S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

REVISION DATE	REVISION	BY

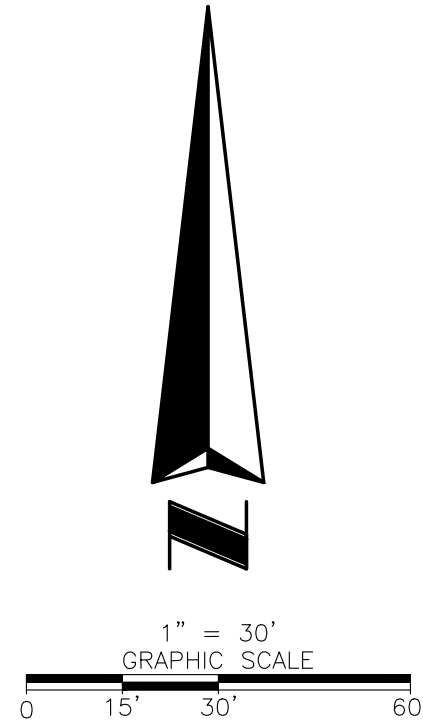
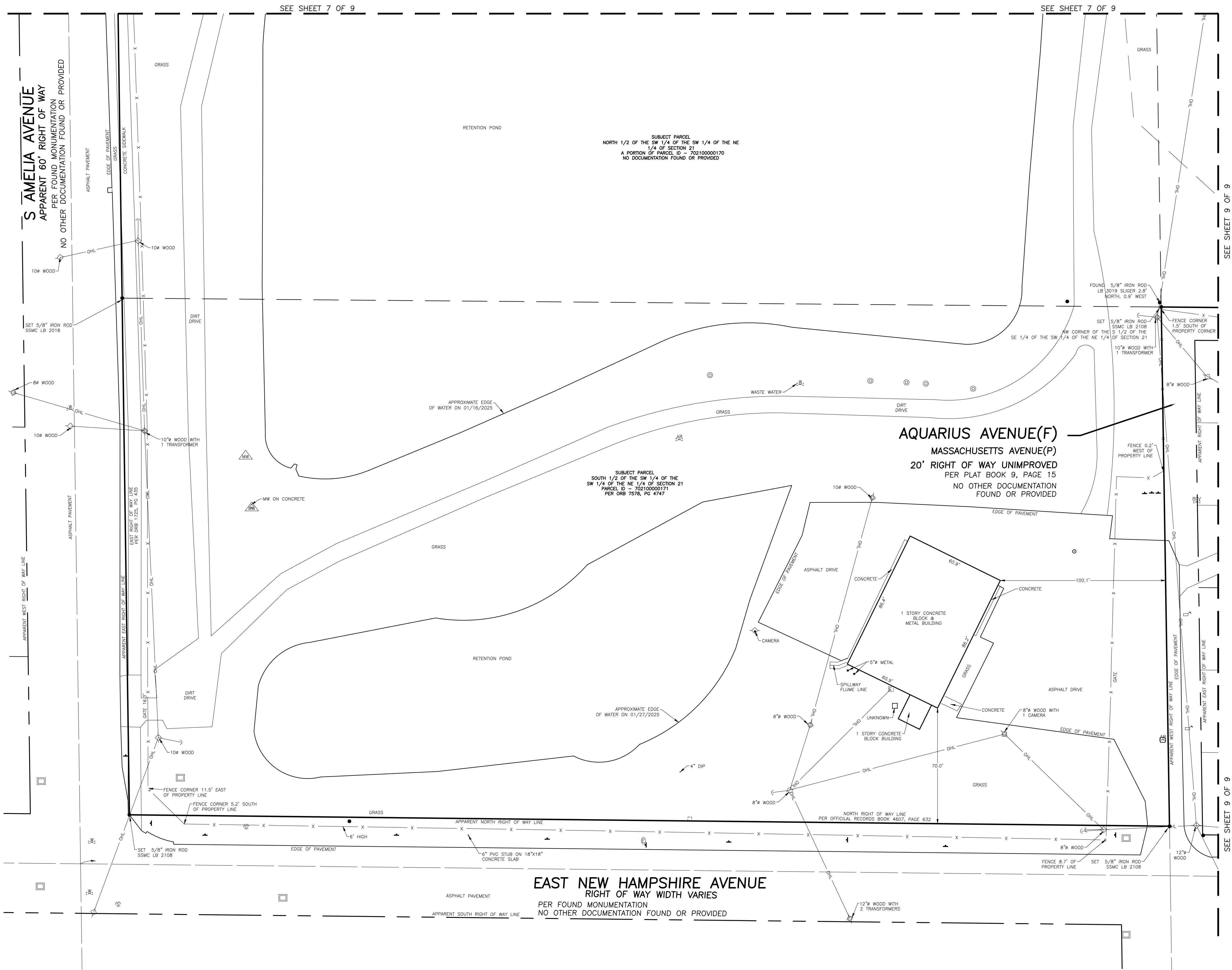
BOUNDARY SURVEY
S. AMELIA AVENUE
DELAND, FLORIDA - 32724
Project:
Field Date: FEBRUARY 27, 2025
Drawn By: JO
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
7 OF 9

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550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southeasternsurveying.com
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SHEET NUMBER 7 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9



BOUNDARY SURVEY		REVISION		BY	
Project:	S. AMELIA AVENUE DELAND, FLORIDA - 32724	Field Date:	FEBRUARY 27, 2025	Drawn By:	JG

