



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
APRIL 8, 2026 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 March 11, 2026 Planning Board meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PLANNING - OLD BUSINESS

1. Applicant Name: Tyler Spore
Project Number: Z25-206
Project Location: ±1.902 Acres Located At 600 N. Woodland Blvd.
Project Description: Rezoning from E-1 (Educational) to DeLand Atrium Planned Development (PD)
Project Planner: Emily Kunkel

PLANNING - NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, MARCH 11, 2026 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:01 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

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

Present – Aerial McCann, Associate City Attorney; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Christopher Carson, Interim Principal Planner; Kendall Story, Senior Planner; Emily Kunkel, Senior Planner; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

MINUTES

1. Approval of the February 11, 2026 Planning Board Meeting - Workshop minutes.

The board unanimously voted to approve the February 11, 2026 Meeting Minutes.

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

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Tyler Spore
Project Number: Z25-206
Project Location: ±1.902 Acres Located At 600 N. Woodland Blvd.
Project Description: Request to Continue - Rezoning from E-1 (Educational) to DeLand Atrium Planned Development (PD)
Project Planner: Emily Kunkel

The applicant has requested a continuance to the next regular meeting on Wednesday, April 8, 2026.

Mr. Hill moved to continue this item to the next regular meeting on Wednesday, April 8, 2026. Ms. Lewis seconded the motion. The motion to continue this item to the Wednesday, April 8, 2026 meeting passed unanimously.

2. Applicant Name: Sean Fortier - Kelly, Collins & Gentry, Inc.
Project Number: Z25-169 – Rezoning
Project Location: 940 Greens Dairy Road
Project Description: Rezone ± 23.26 acres from VC R-3C to City of DeLand BR (Business Retail)
Project Planner: Kendall Story

Sean Fortier of KCG, as applicant, was present and available to answer questions from the board.

Public Participation: Judith Ries, Lisa Steckler and Michael Magee spoke against the rezoning, citing it would negatively impact the environment, and the number of existing commercial units in the area which are not fully occupied.

Mr. Liska moved to recommend denial for this item. Mr. Baumgartner seconded the motion. Both members rescinded their motion to rephrase it to include specific findings for their denial.

Mr. Liska moved to recommend denial for this item, citing it does not meet the approval criteria items numbered below:

3. Impact upon the economy of the affected area;
5. Change to the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed rezoning;
2. Impact upon the environment/natural resources;
7. Effect on the surrounding area or value of surrounding properties; and

8. Impact upon public health, safety, and welfare.

Mr. Preston seconded the motion. Ms. Kuhn cited approval criteria item #5 does not apply, as there are no homes currently on the property or around, and the land use for this property is currently Business Retail. Both members rescinded their motion.

Mr. Thiry moved to recommend approval for this item. Ms. Lewis seconded the motion. The motion to recommend approval passed 5 to 2, with members Preston and Liska dissenting.

OTHER BUSINESS

1. Land Development Regulations Update: Review of City Commission Workshops

Ms. Kuhn presented updates and took feedback from the Planning Board, on the below chapters:

- Chapter 1 – General Provisions
- Chapter 2 – Procedures
- Chapter 3 – Zoning
- Chapter 5 – Subdivision Regulations
- Chapter 6 – Streets, Parking, Sidewalks, & Access
- Chapter 7 – Tree Regulations & Landscaping
- Chapter 9 – Lighting & Design
- Chapter 4 – Overlays
- Chapter 5 – Nonconformities
- Chapter 9 – Signs
- Chapter 11 – Concurrency & Impact Fees
- Chapter 12 – Environmental
- Chapter 15 - Definitions

ADJOURNMENT

The meeting ended at 7:51 p.m.



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

April 8, 2026

A. APPLICATION NO.: Z25-206 (Atrium DeLand PD Rezoning)
APPLICANT/OWNER: 600 N Woodland DeLand, LLC
STAFF PLANNER: Emily Kunkel, *Senior Planner*
REQUEST: Changing of zoning for ±1.90 Acres of Property, from E-1 (Educational) to Atrium DeLand PD (Planned Development).

B. APPLICABLE REGULATIONS:

Article IV	OVERLAY AND FLOATING ZONES
	Sec. 33-32 – Planned Development District.
Article XII	ADMINISTRATION AND ENFORCEMENT
	Sec. 33-135 – Procedure for text amendments & rezoning.

C. SITE FACTORS:

PARCEL NUMBER: 700922010020
LOCATION: 600 North Woodland Blvd.
SIZE OF PROPERTY: ±1.90 acres

D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:

Future Land Use: Educational
Existing Zoning: E-1 (Educational)
Existing Use: Commercial

E. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	Mixed Commercial	C-1 (Limited Neighborhood Commercial)
South:	Educational	E-1 (Educational)
East:	Educational	E-1 (Educational)
West:	Low Density Residential	R-1A (Single-Family Dwelling)

F. BACKGROUND: The subject property is ±1.90 acres in size, with an existing ±26,444 sq. ft. building and limited associated parking on the property. The building was previously occupied by the Museum of Arts. The applicant plans to operate the property as a vertical mixed-use space, retaining the flexibility to allow continued use for the arts, including Stetson University’s current use of ±9,150 sq. ft. of the property as a performing arts theater, and to allow other uses compatible with the community, as outlined in Section D of the PD. The current zoning is E-1 (Educational), and the applicant is requesting to rezone to the Atrium DeLand PD (Planned Development) district. North of the property are developed commercial uses; south and east is Stetson University; and to the west are residential properties.

- G. ANALYSIS:** At this time, the applicant intends to continue the building’s existing uses and allow for the opportunity for some additional uses as outlined in the PD, with no plans for site redevelopment. Should redevelopment or Stetson vacate the building ($\pm 9,150$ sq. ft.) occur in the future, the site will be required to comply with the development standards of the PD, and Land Development Regulations.

All development for the property shall rely upon the standards outlined with the Planned Development, and existing conditions and layout for the site are identified on the Planned Development Plan (Exhibit B) and Current Leasable Area (Exhibit C).

In the table below, the existing perimeter landscape buffers are compared against the standard buffers for the development, to what the applicant is providing in the PD. As outlined in the chart, the buffer widths being provided for the south and east boundaries are exceeding the minimum width requirements.

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
NORTH	Type C	Type C (20ft – 35ft.)
SOUTH	N/A	Type C (20ft – 35ft.)
EAST	N/A	Type C (20ft – 35ft.)
WEST	Type C	Type C (20ft – 35ft.)

The table below outlines that the Property currently has a limited number of fifty-nine (59) parking spaces on-site, because the parking associated with the theater use is satisfied off-site through Stetson University’s campus-wide parking plan. Therefore, at such time Stetson University vacates the Property ($\pm 9,150$ sq. ft.), other non-residential uses compatible with the surrounding neighborhood as set forth in Section C of the PD shall be accommodated; provided, however, that any such proposed uses that require beyond the existing fifty-nine (59) on-site parking spaces, shall provide parking in accordance with the requirements set forth in Section F of the PD, except that all residential uses shall accommodate parking on-site.

PARKING			
		REQUIRED	EXISTING
THEATER ($\pm 9,146$ SF) (225 SEATS)	1 space/2 seats + 5 spaces for employees	118	56
OFFICE ($\pm 5,400$ SF)	1 space/200 SF of net floor area	27	
RETAIL/COMMERCIAL ($\pm 5,559$ SF)	3 space/300 SF of net floor area and 1 space/ every additional 250 SF	24	
LOBBY/COMMON AREA ($\pm 6,339$ SF)	N/A	0	
ADA		2	3
TOTAL		168	59

Per Sec. 33-32 of the Land Development Regulations, in return for flexibility in site design and development, Planned Developments (PDs) are expected to include exceptional design that

preserves critical environmental resources and incorporates creative design in the layout of buildings. All development for the property shall rely upon the standards set forth on the Planned Development Plan. Where the PD document is silent, the E-1 zoning regulations shall apply.

The E-1 zoning district allows for a variety of uses, such as residential, commercial, and educational, which are similar to the proposed uses in the Atrium DeLand. However, some educational (E-1) uses have been removed and some commercial uses have been added. Therefore, the applicant is requesting deviations from the city’s E-1 zoning district and is proposing a PD that will create a tailored zoning district for the project. The code deviations from E-1 to the Atrium DeLand PD are outlined in the table below. The proposed PD also captures the existing site conditions, such as maximum impervious surface and setbacks.

DEVELOPMENT STANDARD DEVIATIONS				
	E-1 REQUIRED			PROPOSED (PD)
	Educational	Single-Family	Multi-Family	
Max. Impervious (total site)	50%	50%	30-50%	65%
Maximum Building height	65 ft.			65 ft.
Minimum lot area	N/A	7, 500 sq. ft.	10,000 [1]	+/- 1.902 acres
Minimum lot width	N/A	75 ft.		N/A
Minimum floor area	N/A	500 – 900 sq. ft. [2]	N/A	N/A
Minimum Building Separation	N/A	12 ft.	25ft. [5] 25 ft. [6] 50 ft. [7]	N/A
Minimum building setback	Front: 20-30ft. Side: 0ft. Side yard [3]: 15ft. Rear: 30ft.	Front: 30ft Rear: 25ft [4] Side: 15ft Side (Corner): 15ft	Front: 30ft Rear/Side: 20ft Interior: [8]	Front (<i>Woodland Blvd.</i>): 25 ft. S. Side (<i>W. University Ave.</i>): 25 ft. N. Side: 25 ft. Rear (<i>N. Palmetto Ct.</i>): 30 ft.

[1] Plus 2,725 sq. ft. for each add'l unit.
 [2] One story: 900 sq. ft., Two story: Ground floor: 750 sq. ft., Second floor: 500 sq. ft.
 [3] Abutting residentially zoned property
 [4] For residences, where 60 percent of neighboring residential structures within 500 feet have an existing lesser setback staff may approve a matching setback.
 [5] between sides of buildings
 [6] between sides and rear of adjacent buildings
 [7] between any combination of fronts or rears of adjacent buildings
 [8] All buildings shall be set back at least ten feet from all interior private roads and common parking areas. An additional set back from private roads of one foot shall be required for every two feet of height for structures exceeding 35 feet

School Concurrency: For the purposes of public-school concurrency, nonresidential developments are deemed to be de minimis and are not subject to the public-school concurrency review, per Sec.33-41.07. However, residential uses are proposed as an allowed use in the PD, which if chosen as a use would require a school concurrency review prior to approval.

Traffic Analysis: A Traffic Impact memo was completed on November 24, 2025. The analysis determined that the existing uses generate 584 average daily trips, 30 peak hour A.M. and 87 P.M. hour trips. Per Sec. 33-41.04 of the code, a full Traffic Impact Analysis is not required for projects

that generate less than 1,000 daily trips. Any change in use that would result in any additional traffic generation, would require a new Traffic Impact memo, and potential for a full Traffic Impact Analysis.

Stormwater: This site is already developed, and as outlined within the PD agreement, any exterior modifications that change the impervious surface area, require additional parking, or increase the building footprint, shall comply with the requirements for preservation of environmental resources as set forth in the LDR, Comprehensive plan and the all required governmental regulations, and shall be designed to accommodate a 100-year, 24-hour storm event which will be retained on site.

H. LAND DEVELOPMENT REGULATIONS:

Sec. 33-32 – Planned Development District of the Land Development Regulations is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Developments (PD) which are not provided for or allowed in the zoning districts otherwise established by this chapter.

The proposed Planned Development rezoning will allow for expanded commercial uses, and the criteria and standards for approval have been reviewed and are outlined below.

Sec. 33-135 – Procedure for text amendments & rezoning of the Land Development Regulations provides the following factors to consider during the review of each application for rezoning or for changes in permitted uses, among the factors to be considered are the following:

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 Planned Development (PD) is consistent with the Comprehensive Plan with an underlying land use designation of Educational. The Educational land use designation is considered compatible with the Planned Development (PD) zoning district, per the Comprehensive Plan.

The subject property has been developed since 1991, surrounded by other existing development. To the south and east are Stetson University uses; north is developed commercial uses; and to the west is developed low density residential development. On the Future Land Use map, the surrounding properties are designated as Mixed Commercial to the north, Low Density Residential to the west and Educational to the south and east. The proposed Atrium DeLand PD fits in with the mix of residential, educational and commercial uses nearby by providing a neighborhood commercial component to serve the current and future residents of the City of DeLand.

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

At this time, the applicant intends to continue the building's existing uses and allow for some additional uses as outlined in the PD, with no plans for site redevelopment. Should exterior modifications that change the impervious surface area, increase the building footprint, or require additional parking, the site will be required to comply with the development standards of the PD, as outlined in the PD. Such as, but not limited to, Tree Protection, landscaping, buffering, and stormwater. Low Impact Development (LID) standards may also apply, incorporating environmentally sustainable and Florida-friendly landscaping practices, as well as measures to prevent runoff pollution.

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

The site is currently being utilized as a theater for Stetson University, storage and some office space; therefore, the redevelopment to a commercial use could have a positive economic impact on the city and the surrounding area. This development is in close proximity to Stetson University and a residential neighborhood which could have the potential for creating additional jobs, shopping, and convenience.

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

Governmental services such as potable water, reclaimed water, sewer, code enforcement, police, and fire are available for the subject property and will be provided by the City. Any new proposed use change, would have to meet the potable water and sewer requirements.

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

Since the original assignment of zoning, there have been changes in the market and demand of the area. The proposed zoning change will not facilitate any site improvements, and will remain consistent with the surrounding land uses and zoning.

6. Was there a mistake in the original classification?

During the initial project review, staff identified a scrivener's error in the zoning map that incorrectly depicted the property as split-zoned. The frontage along Woodland Blvd. was shown as E-1, while the rear along Palmetto Ct. was shown as C-1. Upon further research, staff confirmed this discrepancy was a mapping error, and the zoning map has since been corrected to reflect the entire property as E-1. Accordingly, any standards not specified in the PD agreement will default to the E-1 zoning district and applicable Land Development Regulations.

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

The proposed rezoning should have a positive impact upon the city's economy and surrounding area, as the number of allowed uses will be expanded.

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

There is no indication at this time that the new proposal will create additional impacts upon public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development. This rezoning would be consistent with the commercial, educational, and residential uses of the surrounding area.

I. CONCLUSION: The applicant is proposing to rezone the subject property from E-1 (Educational) to Atrium DeLand Planned Development (PD). At this time, the applicant intends to continue the building's existing uses, allowing for the opportunity for some additional uses as outlined in the PD, with no plans for site redevelopment. Should redevelopment or Stetson vacate the building ($\pm 9,150$ sq. ft.) occur in the future, the site will be required to comply with the development standards of the PD, and Land Development Regulations.

