



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
JULY 9, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the April 9, 2025 meeting minutes. (CONTINUED TO AUGUST 13, 2025 DUE TO LACK OF QUORUM FOR THESE MINUTES)
2. Approval of the May 20, 2025 Planning Board Special Meeting - Workshop minutes. (CONTINUED TO AUGUST 13, 2025 DUE TO LACK OF QUORUM FOR THESE MINUTES)
3. Approval of the June 11, 2025 meeting minutes. (CONTINUED TO AUGUST 13, 2025 DUE TO LACK OF QUORUM FOR THESE MINUTES)

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Jim Paytas - Vic Reserve Holdings, LLC
Project Number: CSB25-001
Project Location: 1 Dr. Martin Luther King Jr. Btwy
Project Description: Combined Preliminary and Final Plat for Reserve at Victoria Phase 4
Staff Planner: Belinda Williams-Collins

OTHER BUSINESS

1. DeLand Community Progress Report

ADJOURNMENT

**PLANNING STAFF REPORT
To
PLANNING BOARD**

July 9 , 2025

APPLICATION: CSB25-001
STAFF PLANNER: Belinda Williams-Collins
APPLICANT: Jim Paytas – Vic Reserve Holdings, LLC
REQUEST: Combined Preliminary & Final Plat Reserve at Victoria Phase 4

APPLICABLE REGULATIONS:

Land Development Regulations, Article 13.
Subdivision of land Sec. 33-146.05

SITE FACTORS:

Location: 1 Dr. MLK Jr. Beltway
Size: 29.47 ± acres
Land Use: Low Density Residential,
Existing Zoning: The Reserve at Victoria Planned Development
Existing Use: Vacant/undeveloped

SURROUNDING LAND USE:

SURROUNDING ZONING:

North	Low Density Residential	RR (Rural Residential)
South	City: New Community Development VC: (Single family)	Victoria Park Planned Development
East	Low Density Residential	Park Lake Estates Planned Development
West	VC: Rural	VC: Rolling Oaks Residential Planned Unit Development

ANALYSIS:

The site is vacant and undeveloped and this development represents the final phase of this project. The proposed development will be served by City potable water sanitary sewer facilities.

This site is located immediately north of the Victoria Trails Section of the Victoria Park Planned Development. This development is being completed over a total of 4 phases and this phase includes **162 multi-family units** on a 29.47-acre portion of the overall 200.23-acre parcel. The townhomes consist of 4 different elevation styles with a combination of 4, 5, 7 and 8-unit buildings, an amenity center with a pool and playground area, tree protection and stormwater retention areas and a dog park reserved for residents of the development.

Entry into this phase of the development will be provided via a right-in/right-out access point along Martin Luther King Jr. Beltway and at the easternmost entrance developed for Phase 2 located along the newly constructed Beresford Ave. extension. A connecting

road located at the western edge of Phase 4 connects to a traffic circle in Phase 2. The Reserve at Victoria Planned Development was approved in November of 2019. Previous approvals for Victoria Reserve include:

PHASE	# UNITS	ACRES	APPROVED
CSB20-131 - Phase 1	157 single-family	84.76	7/20/2020
CSB20-104 - Phase 2	108 single-family	46.24	10/19/2020
CSB23-191 - Phase 3	141 single-family	39.76	Prelim plat - 2/5/2024 Final plat - 2/19/2024
CSB25-001 - Phase 4	162 multi-family	29.47	

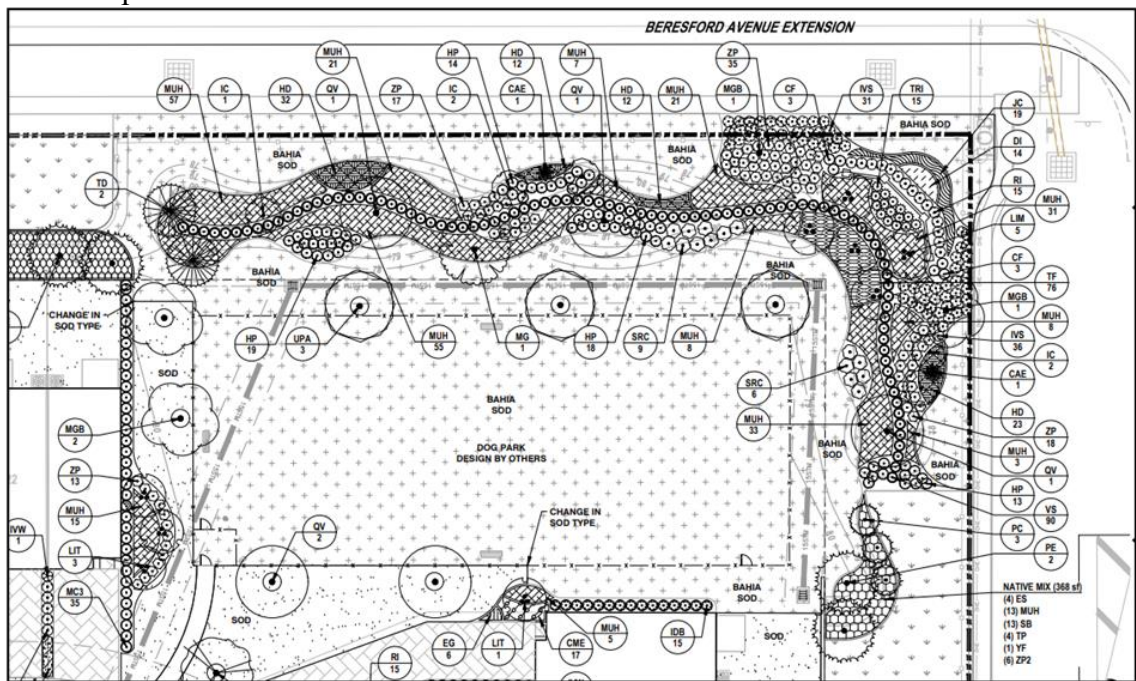
The addition of this phase and completion of all the proposed units would result in a total of 568 total units on the 200.23 acre parcels and an overall density of 2.84 units per acre.

On March 20, 2025 the Technical Review Committee recommended that the Combined Preliminary and Final Plat be forwarded to the Planning Board and City Commission once all the comments have been addressed and the issues resolved. All of the comments have been addressed, however, an issue with the creation of a dog park has necessitated creation of the following comment that is to be addressed:

PLANNING

1. “Provide additional landscape materials to ensure the private dog park is adequately screened from the adjacent roadway.

All landscaping shall be in addition to the berm shown on the landscape plans which has been provided to enhance the corner:



STAFF RECOMMENDATION:

Chapter 177, FS as well as the city's LDR Sec. 33-146.04 and Sec. 33-146.05 list a number of requirements for final plats. The plat provided meets these requirements.

Staff finds that this combined preliminary and final plat is consistent with the subdivision requirements outlined in Section 33-146.05 and upon final satisfaction of the remaining TRC comments, recommends that Planning Board forward this item to the City Commission with a recommendation for approval.