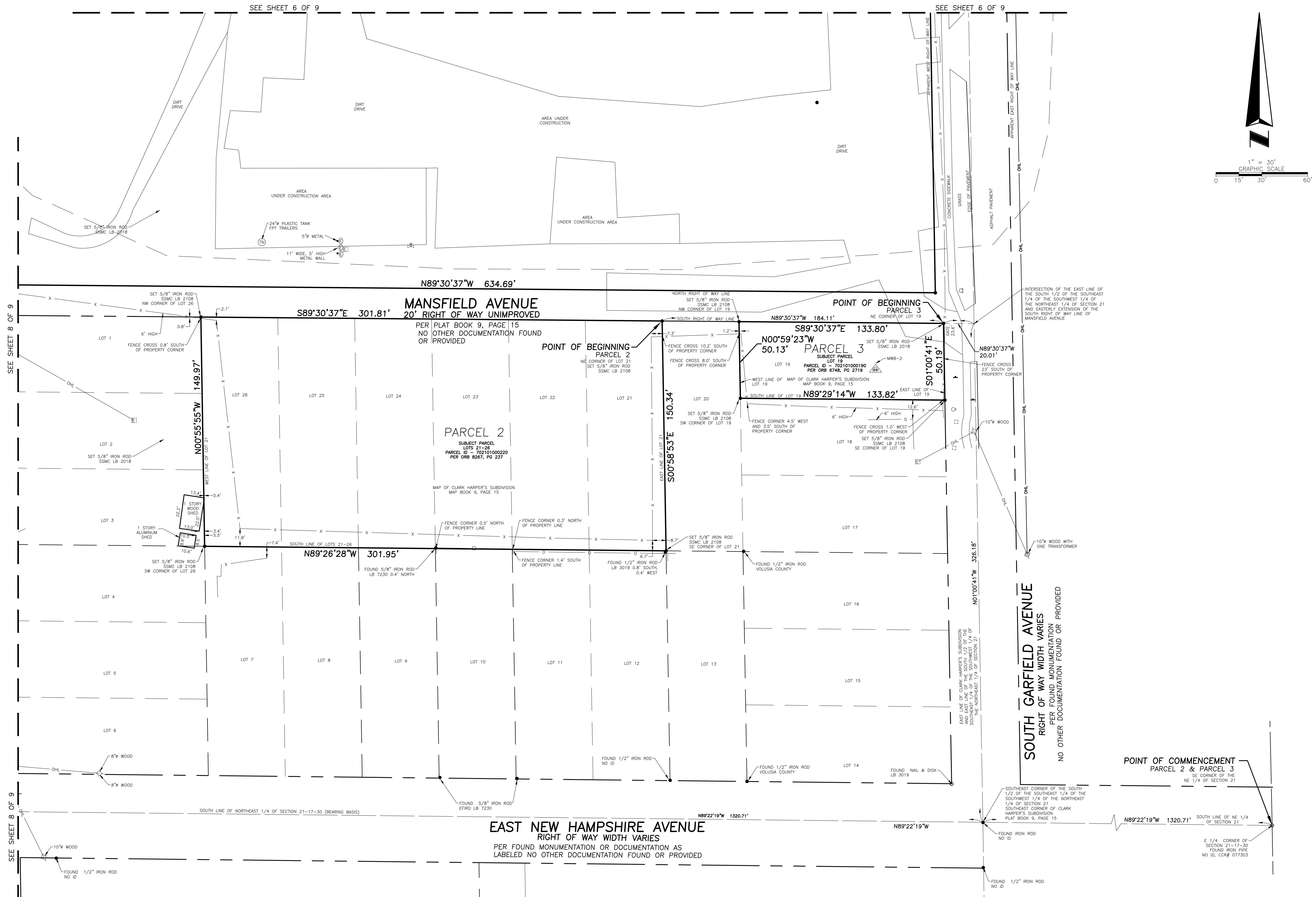
SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.	
DRAWING NUMBER	
59575003	
SHEET NUMBER	
8 OF 9	

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
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Mt. Dora, Florida 32767
e-mail: info@southeasternsurveying.com
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SHEET NUMBER 8 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

DETAILS FROM SHEET 2



SHEET NUMBER 9 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

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Mt. Dora Florida 32757
(352) 343-4880
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Certification Number 152108

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Project:		S. AMELIA AVENUE DELAND, FLORIDA - 32724	
Field Date:	FEBRUARY 27, 2025	Drawn By:	JO
		Scale:	1" = 30'
REVISION DATE	REVISION		

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
9 OF 9

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

May 14, 2025

A. APPLICATION NO.: Z24-211

STAFF PLANNER: Kendall Story

APPLICANT: City of DeLand

REQUEST: Rezone from Volusia County R-4 (Residential) and City R-1 (Residential), to City R-1B (Residential)

APPLICABLE REGULATIONS:

Article XII ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location: 1101 S. Amelia Ave.
Size: ±46.97 acres
Land Use: LDR, Low Density Residential (Institutional Overlay)
Existing Zoning: VC R-4; R-1; R-8; R-4
Existing Use: Public Services Campus

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	VC: UMI (VC Urban Medium Intensity)	VC: R-4 (VC Single Family)
South:	EDU (Education); LDR (Low Density Res.)	R-1B (Single Family); E-1 (Education)
East:	MDR (Medium Density Res.); LDR (Low Density Res.)	RM (Mobile Home); R-1 (Single Family)
West:	HDR (High Density Residential), RD (Redevelopment)	C-2AC (Commercial Activity Core); R-16 (Multi Family)

C. ANALYSIS:

The City of DeLand's Public Services Campus is located between S. Garfield Ave. and S. Amelia Ave. Over the years, the city has acquired property and integrated it into the campus, expanding the overall site. The most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's

Z24-211

1 of 4

Page 163 of 193

goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. Rezoning the property to R-1B, which is compatible with the underlying land use designation of LDR (Low Density Residential), is the third and final step.

The surrounding development is a mixture of residential land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. To the north of the subject property, it directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

Section 33-135 of the Land Development Regulations provides the following criteria, which the Planning Board and 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 development is consistent with the Comprehensive Plan with an underlying land use designation of LDR (Low Density Residential), with the Institutional Overlay. R-1B is compatible with the LDR land use designation, with the use permitted by application of the Institutional Overlay.

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

The rezoning of this property should not impact any environmental or natural resources, as it is an already-developed site. Any future development or redevelopment would be analyzed for environmental impacts at the time of site plan.

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

The rezoning will not have an impact upon the economy, as the property is already developed.

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

The use of the property is anticipated to have little to no impact on governmental services, as the property is already developed and existing services, such as police and fire, are already available.

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

The subject property is within the Institutional Overlay. Per the Comprehensive Plan, the land uses include publicly owned lands for police/fire stations, hospitals and public utilities and is located on an as-needed basis.

6. Was there a mistake in the original classification?

There was no known mistake in the original zoning classification. It was the city's intention to acquire adjacent property over time to add to the Public Services Campus to eventually combine all of the parcels into one.

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

The proposed rezoning would allow the operation of the existing Public Services Campus to continue and will not have any effect upon the surrounding area, as the site is already developed.

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

There will not be any adverse impacts upon public health, safety, or welfare as a result of this zoning change. This rezoning would make the property conforming and allow it to continue to operate and serve the citizens of DeLand.

D. CONCLUSION:

The City of DeLand is proposing to rezone the subject property to R-1B, which is compatible with the LDR (Low Density Residential) future land use and Institutional Overlay, which includes the recently annexed parcels on Mansfield Ave. and Haven Rd.