J. 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 E-1 (Educational) to Atrium DeLand Planned Development (PD).



City of DeLand
Z25-206
DELAND ATRIUM
PD



1
2 **GENERAL FINDINGS**

3 A. That the application of 600 N. Woodland DeLand, LLC was duly and
4 properly filed herein on December 12, 2025, as required by law.

5 B. That all fees and costs which are by law, regulation, or ordinance required
6 to be borne and paid by the applicant have been paid.

7 C. That the Applicant is the owner of a 1.902 +/- acres parcel of land described
8 in the attached Exhibit "A" (the "Property") that is the subject of this application and which
9 land is situated in DeLand, Florida.

10 D. That the Applicant has complied with the Planned Development Plan
11 provisions as required by the Land Development Regulations of the Code of Ordinances of
12 the City of DeLand.

13 E. That the Applicant has complied with the "Due Public Notice" requirements
14 of the Land Development Regulations of the Code of Ordinances of the City of DeLand.

15 F. That the Applicant, as the owner of the Property, agrees with the provisions
16 of the Development Agreement adopted hereby.
17

1 **FINDINGS REGARDING REZONING**

2 **A.** That the Applicant has applied for a change of zoning from the present
3 zoning classifications of the Property from E-1 to DeLand Atrium Planned Development
4 (PD).

5 **B.** That the said rezoning to DeLand Atrium PD is consistent with both the
6 City of DeLand Comprehensive Plan and the intent and purpose of the City of DeLand Land
7 Development Regulations contained in Chapter 33 of the Code of Ordinances of the City of
8 DeLand (the “LDR”) and does promote the public health, safety, morals, general welfare
9 and orderly growth of the area affected by the rezoning request.

10 NOW, THEREFORE BE IT RESOLVED AND ORDERED BY THE CITY OF
11 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY
12 COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA,
13 THIS _____ DAY OF _____, 2026 AS FOLLOWS:

14 **A.** That the Application of 600 N. Woodland DeLand, LLC for the rezoning of
15 the Property is hereby granted and the Development Agreement included herein is hereby
16 approved and adopted by the City of DeLand.

17 **B.** That the zoning classification of the Property described in Exhibit “A”
18 attached hereto is hereby amended from E-1 to DeLand Atrium PD as described in the
19 LDR.

20 **C.** That the Official Zoning Map of the City of DeLand is hereby amended to
21 show the rezoning of said parcel to DeLand Atrium PD.

22 **D.** That the provisions of the “Development Agreement” as hereinafter set
23 forth are consistent with the LDR and with respect to any conflict between LDR and the

1 Development Agreement, the provisions of the Development Agreement shall govern. The
2 LDR shall govern with respect to any matter not covered by the Development Agreement.
3 The City of DeLand will ensure overall compliance with the Development Agreement.

4 **E.** Unless otherwise provided for in the Development Agreement, the LDR
5 shall apply to the Property in the same manner as the E-1 zoning classification designated
6 in the Development Agreement.

7 **F.** Except as otherwise stated herein, nothing in the Development Agreement
8 is intended to abridge the requirements of the LDR or any other City Ordinances.
9

DRAFT

1 **DEVELOPMENT AGREEMENT**

2 The City of DeLand and the other parties executing this Development Agreement hereby
3 enter into this Development Agreement which shall constitute a binding agreement but is not a
4 statutory development agreement as provided for in Sections 163.3220-163.3243, Florida Statutes,
5 the Florida Local Government Development Agreement Act.

6 **A. Development Concept.** The Property is a developed site and shall be maintained
7 as the Atrium PD, substantially in accordance with the Planned Development Plan. The
8 Planned Development Plan shall govern any change of use, redevelopment, or subdivision of
9 the property and shall regulate the future use of the Property. Except as otherwise provided for
10 herein, the LDR as applicable to the E-1 zoning district of the City of DeLand shall apply to
11 this Atrium PD. The Property was originally developed in or around 1991. The Property was
12 initially operated by Cultural Arts Center, Inc., as a center for visual and performing arts. As
13 time progressed and some of the initial occupants were no longer involved, Cultural Arts
14 Center, Inc., merged with Museum of Florida Art, Inc., now known as The Museum of Arts,
15 DeLand, Florida, Inc. (“Museum”). When continued operation of the Property was no longer
16 sustainable, the Museum sold the Property to the Applicant, its current owner.

17 **B.** The Applicant plans to operate the Property as a vertical mixed-use space, retaining
18 the flexibility to allow continued use for the arts, including Stetson University’s current use of
19 ±9,150 square feet of the Property as a theater. The Property currently has a limited number of
20 fifty-nine (59) parking spaces on-site, because the parking associated with the theater use is
21 satisfied off-site through Stetson University’s campus-wide parking plan. Therefore, at such
22 time Stetson University vacates the Property (±9,150 square feet), other non-residential uses
23 compatible with the surrounding neighborhood as set forth in Section D shall be

1 accommodated; provided, however, that any such proposed uses that require beyond the
2 existing fifty-nine (59) on-site parking spaces, shall provide parking in accordance with the
3 requirements set forth in Section F, except that all residential uses shall accommodate parking
4 on-site.

5 Any exterior modifications that change the impervious surface area or building footprint,
6 shall be considered Redevelopment for the purposes of this Development Agreement. For purposes
7 of defining the term “Current Leasable Area,” the total interior square footage of the building is
8 ±26,444 square feet, of which ±6,339 square feet is common area/limited use area (including
9 lobbies, restrooms, closets, stairways, elevators, etc.) and the remaining ±20,108 square feet is
10 “Current Leasable Area.” See Exhibit “C” for a graphic representation of the Current Leasable
11 Area, as presently configured.

12 1. Planned Development Plan. The Planned Development Plan shall consist of the
13 Development Plan prepared by Newkirk Engineering, Inc. dated January 26, 2026,
14 and this Development Agreement. The Development Plan is hereby approved and
15 incorporated in this Ordinance by reference as Exhibit “B”. The Planned
16 Development Plan shall be filed and retained for public inspection in the Planning
17 Department, and it shall constitute a supplement to the Official Zoning Map of the
18 City of DeLand.

19 2. Amendments. All amendments of the Planned Development Plan shall require the
20 review and recommendation of the Planning Board and action by the City
21 Commission in the same manner as a rezoning of the parcel. No administrative
22 amendments may be authorized except as permitted under the LDR as adopted or
23 amended.

1 **3. Final Site Plan Approval.** This is a developed site, so no site plan approval is
2 required at this time. After the Planned Development Plan is recorded, and prior to
3 issuance of any permits for construction related to any expansion of the existing
4 building or any increase in the total impervious surface, including clearing and
5 landfill, a final site plan shall be prepared and submitted for review and approval in
6 the manner required by the LDR, if otherwise required by the LDR.

7 **C. Unified Ownership.** The Applicant or its successors or assigns shall maintain
8 unified ownership of the Property, except that all or a portion of the Property may be put into
9 non-residential condominium ownership.

10 **D. Land Uses Within the PD.** The development of the Property shall be consistent
11 with the uses prescribed for each area within the Property as set forth in the Planned
12 Development Plan. The approximate location and size of said land use areas are shown on the
13 Development Plan Map.

14 **1.** The following land uses shall be allowed as permitted principal uses and structures,
15 along with their customary accessory uses and structures, as permitted uses by right,
16 provided parking for the uses adheres to Section F, of this agreement.

17 Apothecary shops.

18 Bakery, pastry, gourmet, coffee and specialty beverage shops (retail).

19 Banquet facilities, the sale and service of alcoholic beverages for on-premise
20 consumption shall be permitted as an accessory use to any banquet facility
21 operating within the Property, subject to applicable state and local
22 requirements.

23 Beauty salons, barbershops and day spas.

- 1 Indoor recreation and amusement facilities.
- 2 Business colleges; professional or commercial schools.
- 3 Catering services.
- 4 Churches, houses of worship, and religious institutions, with their customary
5 accessory educational and recreational uses and buildings, with the size of the
6 sanctuary not to exceed the size of the current theatre space on the first floor
- 7 Colleges and universities, including sorority and fraternity houses, recreational,
8 athletic and other normal accessory uses of such colleges and universities.
- 9 Craft food and beverage producer
- 10 Day care facilities (adult or child).
- 11 Dormitories; parking shall be accommodated on-site.
- 12 Financial Institutions
- 13 General/Professional Offices.
- 14 Government and public land uses and buildings.
- 15 Government facilities and land uses normally associated with the provision of
16 government services
- 17 Grocery.
- 18 Medical office/clinic.
- 19 Museums and offsite storage of museum supplies and inventory.
- 20 Music, dance, gymnasium, art school or studio, excluding discotheques
- 21 Nursing homes and adult congregate living facilities.
- 22 Personal services.
- 23 Private clubs and lodges.

1 Public, private or parochial primary and secondary schools.

2 Restaurants (excluding fast food and/or drive-through facilities), not to exceed an
3 aggregate of 4,500 square feet. The sale and service of alcoholic beverages
4 for on-premise consumption shall be permitted as an accessory use to any
5 restaurant operating within the Property, subject to applicable state and local
6 requirements.

7 Retail sales, including merchandising barns.

8 Retail sales; used materials or thrift shops (not junk yards).

9 Special events, the sale and service of alcoholic beverages for on-premise
10 consumption shall be permitted as an accessory use to any special event
11 operating within the Property, subject to applicable state and local
12 requirements.

13 Theatres and assembly halls; not to exceed two hundred fifty (250) fixed seats,
14 provided that, if this space ceases to be occupied by Stetson University,
15 parking shall adhere to Section F of this agreement.

16 **2. Accessory Structures/Outdoor Amenities:**

17 Fire pit.

18 Gazebo/shade structure.

19 Outdoor Seating (including for dining).

20 Playground.

21 **E. Development Standards (including existing conditions, which are permitted to**
22 **continue absent Redevelopment)**

Existing lot area (acres):	1.902 +/- acres
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Building setbacks from Property perimeter:	Front (Woodland Blvd.): 25 ft. S. Side (W. University Ave.): 25 ft. N. Side: 25 ft. Rear (N. Palmetto Ct.): 30 ft. 7 feet from any property line for Accessory structures, other than existing as of the date hereof.
Maximum building height:	65 ft.
Existing/Maximum Impervious Area:	Existing: 63% (+/-1.19 acres) Maximum: 65% (+/-1.24 acres)
Existing/Minimum Off-street parking spaces:	59
Existing/Minimum Open Space:	37% (+/-0.26acres)

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F. Parking Standards: The Property currently has a limited number of fifty-nine (59) parking spaces on-site. The existing size, location and configuration of these parking spaces is outlined in the table below.

Type	Size	Quantity
Standard (90 degree)	20' x 9'	42
Angled (70 degree)	18' x 9'	11
Parallel	22' x 9'	3
ADA	22 x 12'	3
Total off-street parking spaces		59

Existing uses, proposed uses, as outlined in Section D, and any residential uses shall be permitted subject to accommodating parking on-site. Any non-residential use that requires parking in excess of the existing fifty-nine (59) on-site parking spaces shall provide such additional parking off-site through a deed, easement, license, lease, or other temporary or permanent parking arrangement, in accordance with the Land Development Regulations.

At such time that Stetson University vacates the Property, other non-residential uses, as set forth in Section D, shall be accommodated in the ±9,150 square feet; provided, that

1 any such proposed non-residential uses that require beyond the existing fifty-nine (59)
2 on-site parking spaces shall accommodate parking off-site, through a deed, easement,
3 license, lease or other special use temporary parking arrangements, in accordance with
4 the Land Development Regulations.

5 **G. Landscape and Buffer Standards.** Existing conditions of the Property are shown
6 in “Exhibit B”. Existing conditions are permitted to continue, absent Redevelopment. Any
7 Redevelopment of the Property requires that all landscaping and buffers shall utilize Florida-
8 Friendly Landscaping, as defined by the University of Florida/Institute of Food and
9 Agricultural Sciences (“UF/IFAS”) Center for Landscape Conservation and Ecology, native,
10 or low-water plant material. Redevelopment of the Property shall include landscape designs
11 such that plants will serve environmentally friendly functions including, but not limited to,
12 cooling, privacy screening, shade, aesthetics, and runoff pollution prevention.

13 a. Open Space. Existing conditions are permitted to continue, absent Redevelopment.
14 Redevelopment of the Property shall meet the requirements of the LDR, except as
15 otherwise expressly provided for in this Development Agreement.

16 b. Perimeter Buffers. Existing conditions are permitted to continue, absent
17 Redevelopment. Except as otherwise specifically provided for in this Development
18 Agreement, the perimeter Landscape buffers of any Redevelopment of the site shall
19 at a minimum comply with the landscape buffer width and planting requirements
20 provided for in the LDR. As shown on Exhibit “B”, the existing buffers are as
21 follows:

<u>LOCATION</u>	<u>TYPE</u>
<u>North</u>	<u>C</u>

<u>South</u>	<u>C</u>
<u>East</u>	<u>C</u>
<u>West</u>	<u>C</u>

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c. Tree Protection Area (TPA). Since the site is already developed, the Property currently does not have any TPA areas and existing conditions are permitted to continue, absent Redevelopment. No additional impervious surface area shall be added beyond the maximum permitted impervious surface area. Any Redevelopment shall meet the TPA requirements of the LDR.

H. Accessory Structures/Outdoor Amenities. Applicant shall be entitled to add additional outdoor amenities, as long as they are accessory uses to an allowed principal use, designed for patrons of businesses and does not require additional parking or increase the total impervious surface.

I. Signage. The existing signage includes 331.5 square feet of building sign(s) located on the eastern exposure of the building, 20 square feet of monument sign(s) located in the Woodland Boulevard facing yard, and the square footage of each sign type may be reallocated to other building exposures or yards, as applicable. Provided, however, in the event the signage permitted by this section is less than what is permitted under the LDR, the amount of signage permitted by the LDR shall prevail. The existing Stetson monument sign, as well as a replacement thereof, is permitted to remain and shall not be included in the calculations of permitted signage. The design, construction and location of all of the existing signage, as aforementioned, is permitted. Any Redevelopment of the site shall meet the requirements of the LDR.

J. Environmental Considerations. The existing site was developed without

1 addressing current requirements for preservation of environmental resources, as set forth in the
2 LDR. Existing conditions are permitted to continue, absent Redevelopment. Any
3 Redevelopment of the Property shall meet the requirements of the LDR related to preservation
4 of environmental resources.

5 **K. Sewage Disposal, Potable Water and Reclaimed Water.** Provision for sewage
6 disposal, potable and reclaimed water needs for the development of the Property will be
7 provided in accordance with the City of DeLand Comprehensive plan, the LDR, and all other
8 applicable regulations.

