



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
AUGUST 13, 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 revised meeting minutes.
2. Approval of the May 20, 2025 Planning Board Special Meeting - Workshop minutes.
3. Approval of the June 11, 2025 meeting minutes.
4. Approval of the July 9, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Scott Banta
Project Number: Z25-115
Project Location: Northwest corner of S. Blue Lake Ave. & E. Beresford Ave.
Project Description: Rezoning request from Volusia County R-3 (Residential) to City of DeLand R-1A (Residential)
Project Planner: Kendall Story
2. Applicant Name: Tim Exner
Project Number: SMLU25-118
Project Location: 955 W New York Ave
Project Description: To amend the land use designation from Mixed Office/Residential to Mixed Commercial and retain the existing Historic Core Overlay-Downtown Design District Overlay
Project Planner: Belinda Williams-Collins
3. Applicant Name: Tim Exner
Project Number: Z25-119

Project Location: 955 W New York Ave

Project Description: Rezone ±1.3 Acres Of Property From P-1 (Professional-Residential) To C-1 (Neighborhood Commercial)

Project Planner: Belinda Williams-Collins

4. **RECEIVED REQUEST TO CONTINUE TO SEPTEMBER 10, 2025 MEETING**

Applicant Name: Corey D. Brown, Esq., Storch Law Firm

Project Number: AN25-082 - DeLand Reserve

Project Location: 210 North Ridgewood Avenue

Project Description: Annexation of +/-20.13 acres into the City of DeLand

Project Planner: Emily Kunkel

5. **RECEIVED REQUEST TO CONTINUE TO SEPTEMBER 10, 2025 MEETING**

Applicant Name: Corey D. Brown, Esq., Storch Law Firm

Project Number: SMLU25-083 - DeLand Reserve

Project Location: 210 North Ridgewood Avenue

Project Description: To amend the land use designation from Volusia County Rural to City of DeLand Medium-Density Residential (MDR)

Project Planner: Emily Kunkel

6. **RECEIVED REQUEST TO CONTINUE TO SEPTEMBER 10, 2025 MEETING**

Applicant Name: Corey D. Brown, Esq., Storch Law Firm

Project Number: Z25-084 - Rezoning for DeLand Reserve

Project Location: 210 North Ridgewood Avenue

Project Description: Rezone ±20.13 acres from Volusia County A-3C (Transitional Agricultural) to DeLand Reserve Planned Development, a Residential Townhome Development

Project Planner: Emily Kunkel

OTHER BUSINESS

1. Housing Options - Virtual Tour

ADJOURNMENT

Revised 5/14/2025 to add the vote for Z24-231.



**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.

Ms. Lewis moved to recommend approval, with staff's recommendations. Mr. Neumann seconded the motion. The motion to recommend approval passed unanimously.

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 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.



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, MAY 20, 2025 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

ROLL CALL

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

Present – David Henning, Esq., of Inspire Placemaking Collective; Leslie Sharpe, Esq., of Inspire Placemaking Collective; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Chris Carson, Senior Planner; and Vivian Ford, Administrative Coordinator.

PLANNING – NEW BUSINESS

1. Discussion re: Update to the Land Development Regulations Project.

a. Topic 1: HOUSING TOPICS

Board comments: Gentle density needs to include ADA friendly projects as part of the missing middle.

b. Topic 2: ADAPTIVE REUSE & INFILL

Board comments: Look at adaptive use buildings: e.g. Trinity Square. Main challenge for downtown and historical areas are the reuse of spaces. Building and fire codes present challenges, especially for second stories, so regulations would need to be less strict to get more use.

c. Topic 3: FORM-BASED REGULATIONS

d. DISCUSSION

Code Updates:

1. Consideration of main challenges when reviewing Planning applications, including parking challenges in Downtown DeLand and potential shared parking;
2. Consideration for minor variance requests (minor setback exception or properties that would otherwise be unbuildable) to have more leeway and potentially be handled administratively, however those required to be heard by the Planning Board would then have more stringent requirements;
3. Provide examples, including visuals, for applicants to understand what the city is and is not looking for;
4. Define smart growth;
5. Clearly differentiate between application types and what they each encumber, including a cheat sheet (e.g. annexation vs. land use change vs. rezoning); and
6. Clearer code that allows all users to find the information they are looking for and understand it.

Community Outreach:

1. Seek opportunities to maximize community outreach;
2. Inform what this update entails, scope of the feedback being sought, and any limitations and challenges, include examples;
3. Educate the public on how the update will be beneficial to the community, limitations from regulations, and consequences of not allowing proper development;
4. Provide examples, including visuals, to get conversations started with the community, of previous projects and their success, as well as potential projects in the community; and
5. Inform of the feedback received and how it was implemented.

OTHER BUSINESS

ADJOURNMENT

The meeting ended at 6:25 p.m.



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, JUNE 11, 2025 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:02 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

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

Quorum: Yes

Present – Darren Elkind, City Attorney; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Belinda Williams-Collins, Senior Planner; Emily Kunkel, Senior Planner; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; Tyler Figenscher, Planning Intern; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. The board did not have a quorum to vote on the April 9, 2025 Meeting Minutes. These will be reviewed at the July 9, 2025 meeting, pending a present quorum.
2. Ms. Lewis moved to approve the May 14, 2025 minutes. Mr. Liska seconded the motion. The board unanimously voted to approve the May 14, 2025 Meeting Minutes.
3. The board did not have a quorum to vote on the May 20, 2025 Meeting Minutes. These will be reviewed at the July 9, 2025 meeting, pending a present quorum.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

OLD BUSINESS

1. *CONTINUED FROM THE MAY 14TH 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

Carol Kuhn, on behalf of the applicant, was present and available to answer questions from the board.

Ms. Lewis moved to recommend approval for this item. Mr. Baum seconded the motion. The motion to recommend approval passed unanimously.

PLANNING – NEW BUSINESS

1. Applicant Name: Shanda Turner - 2816 DeLand LLC

Project Number: SP24-198 – Site Plan for DeLand Dupont Warehouse

Project Location: ±16.109 acres located at 2500 Eidson Drive

Project Description: Development of 41,800 sq. ft. warehouse building including all utility and stormwater infrastructure

Project Planner: Emily Kunkel

Kristopher Rowley, P.E., of Zev Cohen and Associates, was present on behalf of the applicant and available to answer questions from the board.

Ms. Lewis moved to recommend approval for this item, with staff's conditions listed below. Mr. Liska seconded the motion. The motion to recommend approval passed unanimously.

Staff Conditions:

- a. Prior to the issuance of a development order, the applicant shall submit revised landscape plan sheets to include the correct number of plantings for a type “D” buffer along the true south and true west buffers. (LA1 table, LA2 callout, & LA3 callout)

- b. Prior to the issuance of a development order, the proposed cistern design will need to be reviewed and approved by the City Engineering and Utilities Departments.
- c. Prior to the issuance of a development order, the applicant shall update the cover sheet index to reflect the addition of the irrigation plans.

2. Applicant Name: Russell Skinner, Sr. - Deland Arborcultural Partnership Ltd.
Project Number: SSB25-048
Project Location: 2500 Eidson Dr.
Project Description: Subdivision Sketch for DeLand Airport Parcels 17 & 18
Staff Planner: Emily Kunkel

Kristopher Rowley, P.E., of Zev Cohen and Associates, was present on behalf of the applicant and available to answer questions from the board.

No vote needed, presentation for board comments only. The board provided no comments; however, the following staff comments will need to be incorporated into the Preliminary and Final plat applications:

1. Remove parcel 1, as shown on the plans as ‘lot 1’ (± 6.07 acres) (Parcel ID# 602800000052).
 2. Update the acres/square footage in the site data table to reflect the removal of parcel 1, as shown on the plans as ‘lot 1’ (± 6.07 acres) (Parcel ID# 602800000052).
 3. Show and label the Tree Preservation Area as ‘Tract A’ and include the total size (in acres and sq. ft).
 4. Show and label the Stormwater Area as ‘Tract B’ and include the total size (in acres and sq. ft).
 5. Update the project description to reflect the correct existing and proposed number of parcels.
 6. Update the site data table to reflect the following:
 - a. The correct acres/square footage after the removal of parcel 1, as shown on the plans as ‘lot 1’ (± 6.07 acres) (Parcel ID# 602800000052).
 - b. Tree Preservation Area as ‘Tract A’ and include the total size (in acres and sq. ft).
 - c. Stormwater Area as ‘Tract B’ and include the total size (in acres and sq. ft).
 - d. New lot 1 & lot 2 and include the correct total size (in acres and sq. ft).
 - e. Update the name of the plat if Dupont is no longer included in the plan.
3. Applicant Name: Jessica Gow, Cobb Cole
Project Number: Z25-079
Project Location: S. Woodland Blvd., east of Firehouse Rd.
Project Description: Rezone ± 7.35 acres from Mainstreet Townhomes PD to C-2 General Commercial
Staff Planner: Kendall Story

Jessica Gow, Esq. of Cobb Cole, as applicant, was present and available to answer questions from the board.

J.D. Bridges spoke as against, as a resident of the neighboring property and he states he was told there would never be a neighbor behind them. He is concerned that a commercial space behind the 12 neighboring homes would decrease their property value and quality of life due to noise pollution, smell, and increased traffic into the area.

James Pepin spoke against due to flooding concerns, stating that retention ponds have already been full without this additional building. He also expressed concerns for the wildlife. He stated he has a drainage easement on his property line that he was told could not have anything built within 15 ft. and he would like this to be taking into consideration by the neighboring property.

Daniel Price spoke against, as his house is adjacent to the potentially commercial property. He states there is already semis and other trucks coming by to service the nearby shopping center, and an additional commercial building would be detrimental to residents' property value. He stated that he agrees with all the concerns of the previous speakers.

Ms. Gow stated only the front portion on Woodland would be used for a car wash building, and as for the rest of the development they would be mindful of noise, lighting, and other resident concerns in order to meet the city's standards for the area.

Ms. Lewis stated that a commercial use would be inconsistent with the neighboring uses. Mr. Owens confirmed the land use of Highway Commercial, and therefore stated that he feels the proposed rezoning would be appropriate for that parcel.

Ms. Lewis moved to recommend denial for this item. Mr. Liska seconded the motion. The motion to recommend denial passed 3 to 1, with Mr. Owens dissenting.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting ended at 6:00 p.m.



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, JULY 9, 2025 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:12 p.m.

ROLL CALL

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

Quorum: Yes

Present – Darren Elkind, City Attorney; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Belinda Williams-Collins, Senior Planner; Emily Kunkel, Senior Planner; Tyler Figenscher, Planning Intern; applicants; Sabrina Siple, Permit Clerk; and members of the public.

MINUTES

1. The board did not have a quorum to vote on the April 9, 2025 Meeting Minutes. These will be reviewed at the August 13, 2025 meeting, pending a present quorum.
2. The board did not have a quorum to vote on the May 20, 2025 Meeting Minutes. These will be reviewed at the August 13, 2025 meeting, pending a present quorum.
3. The board did not have a quorum to vote on the June 11, 2025 Meeting Minutes. These will be reviewed at the August 13, 2025 meeting, pending a present quorum.

OTHER BUSINESS

1. Mr. Figenscher presented the DeLand Community Progress Report.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

OLD BUSINESS

None.

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

Harry Newkirk, Newkirk Engineering and Trey Paytas of Vic Reserve Holdings, LLC, were present on behalf of the applicant and answered questions from the board.

Mr. Liska moved to recommend approval for this item, with the condition that the applicant work with staff on the screening and grading at the NE corner and the removal of the wall and the sign within the landscaping. Mr. Baumgartner seconded the motion. The motion to recommend approval passed unanimously.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

ADJOURNMENT

The meeting ended at 5:45 p.m.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

August 13, 2025

A. APPLICATION NO.: Z25-115

STAFF PLANNER: Kendall Story

APPLICANT: Scott Banta, Telesis Services, LLC

REQUEST: Rezone from Volusia County R-3 (Single Family Residential) to City R-1A (Single Family Residential).

APPLICABLE REGULATIONS:

Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location: Northwestern corner of S. Blue Lake Ave. & E. Beresford Ave.
 Size: ±15.50 acres
 Land Use: LDR, Low Density Residential (Institutional Overlay)
 Existing Zoning: VC R-3
 Existing Use: Vacant

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	VC: Urban Low-Intensity	VC: R-3 (VC Single Family)
South:	VC: Rural	VC: RR (Rural Residential)
East:	Low-Density Residential	Trinity Gardens PD
West:	VC: Urban Low-Intensity	VC: R-3 (VC Single Family)

C. ANALYSIS:

The subject property is ±15.50 acres and is located at the northwest corner of S. Blue Lake Ave. and E. Beresford Ave. On March 3, 2024, the City Commission voted to approve the annexation and future land use amendment to Low Density Residential (LDR) for the property. The southeast portion of the subject property includes a portion of property owned by Volusia County. A current survey of the property includes a 100' wide Florida Power & Light easement that runs north to south, and then east to S. Blue Lake Ave.

The current zoning designation is Volusia County R-3 (urban single family). According to the County’s land development code, the R-3 zoning is intended to provide medium-low-density development, preserving the character of existing or proposed neighborhoods. Permitted uses include single-family standard or manufactured modular dwellings, clustered and zero lot line development. A comparison of the zoning standards are outlined below, with Volusia County R-3 zoning on the left and City R-1A on the right. It is important to note that the number of units shown in the table are theoretical maximums and do not factor in the area that would be required for roads, stormwater retention, tree protection area or landscape buffers.

	CURRENT ZONING: VC R-3	PROPOSED ZONING: CITY R-1A
LOT SIZE	10,000 sq. ft.	8,250 sq. ft.
WIDTH	85’	75’
FRONT SETBACK	30’	30’
SIDE SETBACK	20’ combined, 8’ min.	12.5’
REAR SETBACK	20’	25’
HEIGHT	35’	35’
MAX. UNITS (±15.50 ACRES)	67 dwelling units	81 dwelling units

The applicant’s original rezone request was to a PD with the intention of creating a tiny home development. However, the applicant decided to shift direction, instead proposing a fee-simple single-family residential subdivision. At the time of annexation, the property maintained its county zoning, as the applicant chose to rezone the property at a future date.

The surrounding properties are a mixture of low-density residential land uses, with Trinity Gardens to the east and surrounded by larger residential lots.

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). R-1A is compatible with the LDR land use designation, typified by detached single-family dwelling units and both agricultural and conservation land uses.

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, any future development must dedicate, at a minimum, 15% of the property to tree preservation areas to mitigate for tree loss, per the Land Development Regulations. The code also requires a minimum of 1 tree per 2,500 sq. ft. of property. Additionally, buffering and other tree requirements, such as size and species, must meet the standards in the code. An endangered species report will be required at time of the preliminary subdivision plat.

3. Will the proposed rezoning have an impact upon the economy 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.

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

Governmental services such as potable water, sewer, code enforcement, police, and fire are available for the subject property and will be provided by the City. The applicant will be required to connect to city water and sewer, as well as reclaimed water for irrigation.

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 was annexed into the city in March of last year, obtaining a new future land use designation of Low Density Residential (LDR). A city zoning district that is compatible with the LDR land use designation must be applied to the property prior to development.

6. Was there a mistake in the original classification?

There was no known mistake in the original zoning classification. The subject property was recently annexed into the city and requires a city zoning designation.

7. 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. The proposed density is similar to some of the surrounding subdivisions, to include Trinity Gardens to the east, low density properties to the north off of E. Winnemissett Ave., and the Woods at Southridge PD to the west.

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

There is no indication 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 residential development.

D. CONCLUSION:

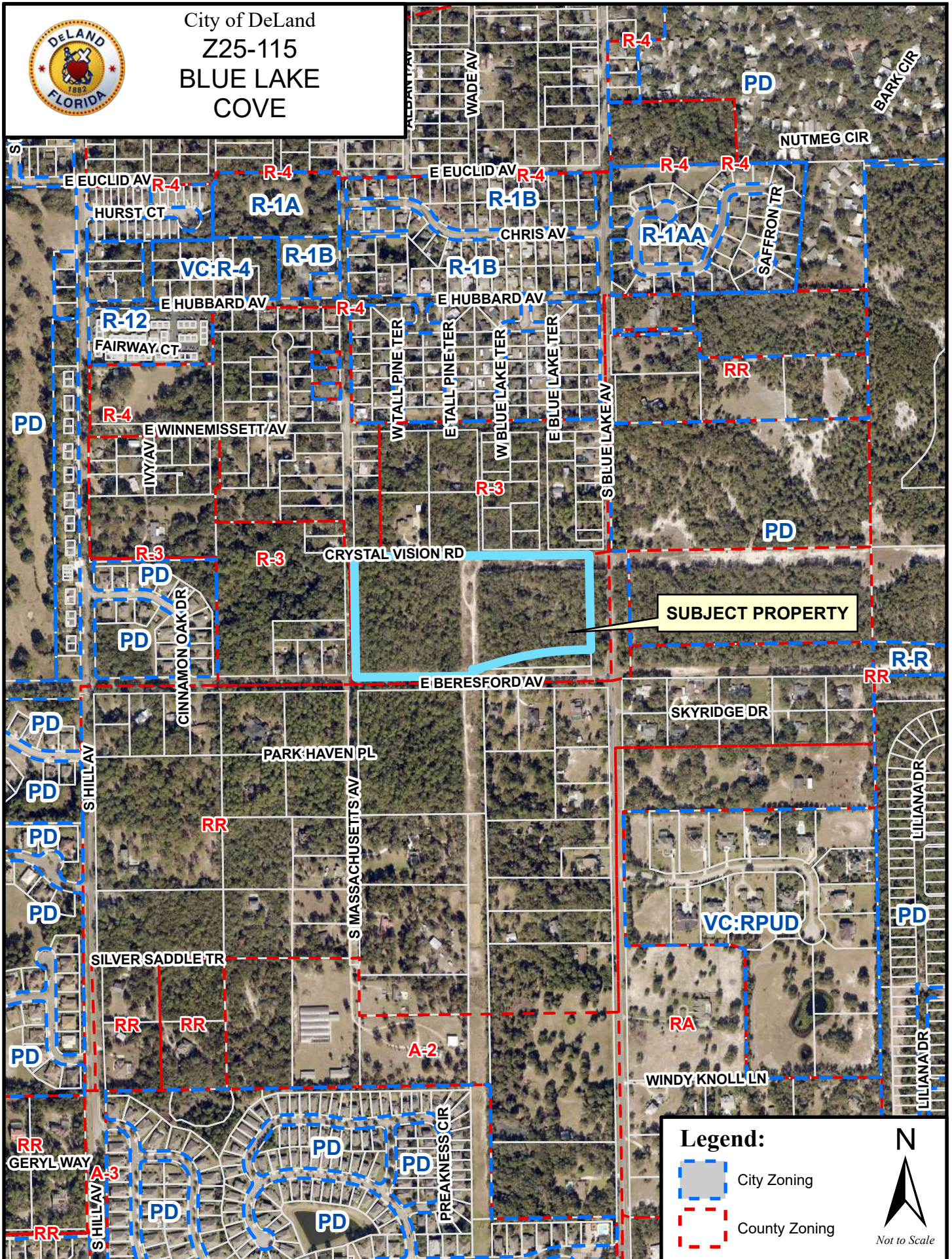
The City of DeLand is proposing to rezone the subject property from Volusia County R-3 to City of DeLand R-1A, which is compatible with the LDR (Low Density Residential) future land use designation.