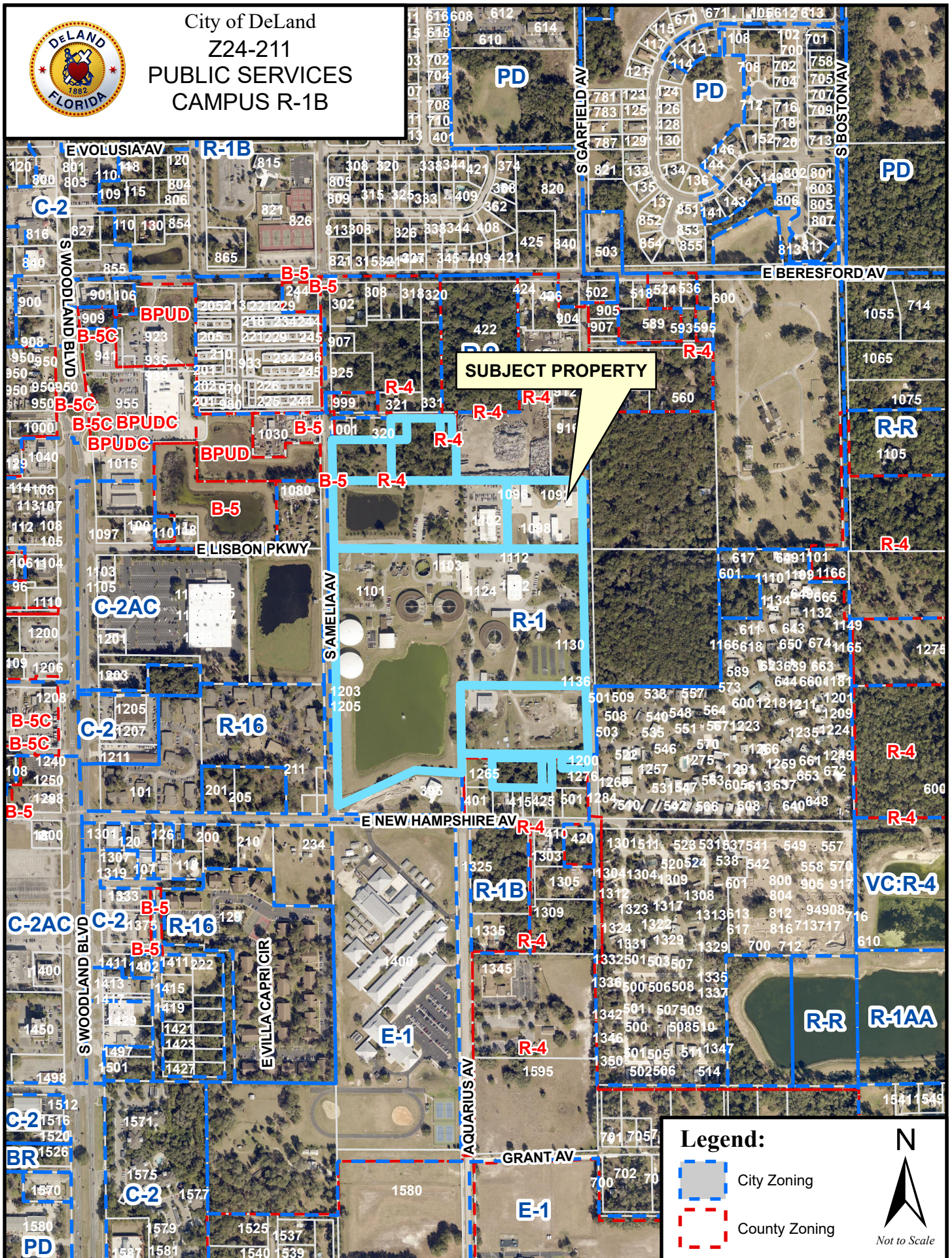
E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the request to rezone from Volusia County R-4 and City R-1 to R-1B.

L:\COMMDEV\PLANNING\Staff Reports\2025\PB\May\SR-Z24-211 Public Services Camps Rezone to R-1B

