



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
SEPTEMBER 10, 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 August 13, 2025 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: David Seilkop - West Volusia Habitat for Humanity
Project Number: V25-140
Project Location: 703 & 707 E. Walts Ave.
Project Description: Variance request to reduce the required number of parking spaces from 4 to 2 within the Core Gateway District.
Staff Planner: Sam Nelson
2. Applicant Name: David Seilkop - West Volusia Habitat for Humanity
Project Number: V25-142
Project Location: 721 & 725 E. Walts Ave.
Project Description: Variance request to reduce the required number of parking spaces from 4 to 2 within the Core Gateway District.
Staff Planner: Sam Nelson

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

1. 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
2. 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

3. 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

PLANNING - NEW BUSINESS

1. Applicant Name: Michael Arth
Project Number: SE25-107 – Special Exception
Project Location: ±.35 acres located at 302 S. Hayden Ave.
Project Description: Special exception request to Permit a Bed and Breakfast Homestay and to Eliminate the Landscape Buffer Requirement
Project Planner: Sam Nelson
2. Applicant Name: Nicole Martin - Madden Moorhead & Stokes LLC
Project Number: SP24-134 – Site Plan for New York Ave Apartments
Project Location: ±1.63 acres located at 225 W New York Ave.
Project Description:
Project Planner: Carol Kuhn
3. Applicant Name: Mr. Mark Watts, Esq. - Cobb & Cole, P.A.
Project Number: AN25-026
Project Location: North of SR 472 and east of S. Blue Lake Ave.
Project Description: Voluntary Annexation of ± 41.41 acres of property into the City limits of DeLand
Staff Planner: Chris Carson
4. Applicant Name: Mark Watts, Esq. - Cobb & Cole, P.A.
Project Number: SMLU25-025
Project Location: North of SR 472 and east of S. Blue Lake Ave.
Project Description: To amend the future land use designation from Volusia County Southwest Activity Center Community (SWAC Community) and Volusia County Southwest Activity Center Commerce (SWAC Commerce) to City of DeLand Low Density Residential (LDR)
5. Applicant Name: Mark Watts, Esq. - Cobb & Cole, P.A.
Project Number: Z25-024
Project Location: North of SR 472 and east of S. Blue Lake Ave.
Project Description: Change of zoning for ±39.24 acres from Volusia County Southwest Activity Center Community (SWR) and Volusia County Southwest Activity Center Commerce (SWC) to Canopy Preserve PD (Planned Development)
Staff Planner: Chris Carson
6. Applicant Name: City of DeLand
Project Number: LDR25-136
Project Location: City-wide
Project Description: City-Initiated Land Development Regulations Text Amendment to Modify

Section 33-17 – Zoning Districts, to clarify where Tiny Home Communities are permitted by conditional use; add a new Section, 33-19.15 titled Tiny Home Community Performance Standards and Conditions to allow Tiny Home Communities in some of the single-family residential and commercial zoning districts, add specific performance standards for the tiny home communities; and amend Section 33-12, Definitions, to include several new definitions pertaining to Tiny Home Communities.

Staff Planner: Chris Carson

OTHER BUSINESS

1. Land Development Code Discussion.

ADJOURNMENT