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-3 to City R-1A.



City of DeLand
 Z25-115
 BLUE LAKE
 COVE



SUBJECT PROPERTY

Legend:

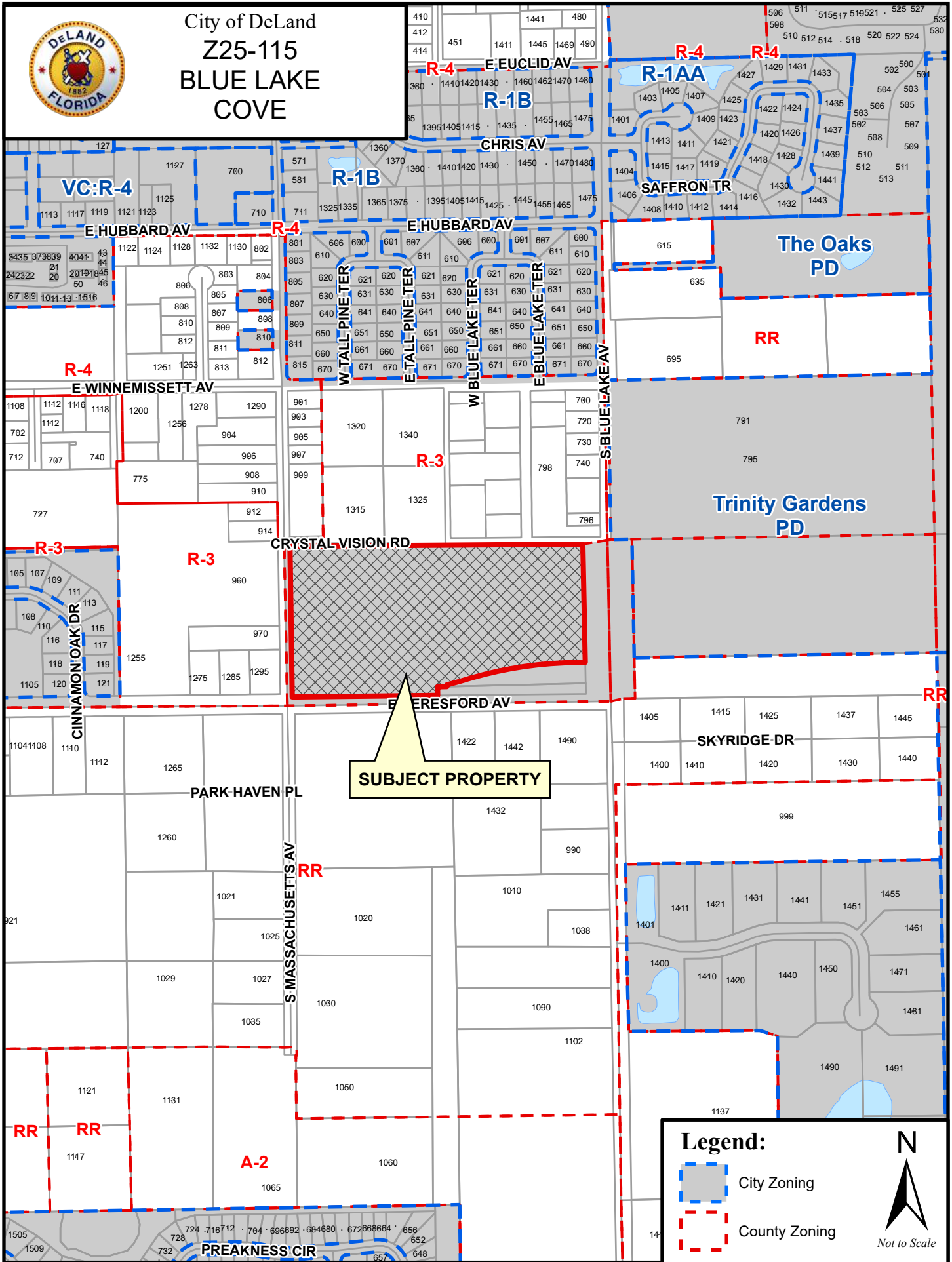
- City Zoning
- County Zoning

N

 Not to Scale



City of DeLand
Z25-115
BLUE LAKE
COVE



SUBJECT PROPERTY

Legend:

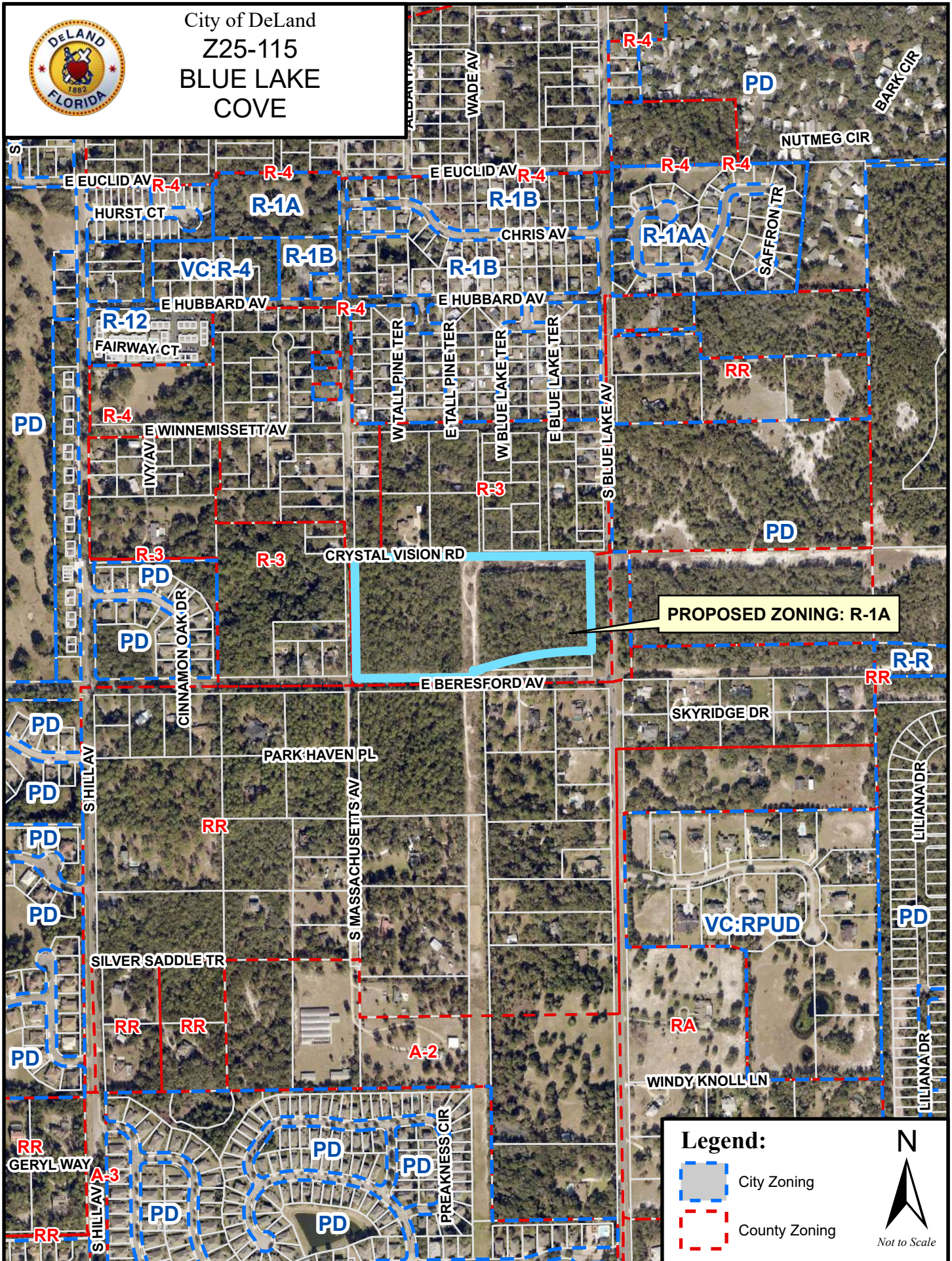
- City Zoning
- County Zoning

N

Not to Scale



City of DeLand
Z25-115
BLUE LAKE
COVE



PROPOSED ZONING: R-1A

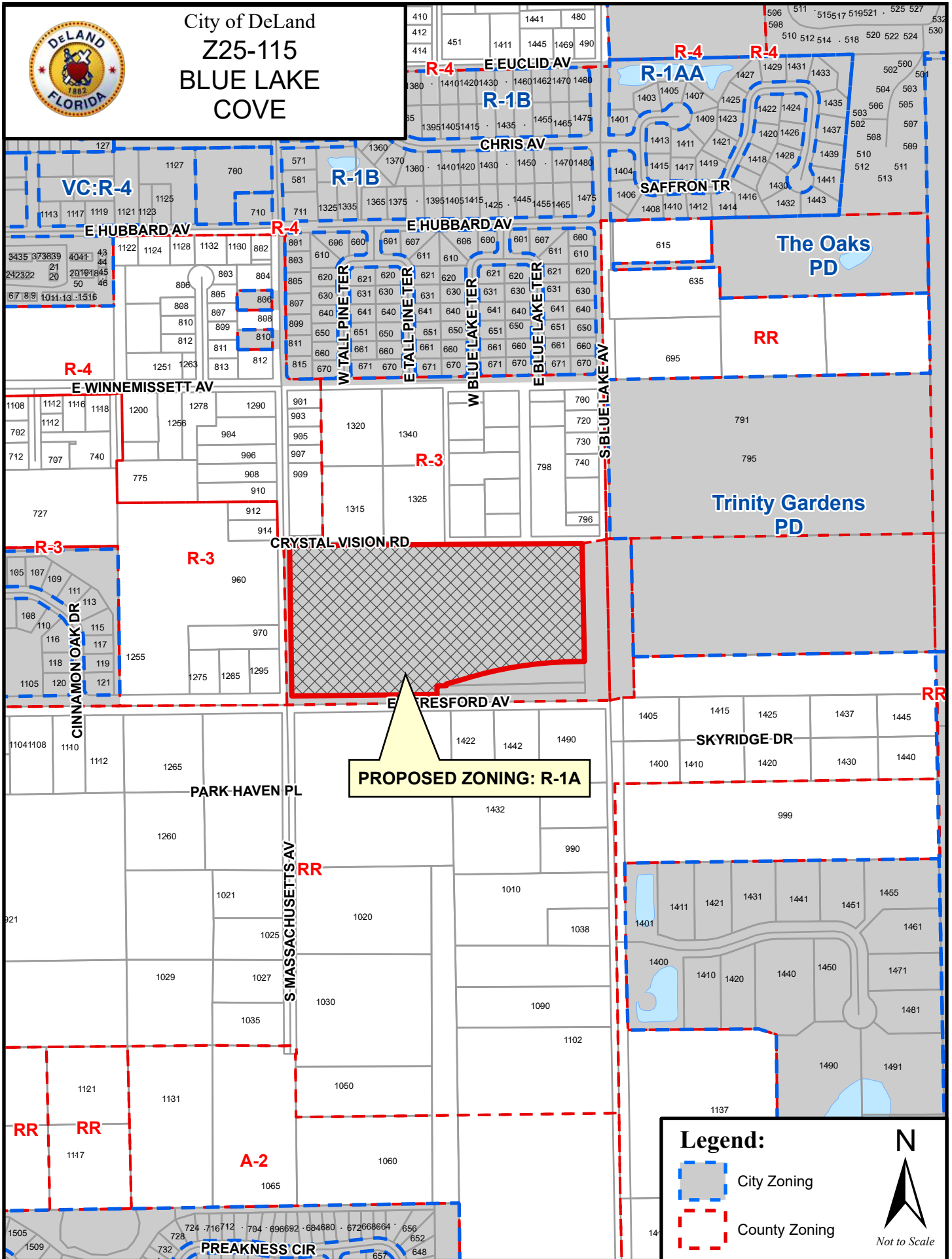
Legend:

- City Zoning
- County Zoning

N
Not to Scale



City of DeLand
Z25-115
BLUE LAKE
COVE



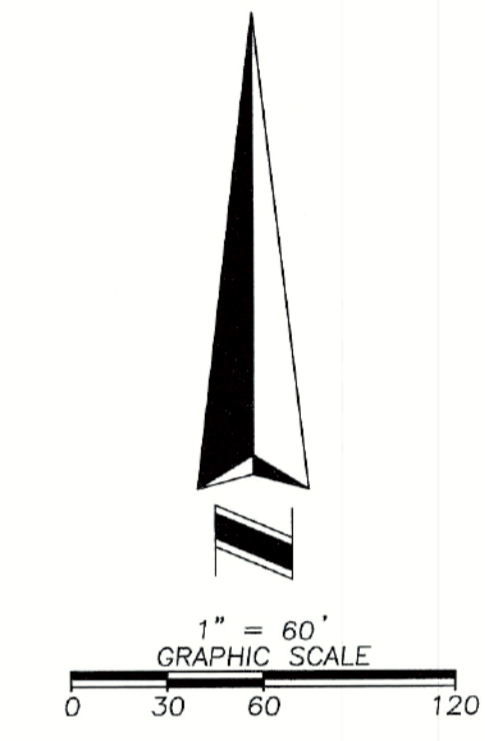
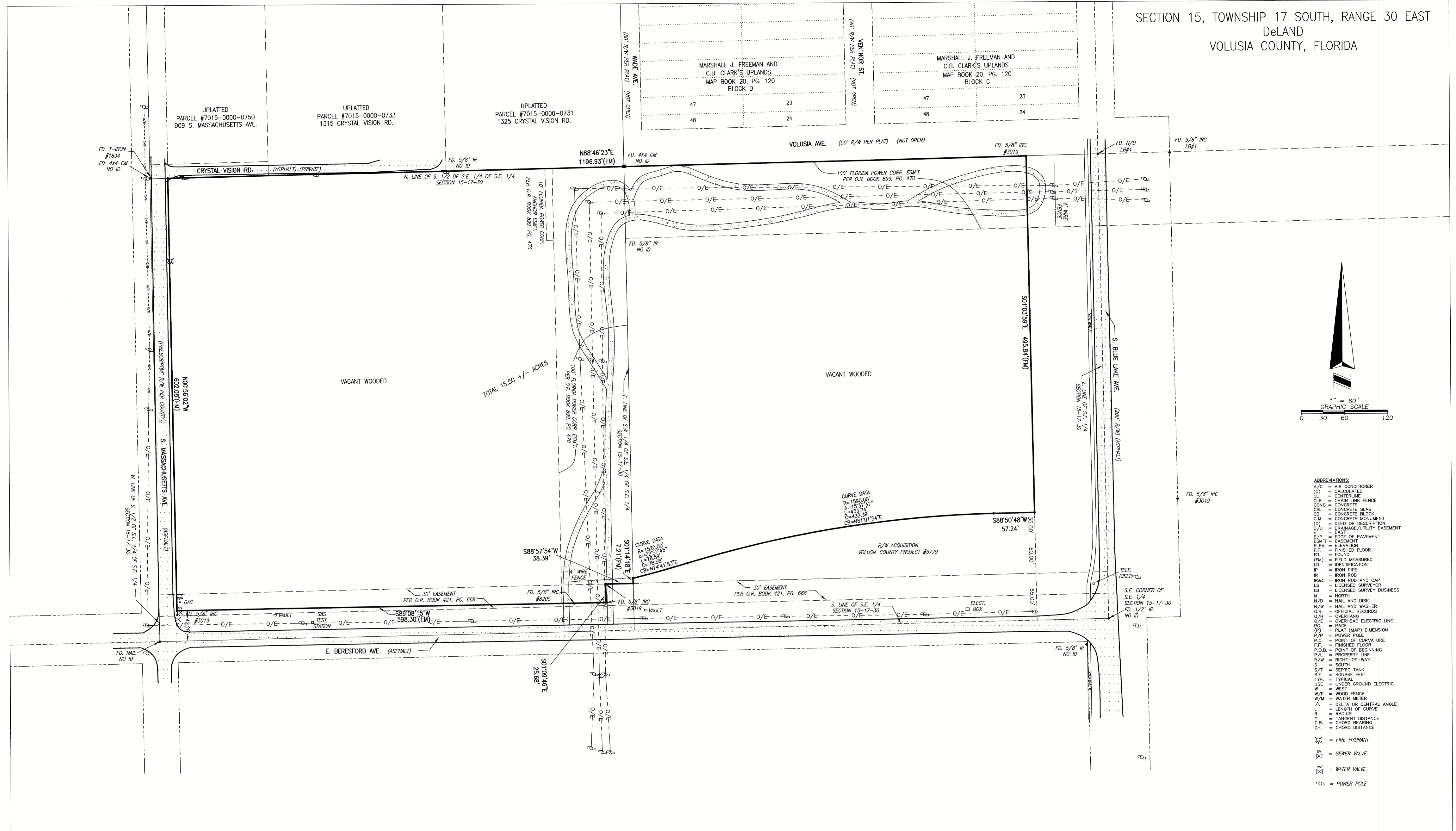
Legend:

- City Zoning
- County Zoning

N

Not to Scale

SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND
VOLUSIA COUNTY, FLORIDA



- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - (C) = CALCULATED
 - CL = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CON = CONCRETE
 - CSL = CONCRETE SLAB
 - CSB = CONCRETE BLOCK
 - CM = CONCRETE MONUMENT
 - (D) = DEED OR DESCRIPTION
 - D/U = DRAINAGE/UTILITY EASEMENT
 - E = EAST
 - E/P = EDGE OF PAVEMENT
 - ESMT = EASEMENT
 - ELEV = ELEVATION
 - F.F. = FINISHED FLOOR
 - FD. = FOUND
 - (FM) = FIELD MEASURED
 - ID. = IDENTIFICATION
 - IP = IRON PIPE
 - IR = IRON ROD
 - IR&C = IRON ROD AND CAP
 - LS = LICENSED SURVEYOR
 - LB = LICENSED SURVEY BUSINESS
 - N = NORTH
 - N/D = NAIL AND DISK
 - N/W = NAIL AND WASHER
 - O.R. = OFFICIAL RECORDS
 - O/H = OVERHANG
 - O/E = OVERHEAD ELECTRIC LINE
 - PG. = PAGE
 - (P) = PLAT (MAP) DIMENSION
 - PP = POWER POLE
 - P.C. = POINT OF CURVATURE
 - P.F. = FINISHED FLOOR
 - P.O.B. = POINT OF BEGINNING
 - P/L = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - S = SOUTH
 - S/T = SEPTIC TANK
 - S.F. = SQUARE FEET
 - TYP. = TYPICAL
 - USE = UNDER GROUND ELECTRIC
 - W = WEST
 - WF = WOOD FENCE
 - W/M = WATER METER
 - Δ = DELTA OR CENTRAL ANGLE
 - L = LENGTH OF CURVE
 - R = RADIUS
 - T = TANGENT DISTANCE
 - C.B. = CHORD BEARING
 - CH. = CHORD DISTANCE
 - ⊗ = FIRE HYDRANT
 - ⊗ = SEWER VALVE
 - ⊗ = WATER VALVE
 - ⊗ = POWER POLE

- NOTES:**
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
 4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
 5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
 7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
 8. BEARINGS AND GEOMETRY SHOWN HEREON BASED ON GPS OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE (0901), NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.
 9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
 10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY COMMUNITY #125155, PANEL #1212/0470 H, DATED FEBRUARY 19, 2014. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.

NOTE:
THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. 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. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

DESCRIPTION: (PER ORB 7109 PG. 363)
THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST, SUBJECT TO THE RIGHT OF WAY OF PUBLIC ROADS AND OF EASEMENTS TO HOUSTON TEXAS GAS AND OIL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 421, PAGE 668 AND TO FLORIDA POWER CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 899, PAGE 470, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 1/10/2024	Drawing Number: 23-0412	Scale: 1"=60' Drawn By: JRE/JM/LE
For: DREAMQUEST TINY NEIGHBORHOODS, INC.		
xxxx S. BLUE LAKE AVE., DeLand		

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLY WITH THE STANDARDS AND PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 650, F.A.C., PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

LARRY R. EFIRD
Professional Surveyor & Mapper No. 5823

Exhibit A – Legal Description

The South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 15, Township 17 South, Range 30 East, subject to the right of way of public roads and of easements to Houston Texas Gas and Oil Corporation, recorded in Official Records Book 421, Page 668 and to Florida Power Corporation, recorded in Official Records Book 899, Page 470, Public Records of Volusia County, Florida.

Site contains 15.50 acres

Volusia County Parcel ID #: 701500000720

Alternate Key #: 2236272

Scott Banta

From: Roberts, James F. <jfrobert@volusia.k12.fl.us>
Sent: Thursday, January 16, 2025 11:02 AM
To: Scott Banta
Cc: Voges, Robert J.; Marpole, Victoria D.; Young, Ronald E.; Kendall Story
Subject: 24-01-05-001-A – Blue Lake Cove – City of DeLand
Attachments: 24-01-05-001-A_BlueLakeCove_DeLand.pdf

Hello Mr. Banta,

Attached is the letter and certificate of finding of adequate capacity for the proposed residential development known as Blue Lake Cove, located at or near the intersection of E Beresford Ave and S Blue Lake Ave, current within an unincorporated area of Volusia County.

Physical copies will be sent via US mail to the contact address provided in the application.

Please note: No student reservations have been made with this finding of adequate capacity. 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.

Please let us know if you have questions or need further assistance.

Thank you,



James Roberts
Specialist, Planning & GIS
Planning and Business Services
Volusia County Schools
386-947-8786 EXT. 50802

For information on school concurrency, see:

- [School Concurrency Review Application](#)
- [VCSB Concurrency Fee Schedule](#)
- [School Planning Process Flow Chart](#)
- [School Impact Fee Study](#)

This communication and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately. For any other questions, please contact Customer Support at custserv@volusia.k12.fl.us Under Florida law, our e-mail addresses and communications are public records. If you do not want your e-mail address and message content released in response to a public records request, do not send electronic mail to this system. Instead, contact this office by phone or in writing.



Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Mrs. Jessie Thompson, Chair
Ms. Jamie M. Haynes, Vice Chair
Mr. Ruben Colón
Ms. Donna Brosemer
Ms. Krista Goodrich

**School Adequate Capacity Determination
Finding of Adequate Capacity Letter**

January 16, 2025

Mr. Scott Banta
Telesis Services, LLC
1111 N Ronald Regan Blvd, Suite 101
Longwood, FL 32750

RE : Blue Lake Cove – City of DeLand
School Concurrency Case # 24-01-05-001-A

Mr. Banta:

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 Blue Lake Cove associated with 16.4 +/- acres of property located at or near the intersection of E Beresford Ave and S Blue Lake Ave. The property is currently in an unincorporated area of Volusia County, but information provided by the City of DeLand's planning office indicates that the developer is seeking annexation into the city. The proposed project would provide eighty-five (85) single family homes.

The district uses a county wide Student Generation Rate (SGR) of (0.258) per single family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate twenty-two (22) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	85	22
Multifamily Dwelling Unit	0.137	0	0
Manufactured Home Dwelling Unit	0.052	0	0
Total		85	22

When performing an adequate capacity review, district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2 (next page). 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.

FACILITIES SERVICES
3750 OLSON DRIVE ♦ DAYTONA BEACH, FL 32124
PHONE: (386) 947-8786 ♦ FAX (386) 506-5056

Table 2

Schools	SY 2024/25 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Blue Lake Elementary	541	103%	No	9
DeLand Middle	1,067	104%	No	4
West CSA (DeLand High)	2,956	115%	No	7
Other				2

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at all school levels. However, the concurrency service areas (CSAs) for both Blue Lake Elementary and DeLand Middle are over 100% but below 115% for level of service (LOS) standards. Likewise, the CSA for DeLand High is over 100% but below 120% for LOS standards. Based on this, 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
Kendall Story, CNU-A, Senior Planner, City of DeLand



Finding of Adequate School Capacity

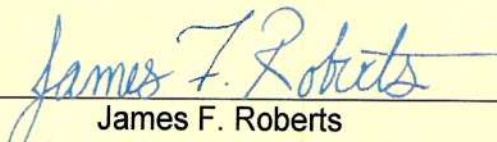
VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Blue Lake Cove
VCSB Project #	24-01-05-001-A
Jurisdiction Project #	
Parcel ID Numbers	7015-00-00-0720
Project Location	E Beresford Ave and S Blue Lake Ave
Potential Residential Units	85 Single Family Homes
Property Owner/Applicant	Scott Banta, Telesis Services, LLC

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

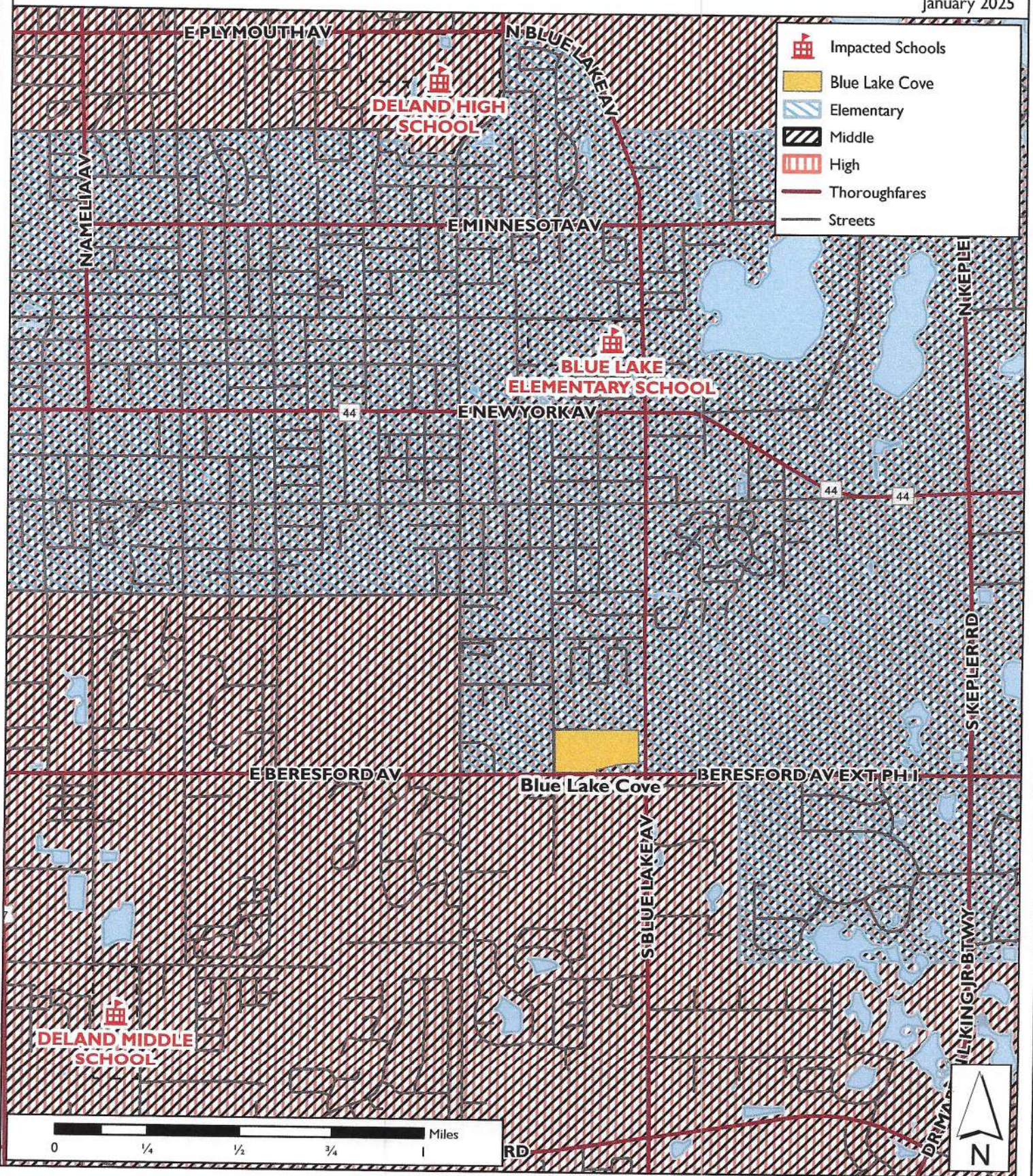
January 16, 2025
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Blue Lake Cove



Planning & Business Services
January 2025





MEMORANDUM

RE: Dreamquest Tiny Home Neighborhood, Volusia County

Traffic Impact Analysis Exemption Request

01/12/2024

Job # 23158

The following presents a request for exemption from doing a traffic study due to its low-volume nature. In general, the analyses presented herein conform to the methodology requirements and guidelines documented by Volusia County and the Florida Department of Transportation (FDOT).

Trip Generation

Table 1 summarizes the trip generation analysis conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. The calculation revealed that the proposed development will generate a total of 605 daily trips of which 40 and 48 will occur during the AM and PM peak hour, respectively. It should be noted that LUC 240 was used as the size of the time homes were best approximated using this use; however, it is understood that the tiny home will involve homes with in-ground foundations.

Table 1: Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
240	Mobile Home Park	85 DUs	7.12	605	0.47	8	32	40	0.57	30	18	48

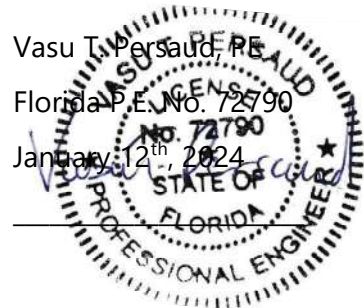
Note: The ITE trip generation equations are used when the r-squared correlation coefficient is greater than 0.7.

Summary

The proposed tiny home neighborhood is anticipated to generate relatively low traffic volumes. Consequently, approval of the proposed project is requested from a traffic impact perspective.

NAME:
P.E. #:
DATE:
SIGNATURE:

Vasu T. Persaud, P.E.
Florida P.E. No. 72790
January 12th, 2024



Attachments

Includes:
 87 (47+40) Tiny Homes (20' x 24' or 20' x 28')
 All with 10' Front Porches facing inward
 Center Circle Arrangement features
 Social Connectivity with
 fire-pits, BBQ grills, picnic tables, benches,
 pavilions and open grass areas
 157 (86+71) Parking Spaces includes 14 HC access spaces and
 bike parking area

Other Features:
 Attainable Work Force Housing
 Low Impact Development
 Green Stormwater Management Practices
 Energy-Stingy™ Construction
 Extensive use of Xeriscaping
 Community Garden Area
 Solid Fencing along back sides
 Open Fencing along street side

BLUE LAKE COVE
A DreamQuest Tiny Neighborhoods Inc.
Development
Deland, Florida



SITE DATA:

Parcel ID: 70150000720
 Township-Range-Section: 17 - 30 - 15
 Subdivision-Block-Lot: 00 - 00 - 0720
 Property Size: 16.41 acres
 Existing Land Use: Vacant - ULI - (Urban Low Intensity)
 Existing Coverage: Wooded
 Proposed Land Use
 Existing Zoning: R-3
 Proposed Zoning: PUD

FEMA: 12127C0470H Zone X
 Conservation Lands: None
 Sewer: City of Deland
 Water: City of Deland



VICINITY MAP

CENTRAL FLORIDA
ENGINEERING
CONSULTANTS, LLC
 1111 North Ronald Reagan Blvd., STE 101
 Longwood, Florida 32750
 407.599.7010
 MAIL@FLORIDAENG.COM
 EB No. 29173

BLUE LAKE COVE
 Volusia County, Florida
 Sketch Plan

FLORIDA BOARD OF PROFESSIONAL REGULATION
 Engineering Business No. 29173
 Engineer:

Montje S. Plank, P.E.
 License No. 36149

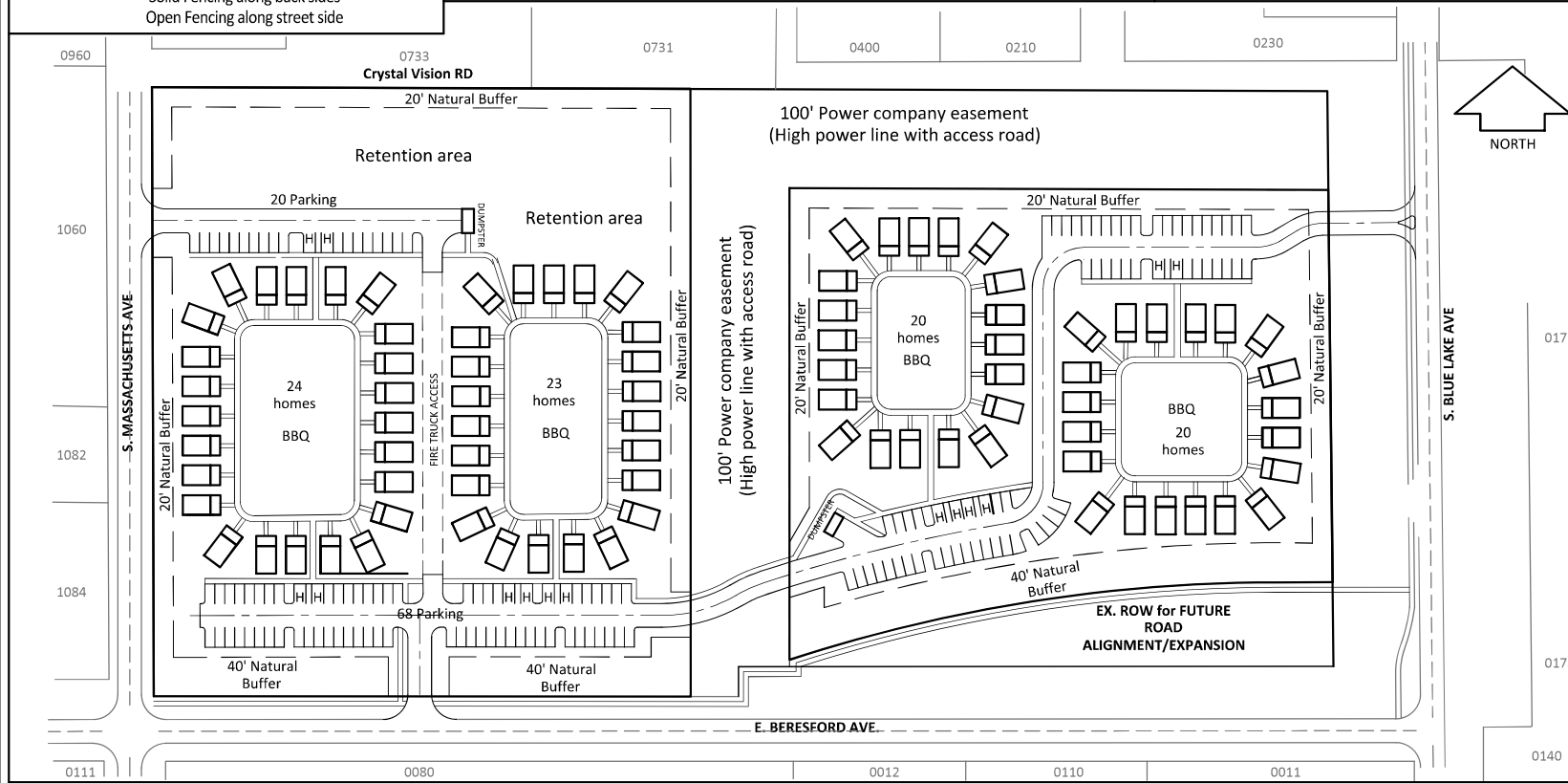
Job Number:

Scale: 1"=120'

Date: Aug 30, 2023

SHEET NUMBER

1 of ___



Land Use: 240

Mobile Home Park

Description

A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Delaware, Indiana, Oregon, Virginia, and West Virginia.