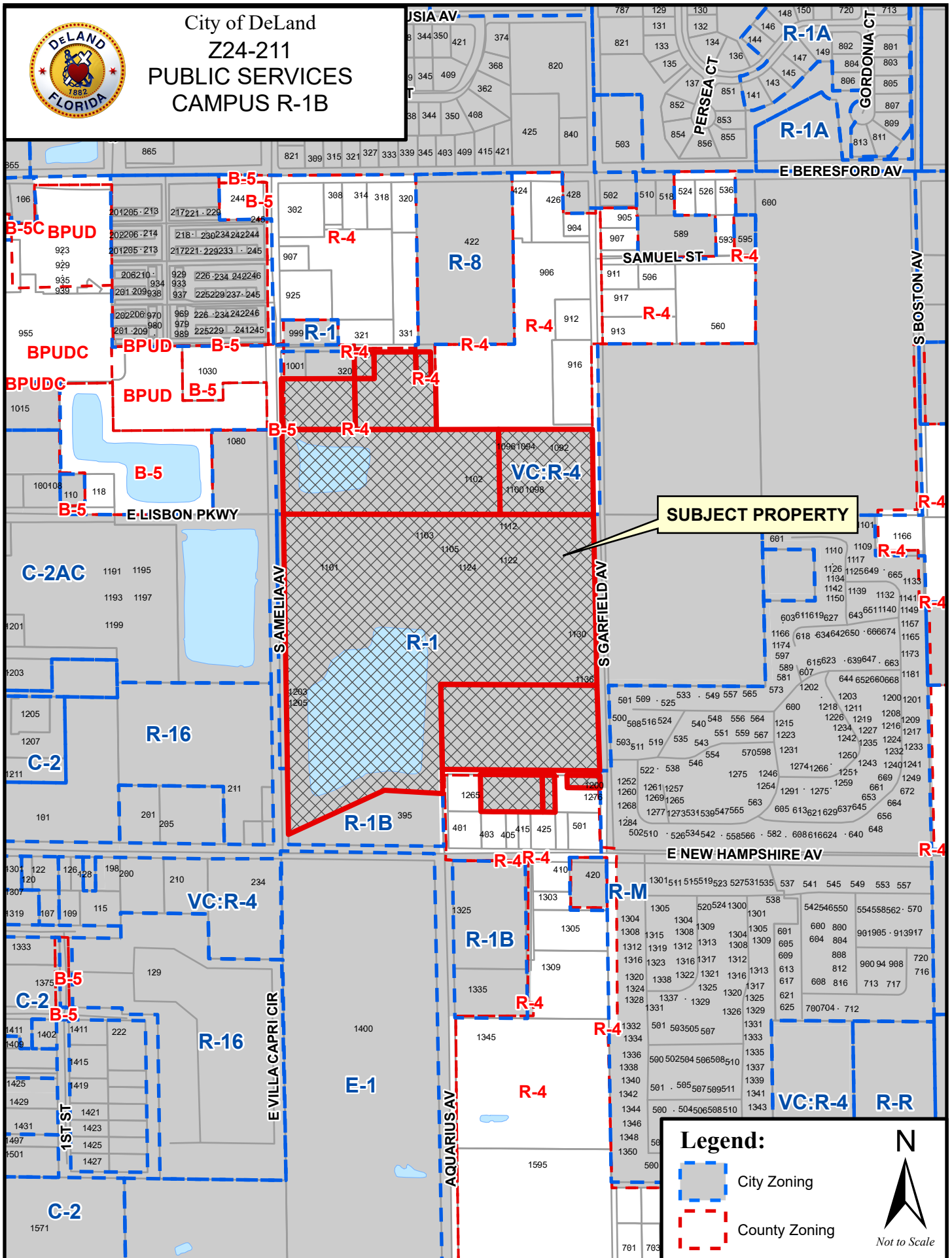


City of DeLand
Z24-211
PUBLIC SERVICES
CAMPUS R-1B





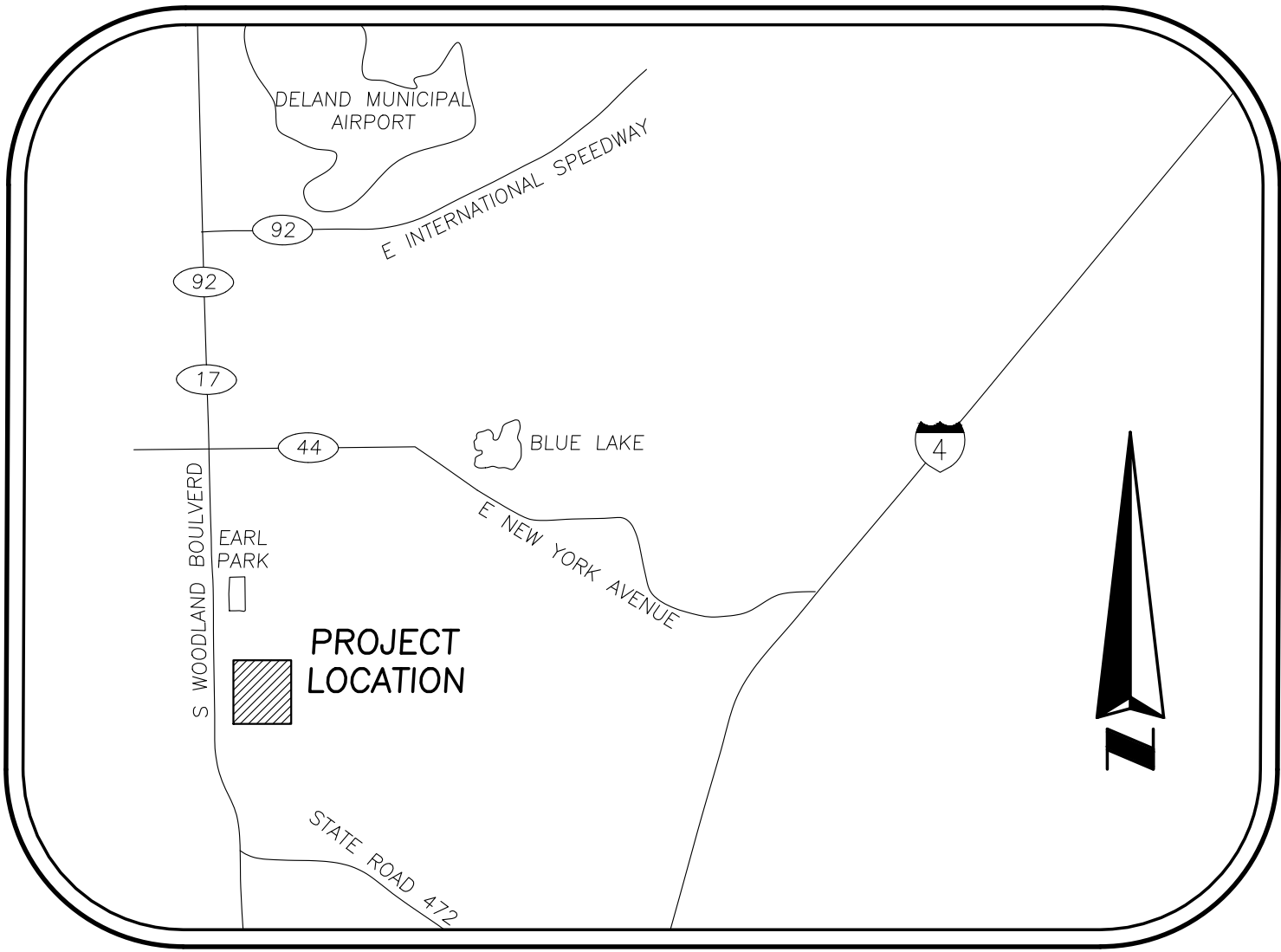
City of DeLand
Z24-211
PUBLIC SERVICES
CAMPUS R-1B



CITY OF DELAND PUBLIC WORKS COMPLEX

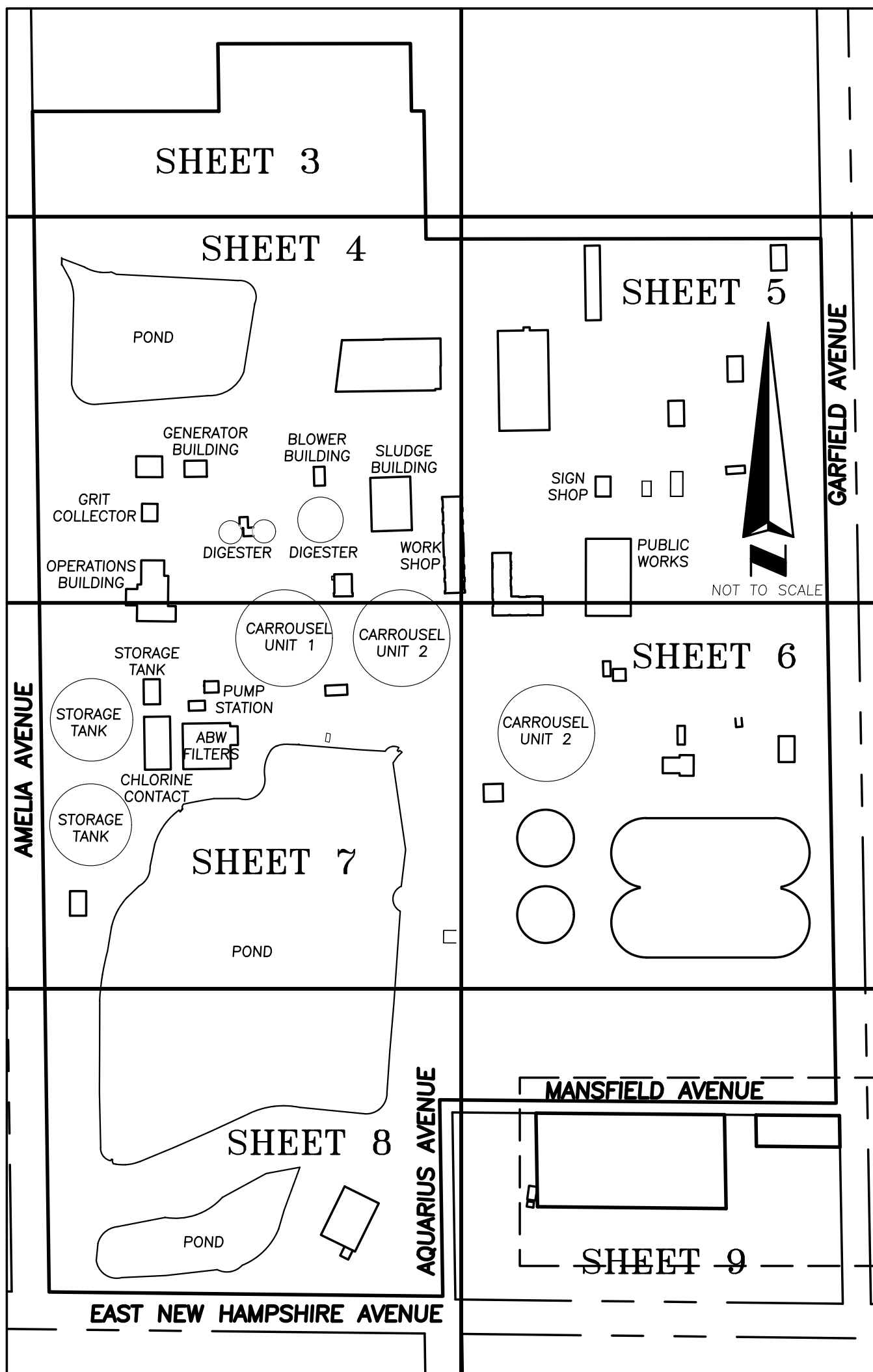
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3-8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OR LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 7021010000210 & 7021010000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 7021010000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°04'11"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