DATE	DESCRIPTION

PHASE	AREA	THICKNESS	TOTAL	ACREAGE
1	PHASE 1	12"	1,200,000	27.5
2	PHASE 2	12"	1,200,000	27.5
3	PHASE 3	12"	1,200,000	27.5
4	PHASE 4	12"	1,200,000	27.5
TOTAL				

REVISIONS

DATE: 03/24/24
 DESCRIPTION: PHASE 4 DIMENSIONAL REQUIREMENTS

PHASE 4 DIMENSIONAL REQUIREMENTS:

BELOW-GRASS:

- A. FRONT DRIVEWAY - 10 FEET
- B. REAR DRIVEWAY - 10 FEET
- C. SIDE DRIVEWAY - 10 FEET
- D. DRIVEWAY TO LOT WIDTH - 10 FEET
- E. DRIVEWAY TO LOT DEPTH - 10 FEET
- F. DRIVEWAY TO LOT AREA - 10 FEET
- G. DRIVEWAY TO LOT PERIMETER - 10 FEET
- H. DRIVEWAY TO LOT CORNER - 10 FEET
- I. DRIVEWAY TO LOT CENTER - 10 FEET
- J. DRIVEWAY TO LOT EDGE - 10 FEET
- K. DRIVEWAY TO LOT MIDDLE - 10 FEET
- L. DRIVEWAY TO LOT END - 10 FEET
- M. DRIVEWAY TO LOT START - 10 FEET
- N. DRIVEWAY TO LOT STOP - 10 FEET
- O. DRIVEWAY TO LOT GO - 10 FEET
- P. DRIVEWAY TO LOT COME - 10 FEET
- Q. DRIVEWAY TO LOT THERE - 10 FEET
- R. DRIVEWAY TO LOT BE - 10 FEET
- S. DRIVEWAY TO LOT BACK - 10 FEET
- T. DRIVEWAY TO LOT FOR - 10 FEET
- U. DRIVEWAY TO LOT AN - 10 FEET
- V. DRIVEWAY TO LOT ON - 10 FEET
- W. DRIVEWAY TO LOT IN - 10 FEET
- X. DRIVEWAY TO LOT UP - 10 FEET
- Y. DRIVEWAY TO LOT OVER - 10 FEET
- Z. DRIVEWAY TO LOT UNDER - 10 FEET

NEWKIRK

1200 W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1234
 Fax: (954) 561-5678
 Email: info@newkirk.com

OVERALL DEVELOPMENT PLAN

PHASE 4

140 LAKE RESERVE DRIVE, DELAND, FL 32724

REVISIONS

DATE: 03/24/24
 DESCRIPTION: PHASE 4 DIMENSIONAL REQUIREMENTS

PHASE 4 DIMENSIONAL REQUIREMENTS:

BELOW-GRASS:

- A. FRONT DRIVEWAY - 10 FEET
- B. REAR DRIVEWAY - 10 FEET
- C. SIDE DRIVEWAY - 10 FEET
- D. DRIVEWAY TO LOT WIDTH - 10 FEET
- E. DRIVEWAY TO LOT DEPTH - 10 FEET
- F. DRIVEWAY TO LOT AREA - 10 FEET
- G. DRIVEWAY TO LOT PERIMETER - 10 FEET
- H. DRIVEWAY TO LOT CORNER - 10 FEET
- I. DRIVEWAY TO LOT CENTER - 10 FEET
- J. DRIVEWAY TO LOT EDGE - 10 FEET
- K. DRIVEWAY TO LOT MIDDLE - 10 FEET
- L. DRIVEWAY TO LOT END - 10 FEET
- M. DRIVEWAY TO LOT START - 10 FEET
- N. DRIVEWAY TO LOT STOP - 10 FEET
- O. DRIVEWAY TO LOT GO - 10 FEET
- P. DRIVEWAY TO LOT COME - 10 FEET
- Q. DRIVEWAY TO LOT THERE - 10 FEET
- R. DRIVEWAY TO LOT BE - 10 FEET
- S. DRIVEWAY TO LOT BACK - 10 FEET
- T. DRIVEWAY TO LOT FOR - 10 FEET
- U. DRIVEWAY TO LOT AN - 10 FEET
- V. DRIVEWAY TO LOT ON - 10 FEET
- W. DRIVEWAY TO LOT IN - 10 FEET
- X. DRIVEWAY TO LOT UP - 10 FEET
- Y. DRIVEWAY TO LOT OVER - 10 FEET
- Z. DRIVEWAY TO LOT UNDER - 10 FEET

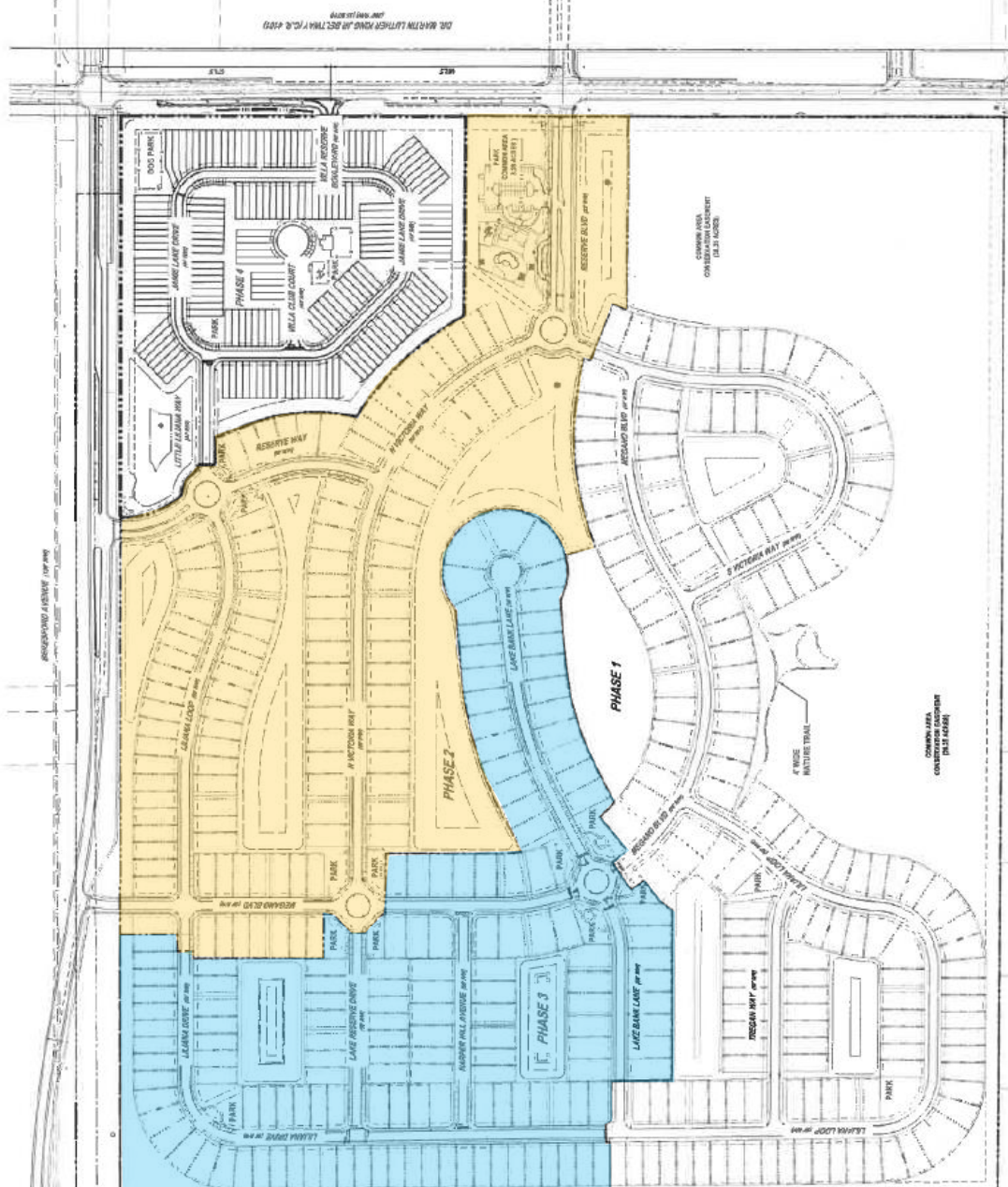
REVISIONS

DATE: 03/24/24
 DESCRIPTION: PHASE 4 DIMENSIONAL REQUIREMENTS

PHASE 4 DIMENSIONAL REQUIREMENTS:

BELOW-GRASS:

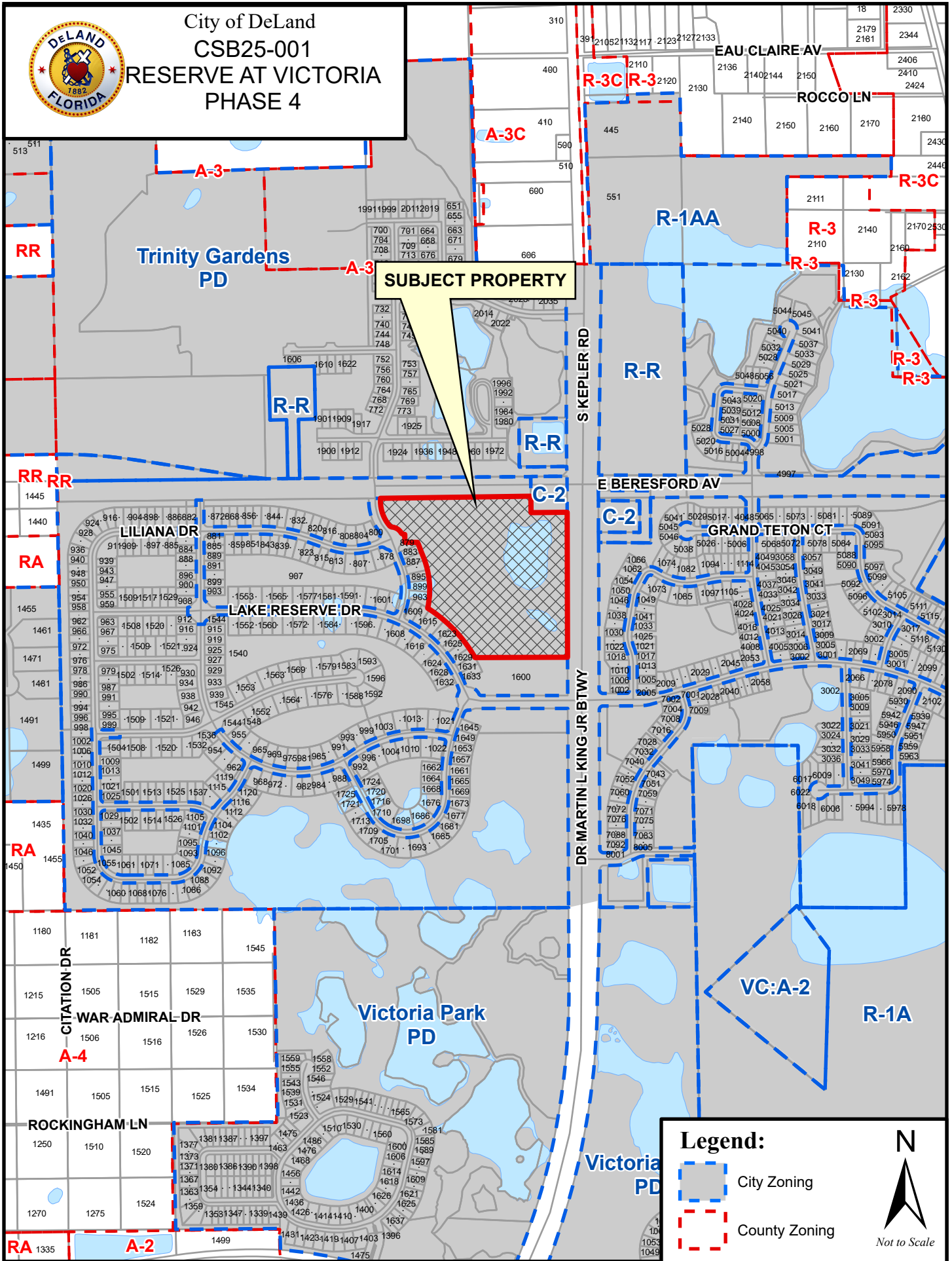
- A. FRONT DRIVEWAY - 10 FEET
- B. REAR DRIVEWAY - 10 FEET
- C. SIDE DRIVEWAY - 10 FEET
- D. DRIVEWAY TO LOT WIDTH - 10 FEET
- E. DRIVEWAY TO LOT DEPTH - 10 FEET
- F. DRIVEWAY TO LOT AREA - 10 FEET
- G. DRIVEWAY TO LOT PERIMETER - 10 FEET
- H. DRIVEWAY TO LOT CORNER - 10 FEET
- I. DRIVEWAY TO LOT CENTER - 10 FEET
- J. DRIVEWAY TO LOT EDGE - 10 FEET
- K. DRIVEWAY TO LOT MIDDLE - 10 FEET
- L. DRIVEWAY TO LOT END - 10 FEET
- M. DRIVEWAY TO LOT START - 10 FEET
- N. DRIVEWAY TO LOT STOP - 10 FEET
- O. DRIVEWAY TO LOT GO - 10 FEET
- P. DRIVEWAY TO LOT COME - 10 FEET
- Q. DRIVEWAY TO LOT THERE - 10 FEET
- R. DRIVEWAY TO LOT BE - 10 FEET
- S. DRIVEWAY TO LOT BACK - 10 FEET
- T. DRIVEWAY TO LOT FOR - 10 FEET
- U. DRIVEWAY TO LOT AN - 10 FEET
- V. DRIVEWAY TO LOT ON - 10 FEET
- W. DRIVEWAY TO LOT IN - 10 FEET
- X. DRIVEWAY TO LOT UP - 10 FEET
- Y. DRIVEWAY TO LOT OVER - 10 FEET
- Z. DRIVEWAY TO LOT UNDER - 10 FEET



Overall Development Plan



City of DeLand
 CSB25-001
 RESERVE AT VICTORIA
 PHASE 4



Legend:

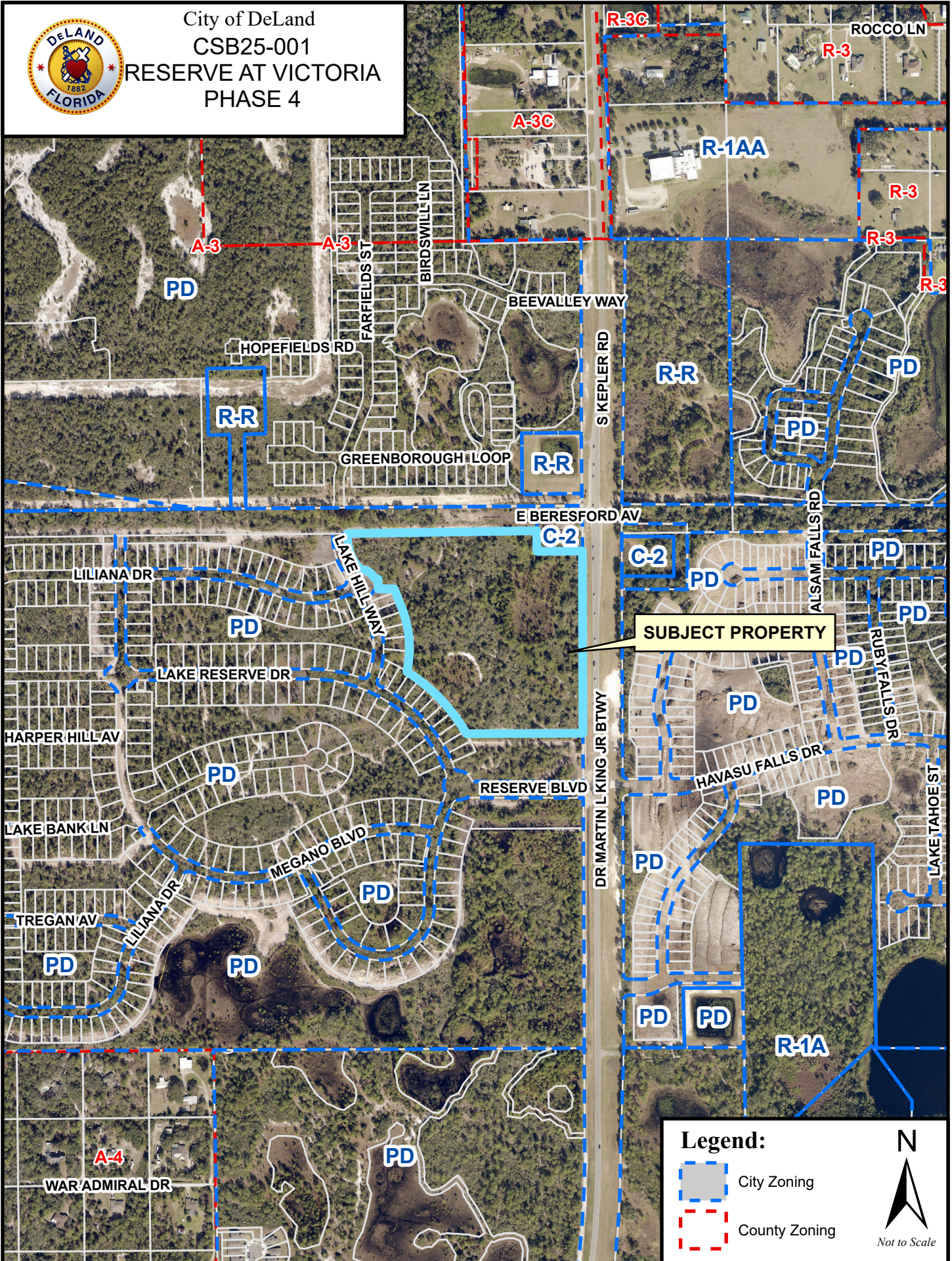
- City Zoning
- County Zoning

N

 Not to Scale



City of DeLand
CSB25-001
RESERVE AT VICTORIA
PHASE 4





City of DeLand
CSB25-001
RESERVE AT VICTORIA
PHASE 4

COUNTY

DELAND



LAKE HELEN

ORANGE CITY

Legend:



City limits



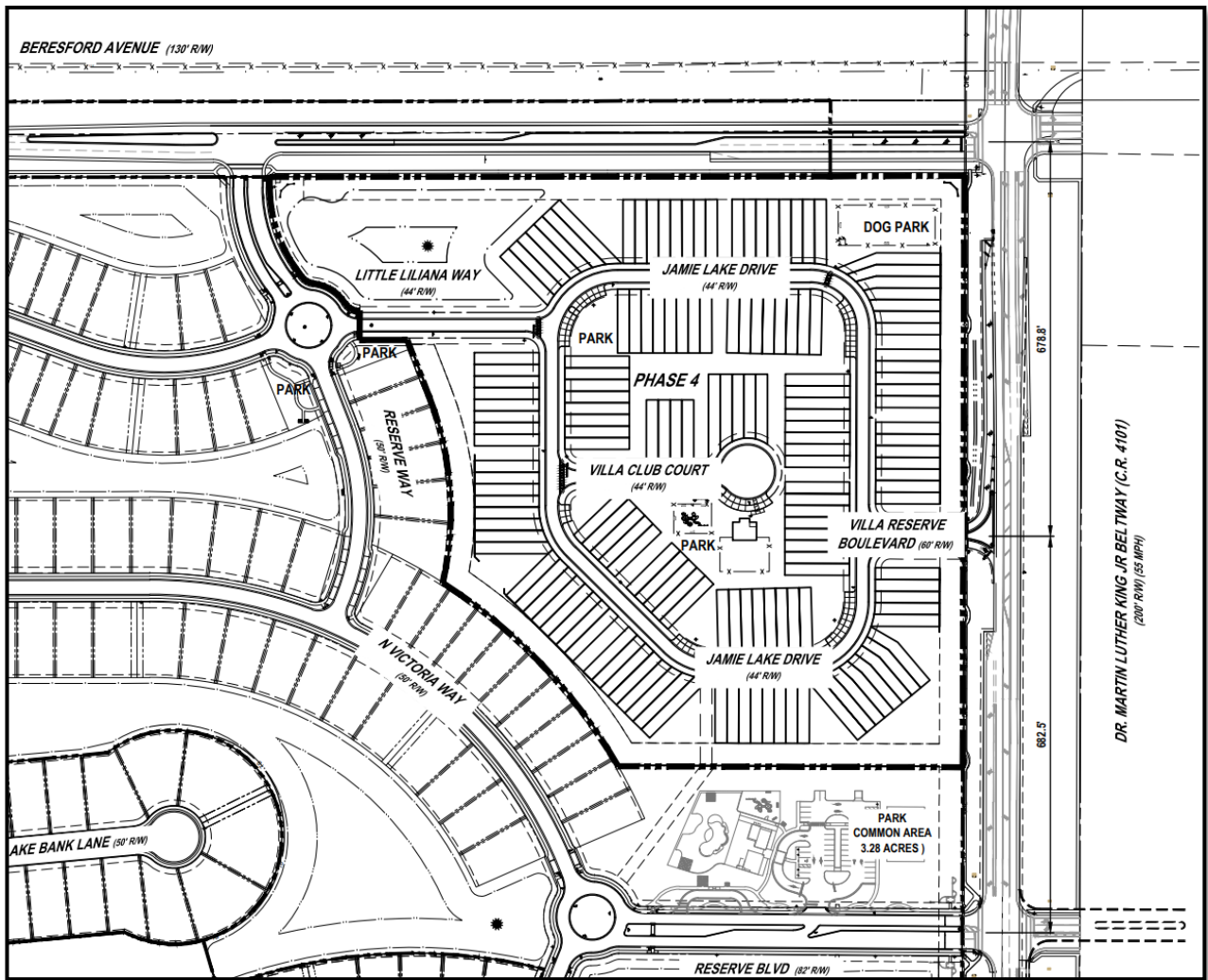
County limits



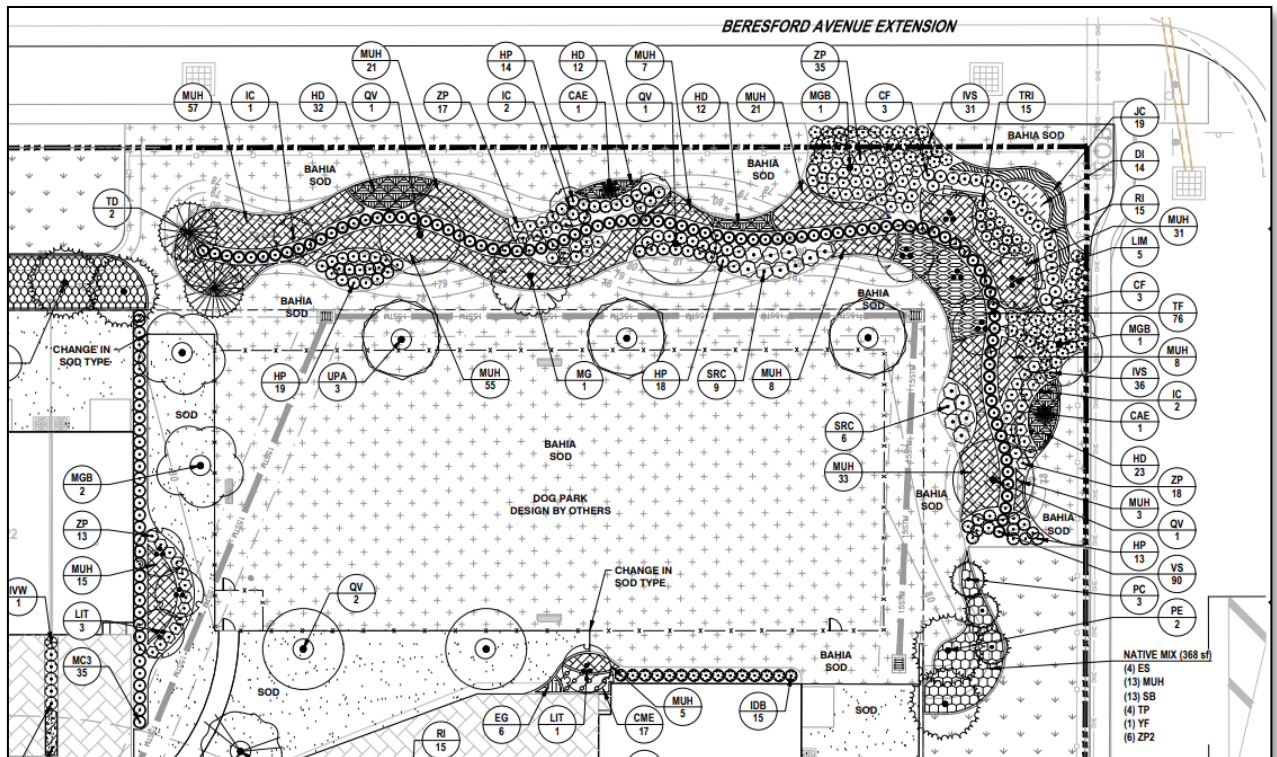
Not to Scale







Phase 4 overall plan



Dog Park Landscape Plan

DeLAND 2025

COMMUNITY PROGRESS REPORT

CONTENTS:

PAGE 2: POPULATION DATA

PAGE 3: PLANNING APPLICATIONS

PAGE 4: RESIDENTIAL CONSTRUCTION

PAGE 5: COMMERCIAL CONSTRUCTION

PAGE 6: EMPLOYMENT DATA

PAGE 7: HOUSING DATA

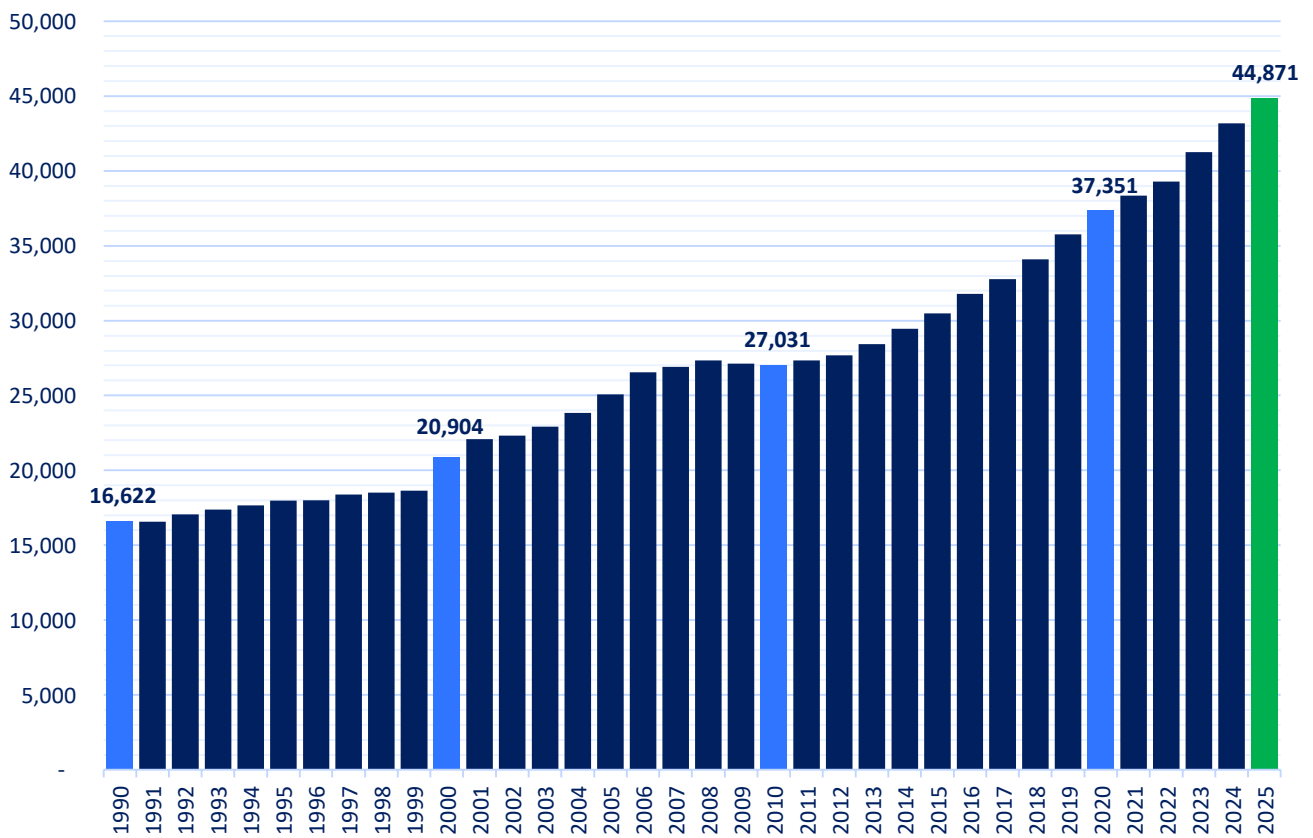
PAGE 8: LOOKING INTO THE FUTURE



Population Data

Since **1990**, the average growth rate of the population has been about **2.82%**. The average growth rate since **2000** has been about **3.02%**, and the average growth rate since **2010** has been about **3.27%**. DeLand is projected to reach a population of **44,871** by the middle of **2025**.