Source Numbers

155, 169, 252, 936, 1066

Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 13

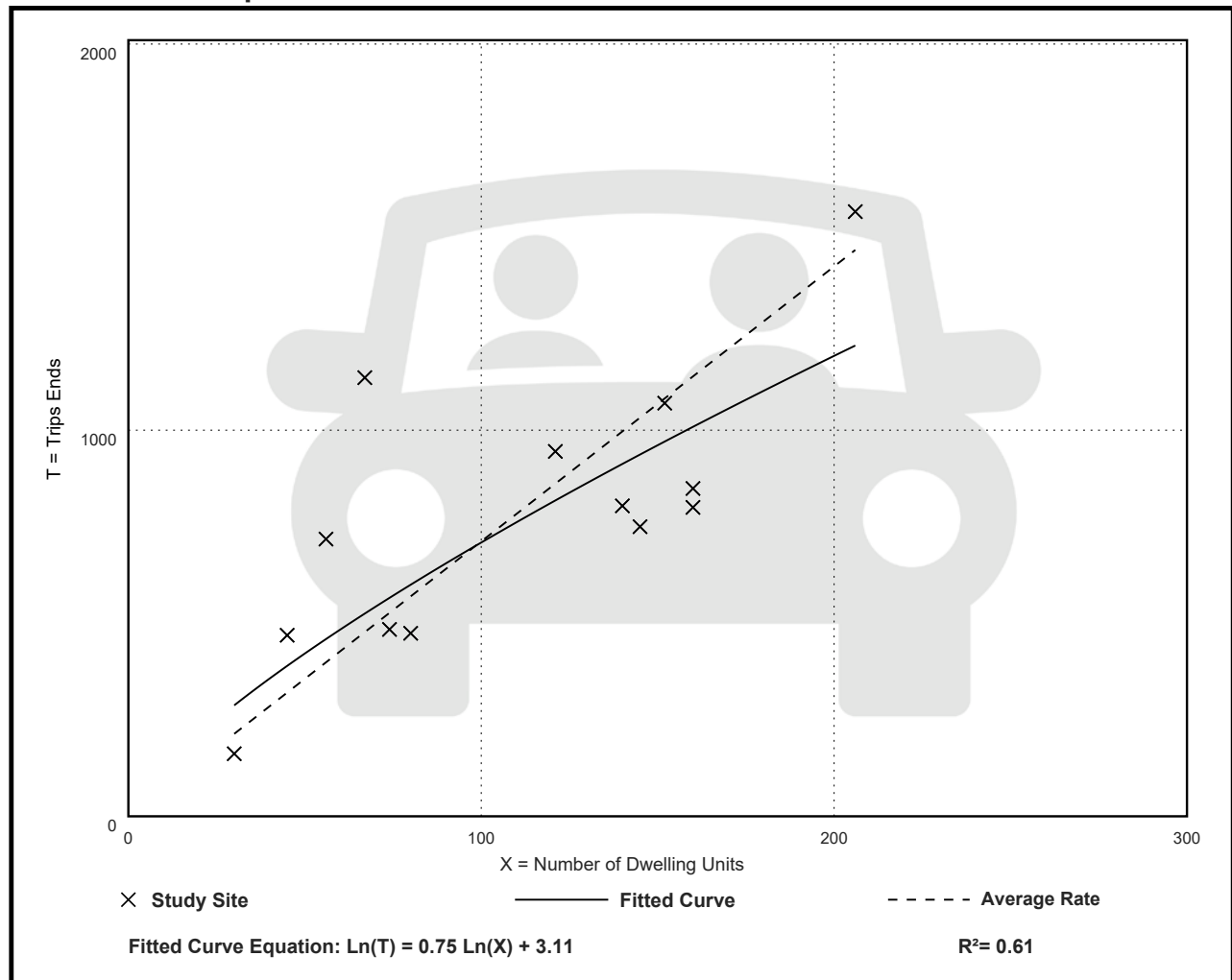
Avg. Num. of Dwelling Units: 110

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.12	5.00 - 16.96	2.91

Data Plot and Equation



Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

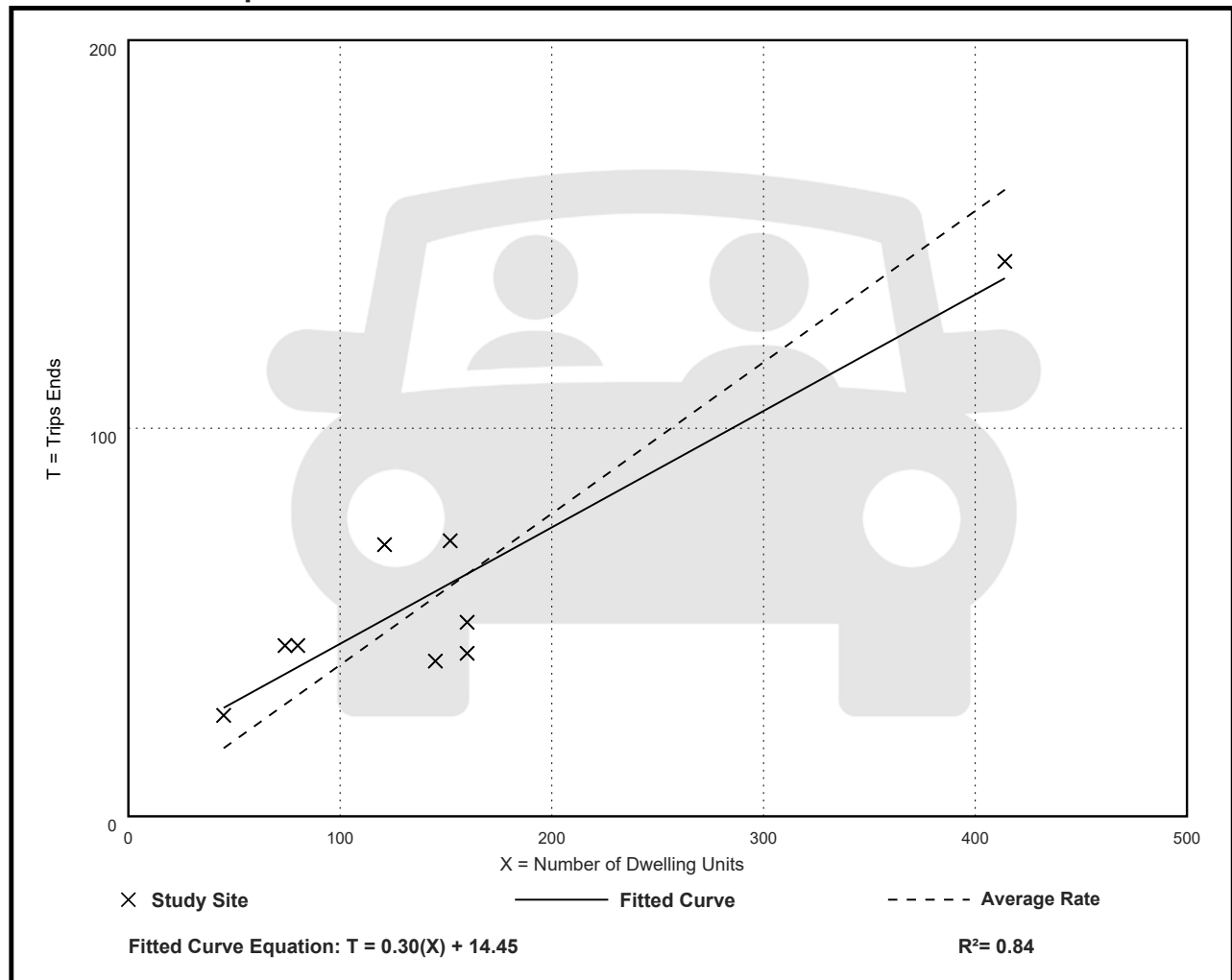
Avg. Num. of Dwelling Units: 150

Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.26 - 0.59	0.12

Data Plot and Equation



Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

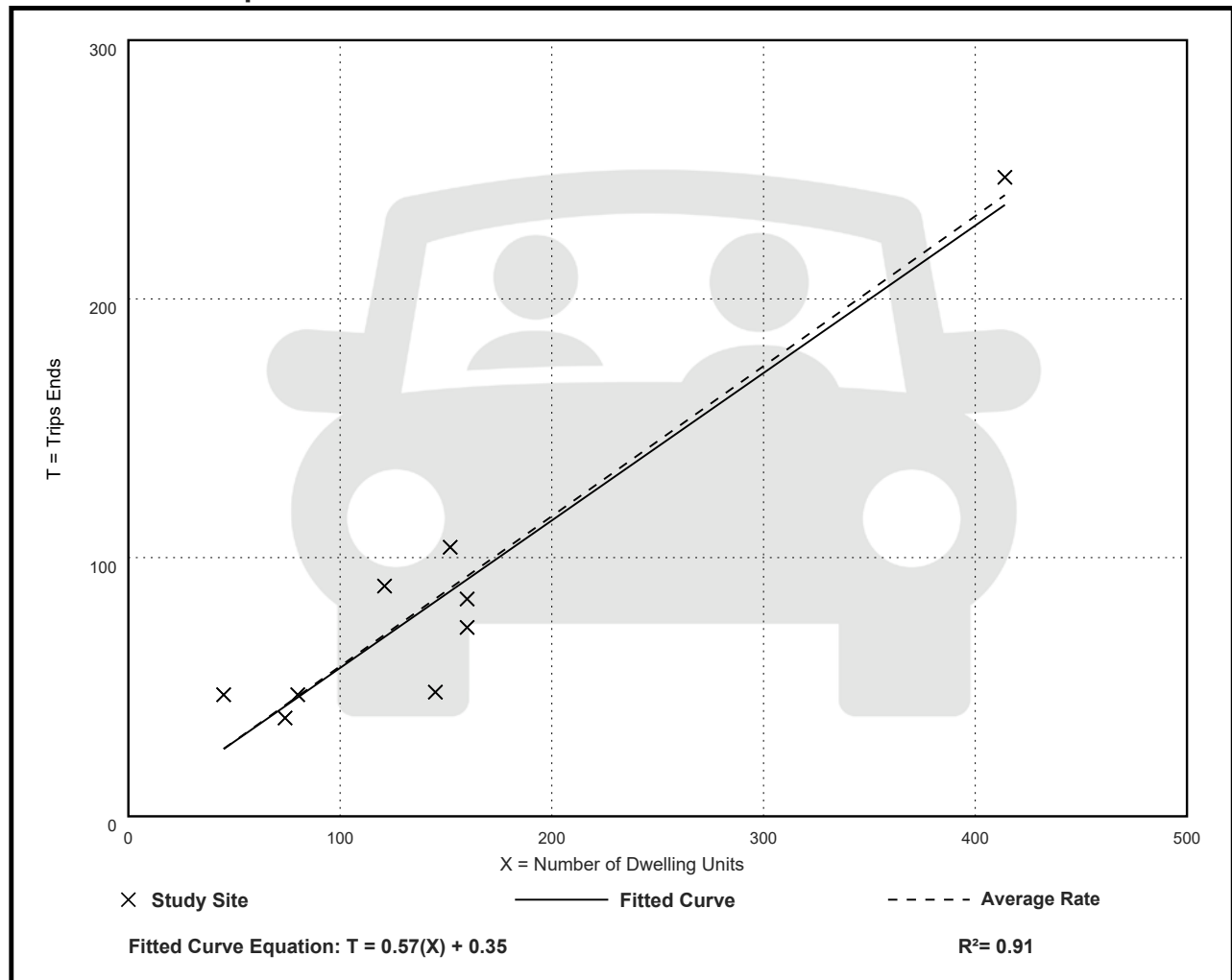
Avg. Num. of Dwelling Units: 150

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.58	0.33 - 1.04	0.15

Data Plot and Equation



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

August 13, 2025

A. APPLICATION NO.: SMLU25-118

APPLICANT: Tim Exner, New York Ave, LLC

STAFF PLANNER: Belinda Williams-Collins – AICP, Senior Planner

REQUEST: To amend the land use designation from Mixed Office/Residential to Mixed Commercial

B. SITE FACTORS:

Location: 955 W. New York Ave.
 Parcel ID #: 700834060010, 700834060230
 Parcel Size: 1.3 ± acres
 Land Use: Mixed Office/Residential
 Existing Use: Vacant, undeveloped

	SURROUNDING USE:	ZONING:
North:	VC:ULI (Urban Low Intensity)	VC R-4: Urban Single-Family Residential
South:	Mixed Office/Residential	P-1: Professional - Residential
East:	VC:ULI (Urban Low Intensity)	VC R-4: Urban Single-Family Residential
West:	Mixed Office/Residential	P-1: Professional - Residential

C. REQUESTED ACTION & HISTORY:

The applicant is requesting the future land use designation be amended for a 1.3± acre parcel located at 955 W. New York Ave. from Mixed Office/Residential (w/Historic Core Overlay and Downtown Design District Overlay) to Mixed Commercial. A portion of the property has the Historic Core Overlay and Downtown Design District Overlay and this designation will remain. *The Applicant has requested to rezone the property from P-1 to C-1 (Z25-119).*

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 which 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 found along Stetson Park Dr./New York Ave. and the closest sewer main is found on the eastern edge of the property 600 feet east to Boundary Ave. This site would most likely require a lift

station to address the sewer system connection and it may be possible to install a gravity system along New York.

- Due to the proposed land use and based on the size of the property, a Traffic Impact Analysis could be required dependent on the size and use of the structure proposed. Once a detailed site plan application is submitted, a determination of whether or not the proposed use would trigger more than 1,000 average daily trips will be established. Should this be the case a full TIA would be required.
- Should the eventual use of the property be residential, the Volusia County School Board will issue a capacity determination letter to determine if 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 proposed Mixed Commercial land use designation as follows:

The City of DeLand has several areas which are characterized by a mixture of primarily single family residential, office, and retail/service land uses. Although there is a tendency for the residences to convert to nonresidential land uses (office, service, and retail), residential land uses are compatible with the nonresidential land uses and comprise a significant portion of the land uses. Residential land uses include single family, and multiple family, having densities not exceeding 10 DU/A.

The general types of development for this land use designation are:

- o Residential development, both single family and multiple family
- o Conversion of residential structures into office, service and/or retail uses
- o Office complexes
- o High schools
- o Neighborhood Convenience
- o Neighborhood Shopping Center

Policy guidelines for development for this land use designation are:

- Neighborhood convenience centers shall be located so as to be easily accessible to both automobiles and to the pedestrians who live within the immediate area.
- Neighborhood commercial areas are frequently located in older areas of the city and may be comprised of a mixture of both residential and nonresidential land uses.
- New neighborhood commercial developments shall be clustered to promote shared facilities and access.
Residential land uses may either be freestanding or share structures with nonresidential land uses.

A portion of the property includes the Historic Corridor Overlay and Downtown Design District Overlay and these overlays will remain. There are no structures, historic or otherwise, currently on the property and this overlay also applies to other properties along the corridor.

3. **Future Land Use Map:** The proposed change in the land use designation to Mixed Commercial and retain the Historic Core Overlay- Downtown Design District will be shown on the revised Future Land Use Map.
4. **Location of Lakes, Floodplains, and Wetlands:** The property does not contain any bodies of water, nor is it located within a floodplain.
5. **Analysis of Natural Resources:**
 - a. *Soil types:* Astatula-Tavares
 - b. *Presence of Endangered Species:* None known of 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.
 - b. *Sewer* – The City’s Utility Department has indicated sufficient existing capacity. The site may require the provision of a lift station.
 - 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 preliminary plat.
 - d. *Solid Waste* – Solid waste services are available for the property.
 - e. *Transportation* – The proposed use of the property has not yet been determined. In order to estimate traffic generated by development on the subject property, projections for the most intense type of development allowed under the existing and proposed land use designations must be made. Development under the most intensive of the uses allowed under the current land use designation of Mixed Office/Residential must be compared with the most intensive use proposed under the Mixed Commercial designation.

The applicant has provided an analysis of the trip generation for this site and concluded that the existing use would generate 1,234 daily trips, 122 peak AM and 258 peak PM. The proposed use would generate 1,319 daily trips, 118 peak AM and 111 peak PM. The difference in these theoretical maximums result in an additional 85 daily trips, -4 peak AM and -147 peak PM. *These calculations according to Trip Generation by the Institute of Transportation Engineers. (11th ed.)*

Both of these generation rates exceed the 1,000 trip threshold requiring a full TIA. The actual future use, once determined, will be similarly analyzed and should the result exceed 1,000 trips, a full TIA will be required.