9 **L. Stormwater Drainage.** The existing site was developed without addressing current
10 requirements for stormwater retention. Existing conditions are permitted to continue, absent
11 Redevelopment. Any Redevelopment shall be required to meet stormwater retention standards
12 as set forth in the LDR, Comprehensive plan and the following:

- 13 a. The stormwater retention system shall be designed to retain a 100-year, 24-hour storm
14 event and to meet all other applicable governmental regulations. To the extent other
15 applicable governmental regulations require retention greater than a 100-year, 24-hour
16 storm event, such greater requirement shall control.
- 17 b. There shall be no mass grading of the property.
- 18 c. On-site burning of cleared vegetation on the Property is prohibited and no vegetation
19 and other biomass cleared from the Property during development may be incinerated
20 on the Property.

21 **M. Dark Sky Standards.** All new outdoor lighting, if any, shall either carry the
22 International Dark-Sky Association's Fixture Seal of Approval or comply with the
23 International Dark Sky standards and be of the full cut-off, fully shielded variety in which the

1 light source is recessed and shielded which prohibits upward light overspill into the night sky
2 and off-site nuisance glare. Otherwise, existing conditions are permitted to continue, absent
3 Redevelopment.

4 **N. Access and Transportation System Improvements.** This is an existing,
5 developed site. Existing conditions are permitted to continue, absent Redevelopment. If
6 Redevelopment of the Property occurs, the Property will need to comply with the LDR and
7 any access or transportation improvements will be determined at the time of site plan review
8 related to such Redevelopment.

9 **O. Mechanical Equipment.** All new mechanical equipment, roof-top mechanical
10 equipment, and ground-mounted equipment, shall be visually screened from public roads and
11 sidewalks. Otherwise, existing conditions are permitted to continue, absent Redevelopment.

12 **P. Expiration:** This is an existing, developed site, so the terms of this Development
13 Agreement and all provisions of the Planned Development Plan are vested.

14 **Q. Binding Effect of Plans; Recording; and Effective Date.** This Development
15 Agreement shall become effective upon the date of recording, along with the Ordinance
16 pursuant to which this Development Agreement was adopted, in the Public Records of Volusia
17 County, Florida (the “Effective Date”). This Development Agreement, including any and all
18 amendments hereto, shall bind and inure to the benefit of the Applicant and its successors in
19 title or interest. The DeLand Atrium PD zoning, provisions of this Development Agreement,
20 and all approved plans shall run with the land and shall be administered in a manner consistent
21 with the LDR. This Ordinance and all subsequent amendments shall be filed with the Clerk of
22 the Court and recorded within forty-five (45) days following execution of the document by the
23 City Commission, in the Official Records of Volusia County, Florida. One copy of the

1 document, bearing the book and page number of the Official Record in which the document
2 was recorded, shall be submitted to the Planning Division for placement in the public file.

3

4

DRAFT

1 DONE AND ORDERED:

2 by the City Commission, City of DeLand, Florida this ____ day of _____, 2026.

3

4

5 ATTEST:

City Commission of DeLand Florida

6

7

Michael Pleus
City Manager

Chris Cloudman
Mayor Commissioner

Dale Arrington
Interim City Clerk – Auditor

Darren J. Elkind
City Attorney

8

9

10 STATE OF FLORIDA

11 COUNTY OF _____

12

13 The foregoing instrument was acknowledged before me by means of physical presence or

14 online notarization, this ____ day _____, 2026 by Michael Pleus, Chris

15 Cloudman, Dale Arrington, Darren J. Elkind, as City Manager, City Mayor, Interim City

16 Clerk – Auditor, and City Attorney respectively, and who are personally known to me.

17

NOTARY PUBLIC, STATE OF FLORIDA

18

Type or Print Name:

19

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Commission No.: _____

21

My Commission expires: _____

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WITNESSES TO APPLICANTS:

APPLICANT:

600 N. Woodland DeLand LLC

Witness name: _____
Address: _____

By: Juddson T. Spore, its Manager

Witness name: _____
Address: _____

By: Solomon D. Greene, its Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day _____, 2026 by Juddson T. Spore and Solomon D. Green, as Managers of 600 N. Woodland DeLand LLC, who are both personally known to me or has produced Florida Driver's License as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: _____

My Commission expires: _____

EXHIBIT "A"
Legal Description

Lots 1, 2 and 4, Palmetto Court, according to the map or plat thereof as recorded in Map Book 4,
page 5, Public Records of Volusia County, Florida.

and

Lots 1, 2 and 3, Block A, University Place, according to the map or plat thereof as recorded in
Map Book 2, page 35, Public Records of Volusia County, Florida.

DRAFT

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EXHIBIT "B"
Conceptual Development Plan

DRAFT

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EXHIBIT "C"
CURRENT LEASABLE AREA

DRAFT

EXHIBIT "A"

Legal Description

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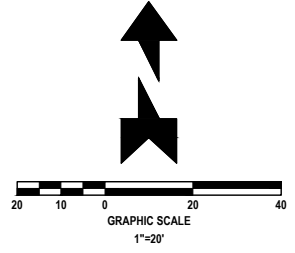
Lots 1, 2 and 4, Palmetto Court, according to the map or plat thereof as recorded in Map Book 4, page 5, Public Records of Volusia County, Florida.

and

Lots 1, 2 and 3, Block A, University Place, according to the map or plat thereof as recorded in Map Book 2, page 35, Public Records of Volusia County, Florida.

CONCEPTUAL DEVELOPMENT PLAN DELAND ATRIUM PD

600 N WOODLAND BLVD
DELAND, FL 32720



SITE DATA:

Site Address	600 N Woodland Blvd, DeLand, FL 32720	
Parcel ID(s)	7009-22-01-0020	
Jurisdiction	City of DeLand	
Building Size (sf)	26,444 sf (gross)/(multi-story)	
Number of Floors	3	
Lot Size	82,842 SF	1.902 AC

Site Requirements & Zoning Information			
Current Zoning	E-1		
Proposed Zoning	PD (C-1 Similar)		
Future Land Use	MIXED COMMERCIAL & EDUCATIONAL		
Overlay	Historical Corridor		
Building Use	Art Museum, Theatre and Offices (see PD for extensive list)		

Contact Information	
Planning and Zoning	City of DeLand
Contact Person:	Carol Kuhn - Planning Director
Address:	120 South Florida Avenue, DeLand, FL 32720
Phone Number:	(386) 626-7016
Email:	kuhnc@deland.org

PD Attorney	
Landis Graham French PA	
Contact Person:	Alex Ford, Jr.
Address:	145 East Rich Avenue, Suite C, DeLand, Florida 32724
Phone Number:	(386) 734-3451
Email:	afor@landispa.com

Engineer	
Newkirk Engineering, Inc.	
Contact Person:	Cody A. Bogart, PE
Address:	1230 N US Highway 1 Suite 3, Ormond Beach, FL 32174
Phone Number:	(386) 872-7794 x113
Email:	Cody@newkirk-engineering.com

Owner / Applicant	
600 N WOODLAND DELAND LLC	
Contact Person:	Tyler Spore
Address:	858 W Plymouth Ave, DeLand, 32720
Phone Number:	(386) 748-1945
Email:	tyler.spore@virtechsystems.com

Existing Setbacks			
	PROPOSED	C-1	E-1
Front (Woodland)	25	30	30
Rear (West)	60	30	30
Rear (Palmetto)	30	30	30
Side (North)	25	0	0
Side (W. University)	25	0	0

Notes: Setback requirements to be established in PD Plan/Agreement. The intent with the buffers and setbacks is to show a rounded down value for buffers and setbacks. PD Plan shows exact dimensions.

Existing Dimensions			
	PROPOSED	C-1	E-1
Open Space %	37.3%	40.0%	50.0%
Impervious Area %	62.7%	60.0%	50.0%
Building Area %	21.4%	N/A	N/A
FAR	0.34	N/A	N/A
Max Building Height	40.67'	35'	65'
Parking Spaces	59 (3 ADA)		

Notes: Dimensional requirements to be established in PD Plan/Agreement. PD Plan shows exact dimensions.

Adjacent Property Info		
Adjacent Property	Zoning	Use
North	C-1	MIXED COMMERCIAL
South	E-1 & H	EDUCATIONAL
East	E-1	EDUCATIONAL
West	R-1A	LOW DENSITY RES.

EXISTING SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	17,688	0.406	21.4%
PAVEMENT	25,829	0.593	0.0%
CONCRETE	2,161	0.050	2.6%
PAVERS	6,292	0.144	7.6%
GREEN SPACE	30,872	0.709	37.3%
TOTAL SITE	82,842	1.902	100.0%
TOTAL IMPERVIOUS	51,970	1.193	62.7%
TOTAL OPEN SPACE	30,872	0.709	37.3%

PARKING REQUIREMENTS				
BUILDING USE	A. GSF	B. SPACES	C. PER GFA	D. REQ. SPACES
UPSTAIRS OFFICE	5,406	1	200	28
OFFICE/COMMERCIAL	3,262	1	200	17
SMALL OFFICES	297	1	200	2
ART MUSEUM / STORAGE	1,763	1	STAFF	3
THEATRE (STETSON)	9,126	1	STAFF	4
LOBBY/COMMON AREA	6,590	0	N/A	0
TOTAL REQUIRED PARKING SPACES				54
REQUIRED ADA SPACES				3

EXISTING PARKING		
	%	PROV. SPACES
STANDARD PARKING SPACES	71.2%	42
ANGLED PARKING SPACES	18.6%	11
PARALLEL PARKING SPACES	5.1%	3
ADA PARKING SPACES	5.1%	3
TOTAL PROVIDED PARKING SPACES		59

GENERAL NOTES:

- THE SITE IS PROPOSED TO REMAIN IN THE SAME CONDITIONS AS SURVEYED AND SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN.
- MODIFICATIONS TO USES ALLOWED ON THIS PROPERTY ARE PROPOSED IN THE PD AGREEMENT.
- NO STORMWATER MODIFICATIONS ARE PROPOSED TO THE EXISTING STORMWATER SYSTEM.
- LANDSCAPE BUFFERS TO REMAIN IN EXISTING CONDITIONS.

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone: (386) 872-7794
www.newkirk-engineering.com
C.A. # 94133
L.C. # 2800384
© 2013
Civil Engineering
Transportation, CEI &
Landscape Architecture

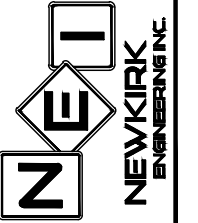
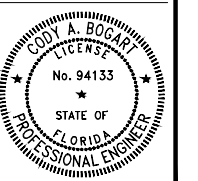


EXHIBIT C: CONCEPTUAL DEVELOPMENT PLAN
DELAND ATRIUM
600 N WOODLAND BLVD
DELAND, FL 32720

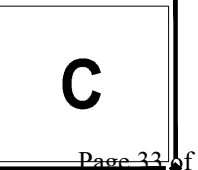
THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

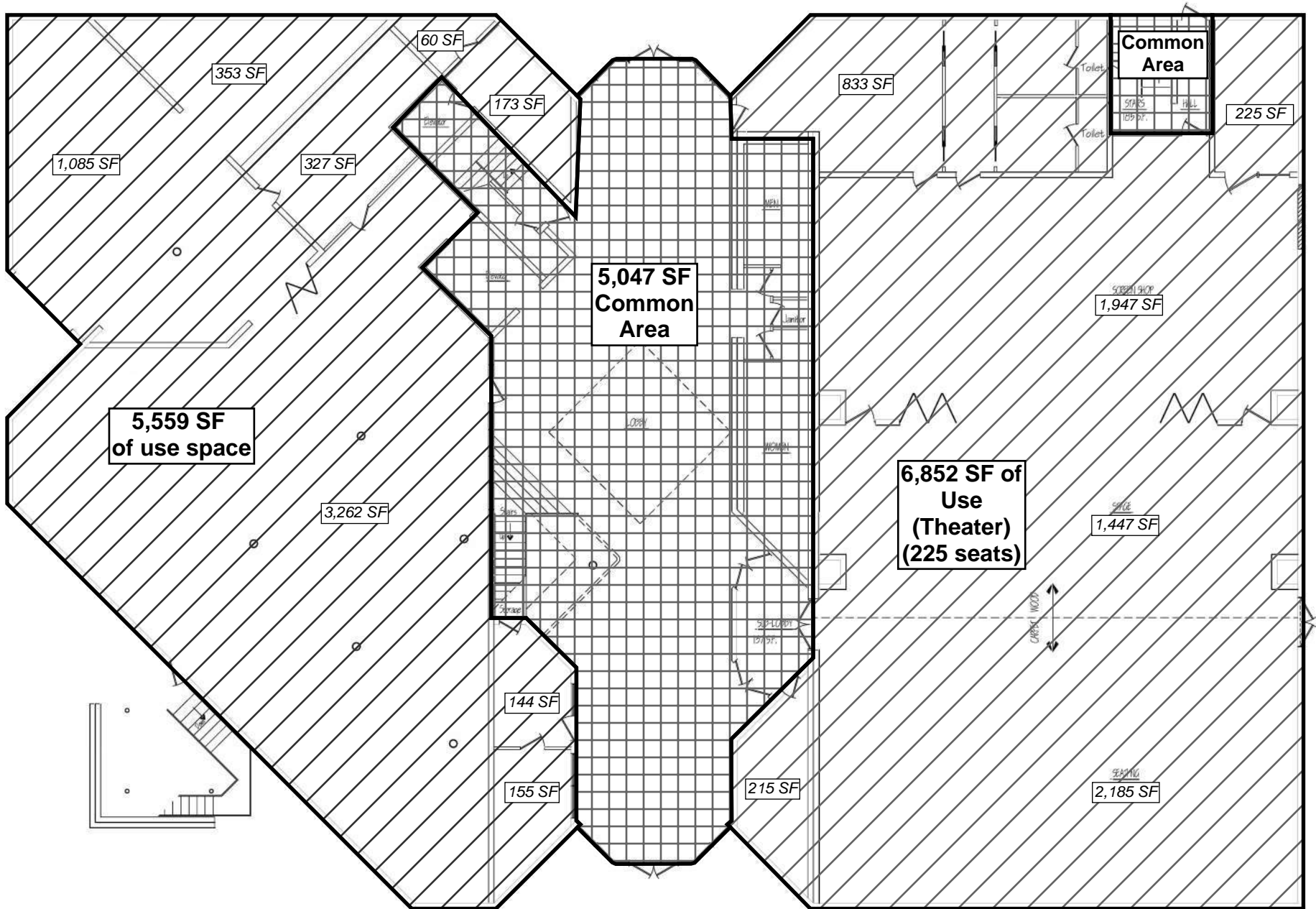
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CODY A. BOGART, PE # 94133 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2025-104
DATE:	JANUARY 2026
DESIGN BY:	CAB
DRAWN BY:	CAB
CHECKED BY:	HHN
SCALE:	CUSTOM
DRAWING NUMBER	