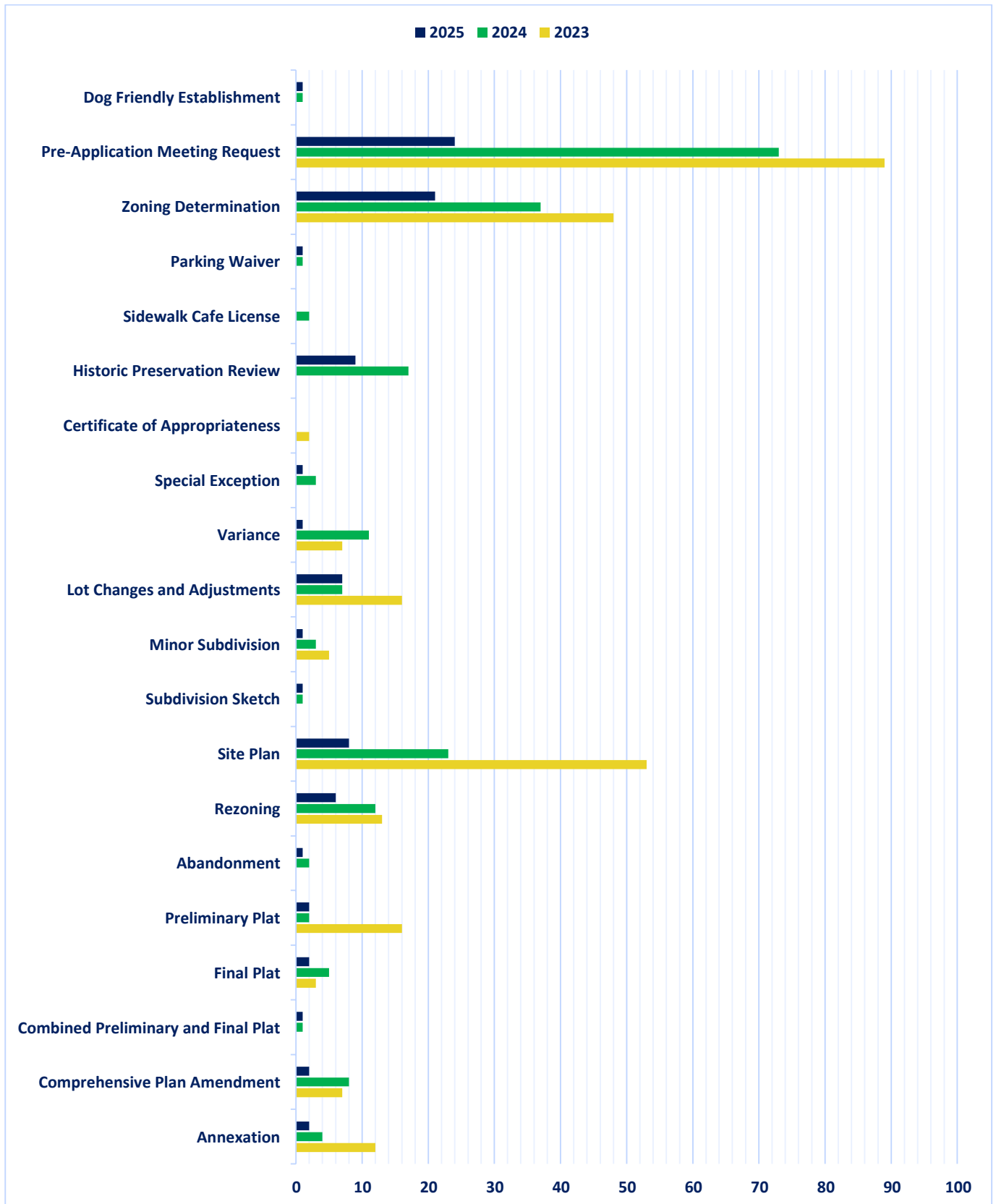
DELAND POPULATION CHANGES 1990-2025



(Note: Decennial year populations are actual census counts)

Source: University of Florida Bureau of Economic and Business Research (BEBR)

Planning Applications



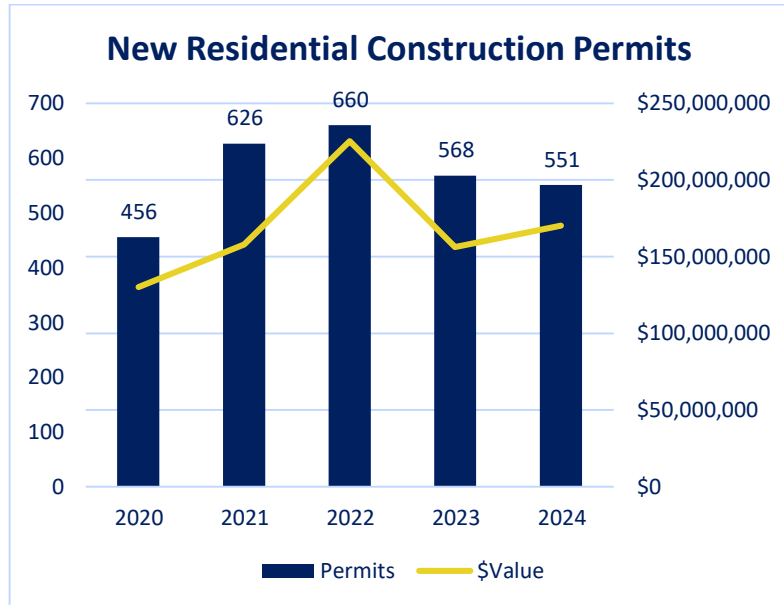
Residential Construction

DeLand saw a slight decrease in the number of permits from 2023 to 2024. However, the total value of the permits increased by approximately **\$14M**.

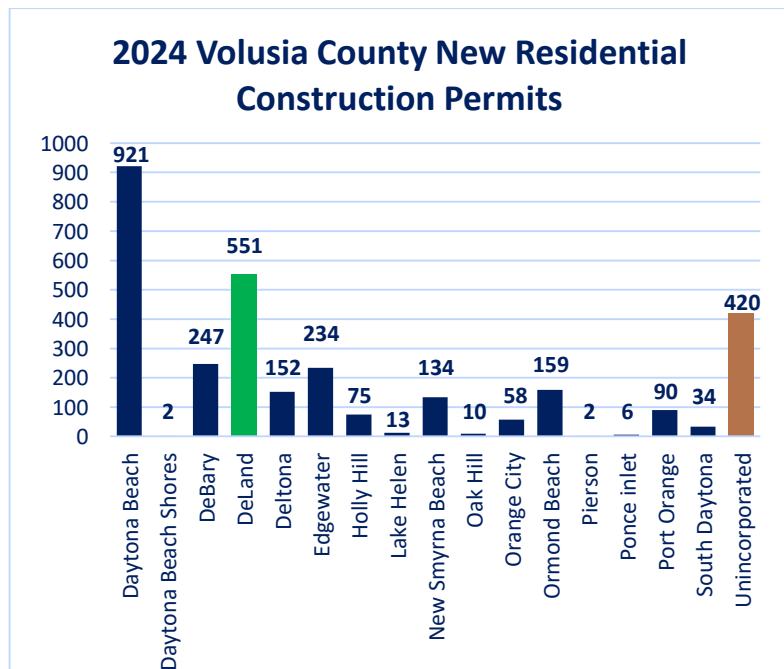
The permits as well as the total value of the permits in Q1 of 2025 show a slight decline from 2024 with **85 permits** and value of **\$33,938,195**.

The total amount of Certificate of Occupancy (CO) for housing units from April of 2023 to April of 2024 was **828**, with **640** Single-Family, Residential/Two-Family, Residential/Mobile Homes; and **180** Multi-Family Residential units.

At **551** permits, DeLand had roughly the same amount of new residential building permits as the year prior, and 2nd most new residential construction permits in Volusia County for **2024**, behind Daytona Beach.



Source: Volusia County Economic Development



Source: Volusia County Economic Development

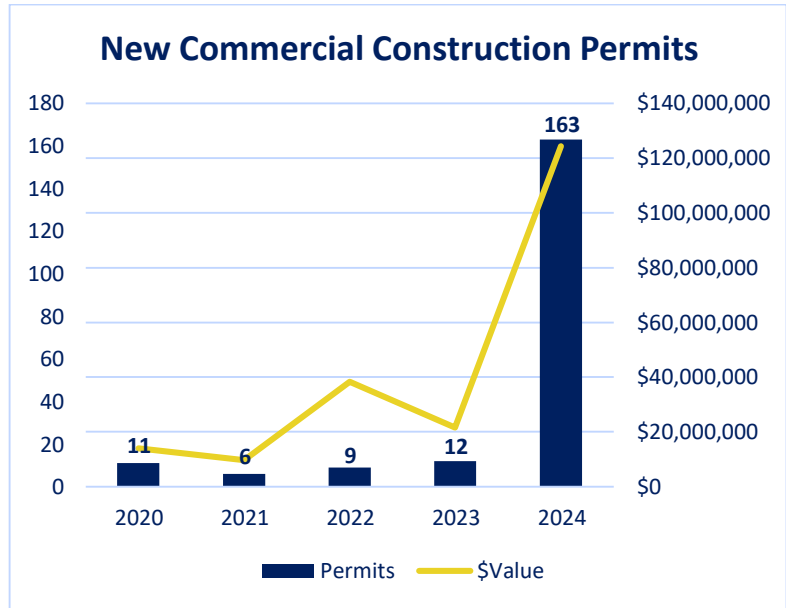
Commercial Construction

DeLand saw a major increase in the number of permits from 2023 to 2024. The total value of the permits increased by approximately **\$103M**.