7. **Impact upon Recreation and Open Space:** Future residential development of the site may create a demand for new recreation if the property is developed for residential use. That demand will be addressed once a final development plan is submitted.
8. **New Public Facilities Needed to Serve Land Use:** There is the potential need of a lift station.
9. **Impact Upon Existing Deficiencies:** As identified in the City's Comprehensive Plan, drainage in this area is deficient. Any future development on this site will be required to manage its own stormwater, based on the 100 year/24-hour storm event, and further review will be undertaken as part of the development plan 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 as the development will utilize existing roadways.
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 applicant is also requesting to rezone the property to C-1 (Neighborhood Commercial) which is permitted under the amended land use designation. A concurrent application for a rezoning accompanies this application. The proposed zoning designation would be compatible with the proposed Mixed Commercial land use designation. (The existing land use designation permits only P-1 and PD zoning. The proposed land use designation would permit P-1, C-1, C-2, E-1 and PD zoning.)
13. **Will the proposed land use change impact schools?** If a residential use is proposed in the future on this property, the applicant is required to provide a current Finding of Adequate Capacity letter from the Volusia County School Board, determining that capacity is available for the proposed use. 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. DeLand 2050 Vision: Concentrate development towards the Urban Core with appropriate density or intensity.
 - b. DeLand Strategic Plan:
Strategic Focus Area: Creating the connected community
Key Corridors. The city has two key corridors — Woodland and SR 44 and several gateways that are important entry ways into the city. The look and feel of these corridors and gateways need to be consistent or complementary with the city both to enhance the sense of community as well as permeate across the city the image of DeLand.

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, Mixed Commercial, is consistent with the surrounding area, and is not expected to create any land use incompatibilities.

F. STAFF RECOMMENDATION: Staff recommends the Planning Board forward a recommendation of approval of the proposed amendment of the subject property's future land use designation from Mixed Office/Residential to Mixed Commercial.

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:

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

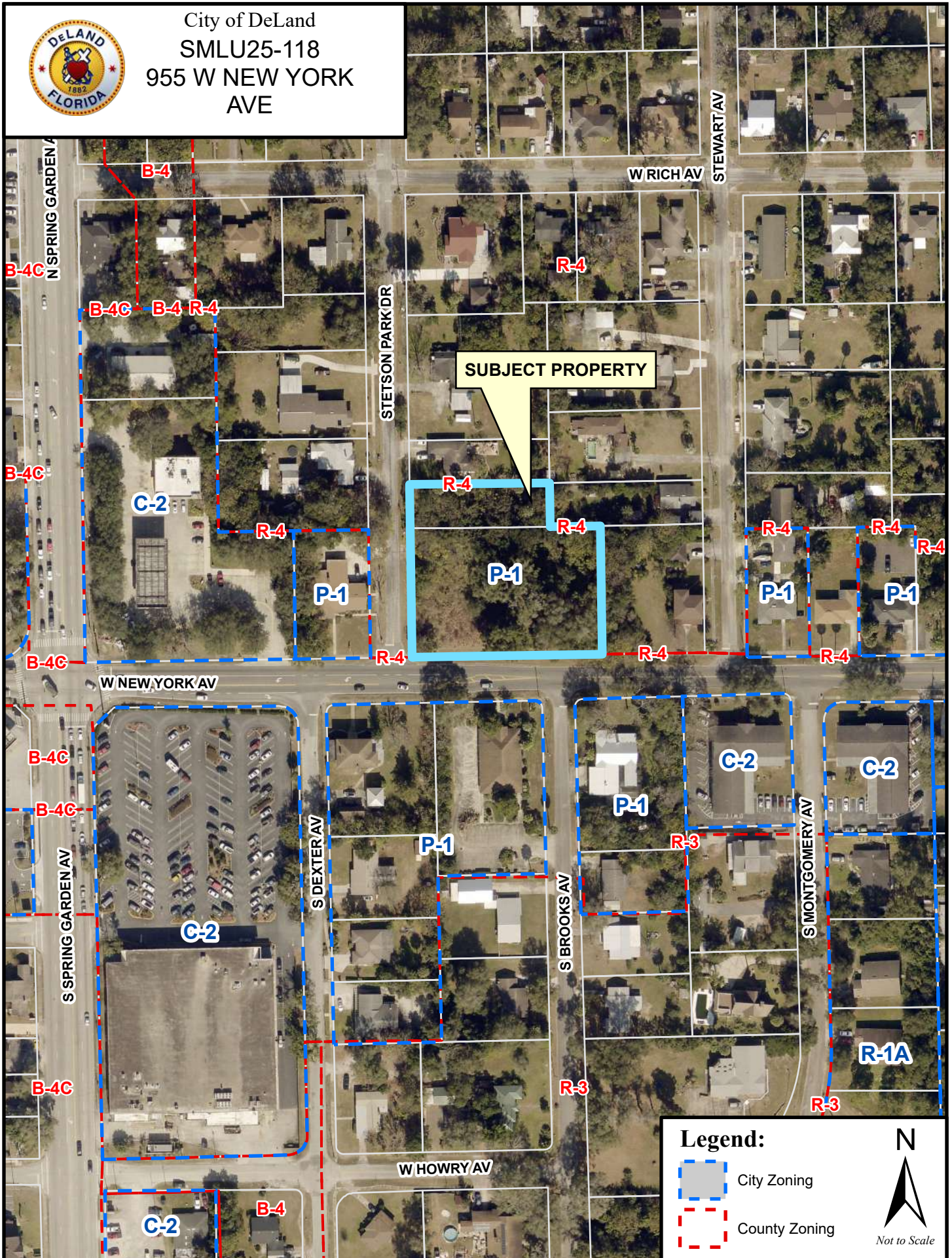
Table 4. Impact Analysis (Theoretical Maximums)

Development Variable			EXISTING Land Use	PROPOSED Land Use	Net Change
			<i>Mixed Office/Resid.</i>	<i>Mixed Commercial</i>	
Theoretical Maximum					
Property Acreage	1.3				
Permitted Density			5.8	10	4
Dwelling units			7.54	13	5
Non-residential (retail, sq. ft.)					0
1. Population	2.44	persons/hh	18	32	+ 13
2. PM Peak Hour Trips/Daily Trips	0.57	PM peak/unit	3	6	+ 3
	7.12	trips/unit	41	71	+ 30
3. Sanitary Sewer	200	gal/unit	1508	2600	+ 1092
4. Potable water (gal/day)	300	gal/unit	2262	3900	+ 1638
5. Solid waste (pounds/person)	3.21	lb/person	59	102	+ 43
6. Stormwater Drainage					
7. Recreation/Open Space (ac./person)	0.007	acres/person	0	0	0

The proposed amendment indicates a difference in service needs from one land use designation to the other based on the theoretical maximum impact analysis. This analysis is meant to help ensure the efficient provision of these services as sites are eventually developed.

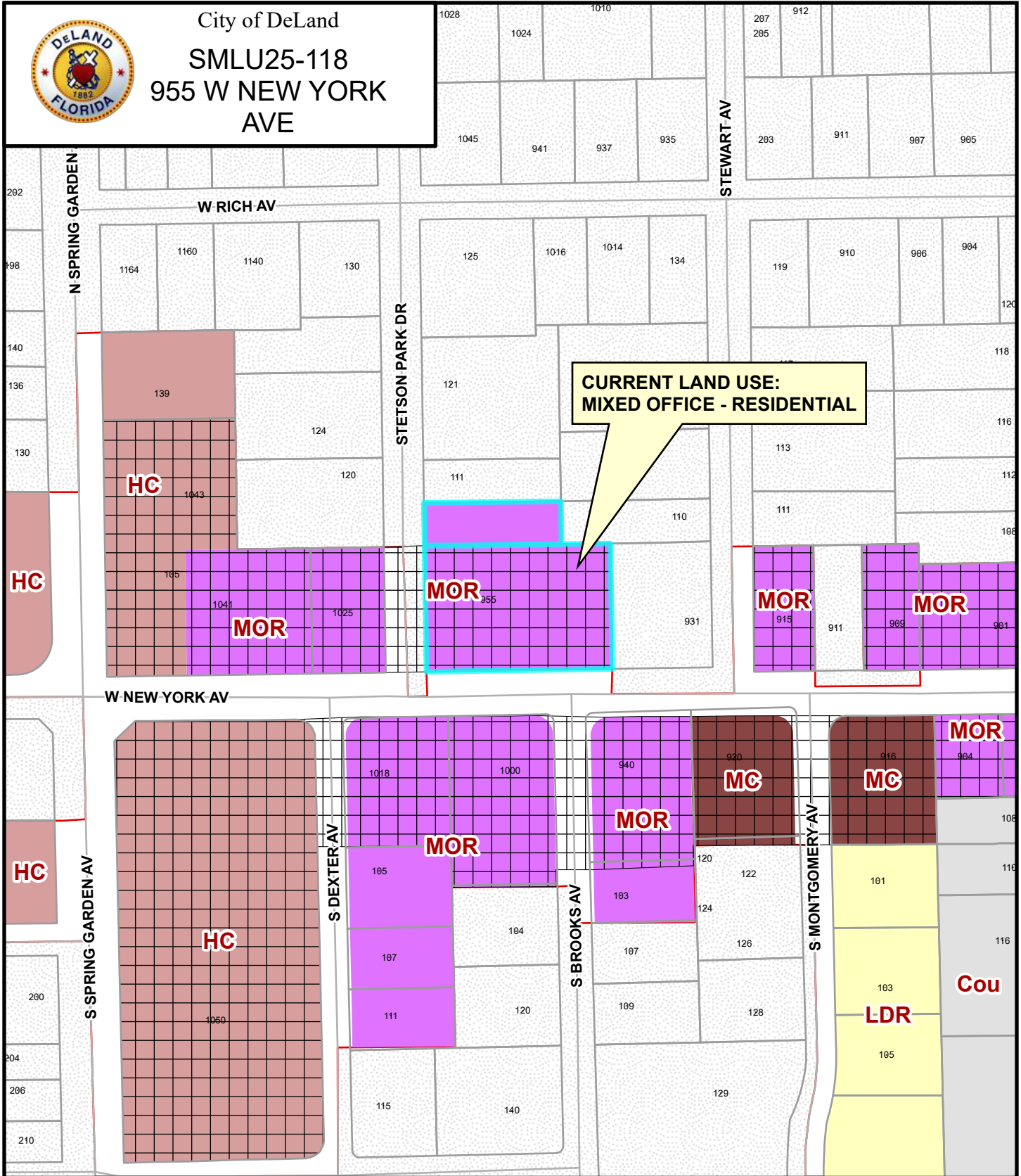


City of DeLand
SMLU25-118
955 W NEW YORK
AVE





City of DeLand
 SMLU25-118
 955 W NEW YORK
 AVE



DeLand Future Land Use:

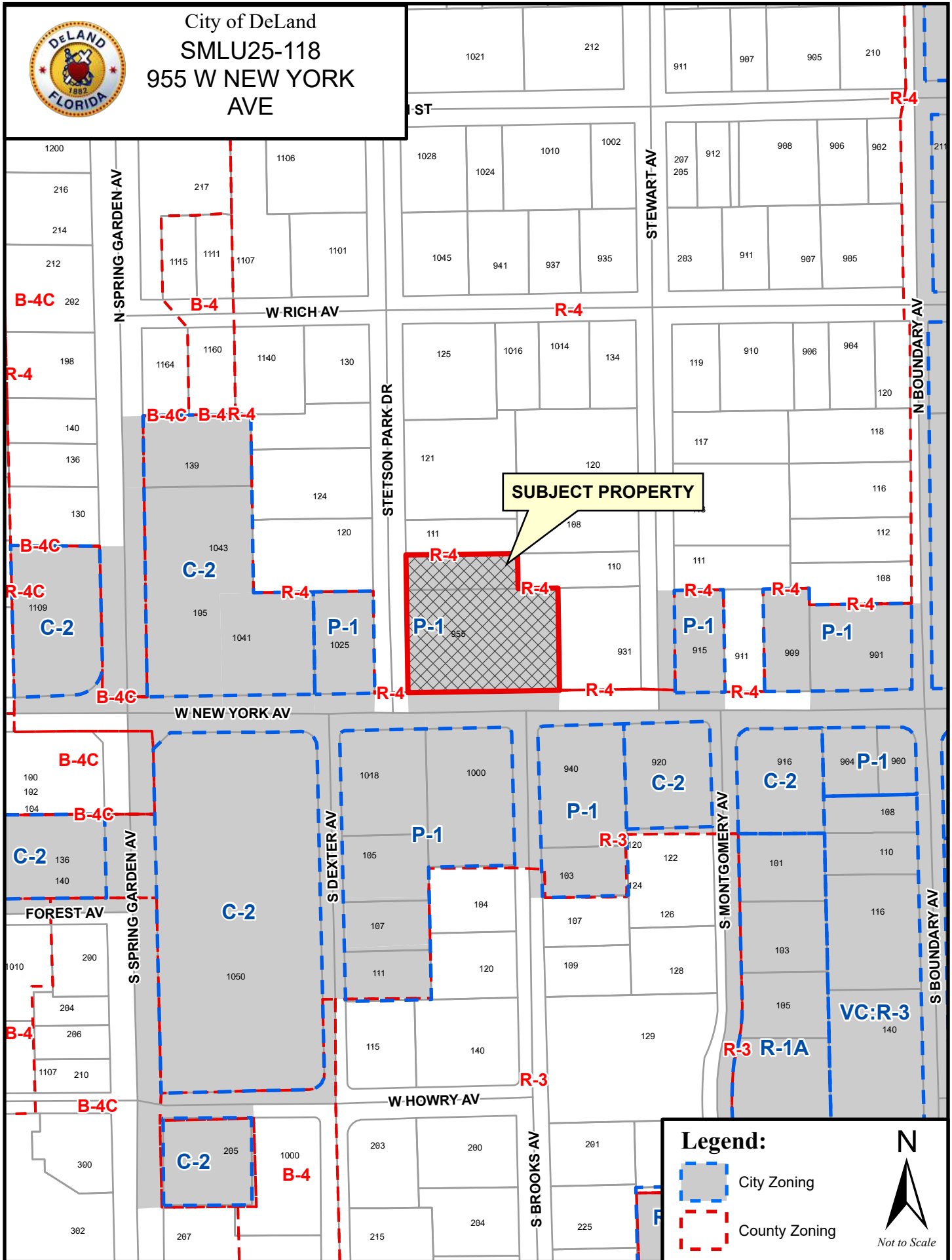
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|----------------------------|----------------------------|---------------------|---------------------------|
| Agricultural Conservation | Educational | Downtown Commercial | New Community Development |
| Urban Low Intensity | Mixed Office - Residential | 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 |

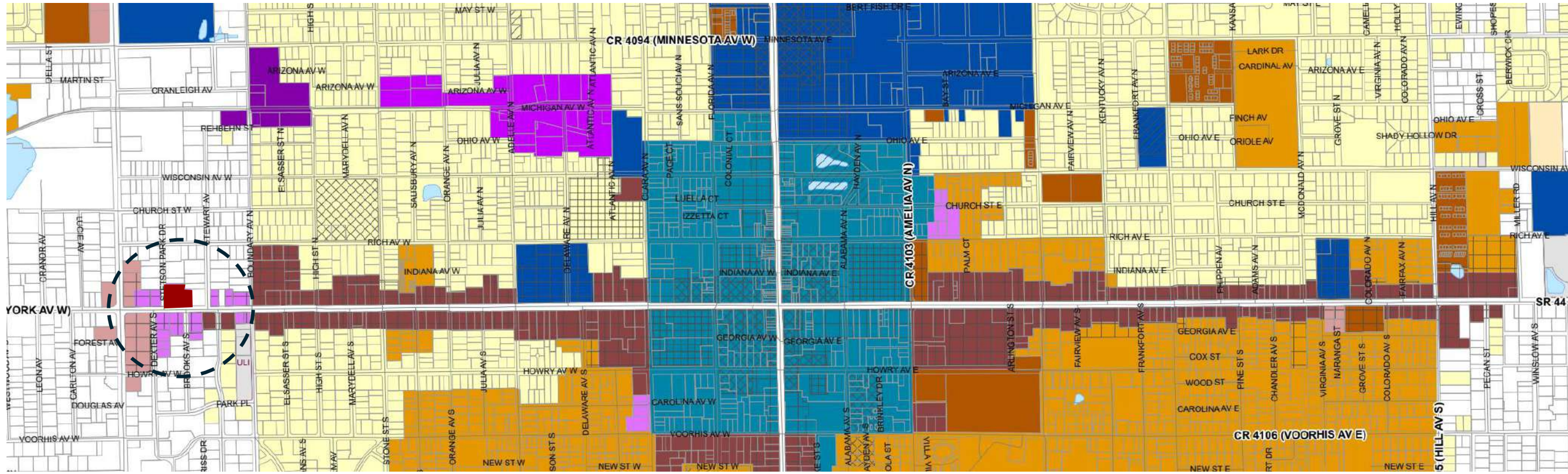
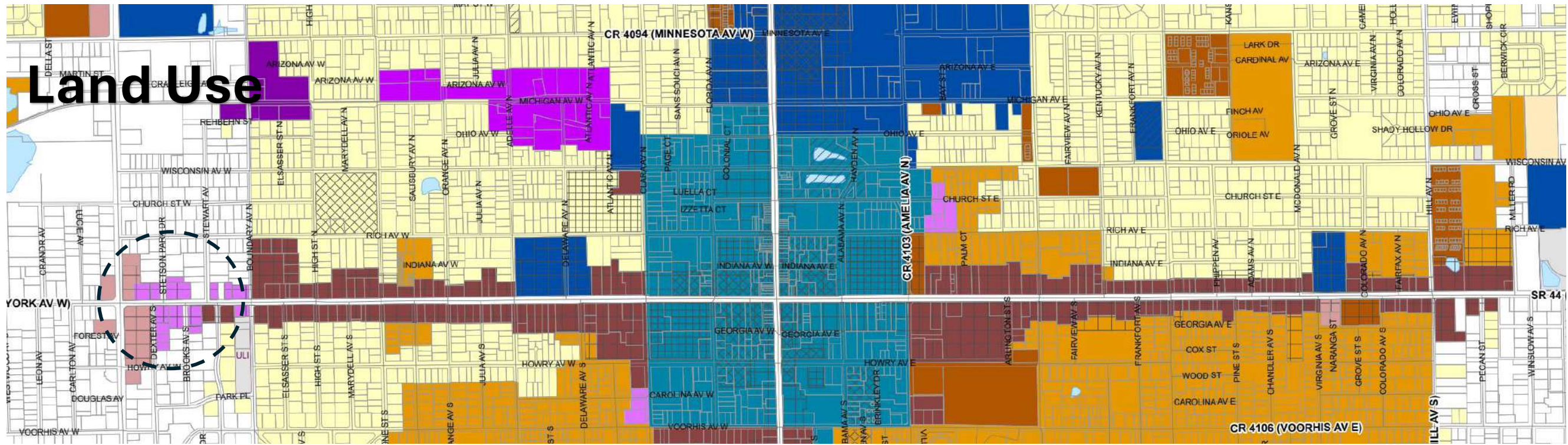