**5,559 SF
of use space**

**5,047 SF
Common
Area**

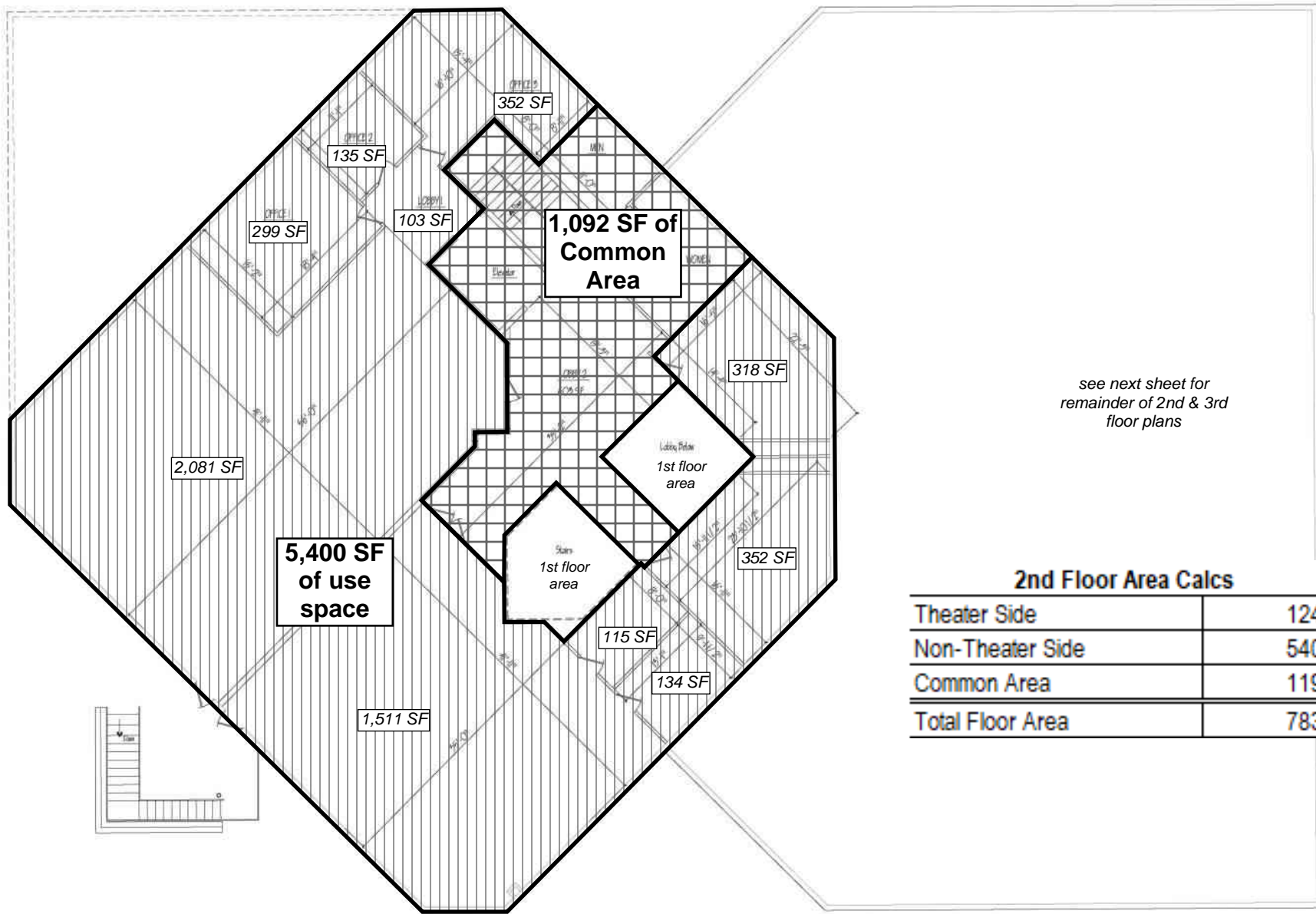
**6,852 SF of
Use
(Theater)
(225 seats)**

**Common
Area**

**17,458 SF
Total Floor
Area**

Theater Side	6852
Non-Theater Side	5559
Common Area	5047
Total Floor Area	17458

1
A-1.1 First Floor Plan Museum scale : 1/8 in. = 1 ft.



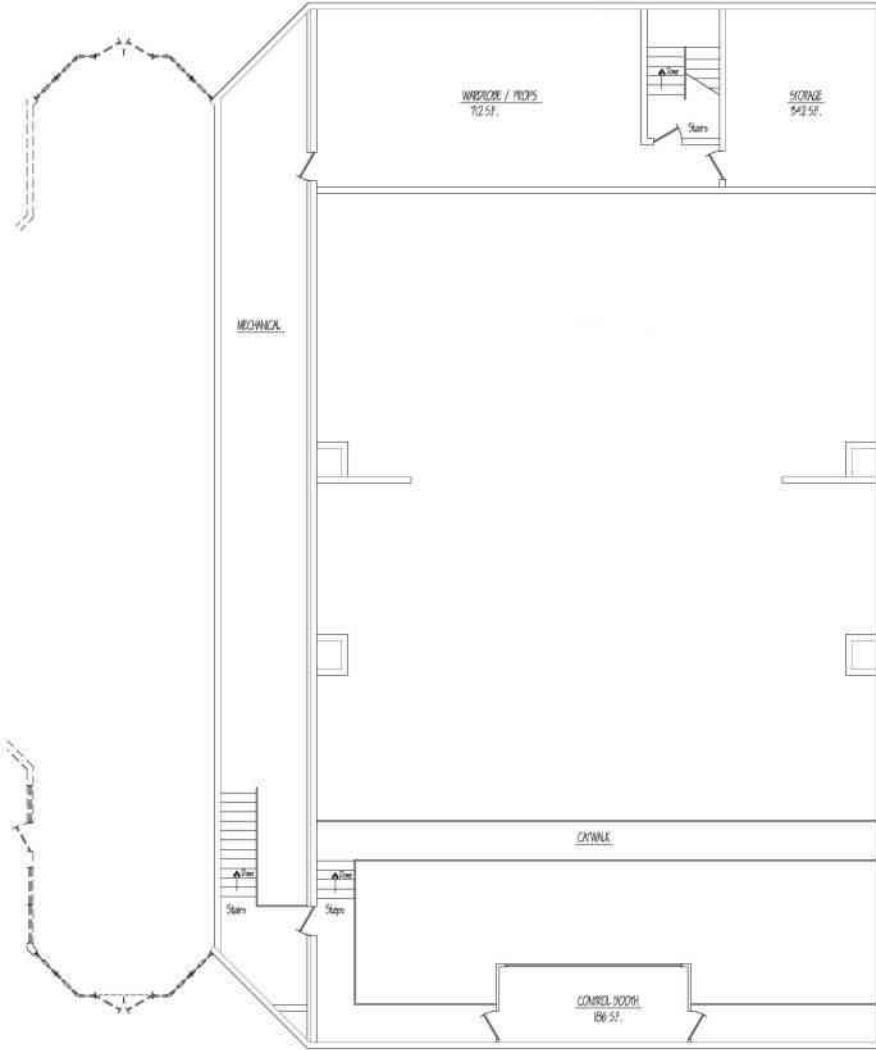
see next sheet for remainder of 2nd & 3rd floor plans

2nd Floor Area Calcs

Theater Side	1240
Non-Theater Side	5400
Common Area	1192
Total Floor Area	7832

2
A-1.1 Second Floor Plan Museum / scale: 1/8 in. = 1 ft.

**7,832 SF
Total Floor
Area**



3
A-1.1 *Second Floor Plan Theater* / scale: 1/8 in. = 1 ft.



4
A-1.1 *Third Floor Plan Theater* / scale: 1/8 in. = 1 ft.

1st Floor Area Calcs

Theater Side	6852
Non-Theater Side	5559
Common Area	5047
Total Floor Area	17458

2nd Floor Area Calcs

Theater Side	1240
Non-Theater Side	5400
Common Area	1192
Total Floor Area	7832

3rd Floor Area Calcs

Theater Side	1054
Non-Theater Side	0
Common Area	100
Total Floor Area	1154

Overall Floor Area Calcs

Theater Side	9146
Non-Theater Side	10959
Common Area	6339
Total Floor Area	26444



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

November 24, 2025

Carol Kuhn

Planning Director
120 S. Florida Ave
DeLand, FL 32720

**RE: DeLand Atrium– Trip Generation Memo
600 N Woodland Blvd, DeLand, FL 32720
Parcel IDs: 70-09-22-01-0020**

Ms. Kuhn,

This letter documents the transportation concurrency evaluation for the proposed DeLand Atrium Planned Development, located at 600 N. Woodland Boulevard. The analysis is based on the applicant’s programmed interior space allocation and uses included in the PD submittal.

The existing 26,444-square-foot building contains **19,854 square feet of leasable area**, programmed as follows:

- Performing Arts Theatre** – 225 seats
- Museum Art Storage** – 1,763 SF
- Office Uses (upper and lower levels)** – 7,334 SF
- Ground-Floor Retail/Commercial** – 1,631 SF
- Lobby/Common Areas** – 6,590 SF (non-leasable)

The performing arts theatre is operated in conjunction with the adjacent college and serves as the site’s primary assembly use.

Trip generation estimates were prepared using planning-level rates consistent with ITE-based trip characteristics for theatres/assembly venues, general office, low-intensity storage, and small specialty retail. Theatre trips are calculated using **seat count** rather than gross floor area. Office, storage, and retail uses are calculated per 1,000 square feet of gross leasable area.

This approach reflects standard practice for concurrency and development review evaluations.

Land Use	Size / Units	Daily Trips	AM Peak Trips	PM Peak Trips
Performing Arts Theatre* (445)	<i>225 seats</i>	<i>396</i>	<i>14</i>	<i>65</i>
Museum Art Storage (580)	1,763 SF	4	~0	~0
Office (Upstairs + Downstairs) (710)	7,334 SF	80	11	11
Retail / Commercial (Downstairs) (814)	1,631 SF	104	5	11
Total Site Trips	—	584	30	87

* Assumed fully attend performance

Concurrency Determination

Based on the above trip generation, the proposed DeLand Atrium PD is anticipated to generate approximately:

- 584 daily trips**
- 30 AM peak-hour trips**
- 87 PM peak-hour trips**

These volumes represent a low to moderate impact consistent with infill redevelopment patterns along the North Woodland Boulevard corridor. The Stetson University performing arts theatre is the largest individual contributor to site traffic; however, its relatively limited 225-seat capacity results in peak-hour trip totals that remain within the operational capabilities of the surrounding roadway network, due to the multimodal facilities and surrounding university parking areas to serve the students and faculty that utilize the building.

There is no indication that the proposed PD will reduce available roadway level of service below adopted standards. The anticipated traffic demand can be accommodated without requiring off-site capacity improvements.

This review concludes that the DeLand Atrium Planned Development meets transportation concurrency requirements based on the projected trip generation and expected roadway operating conditions. No adverse impacts to the surrounding transportation system are anticipated, and the project may proceed through the PD approval process.

Access Summary

The site has existing driveways with no proposed changes to them under this PD Agreement:

- 11-ft wide driveway on Woodland Blvd (320 LF north of W University Ave)
- 23-ft wide driveway on W University Ave (200 LF west of N Woodland Blvd)
- 24-ft wide driveway on Palmetto Ct (110 LF north of W University Ave)
- 17.5-ft wide driveway on Palmetto Ct (292 LF north of W University Ave)

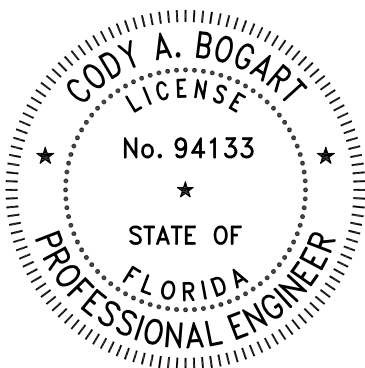
If you have any questions or need additional information, please feel free to call or email me at Cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

This report has been digitally signed & sealed by Cody A. Bogart, PE #94133

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Name: Cody A. Bogart
PE License No: 94133
Address: 1230 North US Highway 1
Suite 3
Ormond Beach, FL 32174

Movie Theater (445)

Vehicle Trip Ends vs: Seats
On a: Weekday

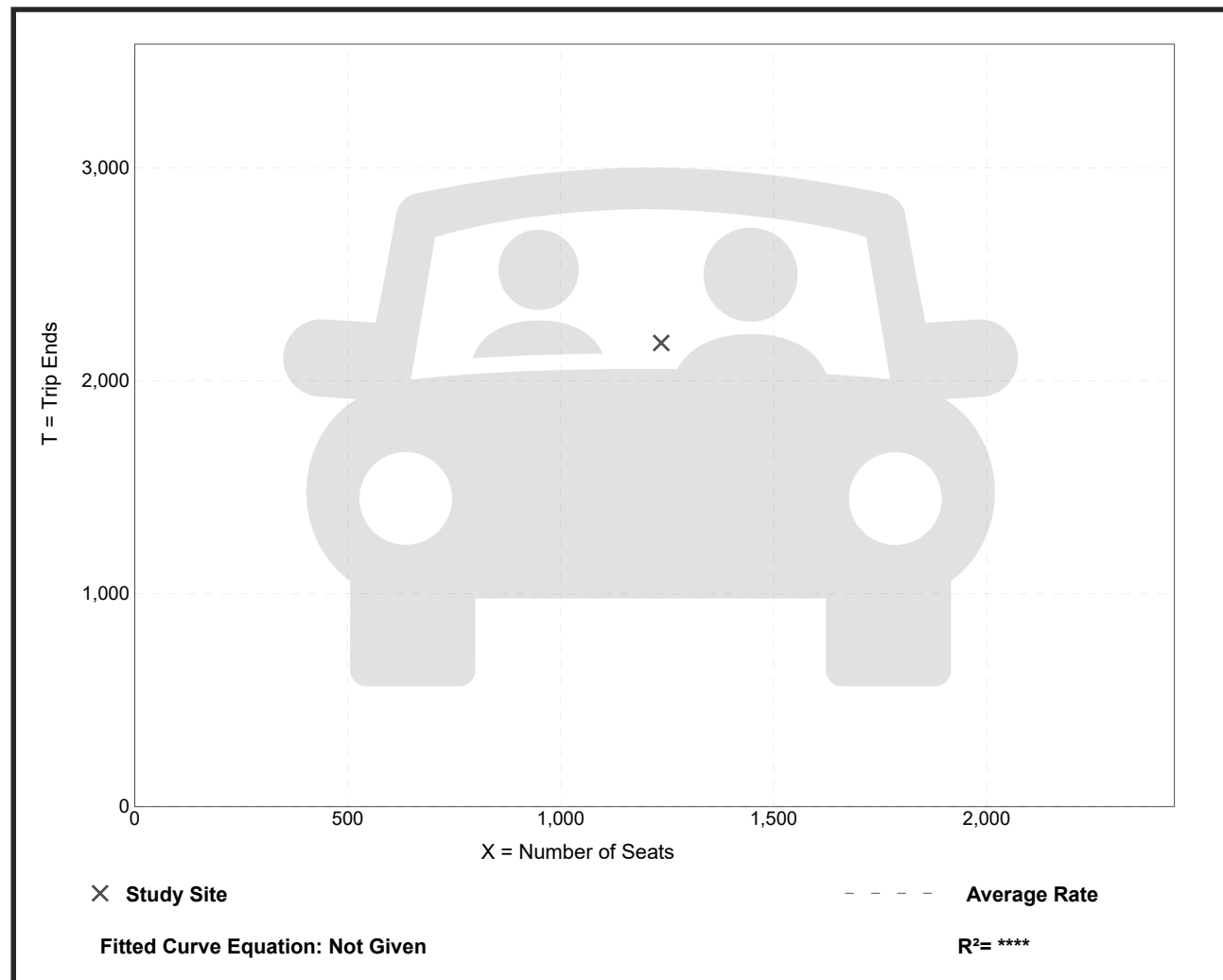
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Seats: 1236
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.76	1.76 - 1.76	*