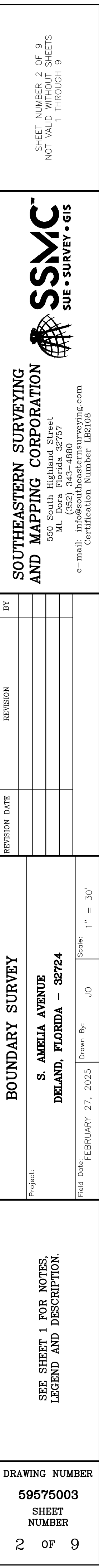
CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

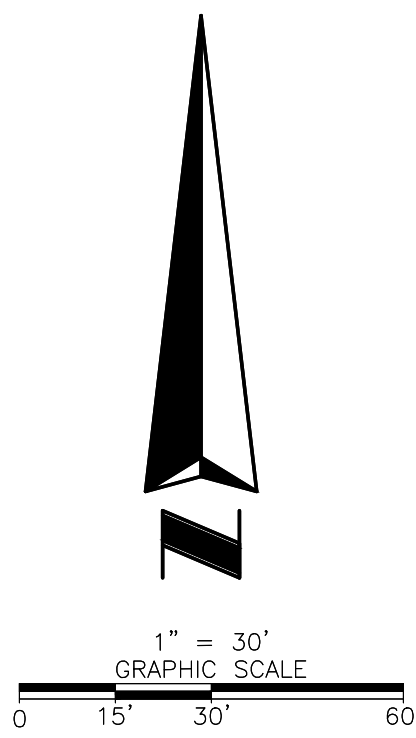
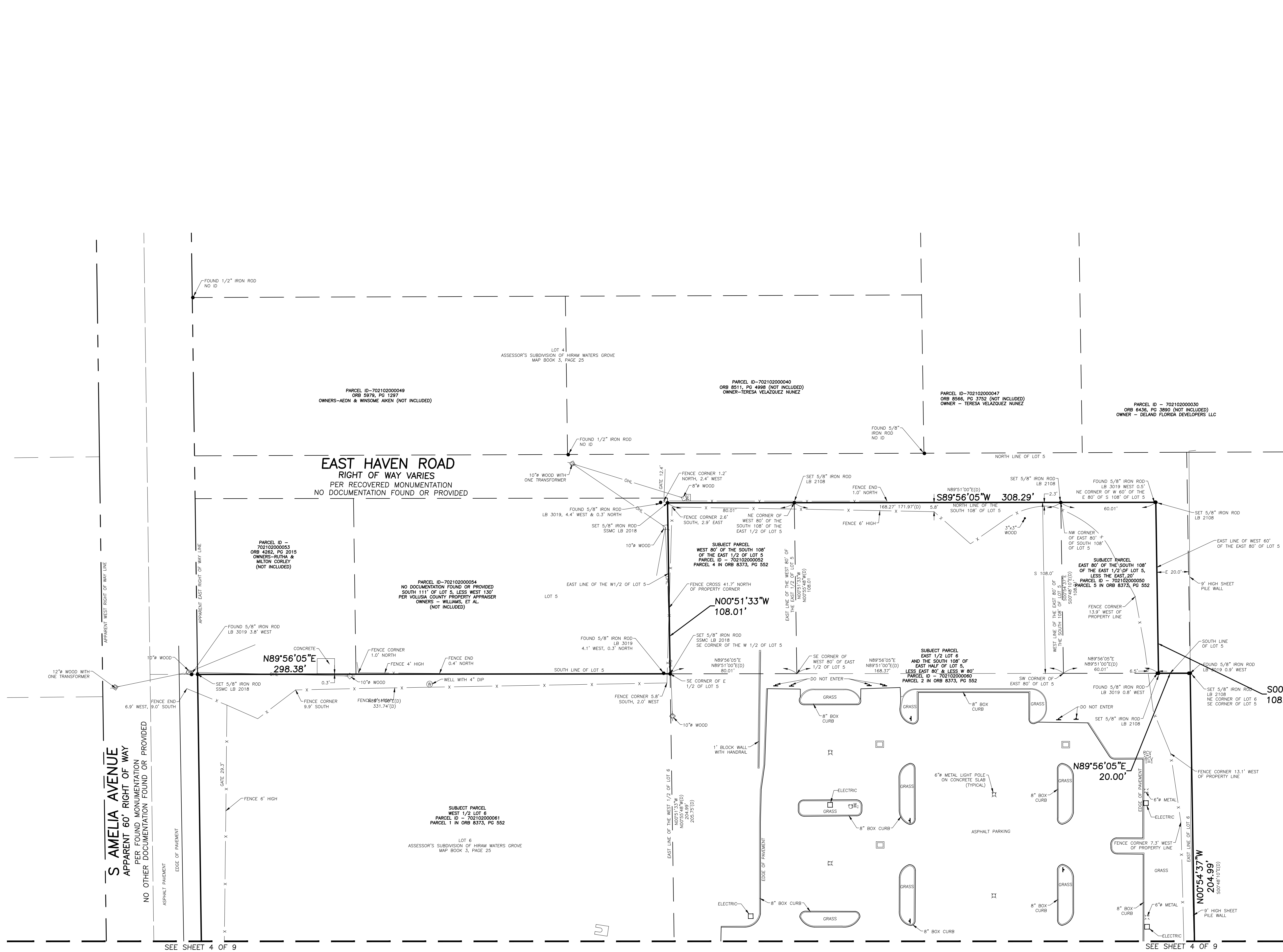
LEGEND & ABBREVIATIONS:

	= AIR CONDITIONING UNIT		= IRON PIPE		= COMBINATION UTILITY POLE		= LICENSED BUSINESS
	= AIR RELEASE VALVE		= IRON ROD		= MAILBOX		= PROFESSIONAL SURVEYOR AND MAPPER
	= BURIED CABLE TV PEDESTAL		= IRRIGATION VALVE		= UTILITY MARKER		= IDENTIFICATION
	= BURIED ELECTRIC PEDESTAL		= LANDSCAPE LIGHTING		= WATER METER		= OFFICIAL RECORDS BOOK
	= BACKFLOW PREVENTER		= LIGHT POLE		= WATER VALVE		= PLAT
	= BENCH		= LIFT STATION		= YARD DRAIN		= PAGE(S)
	= BUSH		= MITERED END SECTION		= CHAINLINK FENCE		= FIELD
	= BURIED TELEPHONE PEDESTAL		= MONITORING WELL		= WOOD FENCE		= TRAVERSE POINT
	= CONCRETE MONUMENT		= NAIL W/DISC		= OVERHEAD UTILITY LINE		= NORTH AMERICAN DATUM
	= CLEAN OUT		= UTILITY POLE		= TREE/HEDGE LINE		= NORTH AMERICAN VERTICAL DATUM
	= DRAINAGE MANHOLE		= POST/BOLLARD		= LANDSCAPED AREA		= SOUTHEASTERN SURVEYING & MAPPING CORPORATION
	= ELECTRIC FIXTURE		= RECLAIMED WATER METER		= POLYVINYL CHLORIDE PIPE		
	= ELECTRIC MANHOLE		= RECLAIMED WATER VALVE		= DUCTILE IRON PIPE		
	= ELECTRIC SERVICE METER		= SANITARY MANHOLE		= METAL FENCE		
	= FLAT GRATE INLET		= NON-TRAFFIC SIGN		= ELECTRIC FIXTURE		
	= FIRE HYDRANT		= SERVICE POLE		= UTILITY MARKER		
	= FLAGPOLE		= SEWER VALVE		= RECLAIMED WATER VALVE		
	= DOWN GUY		= TRAFFIC SIGN				
	= WATER SPIGOT		= TANK				
	= HAND HOLE		= TRANSFORMER ON SLAB				
			= VAULT				

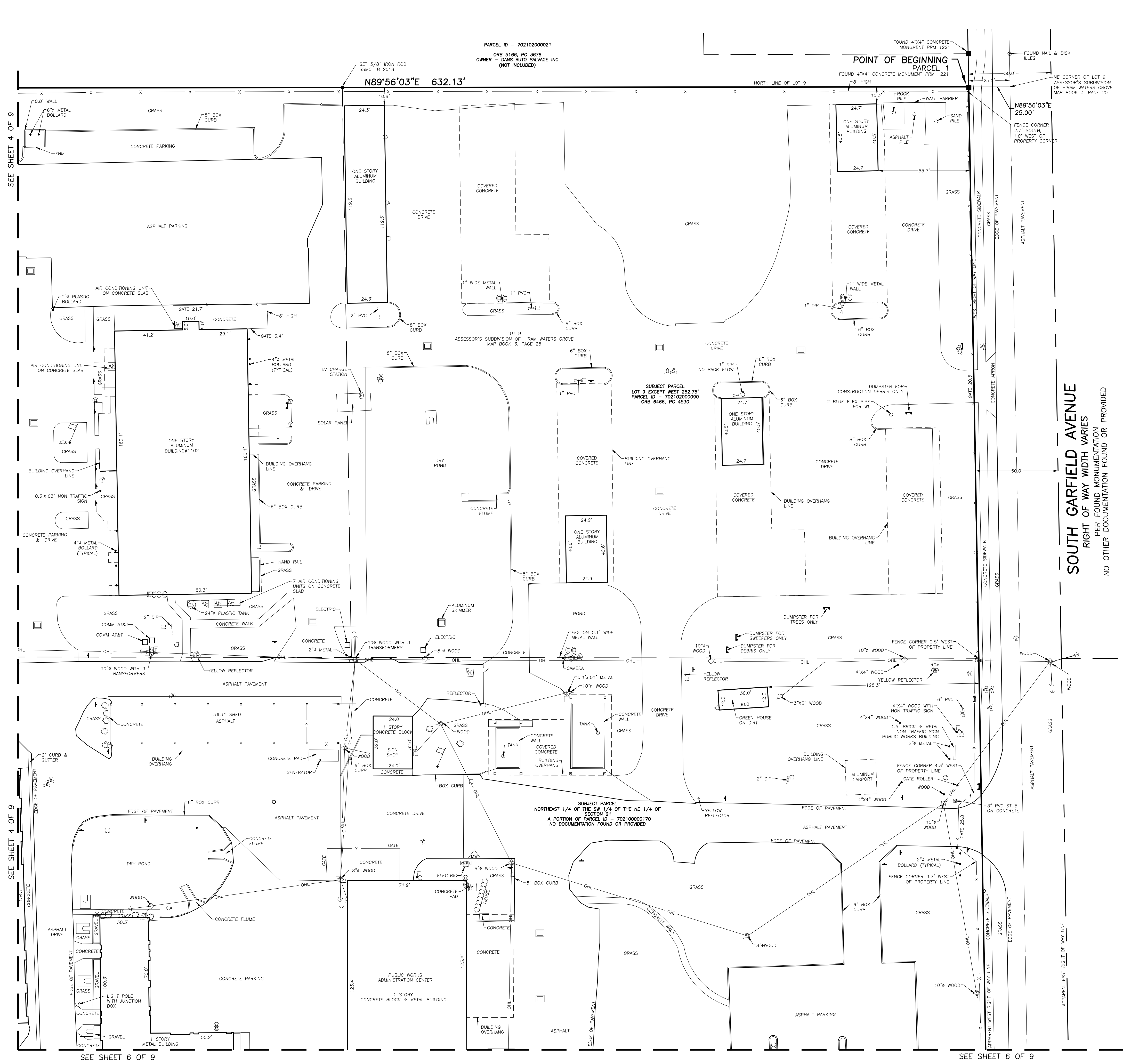
SURVEYOR'S REPORT:

- UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF NORTHEAST 1/4 OF SECTION 21-17-30 AS BEING NORTH 89°22'19" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- HORIZONTAL POSITIONS FOR ALL FEATURES SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2007 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. CONTROL POINT(S) USED FOR THIS SURVEY ARE NATIONAL GEODETIC SURVEY (NGS) POINT DESIGNATION "79 91 GP2", PID# AQ2783, DISTANCES SHOWN ARE GRID DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION





SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.	DRAWING NUMBER		59575003		
	SHEET NUMBER		3 OF 9		
	Project:				
	S. AMELIA AVENUE DELAND, FLORIDA - 32724				
	Field Date: FEBRUARY 27, 2025				
Drawn By: JO		Scale: 1" = 30'		BOUNDARY SURVEY	
Revision		Revision Date		Revision	