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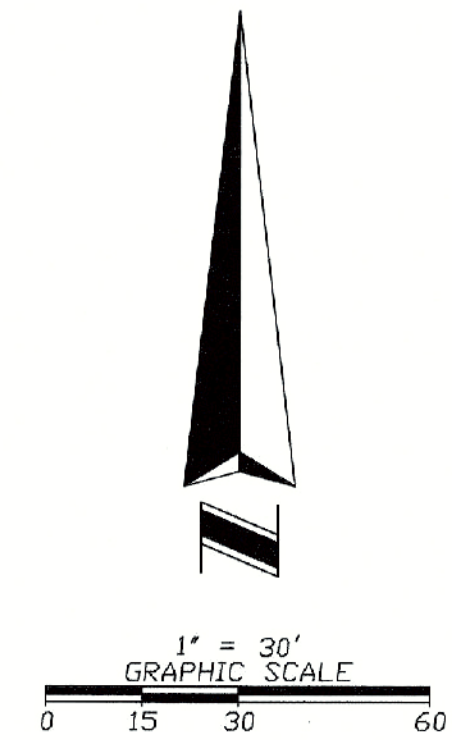
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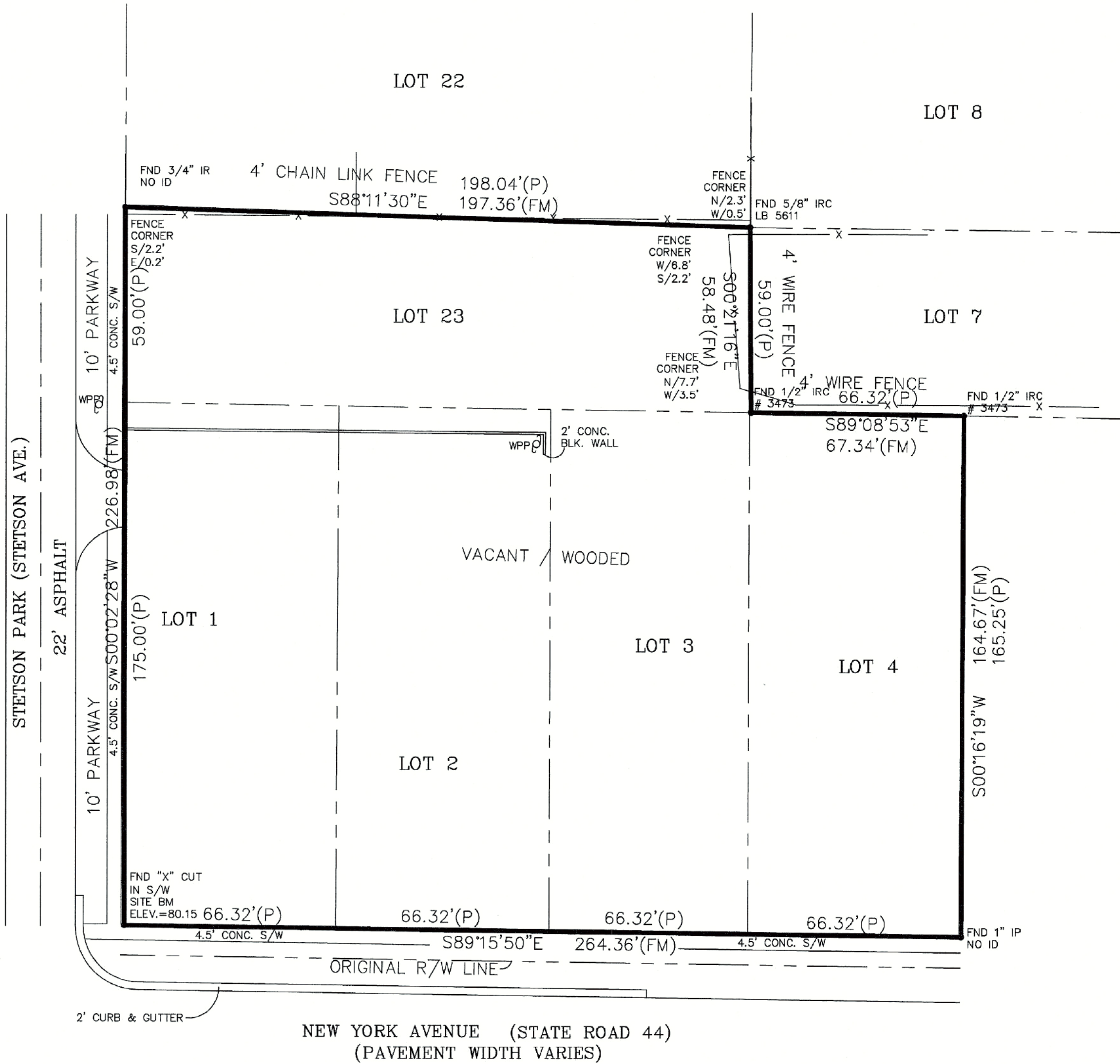


- Mixed Office-Residential
- Mixed Commercial

SECTION 8, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA



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 - = PALM
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DESCRIPTION: (PER D.R. 4395, PAGE 2168)

LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK SIX (6), STETSON PARK SUBDIVISION IN SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE THIRTY EAST (30 E.), ACCORDING TO MAP IN MAP BOOK SEVEN (7), PAGE SEVEN (7), PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

LOT TWENTY-THREE (23), BLOCK SIX (6), IN STETSON PARK, VOLUSIA COUNTY, FLORIDA, AS SHOWN BY PLAT OF SAME DULY RECORDED IN OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY AND STATE IN MAP BOOK 7, PAGE 7.

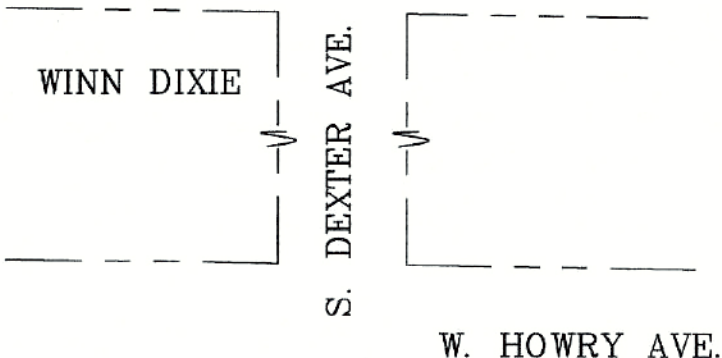
NOTE:

THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. 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. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF DELAND COMMUNITY #120307, PANEL #12127C0465 G DATED APRIL 15, 2002. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.

REVISED 7/16/2025
TO SHOW CURRENT
SURVEY CONDITIONS



SANITARY MANHOLE
TOP EL. 76.57'
E. INV. EL. 69.21'
W. INV. EL. 69.27'
W. INV. EL. 70.97'

REVISED 2/19/2008 TO ADD
MANHOLE INFORMATION

EFIRD SURVEYING GROUP, INC.

1012 NORTH WOODLAND BOULEVARD
DELAND, FLORIDA 32720
PHONE: (386) 740-4144 FAX: (386) 740-4155
e-mail: lefird@bellsouth.net
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 10/24/06
Drawing Number: 06-0687 C
Scale: 1"=30'
Drawn By: M.J./JM

For: 955 NEW YORK AVENUE, LLC
FIRST COMMERCIAL BANK OF FLORIDA
VOLUSIA TITLE SERVICES, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472.05, F.S.A., PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823
7/16/2025

955 West New York Avenue, Deland, Florida, 32720

Size and Legal Description

Size

Total Property Size = +/- 1.3 Acres

Legal Description (Both Parcels)

8 17 30 LOTS 1 TO 4 INC BLK 6 STETSON PARK MB 7 PG 7 PER OR
4395 PG 2168 PER OR 5956 PGS 0821-0823 INC

8 17 30 LOT 23 BLK 6 STETSON PARK MB 7 PG 7 PER OR 4395 PG 2
168 PER OR 5956 PGS 0821-0823 INC

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

August 13, 2025

A. APPLICATION NO.: Z25-119

STAFF PLANNER: Belinda Williams-Collins - AICP, Senior Planner

APPLICANT: Tim Exner, 995 New York Ave, LLC

REQUEST: Rezone from: P-1 (Professional-Residential)
To: C-1 (Neighborhood Commercial)
The Applicant has also submitted an application for a future land use amendment (SMLU25-11)

APPLICABLE REGULATIONS:
Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location: 955 W. New York Ave. (700834060010, 700834060230)
Size: 1.3± acres
Land Use: Mixed Office/Residential
Zoning: P-1 (Professional-Residential)

	SURROUNDING USE:	ZONING:
North:	VC:ULI (Urban Low Intensity)	VC R-4: Urban Single-Family Residential
South:	Mixed Office/Residential	P-1: Professional - Residential
East:	VC:ULI (Urban Low Intensity)	VC R-4: Urban Single-Family Residential
West:	Mixed Office/Residential	P-1: Professional - Residential

C. ANALYSIS:

The subject property is a vacant, undeveloped property located along New York Avenue just west of the central core of the city. The property is comprised of five (5) individual lots on a corridor that was primarily a residential street. Over time, many of the existing residential structures have been converted to business use. It is anticipated that these lots will be combined into a single property. The area is characterized by single-family use to the north and east, and office use to the west and along the south side of New York Ave.

The area north of the property is unincorporated Volusia County has a land use designation of ULI (Urban Low Intensity) and zoning of R-4 (Urban Single-Family Residential) described as follows:

The ULI designation is primarily a residential designation but may also allow neighborhood convenience uses and individual office buildings as transitional uses...

R-4 Purpose and intent: The purpose and intent of the R-4 Urban Single-Family Residential Classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.

The city’s land development regulations describe the existing and proposed zoning designations as follows:

P-1 Professional-Residential District.

(a) Statement of intent.

1. It is the intent of this section to provide a zoning district wherein certain types of residential and professional uses are permitted such residential and other permitted uses are to be harmonious in appearance and have ample open space, which is extensively landscaped.
2. Further, this district is formulated to:
 - 1) Permit the conversion of certain older residential areas to combination of residences and restricted services;
 - 2) Provide a transition between existing commercial uses and adjacent residential areas but yet not adversely affected areas; and
 - 3) Encourage comprehensively planned professional residential office developments.

C-1—Limited Neighborhood Commercial District.

(a) Statement of intent. The purpose of this district is to provide for the retail and service needs of adjacent residential areas. It permits both residential and nonresidential land uses, either freestanding or combined in a shared structure.

A comparison of the permitted uses for both designation is as follows:

P-1	C-1
PROFESSIONAL	PROFESSIONAL
General/Professional Offices P	General/Professional Offices P
Financial Institutions P	Financial Institutions P
MEDICAL SUPPORT (See also Section 33-19.11)	MEDICAL SUPPORT (See also Section 33-19.11)
Medical office P	Medical office P
Apothecary shops P	Apothecary shops C15
Drugstores and pharmacies P	
Laboratories, hospitals and clinics E15	Laboratories, hospitals and clinics P
Medical clinics over 5,000 square feet E15	
	Nursing homes and adult congregate living facilities P
BUSINESS SUPPORT	BUSINESS SUPPORT
	Mailbox and shipping shops P
	Copying, printing and lithography P
PERSONAL SERVICES	PERSONAL SERVICES
	Beauty salons, barbershops and day spas P
Day care facilities, adult or child P	Day care facilities, adult or child P
	Dry cleaning and laundry, retail C3
	Pet shops and pet grooming with no overnight boarding of animals C
HOSPITALITY	HOSPITALITY
Bed and breakfast inn C 19	Bed and breakfast inn P
	Hotels or motels and associated accessory uses including restaurant and conference facilities C 5
	Uses requiring a DBPR 3PS liquor license (package sales) or 4COP liquor license (bars, lounges, etc.) E17
	Package sales where beer and/or wine (no liquor) are sold for consumption off premises with DBPR 2APS license C

		Restaurants, except fast food and/or drive through facilities	P
		Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license with special class	C
FOOD SERVICE AND INDUSTRY		FOOD SERVICE AND INDUSTRY	
VEHICULAR (See also Section 33-19.12)		Bakery, pastry, gourmet, coffee and specialty beverage shops (retail)	P
		Bakeries wholesale, up to 1,000 square feet of floor area	C
RETAIL		RETAIL	
		Retail sales	P
RESIDENTIAL (See also Section 33-20)		RESIDENTIAL (See also Section 33-20)	
Community residential homes		Garden communities	C
Multifamily—Per section 33-19.02 (e)	C*	Multiple-family dwellings and duplexes compliant with R-12 standards	C
Community residential homes		Residential dwelling units above the first floor or one residential unit on the first floor accessory to an office or commercial use	C
Single-family—Per section 33-19.02 (d)	C*	Single-family dwelling compliant with R-1 standards not located within the highway commercial land use areas	C
Convalescent, rest and nursing homes; institutions and homes for children, the aged and the disabled	P	Two-family dwelling and duplexes compliant with R-2 standards	C
Single-family dwellings, except mobile homes	P		
INSTITUTIONAL		INSTITUTIONAL	
Churches, houses of worship and religious institutions with customary accessory educational and recreational uses	E5	Churches, houses of worship and religious institutions with customary accessory educational and recreational uses	E5
Government and public land uses and buildings	P	Government and public land uses and buildings	P
Private clubs and lodges	P	Private clubs and lodges	P
RECREATION		RECREATION	
Museums	P	Music, dance, gymnasium, art school or studio, excluding discotheques	P
Parks, community and regional	E8	Parks, community and regional	E8
Parks, mini and neighborhood	P	Parks, mini and neighborhood	P
TRADES		TRADES	
INDUSTRIAL AND MANUFACTURING		INDUSTRIAL AND MANUFACTURING	
		Microwave, radio, telephone and television facilities and transmission towers	E6
MISCELLANEOUS		MISCELLANEOUS	

No specific use has been proposed for the property and once a decision is made for its development, a site plan will be required to ensure the regulations are met as intended. Consolidation of the lots will also be required.

The table below compares the development standards of the existing and proposed districts.

DEVELOPMENT STANDARDS		
	P-1 (Professional-Residential)	C-1 (Neighborhood Commercial)
Min. lot area	7500 sq. ft.	n/a com ¹ /6500 s.f./ 7500 duplex
Front yard setback	n/a	n/a
Rear yard setback (Com¹/SF/Duplex)	25 ft.	30 ft./25 ft./25 ft.
Side yard setback	10 ft./15ft. (st)	15 resid- 0 other/7.5 ft./7.5 ft.
Min. lot width	75 ft.	60ft./75ft.
Max. Impervious	50%	60%

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 proposed zoning of C-1 (Neighborhood Commercial) is inconsistent with the current comprehensive plan land use designation of MOR (Mixed Office - Residential). The applicant has initiated a land use amendment to a compatible designation of Mixed Commercial. Generally, the intent of the proposed zoning designation is the same, however, some of the specific uses permitted within the proposed zoning designation are different as shown in the table above.

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

The subject site is vacant, undeveloped, and wooded. The rezoning process will not impact this situation. Environmental and resource impacts will be evaluated with the future replat and site plan applications. Future development will need to meet the development standards and the community design standards as well.

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

Rezoning of the property would permit a wider range of uses, but some of the uses allowed in the P-1 zoning district would be eliminated. Once developed, it is anticipated that the impact of the rezoning would be similar to what is currently allowed under the P-1 zoning. Ultimately, use of the property will be limited to what the relatively small 1.3-acre site will allow based on the site development standards.

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

The subject property will have access to the currently existing government services, such as police and fire, and utilities. No additional services are anticipated to be necessary.

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 core district that made up the original City of DeLand is located just east of this area. New York Avenue was developed primarily as a residential corridor as evidenced by the remaining residential structures. Few of these remaining residential structures are in use as single family homes as most have been converted to commercial and office use.

While there is a significant amount of residential use in the surrounding area, major corridors, such as New York Ave., are inconsistent with single-family use. In particular, New York Ave. is now designated a State Highway with higher volumes of traffic. The request to rezone the property is consistent with the changes in the development and traffic patterns.

6. Was there a mistake in the original classification?

There is no known mistake in the original zoning classification. The Professional-Residential designation permits the conversion of residential structures to commercial use to provide a transition between residential and office/commercial uses.

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

The proposed rezoning would allow a number of additional retail uses in the area while maintaining the intent of the conversion of residential structures and providing a transition or buffer to the single-family areas. There are currently no structures on the property, however, development would be required to consider the adjacent neighborhoods and impacts to those areas and would have to meet the community design standards.

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

There is not anticipated to be any adverse impacts upon public health, safety, or welfare as a result of this zoning change.