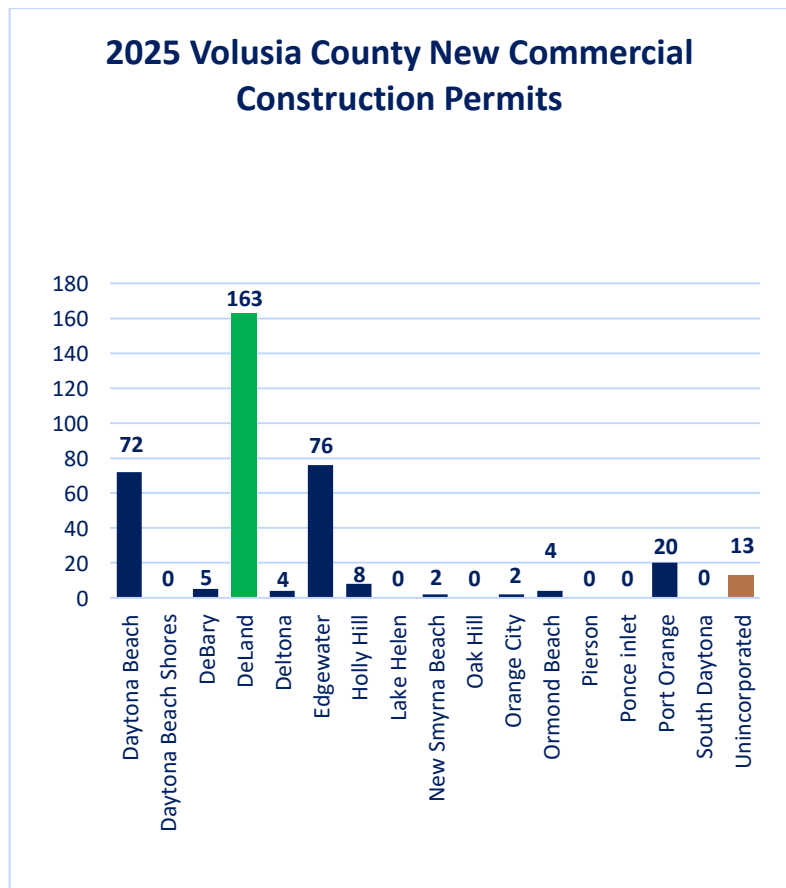
The total number of permits as well as the total permit value in Q1 of 2025 shows similar permit numbers, when compared Q1 2024, **45 permits** valued at **\$8,039,731**.

In **2024**, DeLand saw a significant increase in total annual commercial permits from **2023**.

At **163** permits, DeLand had the most amount of New Commercial Construction Permits in all of Volusia County.



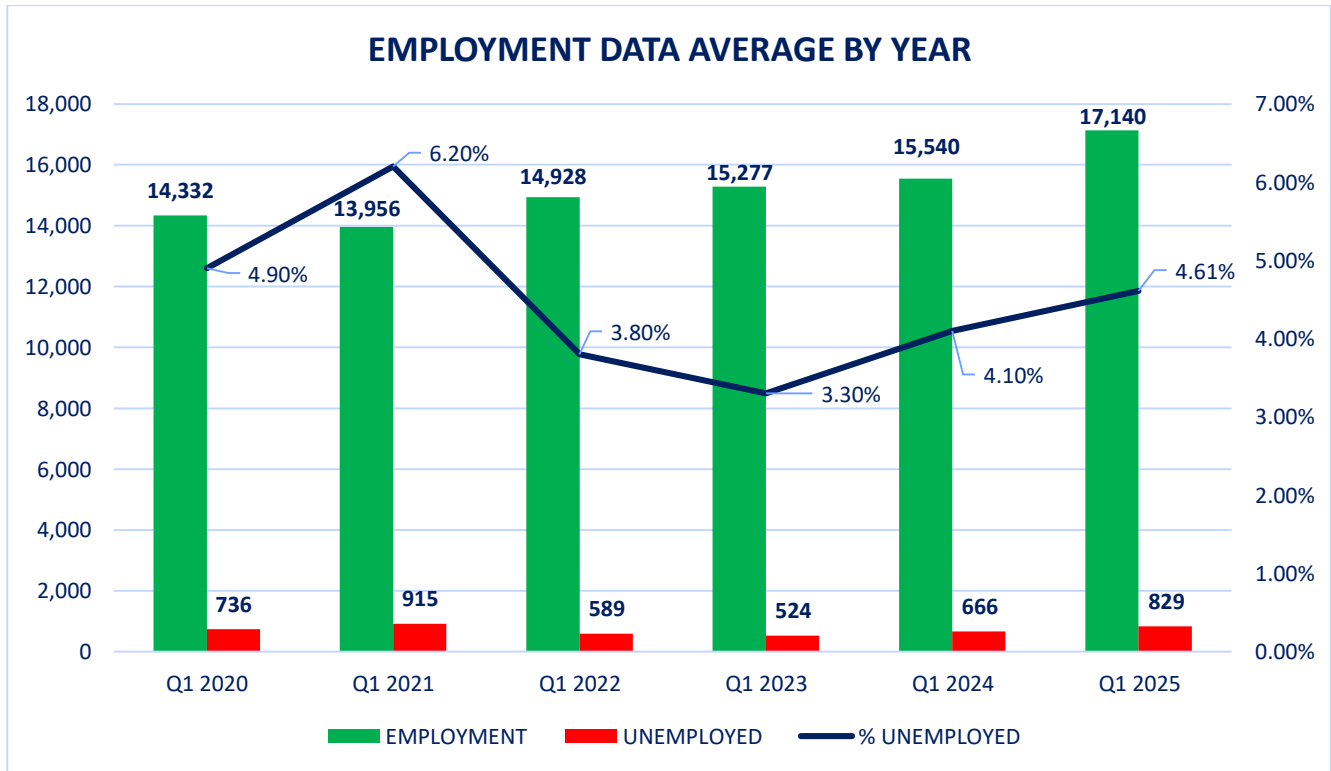
Source: Volusia County Economic Development