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

Vehicle Trip Ends vs: Seats
On a: Weekday,
AM Peak Hour of Generator

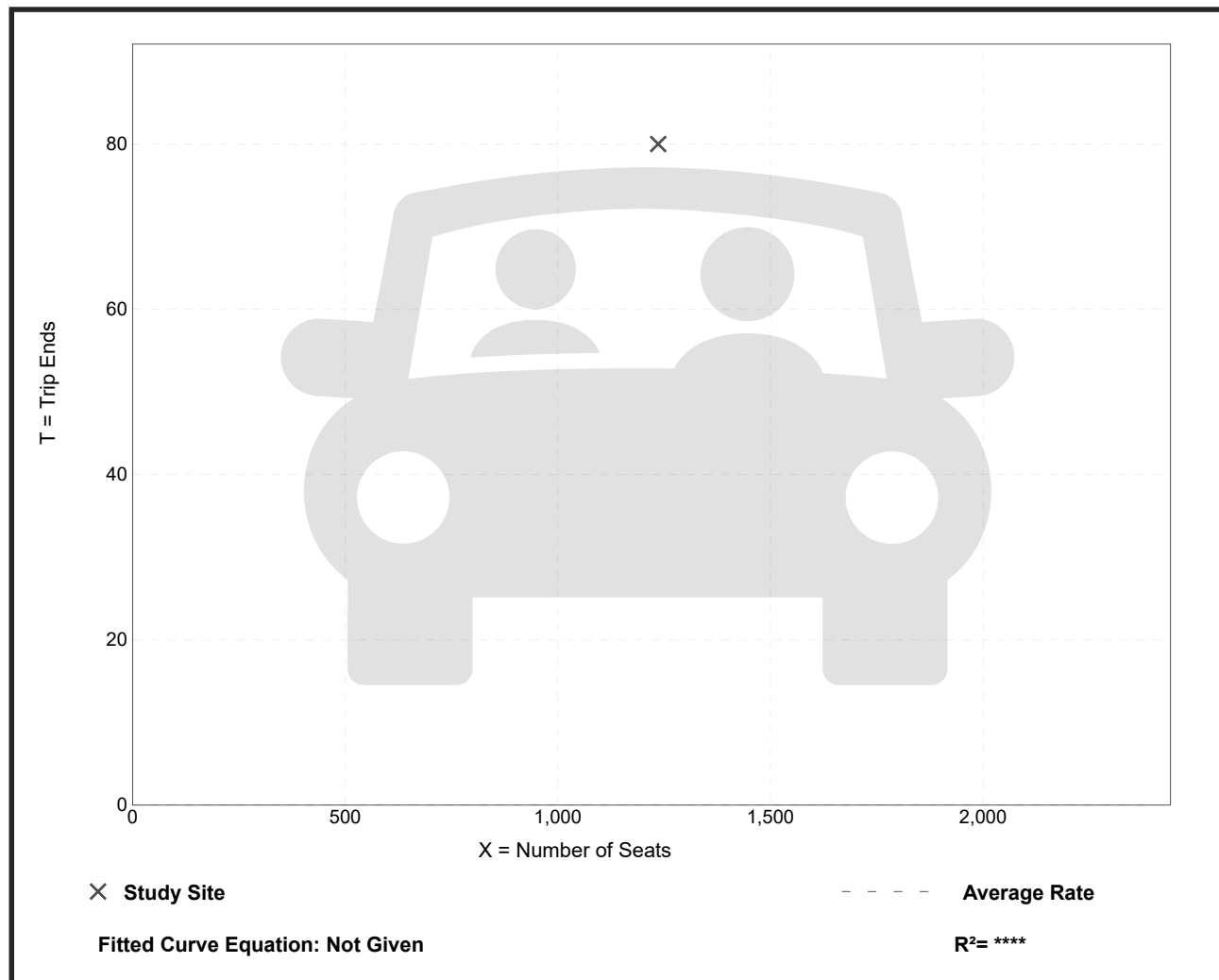
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Seats: 1236
 Directional Distribution: Not Available

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.06	0.06 - 0.06	*

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

Vehicle Trip Ends vs: Seats
On a: Weekday,
PM Peak Hour of Generator

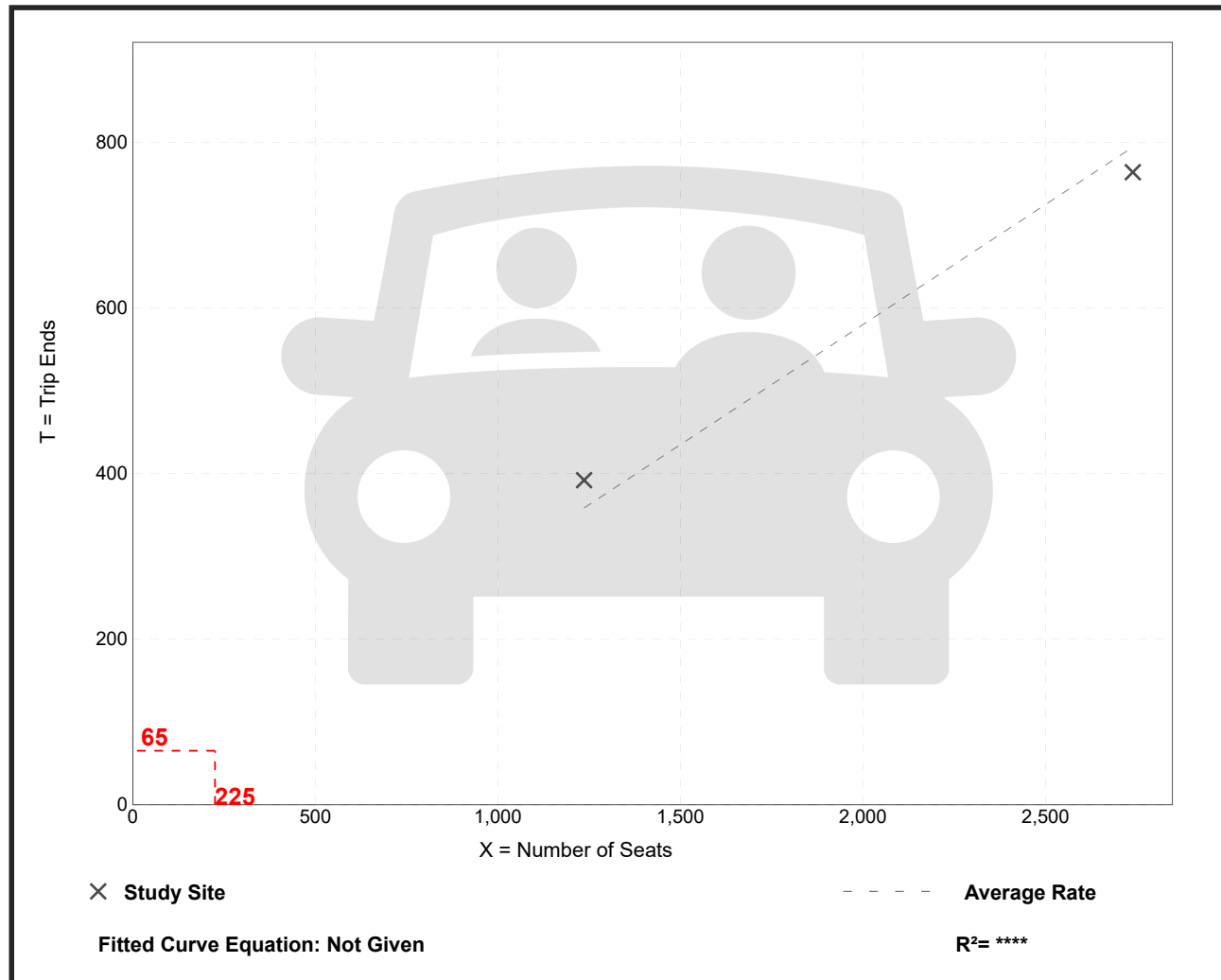
Setting/Location: General Urban/Suburban
 Number of Studies: 2
 Avg. Num. of Seats: 1988
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.29	0.28 - 0.32	*

Data Plot and Equation

Caution – Small Sample Size



Movie Theater (445)

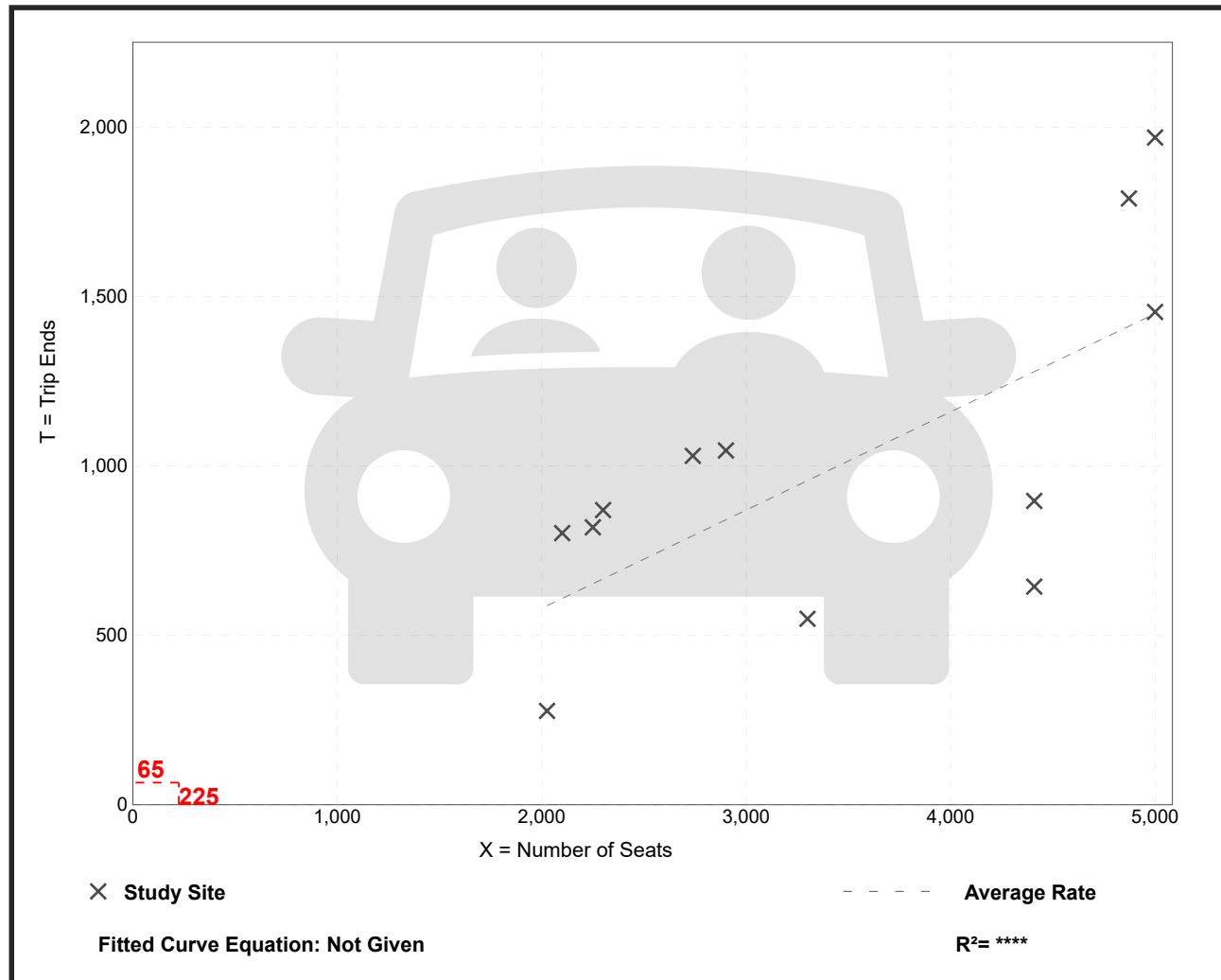
Vehicle Trip Ends vs: Seats
On a: Friday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. Num. of Seats: 3442
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.29	0.14 - 0.39	0.10

Data Plot and Equation



Movie Theater (445)