REVISION DATE	REVISION	BY

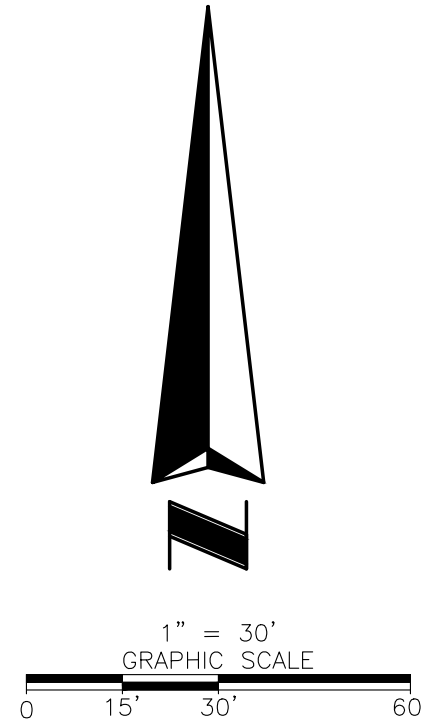
BOUNDARY SURVEY
S. AMELIA AVENUE
DELAND, FLORIDA - 32724
Project:
Field Date: FEBRUARY 27, 2025
Drawn By: JO
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
5 OF 9

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32767
e-mail: info@southesternsurveying.com
Certification Number: LB2108

SHEET NUMBER 5 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

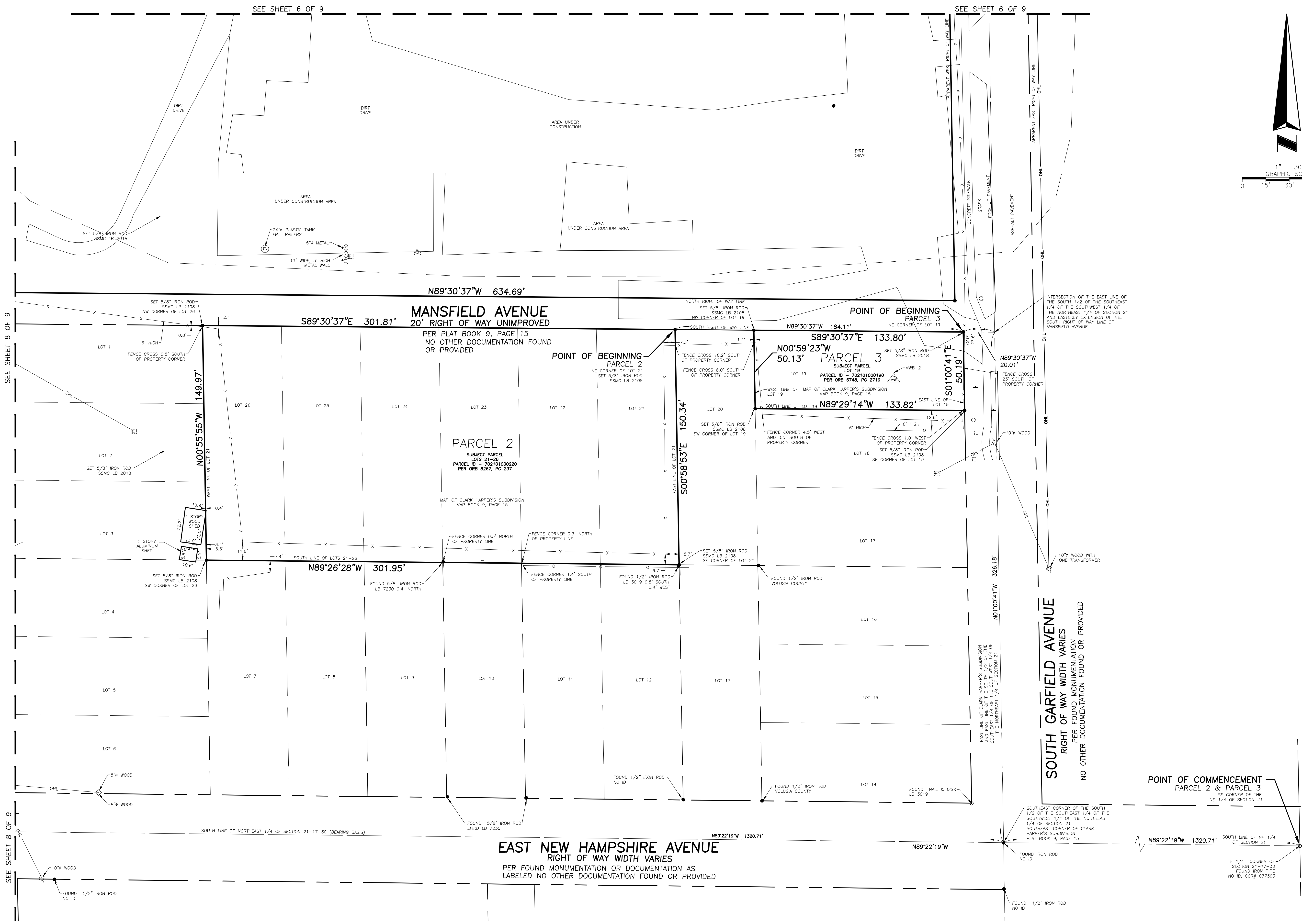


DRAWING NUMBER
59575003
SHEET
NUMBER
6 OF 9

Field Date:	FEBRUARY 27, 2025	Drawn By:	J0	Scale:	1" = 30'
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SHEET NUMBER 6 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OR LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE

OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP

BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG

THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE

AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE

SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

**PLANNING STAFF REPORT
CITY OF DELAND PLANNING BOARD
May 14, 2025**

APPLICATION NO: LDR25-068 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 Section 33-17.23 – Allowed uses in Commercial and Industrial Zoning Districts - to allow indoor recreation facilities under 5,000 square feet as a conditional use in the C-2A zoning district, remove the duplicate reference to museums, move indoor recreation facility to a separate line in the use table, and allow shade structures under 800 square feet as a conditional use in the C-2A zoning district; revise Section 33-132 - Procedure for Review of Development Plans - to allow the planning director to grant a one-time 90-day extension for incomplete plans, rather than requiring approval from city commission; and revise Section 33-12 – Definitions - to include a definition for indoor recreation facility.

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:

Over the last several years, property owners within the C-2A zoning district have inquired about the installation of shade structures on daycare facilities and outdoor dining areas. The City's regulations do not allow shade structures within the C-2A zoning district. Staff is proposing to allow small shade structures, under 800 square feet, within the C-2A zoning district. The City's code lists uses with conditions such as size limitations as conditional uses. Following this pattern, staff has proposed allowing a shade structure under 800 square feet as a conditional use in the C-2A zoning district.