D. CONCLUSION:

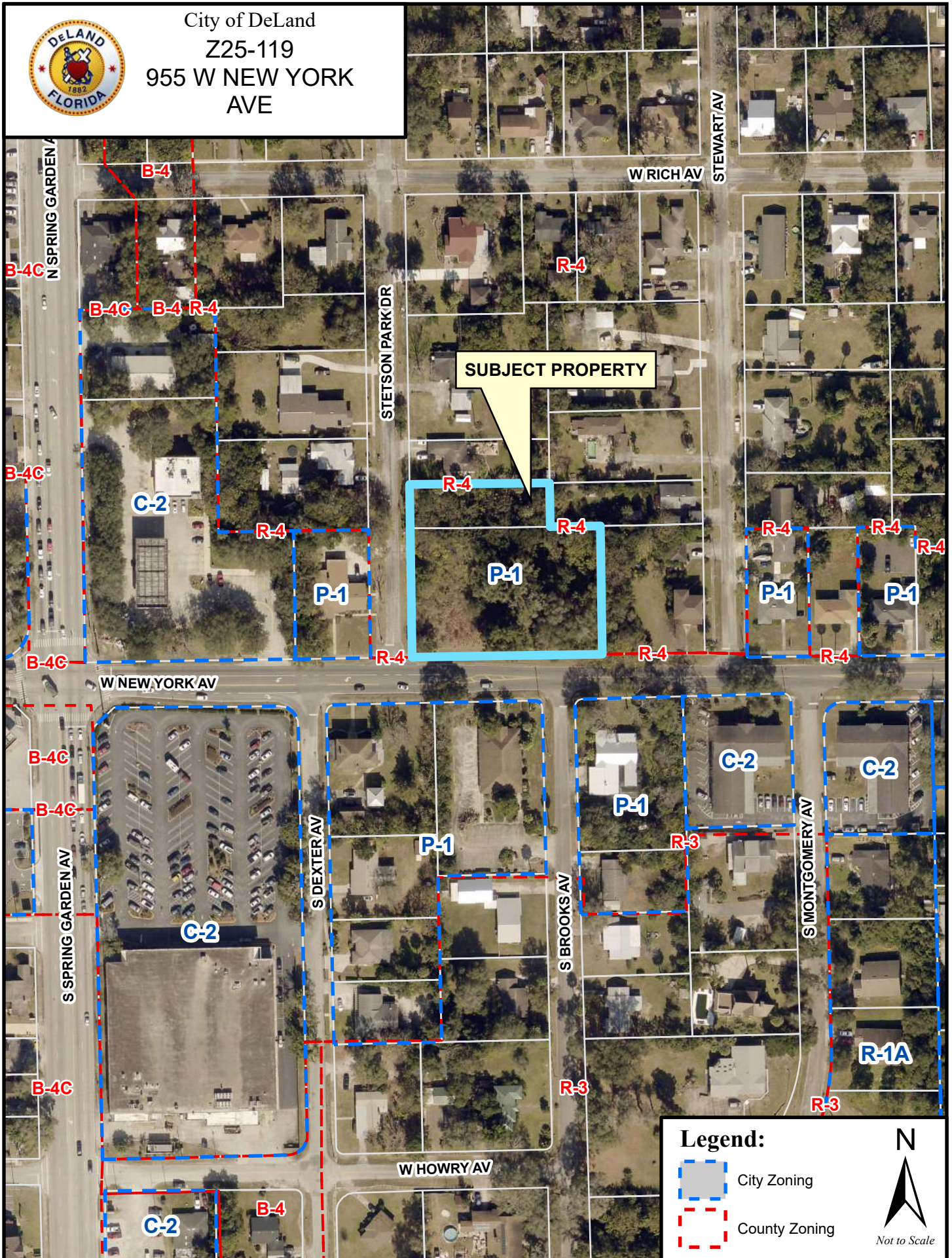
The applicant is proposing to rezone the subject property from P-1 (Professional-Residential, to C-1 (Neighborhood Commercial). This section of the city, heading west, is where properties are beginning to transition from the City limits of DeLand to unincorporated Volusia County. In consideration of the pattern of development along New York Avenue, this rezoning change appears to be consistent and compatible with the area. Specific development of the property will be required to consider the impacts upon the nearby neighborhoods.

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 the property from P-1 (Professional-Residential, to C-1 (Neighborhood Commercial).



City of DeLand
Z25-119
955 W NEW YORK
AVE



Legend:

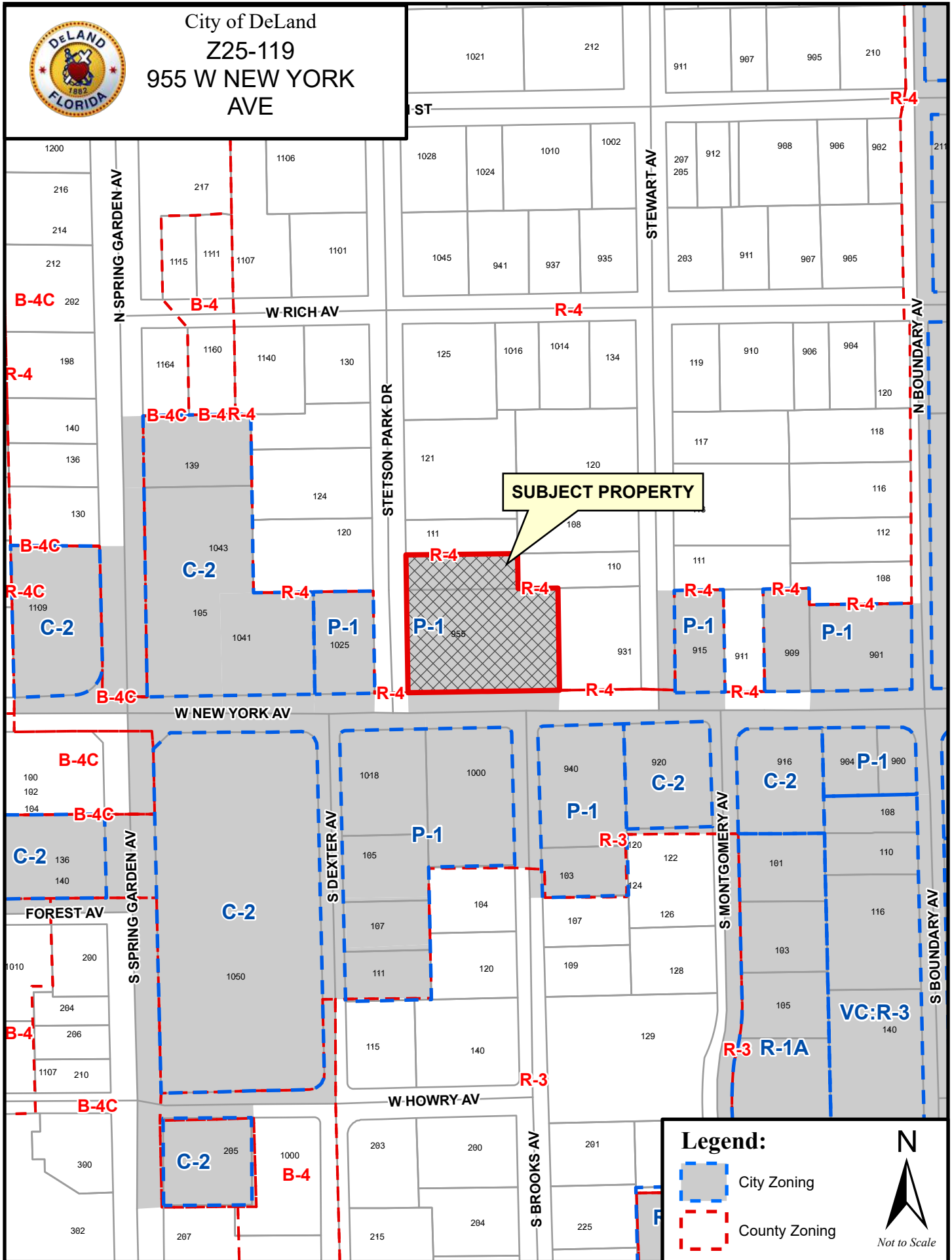
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N

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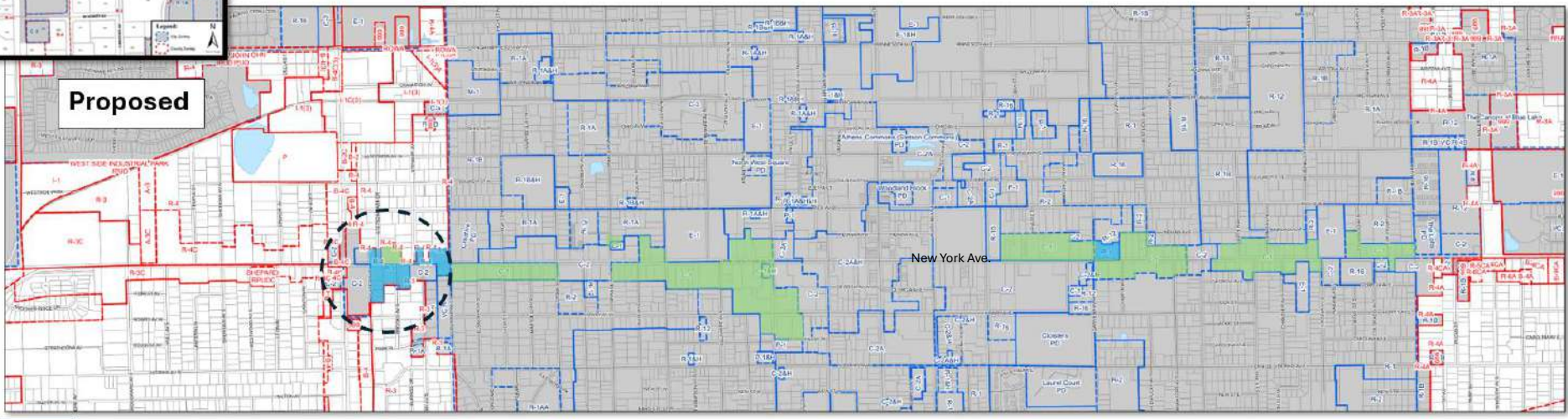
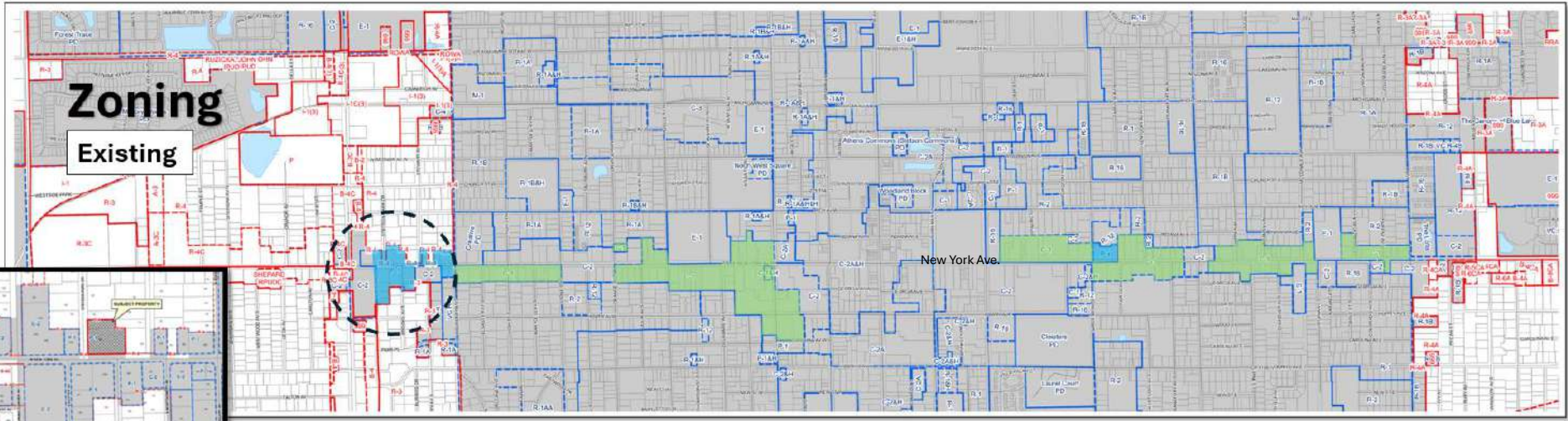
City of DeLand
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- P-1 (Professional-Residential)
- C-1 (Limited Neighborhood Commercial)

955 West New York Avenue, Deland, Florida, 32720

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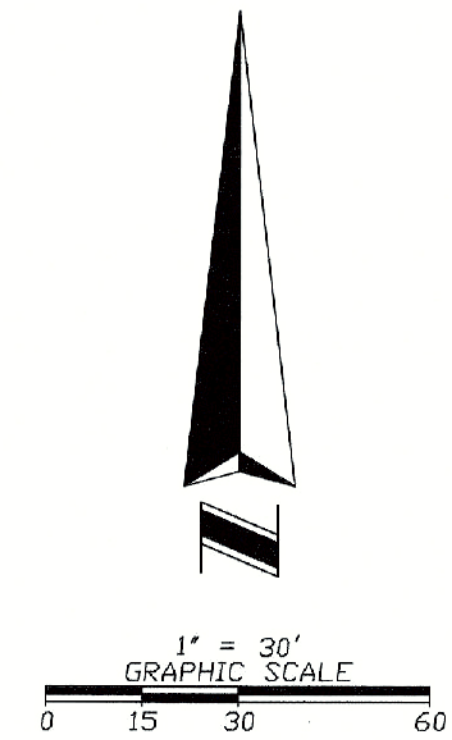
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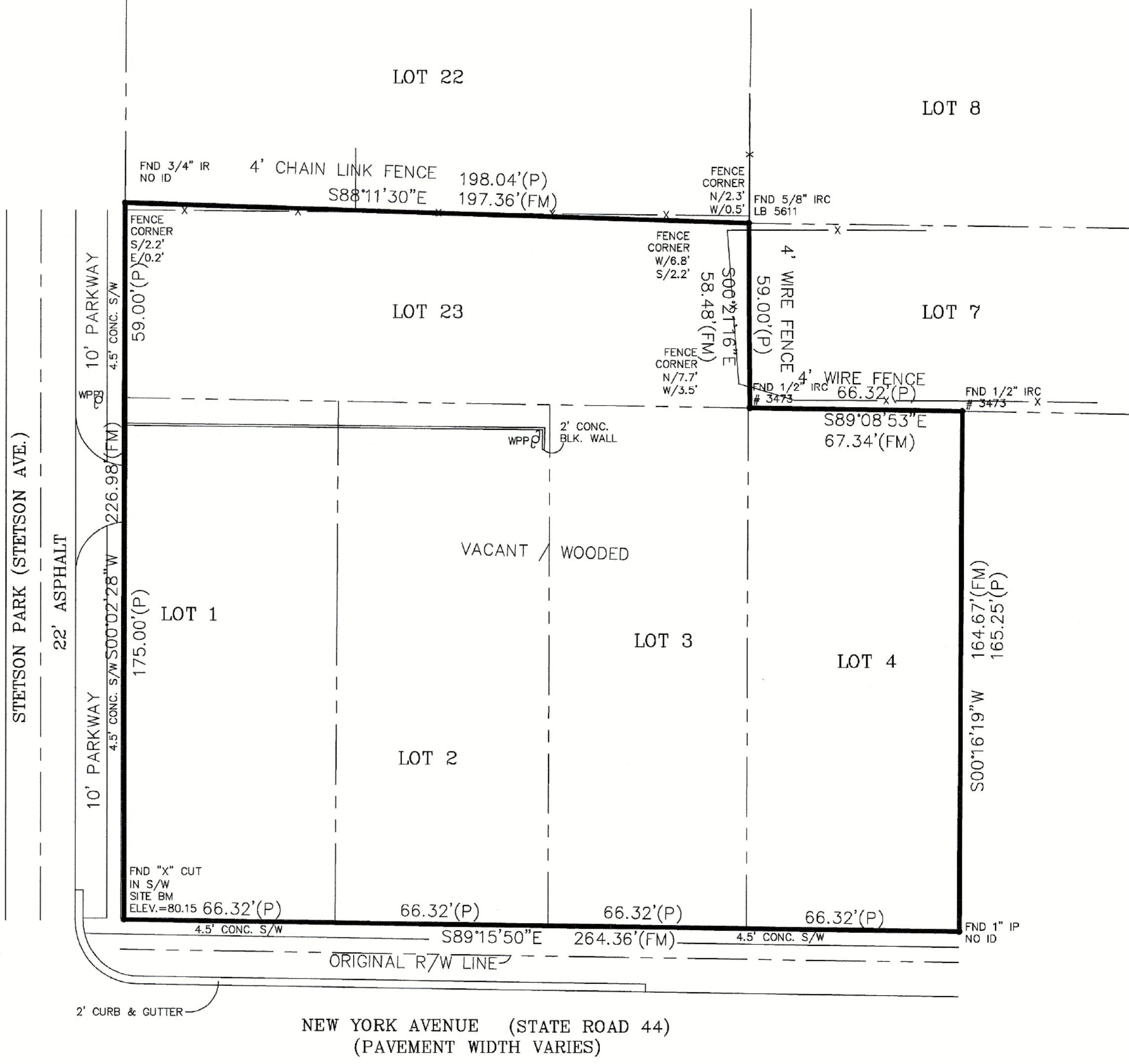
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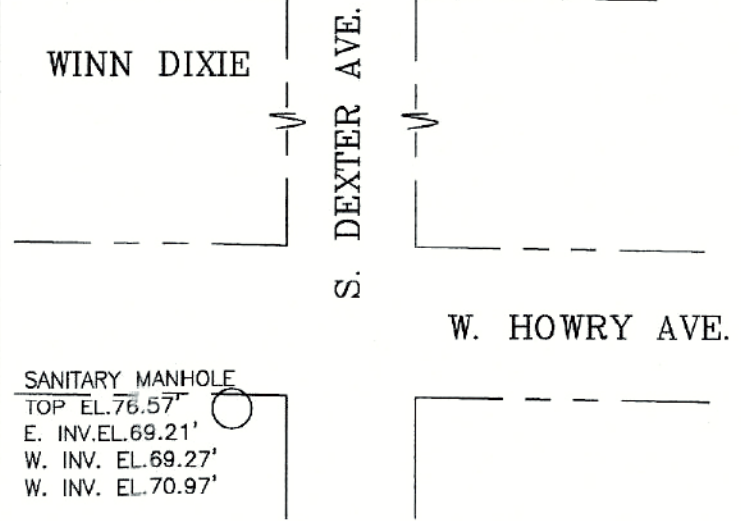


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LOT TWENTY-THREE (23), BLOCK SIX (6), IN STETSON PARK, VOLUSIA COUNTY, FLORIDA, AS SHOWN BY PLAT OF SAME DULY RECORDED IN OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY AND STATE IN MAP BOOK 7, PAGE 7.