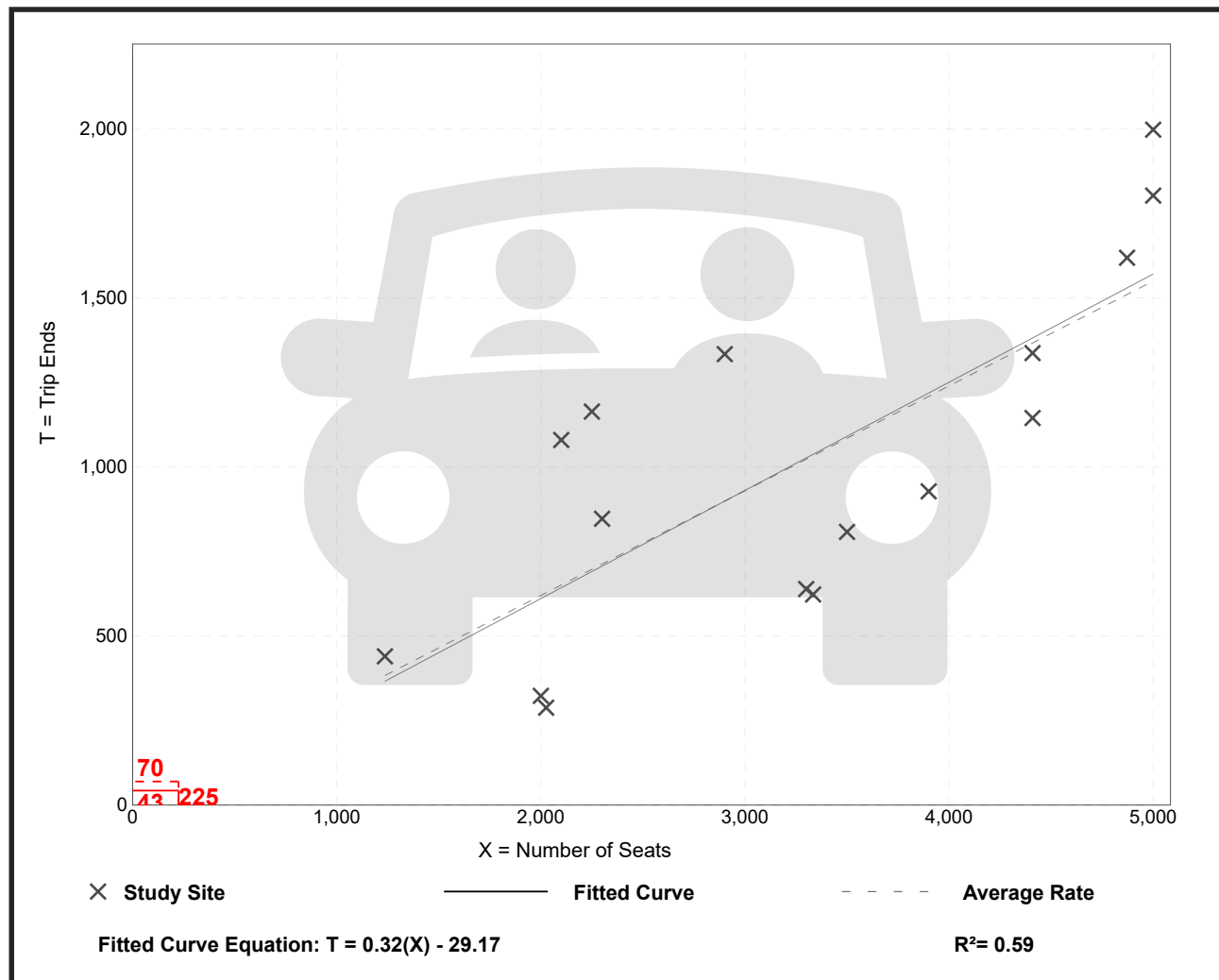
Vehicle Trip Ends vs: Seats
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 16
 Avg. Num. of Seats: 3284
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.31	0.14 - 0.52	0.11

Data Plot and Equation



Movie Theater (445)

Vehicle Trip Ends vs: Seats
On a: Sunday, Peak Hour of Generator

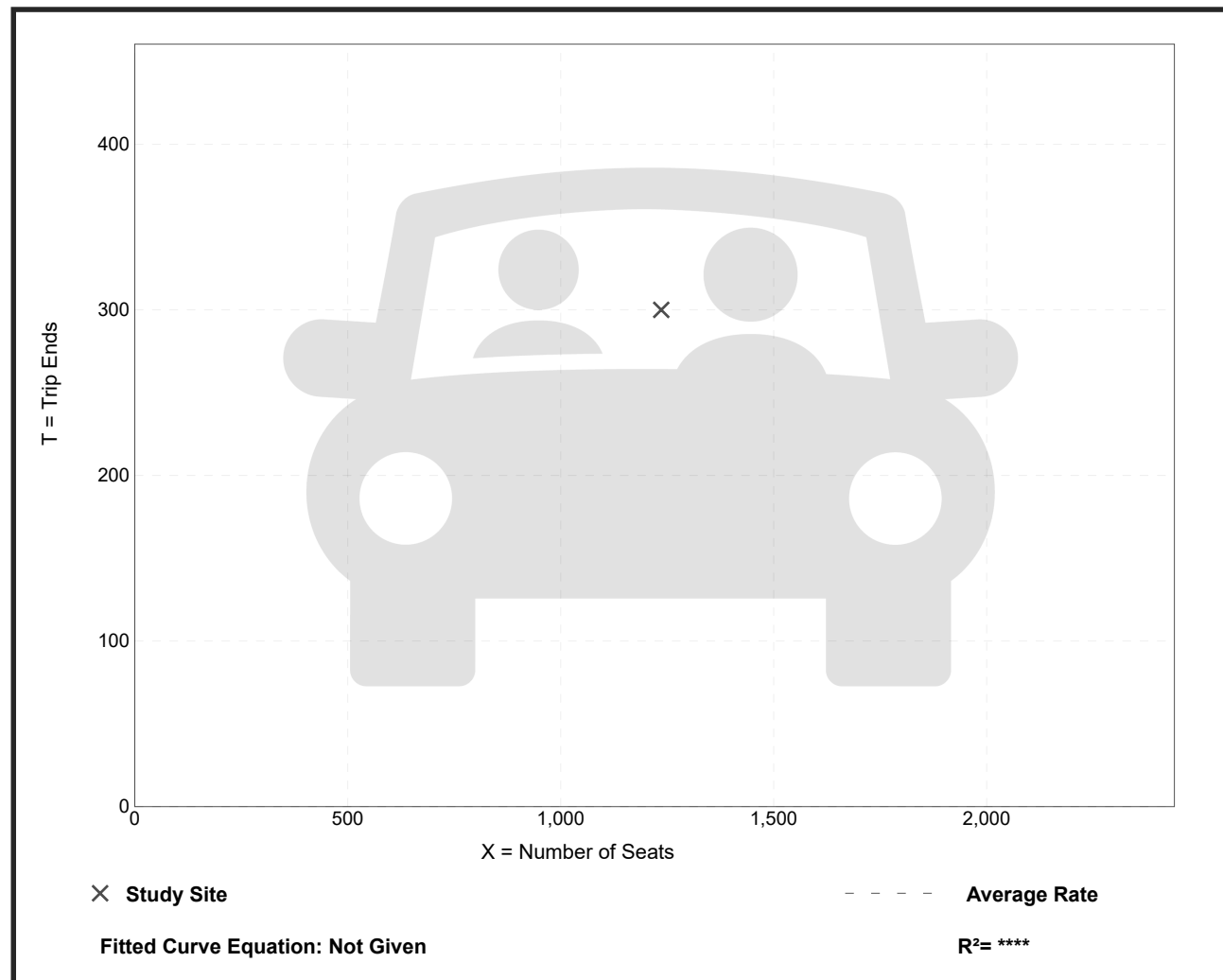
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Seats: 1236
Directional Distribution: Not Available

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.24	0.24 - 0.24	*

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

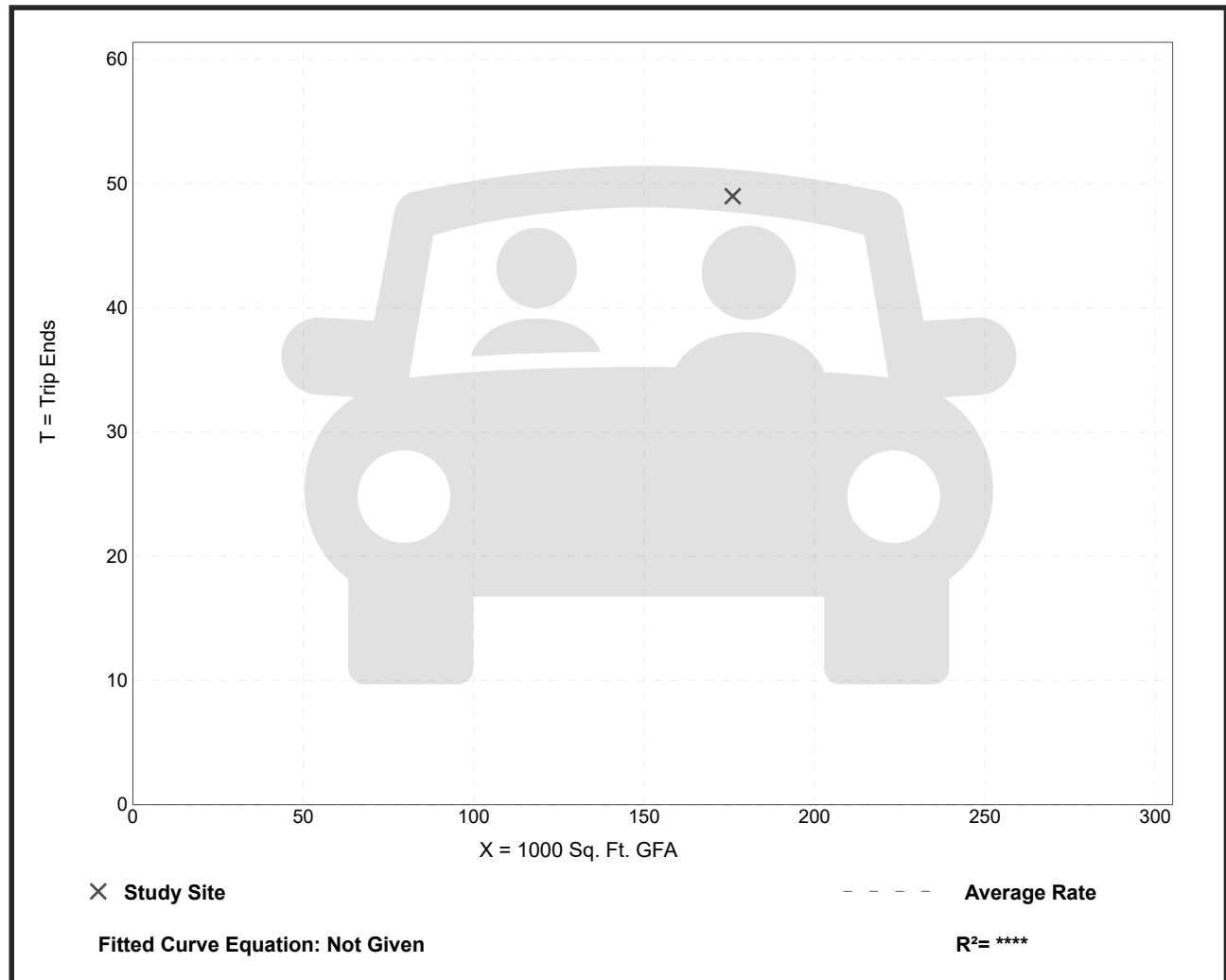
Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 176
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.28	0.28 - 0.28	*

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

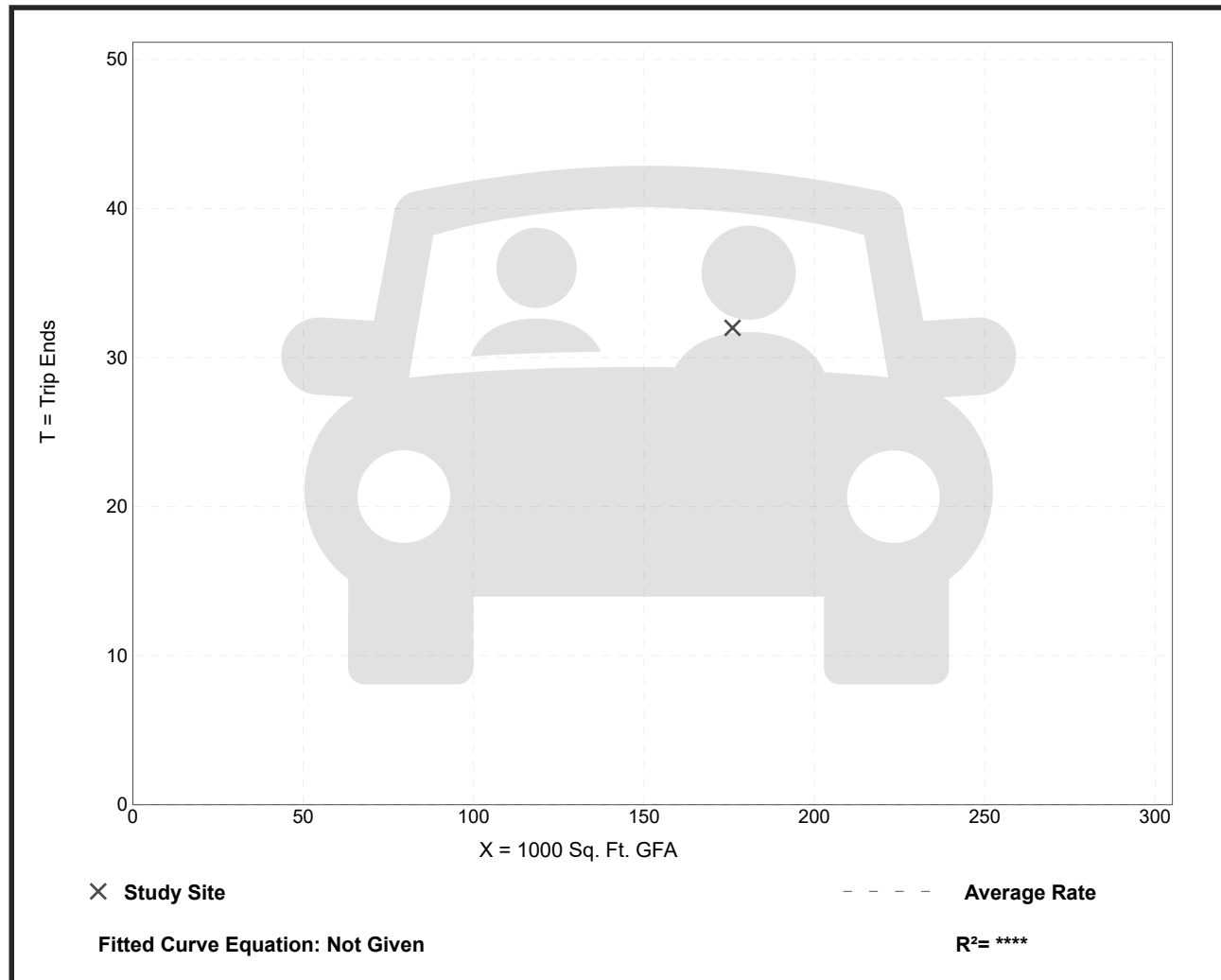
Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 176
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.18 - 0.18	*