The City's last city-wide survey results showed that residents desired additional options for the downtown area. Recognizing the limited options in the downtown, and understanding the need for

additional options beyond shopping and dining, staff has proposed allowing indoor recreation facilities under 5,000 square feet to be allowed in the C-2A zoning district. Staff has also proposed a definition for indoor recreation facilities for clarity and ease-of-use. Finally, to provide a more efficient and streamlined process for applicants, staff is proposing to allow an administrative extension for inactive projects, rather than requiring these extension requests to be approved by City Commission.

As such, staff is proposing the following revisions to the Land Development Regulations:

33-17.23 Allowed uses in Commercial and industrial zoning districts

	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
RECREATION									
Bowling alleys, billiard parlors, skating rinks, and indoor recreation and amusement facilities and museums				P		P			P
Carnivals and other temporary amusements and events in accordance with section 33-19									C
Indoor recreation facility less than 5,000 square feet					C				
Indoor recreation facility 5,000 square feet or greater				P		P			P
Museums	P			P	P	P			P
Music, dance, gymnasium, art school or studio, excluding discotheques			P	P	P		P		E ¹²
Nonprofit recreational organizations, lodges and fraternal orders									P
Organized physical activity center—predominantly scheduled instruction				P			P		E ¹²
Outdoor recreation land use Per section 33-19.10									C*
Parks, community and regional	E ⁸	E ⁸	E ⁸	E ⁸	E ⁸			P	E ⁸
Parks, mini and neighborhood	P		P	P	P			P	
Recreational vehicle parks Per section 33-19.07									C*
Theatres and assembly halls		P		P	P	P			
MISCELLANEOUS									
Commercial parking lots				P	P	P			P
Communications towers	Per Chapter 33, Section 33-23								
Outdoor advertising signs				C ²² / E ²⁴		C ²² / E ²⁴		C ²² / E ²⁴	C ²² / E ²⁴
Public utilities									P

Public utilities, excluding microwave, radio, telephone and television antennas		C						P	P
Shade structures less than 800 square feet, accessory use		C		C	C	C	C	C	C
Shade structures greater than 800 square feet, accessory use						E ²⁵	E ²⁵	E ²⁵	E ²⁵

Sec. 33-132. Procedure for review of development plans.

33-132.01. *Authorization by a development permit required prior to undertaking any development activity.*

- (a) *Generally.* No development activity, as defined herein, may be undertaken unless a development permit authorizes the activity.
- (b) *Withdrawal of applications.* An application for development review may be withdrawn at any time.
- (c) *Postpermit changes.* After a permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit. A modification may be applied for in the same manner as the original permit. A written record of the modification shall be entered upon the original permit and maintained in the files of the planning department.
- (d) *Expiration of incomplete plans.* All unapproved plans will expire 90 days from the last city generated comment letter unless good cause for an extension is established by the applicant and approved by the planning director city commission. The applicant ~~and the property owner~~ shall be notified of the expiration of the application 21 days prior to the expiration date. Such notices shall be sent by the planning department according to the address(s) presented in the application. The applicant may submit a written request for an extension prior to the 90-day expiration date. The planning director may grant a one-time 90-day extension.

The parking information is provided for informational purposes, as the indoor recreational uses are itemized in the parking matrix, Section 33-91.03(f) Off-street parking and loading.

Sec. 33-91. Off-street parking and loading.

33-91.03 *Number and type of parking spaces required.*

- (a) *Requirements in matrix.* The matrix below specifies the required minimum number of off-street automobile parking spaces and, in the notes, any special requirements that may apply.
- (f) *Matrix.*

Entertainment and Recreation	Minimum off-street parking requirement	Notes
Arcades, games	1 space/200 square feet of net floor area *	* Computations per section 33-91.01(c)3.
Bowling alleys/billiard halls	4 spaces/alley plus 2 for each billiard table plus required parking for other uses on site	
Commercial stables	1 space/5 horses boarded on site	
Driving range (golf)	1 space/tee plus required parking for other uses on the site	

Golf course (regulation)	6 spaces/hole plus required parking for any other uses on the site	
Health club	1 space/150 square feet of net floor area*	Swimming pool shall be counted as floor area. *Computations per section 33-91.01(c)3.
Miniature golf	3 spaces/hole plus required parking for any other uses on the site	
Parks (public and private)	To be determined by city commission	Parking study to be provided by developer.
Skating rinks	1 space/100 square feet of net floor area*	Skating rink shall be counted as floor area. *Computations per section 33-91.01(c)3.
Tennis, handball, and racquetball facilities	2 spaces/court plus required parking for additional uses on the site	
Theaters, movie, multiscreen	1 space/3 seats plus 5 spaces for employees	
Theaters, movie, single screen	1 space/2 seats plus 5 spaces for employees	

33-12 Definitions

Indoor recreation facility means an indoor facility including, but not limited to, gymnastics and dance studios; indoor swimming pools, tennis, or pickleball courts; health clubs; amusement or video game arcades; bowling alleys; escape rooms; skating rinks; pool halls; leisure, art, and cultural classes; and theatres.

STAFF ANALYSIS AND FINDINGS: Staff finds that these revisions will provide additional consumer options and business opportunities within the C-2A zoning district by allowing small shade structures, providing for smaller indoor recreational opportunities within the downtown, and providing for streamlined, efficient processes for extensions of incomplete plans by allowing a staff-level extension, rather than requiring City Commission approval.

STAFF RECOMMENDATION: Staff recommends that the Planning Board forward these proposed text amendments, project number LDR25-68, to Modify Section 33-17.23 – Allowed uses in Commercial and Industrial Zoning Districts - to allow indoor recreation facilities under 5,000 square feet as a conditional use in the C-2A zoning district, remove the duplicate reference to museums, move indoor recreation facility to a separate line in the use table, and allow shade structures under 800 square feet as a conditional use in the C-2A zoning district; revise Section 33-132 - Procedure for Review of Development Plans - to allow the planning director to grant a one-time 90-day extension for incomplete plans, rather than requiring approval from the City Commission; and revise Section 33-12 – Definitions - to include a definition for indoor recreation facility; to the City Commission for review and approval.

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	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
RECREATION									
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Carnivals and other temporary amusements and events in accordance with section 33-19									C
Indoor recreation facility less than 5,000 square feet					C				
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Museums	P			P	P	P			P
Music, dance, gymnasium, art school or studio, excluding discotheques			P	P	P		P		E ¹²
Nonprofit recreational organizations, lodges and fraternal orders									P
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Outdoor recreation land use Per section 33-19.10									C*
Parks, community and regional	E ⁸	E ⁸	E ⁸	E ⁸	E ⁸			P	E ⁸
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Recreational vehicle parks Per section 33-19.07									C*
Theatres and assembly halls		P		P	P	P			
MISCELLANEOUS									
Commercial parking lots				P	P	P			P
Communications towers	Per Chapter 33, Section 33-23								
Outdoor advertising signs				C ²² / E ²⁴		C ²² / E ²⁴		C ²² / E ²⁴	C ²² / E ²⁴
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Public utilities, excluding microwave, radio, telephone and television antennas		C						P	P
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