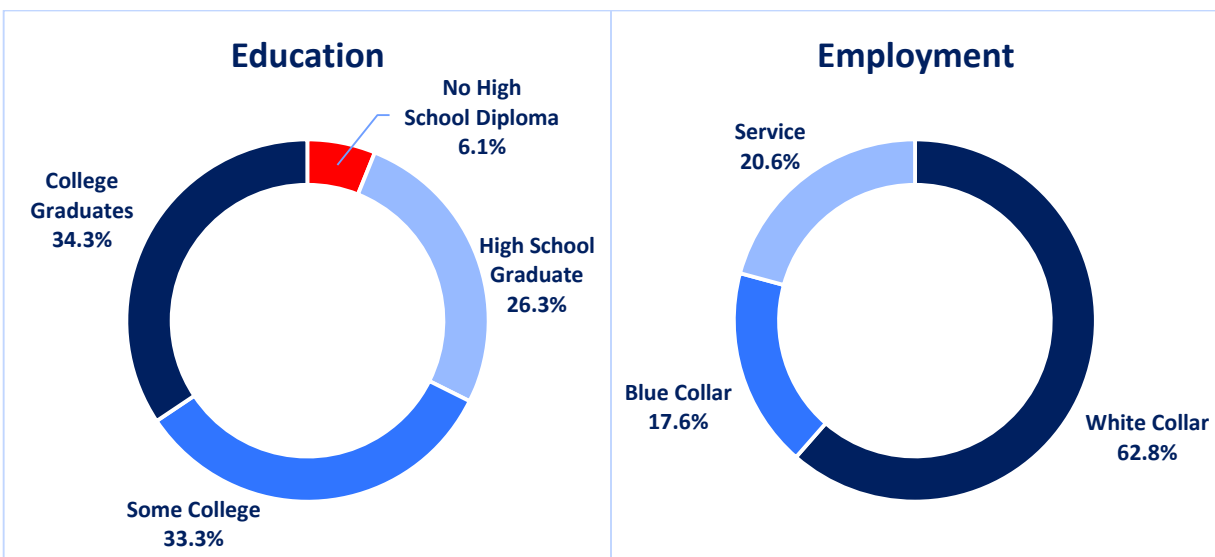
Source: Volusia County Economic Development

Employment Data

DeLand’s overall unemployment numbers have recovered since the pandemic. With the unemployment rate decreasing from **6.2%** in **2021** to **4.1%** in **2024**, DeLand has also seen a consistent increase in the Labor Force Population from **Q1 2020** to **Q1 2024**.



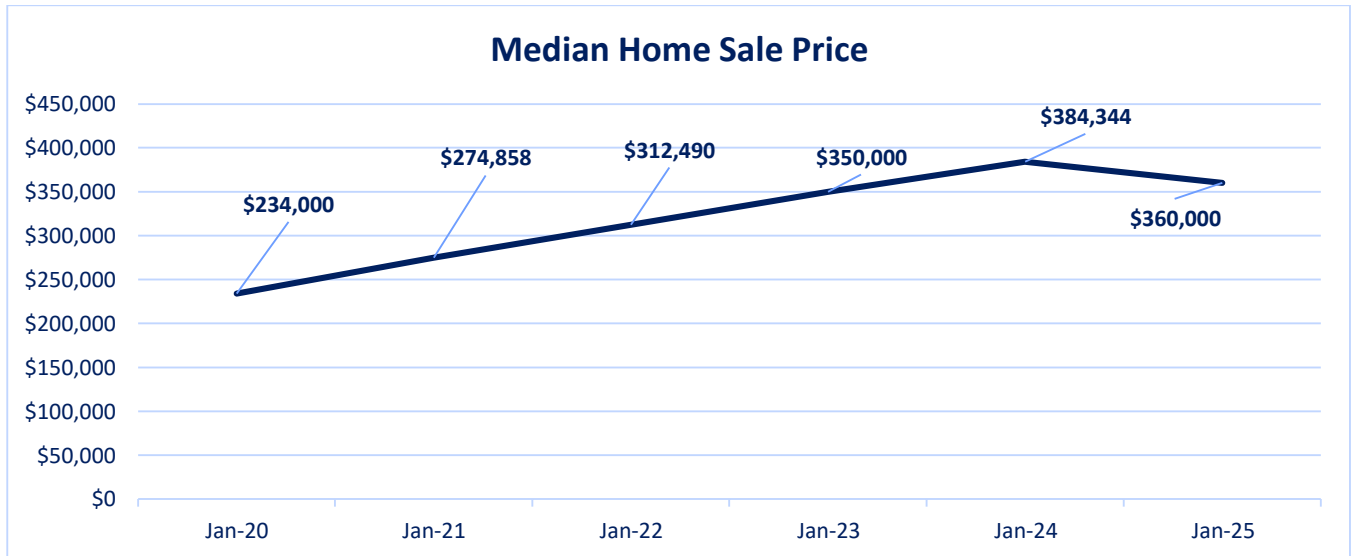
Source: Volusia County Economic Development



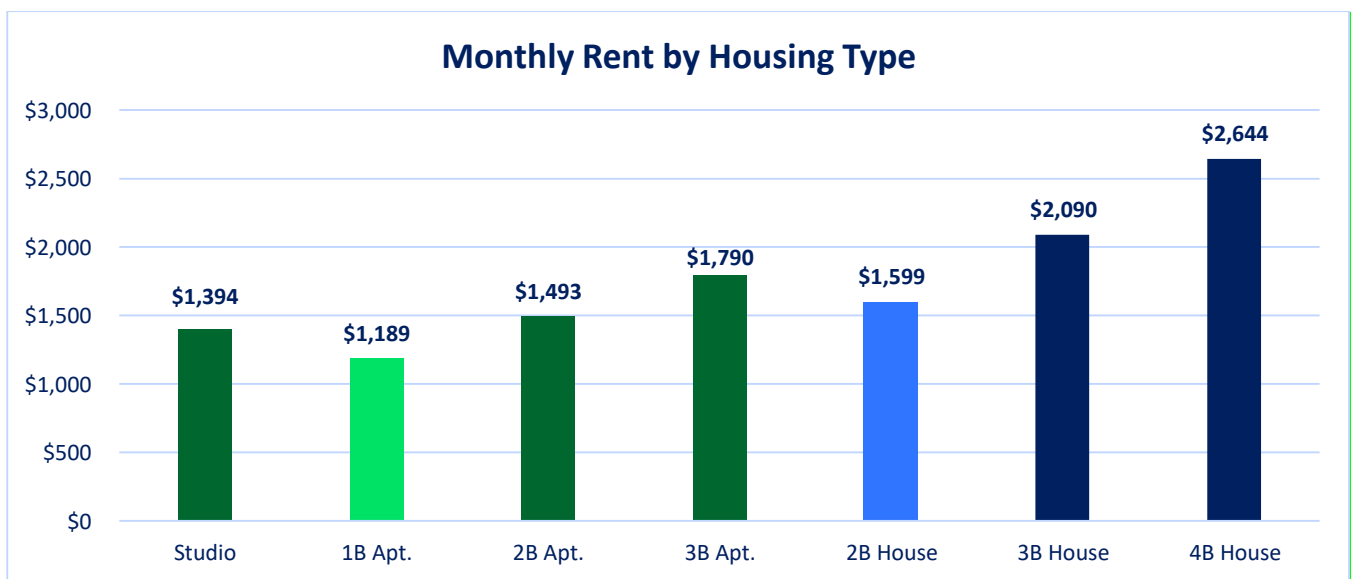
Source: Team Volusia

Home Sales Data

The current median home sale price is about **\$358K** at **\$188 per square foot**, and the average number of days on the market is approximately **62 Days**. The Median Sale Price of homes in DeLand has seen a decrease of **-5.9% Year over Year** and spend a **Median of 62 Days on the Market**. Renters have seen an average of **0.7% increase in monthly rent**. Home prices are down, and rent is slightly up.



Source: Redfin.com



Source: Apartments.com

Looking into the Future

There are many new projects in development, both in DeLand and in the surrounding area.

- HCA Free Standing Emergency Room in South DeLand
- African American Arts Museum Expansion
- Hully Tower Rebuild
- New Stetson Residential Hall
- ***Code Update***



LDRupdate@deland.org [DeLand LDR](#) | [Inspire Engagement](#)