Data Plot and Equation

Caution – Small Sample Size



Museum (580)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

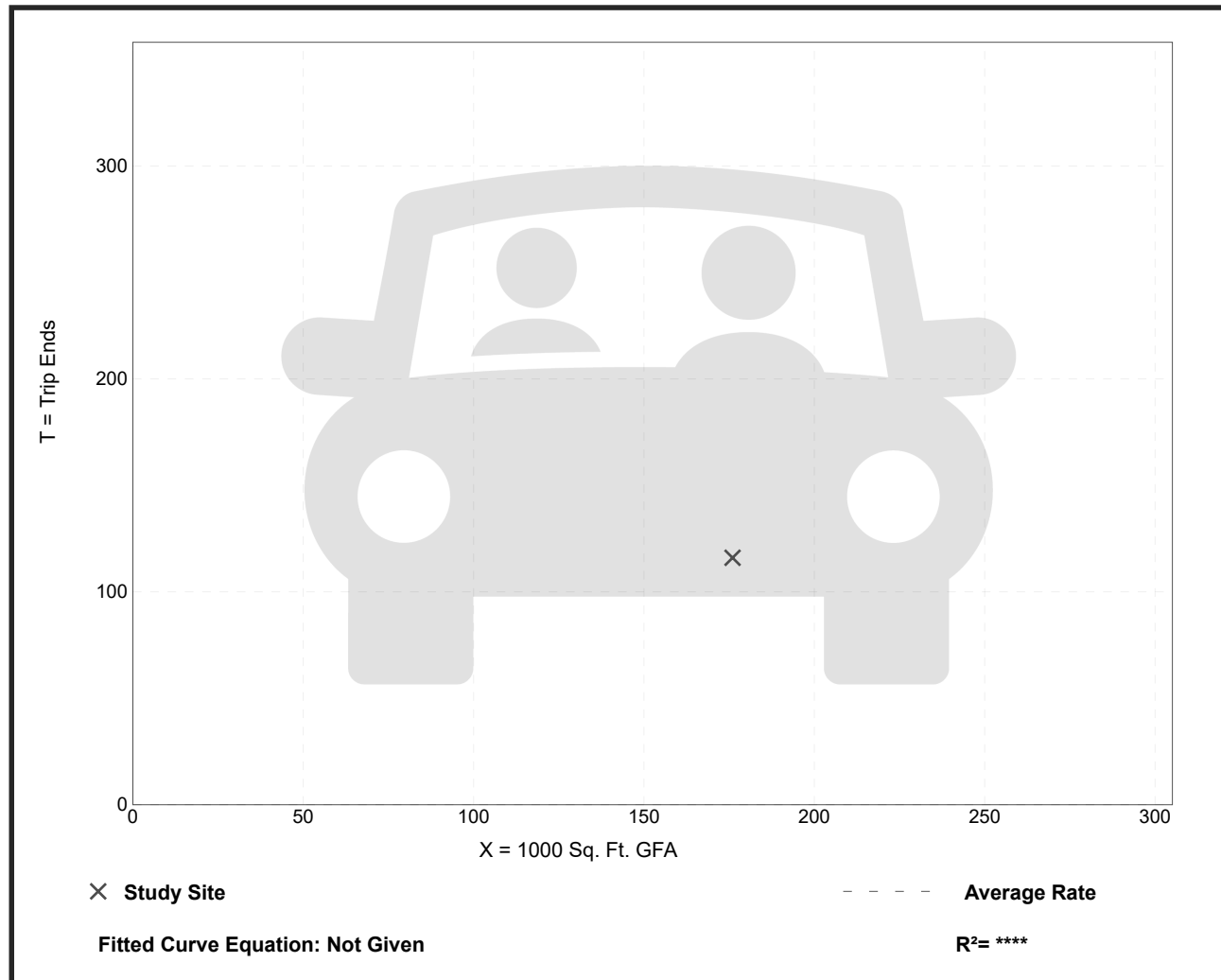
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 176
 Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.66	0.66 - 0.66	*

Data Plot and Equation

Caution – Small Sample Size



General Office Building (710)

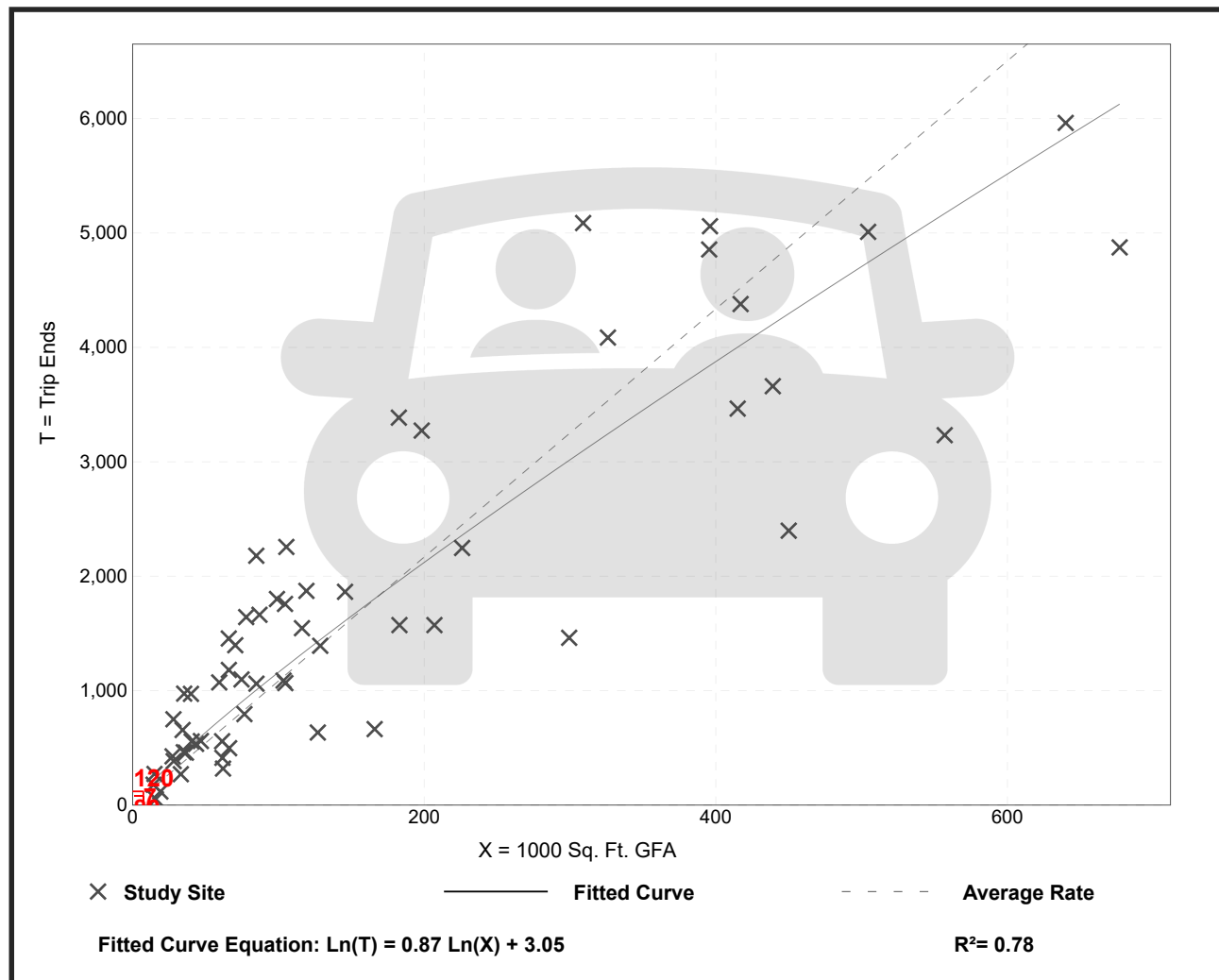
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



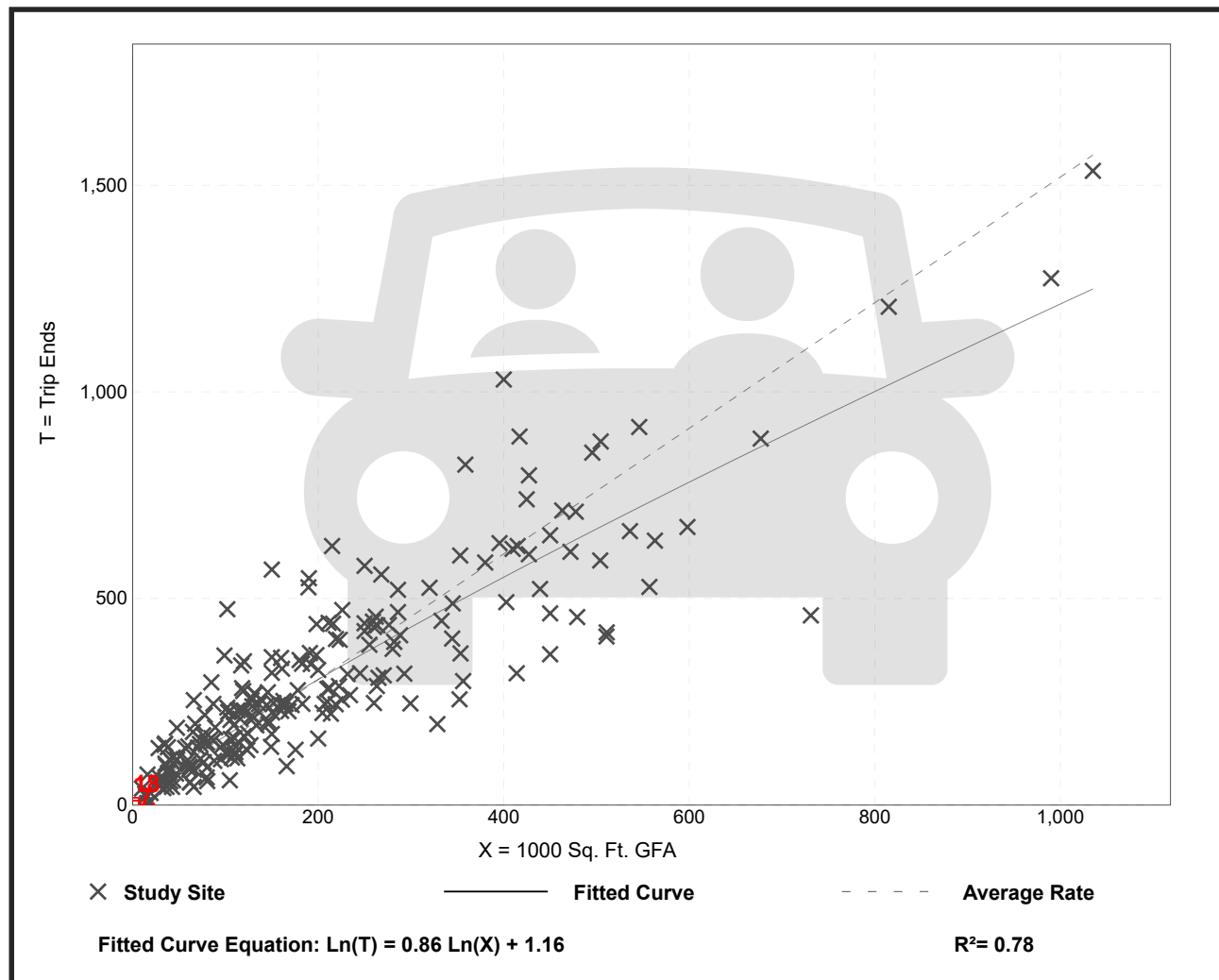
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 221
 Avg. 1000 Sq. Ft. GFA: 201
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

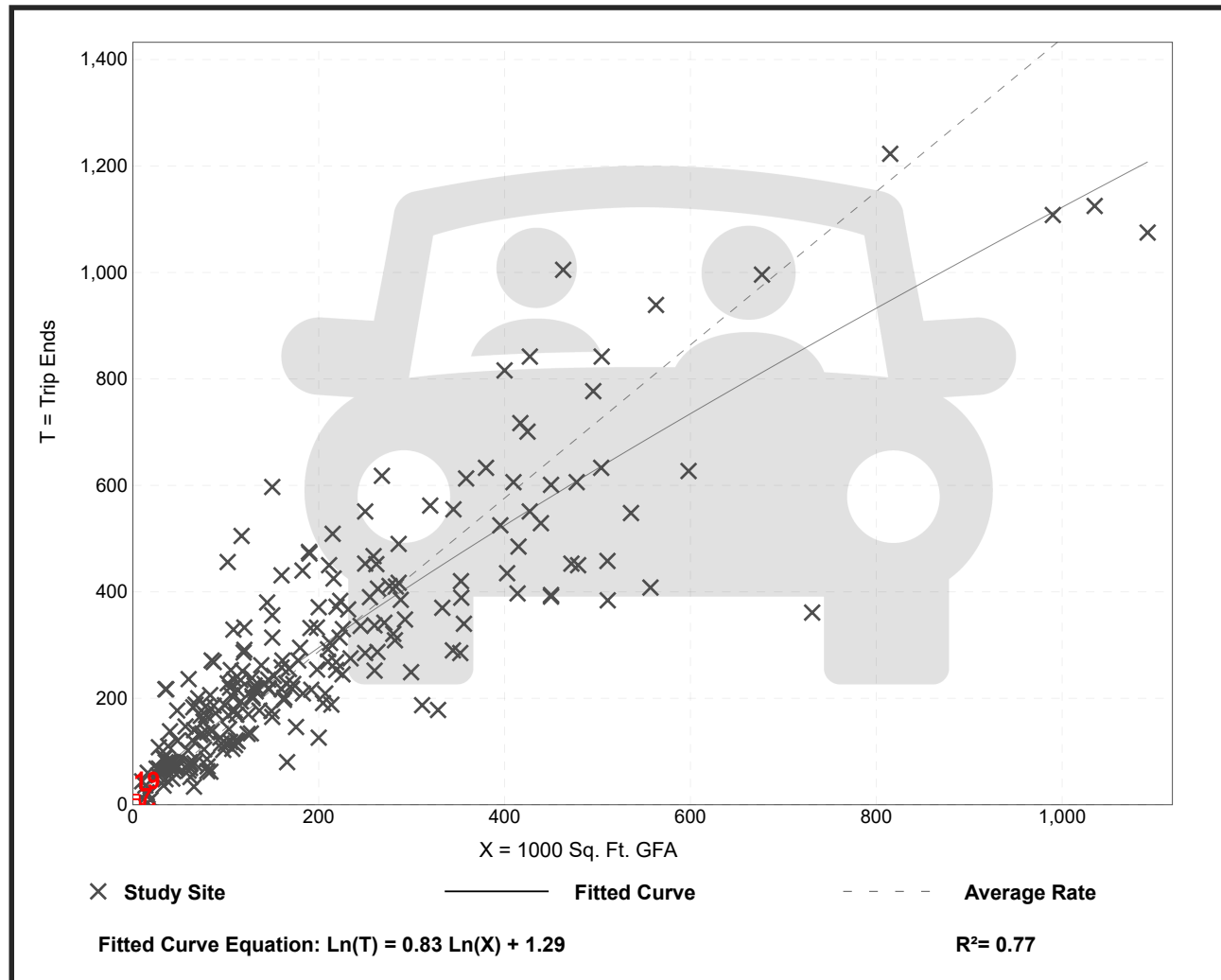
Setting/Location: General Urban/Suburban

Number of Studies: 232
 Avg. 1000 Sq. Ft. GFA: 199
 Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Variety Store (814)