NOTE:
THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. 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. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

- NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
 4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
 5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
 7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
 8. BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
 9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
 10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF DELAND COMMUNITY #120307, PANEL #12127C0465 G DATED APRIL 15, 2002. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.



REVISED 2/19/2008 TO ADD MANHOLE INFORMATION

EFIRD SURVEYING GROUP, INC.

1012 NORTH WOODLAND BOULEVARD
DELAND, FLORIDA 32720
PHONE: (386) 740-4144 FAX: (386) 740-4155
e-mail: lefird@bellsouth.net
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey		
Survey Date: 10/24/06	Drawing Number: 06-0687 C	Scale: 1"=30
Drawn By: M.J./JM		

955 NEW YORK AVENUE, LLC
FIRST COMMERCIAL BANK OF FLORIDA
VOLUSIA TITLE SERVICES, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

REVISED 7/16/2025
TO SHOW CURRENT
SURVEY CONDITIONS

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SIXTY-ONE, F.S., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NO. 5823

7/16/2025

LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823

04-852



Memorandum

To: Planning Board

From: Carol Kuhn, AICP, Planning Director

Date: August 7, 2025

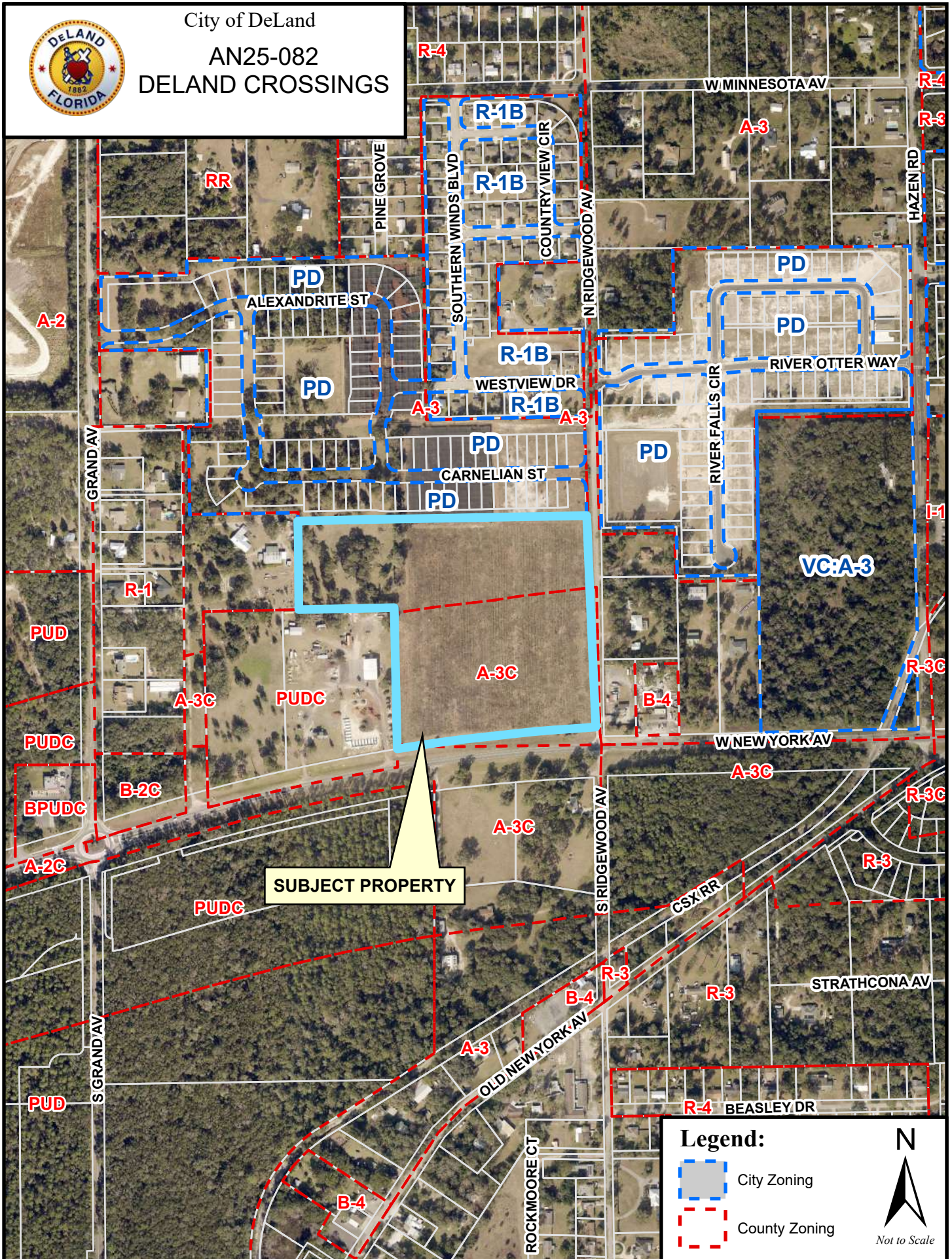
Re: Request to Continue AN25-082 DeLand Reserve (DeLand Crossings) located at 210 N Ridgewood Avenue

The applicant has requested that the Annexation request for DeLand Reserve (DeLand Crossings) to a date certain of September 10, 2025.

Staff recommends that this item be continued to September 10, 2025.



City of DeLand
AN25-082
DELAND CROSSINGS





Memorandum

To: Planning Board

From: Carol Kuhn, AICP, Planning Director

Date: August 7, 2025

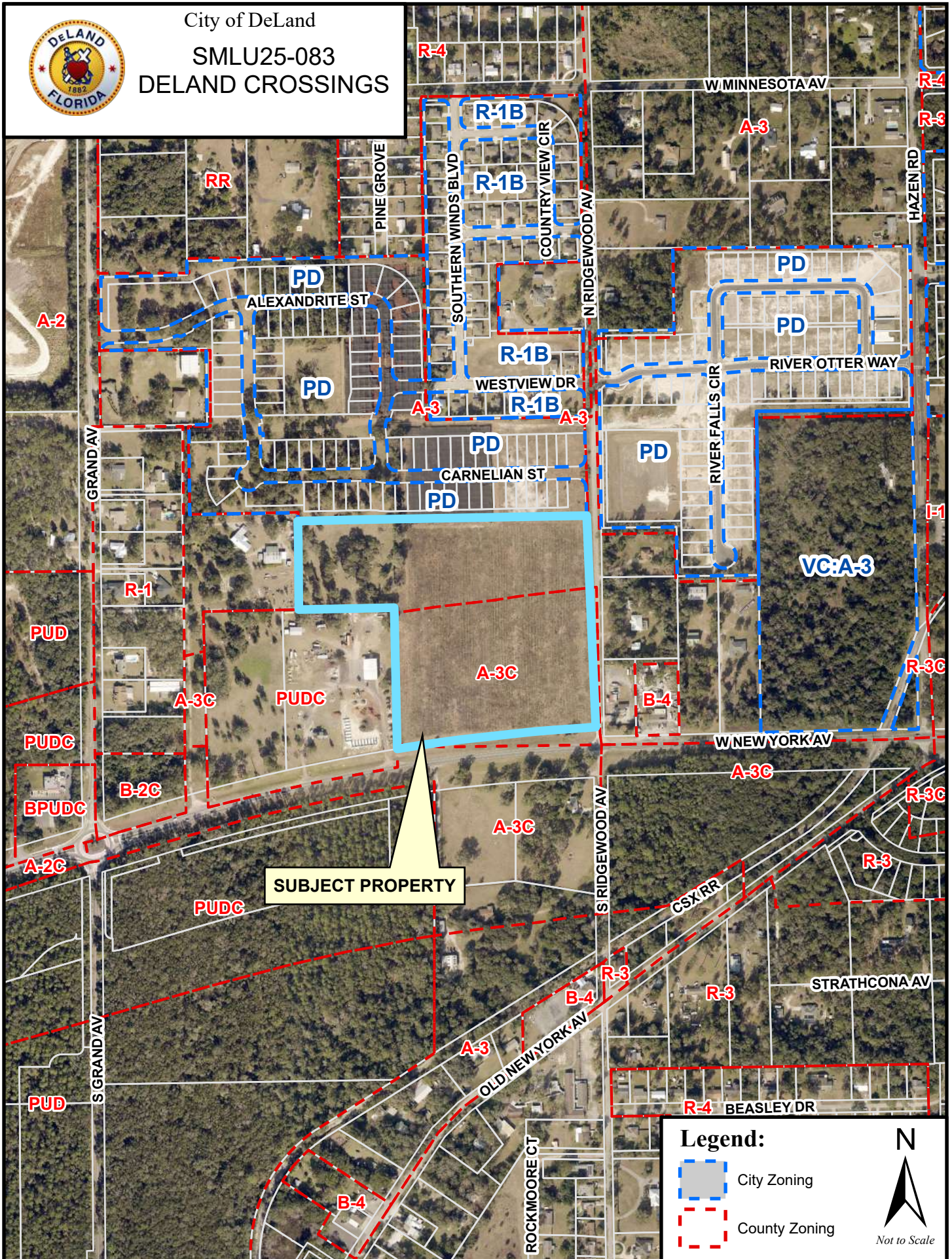
Re: Request to Continue SMLU25-083 – Future Land Use Amendment for DeLand Reserve (DeLand Crossings) located at 210 N Ridgewood Avenue

The applicant has requested that the Future Land Use Amendment request for DeLand Reserve (DeLand Crossings) to a date certain of September 10, 2025.

Staff recommends that this item be continued to September 10, 2025.

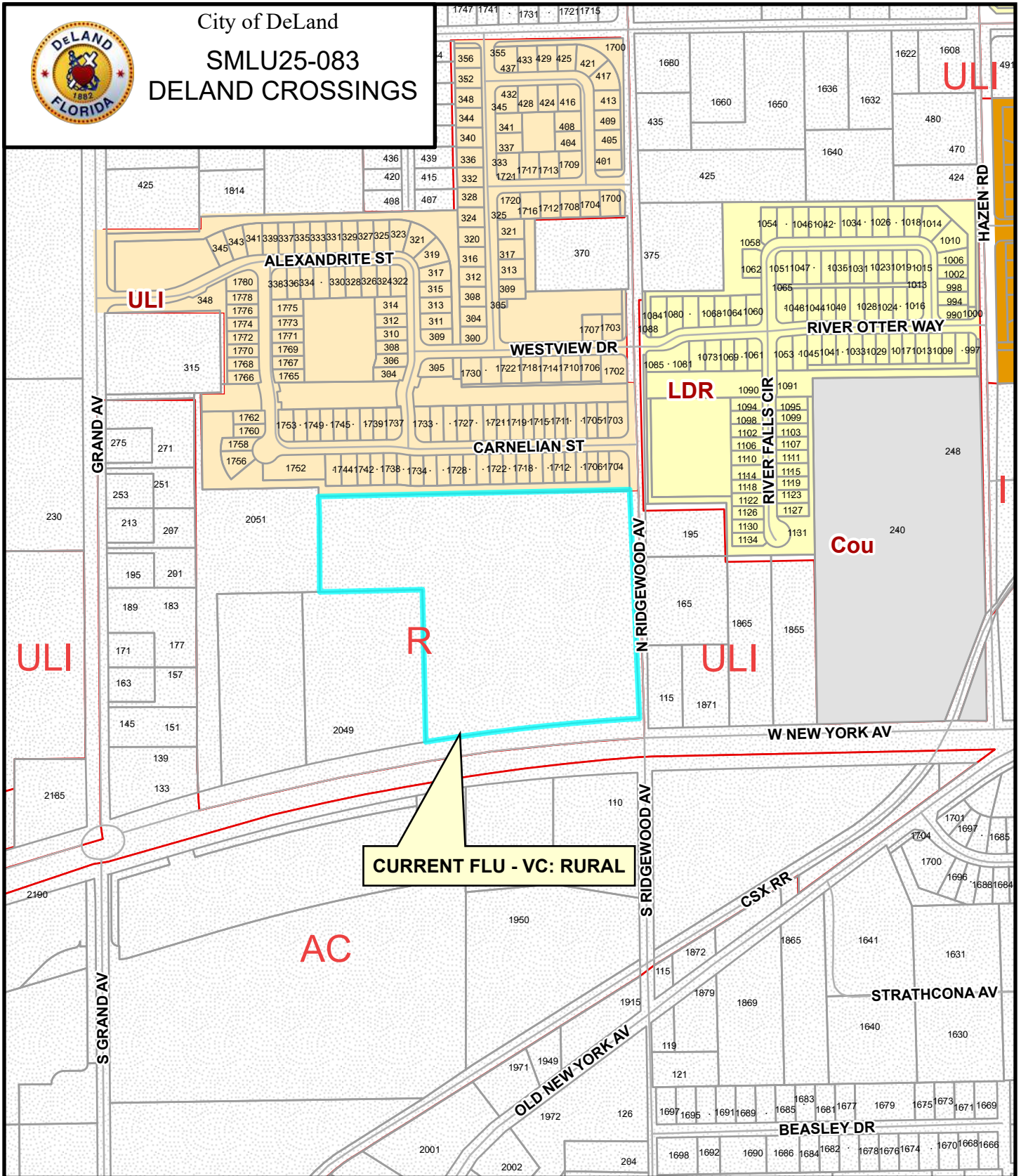


City of DeLand
SMLU25-083
DELAND CROSSINGS





City of DeLand
 SMLU25-083
 DELAND CROSSINGS



CURRENT FLU - VC: RURAL

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 |





Memorandum

To: Planning Board

From: Carol Kuhn, AICP, Planning Director

Date: August 7, 2025

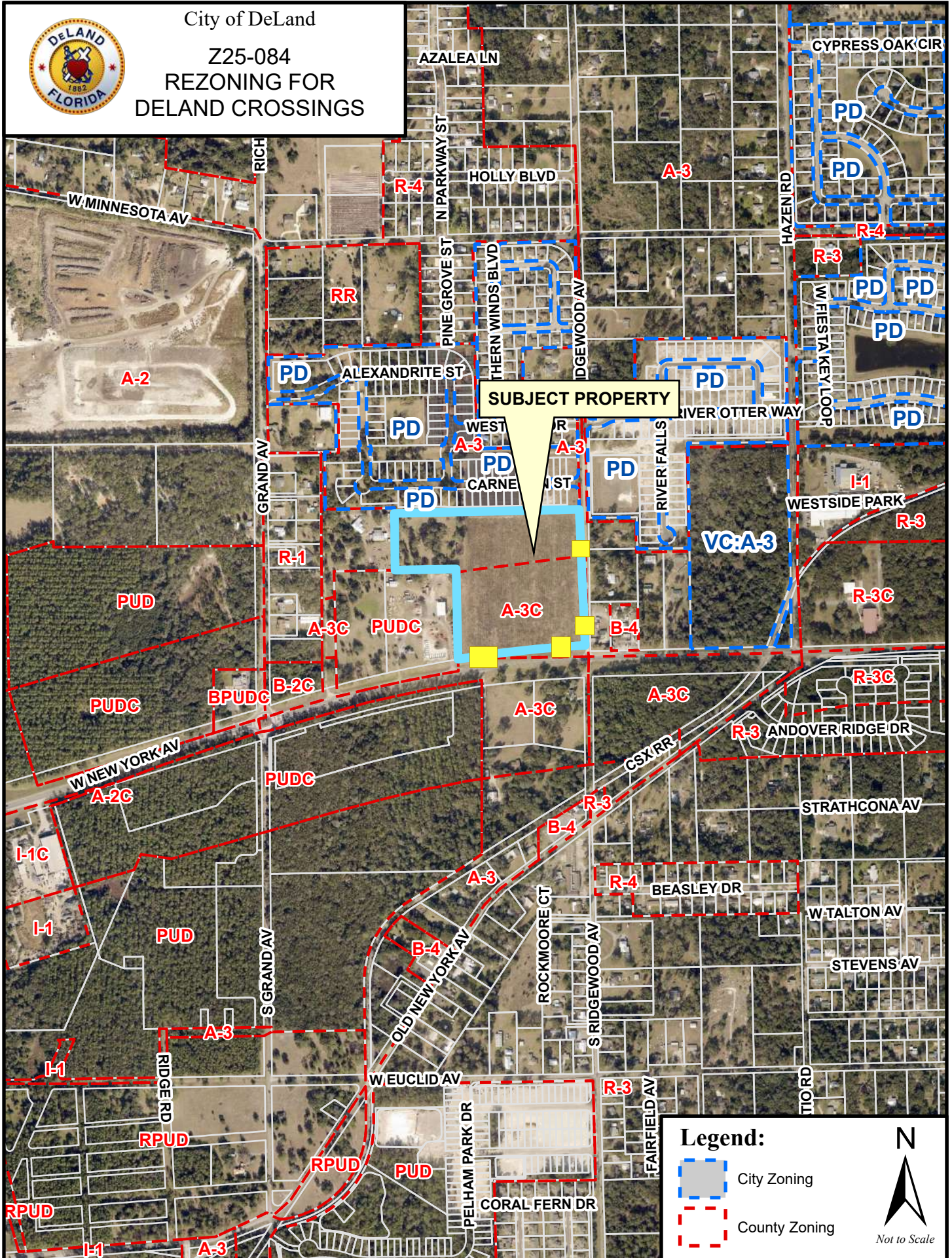
Re: Request to Continue Z25-084 – Rezoning Application for DeLand Reserve (DeLand Crossings) located at 210 N Ridgewood Avenue

The applicant has requested that the Rezoning Application for DeLand Reserve (DeLand Crossings) to a date certain of September 10, 2025.

Staff recommends that this item be continued to September 10, 2025.



City of DeLand
Z25-084
REZONING FOR
DELAND CROSSINGS





City of DeLand
 Z25-084
 REZONING FOR
 DELAND CROSSINGS

