



**CITY OF DELAND**  
**REGULAR MEETING OF THE PLANNING BOARD**  
**DECEMBER 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 November 12, 2025 Meeting Minutes.

**VARIANCE OLD BUSINESS**

**VARIANCE NEW BUSINESS**

1. Applicant Name: Gerard Galluci  
Project Number: V25-190 - Variance Request  
Project Location: 1141 N. McDonald Avenue  
Project Description: Variance request to reduce the required rear yard setback from 25 feet to 20 feet to construct an addition.  
Project Planner: Samuel Nelson

**PUBLIC PARTICIPATION PROCEEDINGS**

**PLANNING - OLD BUSINESS**

**PLANNING - NEW BUSINESS**

1. Applicant Name: Harry MacNaught - Longleaf Four, LLC  
Project Number: PSB24-150 - Preliminary Plat for DeLand Tech Park  
Project Location: 1445 Cassadaga Road  
Project Description: A preliminary plat to allow for construction of roadway and retention ponds on 144.88 acres of property, known as DeLand Tech Park  
Project Planner: Kendall Story
2. Applicant Name: Mark Watts, Esq. - Cobb Cole  
Project Number: SMLU24-154 – Comprehensive Plan Amendment  
Project Location: Northwest of the intersection of E. Rich Ave. and N. Hill Ave.  
Project Description: Land use change for ±1.49 acres from Low Density Residential (LDR) To Medium Density Residential (MDR)  
Project Planner: Kendall Story

3. Applicant Name: Mark Watts, Esq. - Cobb Cole  
Project Number: Z24-153 – Rezoning for North Hill Villas  
Project Location: Northwest of the intersection of E. Rich Ave. and N. Hill Ave.  
Project Description: Rezone ±1.49 acres from R-1B (Single-Family Dwelling) to North Hill Villas  
Planned Development  
Project Planner: Kendall Story

**OTHER BUSINESS**

**ADJOURNMENT**