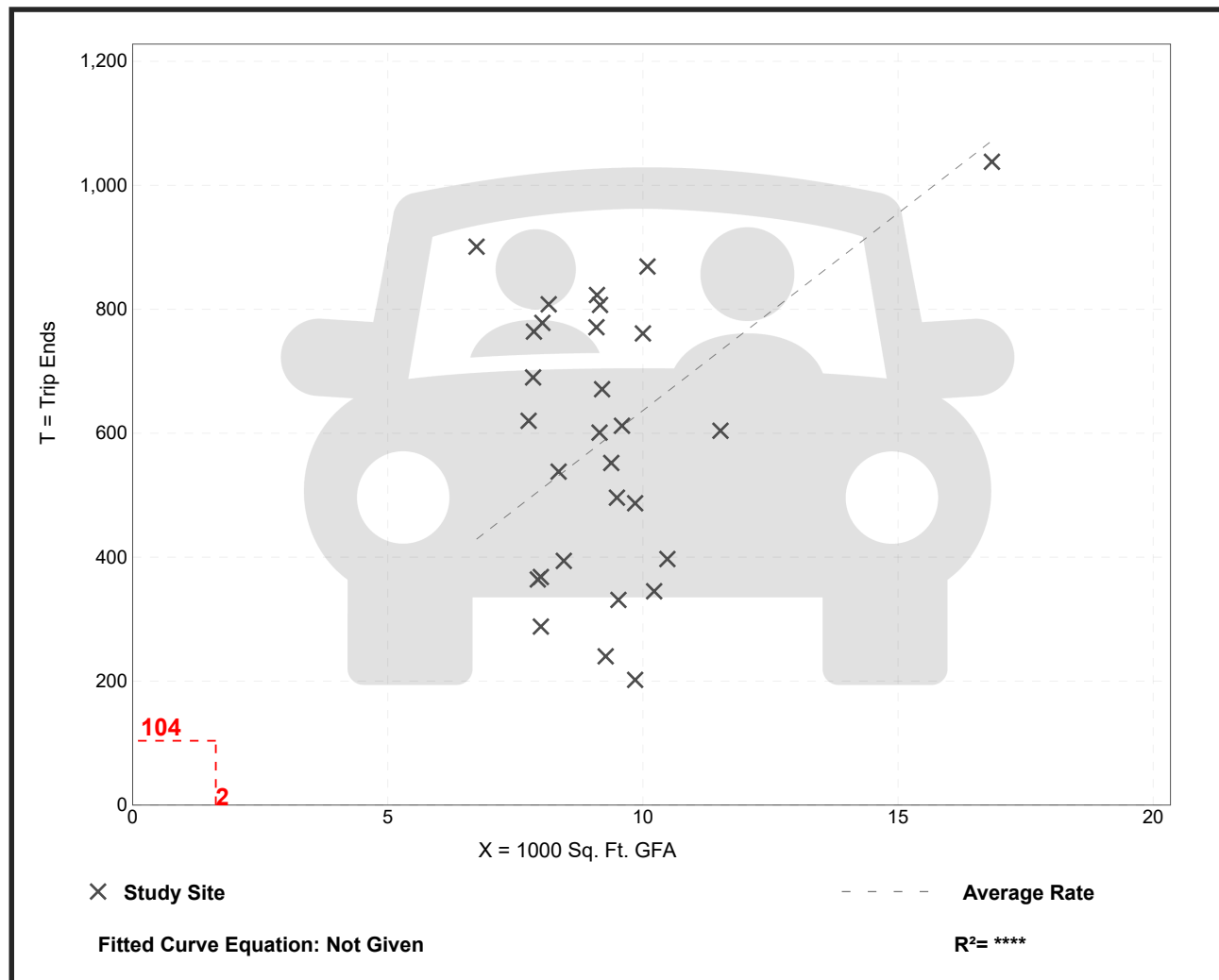
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



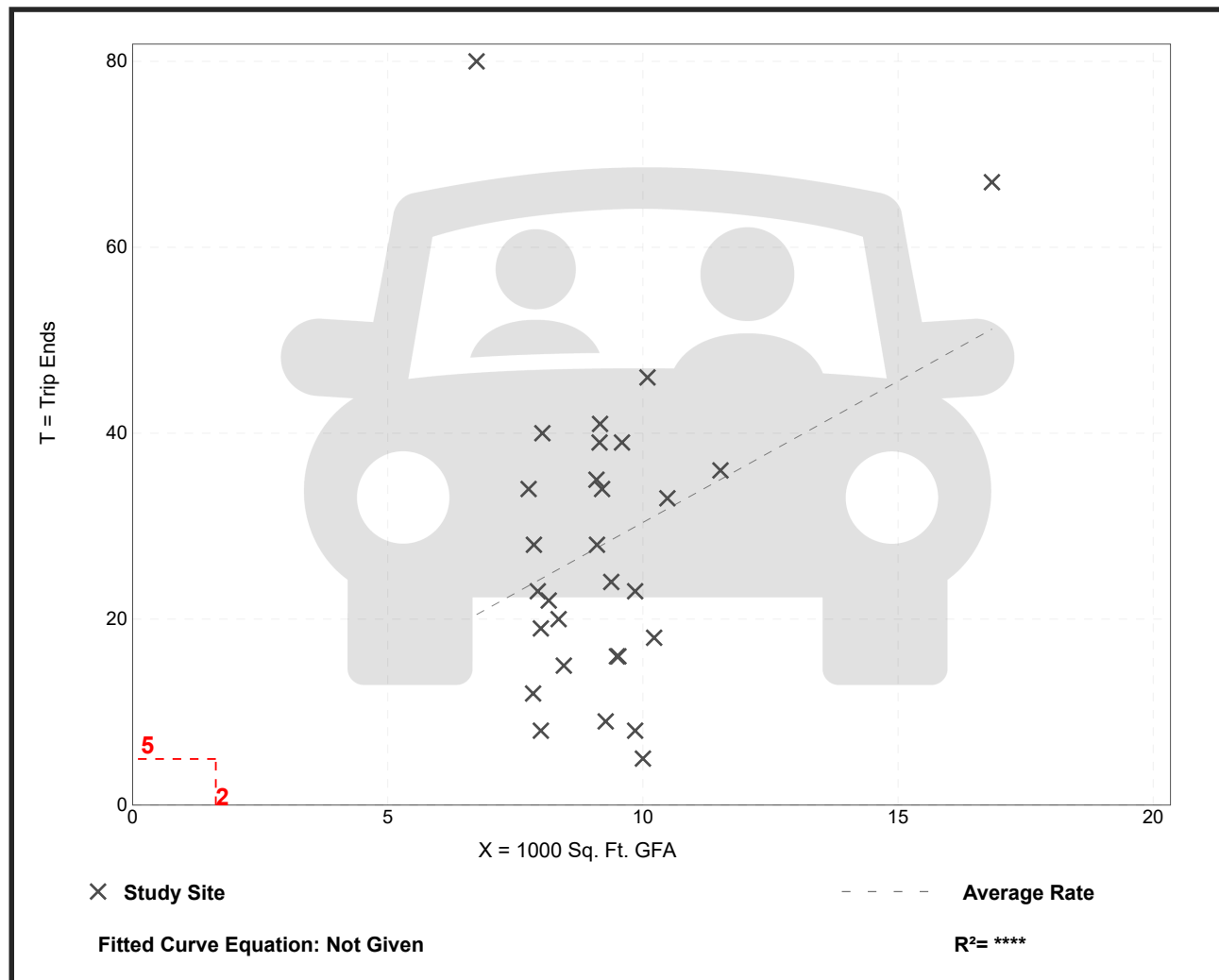
Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.04	0.50 - 11.87	1.91

Data Plot and Equation



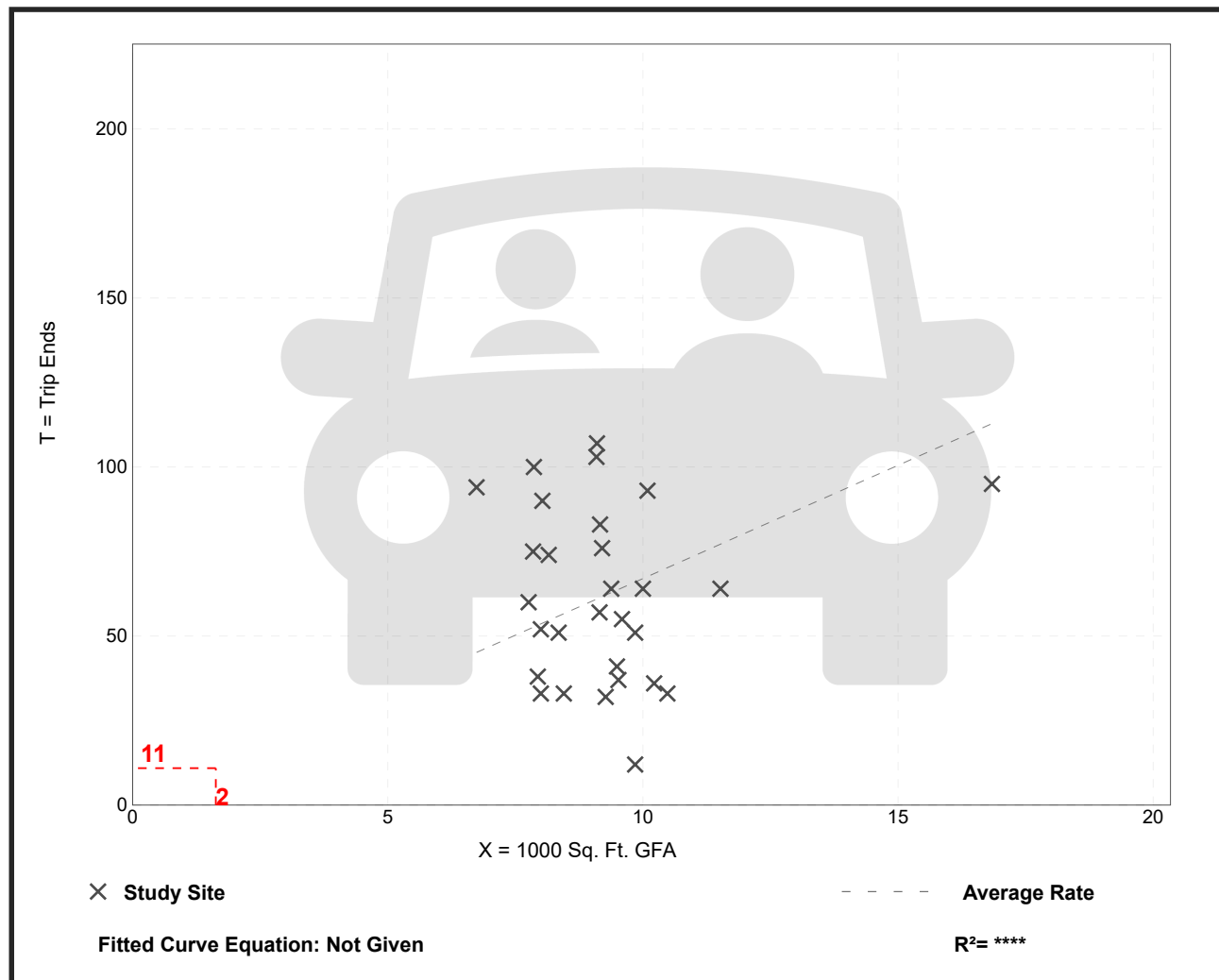
Variety Store (814)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 29
 Avg. 1000 Sq. Ft. GFA: 9
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.70	1.22 - 13.95	3.08

Data Plot and Equation





February 16, 2026

City of DeLand
Community Development Department
Attn: Planning Director, Planning Board, and City Commission
120 S. Florida Avenue
DeLand, FL 32720

Re: Letter of Support — DeLand Atrium Planned Development (PD), 600 N. Woodland Boulevard

To the City of DeLand Mayor and City Commission, Planning Board, and Staff:

On behalf of the Museum of Art – DeLand, I would like to share our strong support for the Planned Development application submitted by 600 N. Woodland DeLand, LLC for the property located at 600 N. Woodland Boulevard.

The Museum has been a long-standing cultural anchor in downtown DeLand, and over the years we have developed a positive and collaborative relationship with the property’s current ownership. They have worked thoughtfully with us to help ensure the Museum’s stability and ability to serve the public. Through long-term, highly favorable lease arrangements, they have provided essential space for artwork storage and preparation at 600 N. Woodland, downtown parking that supports our visitors and programming, and additional downtown storage space that allows us to operate more effectively. These agreements have been meaningful to our organization and directly support our mission.

We support the approval of this PD because for the Museum, this request is not only about zoning flexibility, but about sustaining a building and partnership that makes arts, education, and community programming possible. The applicant has consistently approached conversations with openness and a willingness to find solutions that benefit both the Museum, the City, and the broader community.

Just as importantly, the proposed development helps ensure the long-term viability of the property itself. That stability, in turn, helps protect the Museum’s ability to remain downtown and continue offering cultural opportunities to residents and visitors.

Museum of Art – DeLand, FL
100 N. Woodland Blvd, Suite 1., DeLand, FL 32720
MUSEUM: 386.734.4371 STORE: 386.279.7534
Contact@MoArtDeLand.org www.MoArtDeLand.org



For these reasons, we respectfully support approval of the DeLand Atrium Planned Development application submitted by 600 N Woodland DeLand, LLC. We believe this is a practical, community-positive path that supports downtown vitality, strengthens cultural programming, and benefits the City of DeLand and its residents.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martha'.

Martha Underriner
Executive Director
Museum of Art – DeLand

Cc: 600 N. Woodland DeLand, LLC

Museum of Art – DeLand, FL
100 N. Woodland Blvd, Suite 1., DeLand, FL 32720
MUSEUM: 386.734.4371 STORE: 386.279.7534
Contact@MoArtDeLand.org www.MoArtDeLand.org

STETSON UNIVERSITY

February 13, 2026

City of DeLand
Community Development Department
Attn: Planning Director, Planning Board, and City Commission
120 S. Florida Avenue
DeLand, FL 32720

Re: Letter of Support — DeLand Atrium Planned Development (PD), 600 N. Woodland Boulevard

To the City of DeLand Mayor and City Commission, Planning Board, and Staff:

Stetson University, Inc. (“Stetson”) strongly supports approval of the Planned Development (PD) application for 600 N. Woodland Boulevard (the “Property”), submitted by 600 N. Woodland DeLand, LLC.

Stetson currently uses approximately half of the building for our Theater Arts Program. The applicant has accommodated Stetson’s needs in the building, and this PD will allow Stetson to continue our theater operations while creating additional opportunities to expand our footprint over time.

This PD is also critical to the long-term financial stability of the building. A stable, sustainable property supports Stetson’s long-term objective of acquiring the building when the timing is right and ensures the facility can remain a positive asset for DeLand’s downtown and the broader community.

For these reasons, Stetson respectfully requests that City staff, the Planning Board, and the City Commission approve the DeLand Atrium PD application.

Sincerely,



Jeremy DiGorio
Vice President of Finance and CFO

Cc: 600 N. Woodland DeLand, LLC