



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
JUNE 15, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Chaplain Reggie May, DeLand Police Department

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Citizens Academy Graduation Ceremony
2. Pastors' Proclamation to the City of DeLand
3. Presentation of Employee Years of Service Awards

CONSENT AGENDA

1. Approval of Resolution 2026-27: Approving CPI Adjustment to Solid Waste and Recycling Rates

The solid waste contract with GFL provides for a CPI adjustment based upon the garbage and trash collection in U.S. city average of the CPI index for all urban consumers (CPI-U). The change this year equates to 4.16%. Since this year's increase did not exceed 6% the max allowable reverts back to 3%. This increase would take effect October 1, 2026.

2. Consideration, Old Daytona Road Bridge Replacement Design

Staff recommends that the City Commission approve CPH Task Assignment No. 31 for the Old Daytona Rd bridge replacement in an amount not to exceed \$258,133.00

3. Award of Bid, Bay Street Drainage Improvements

Staff recommends that the City Commission award the Bay Street Drainage Improvements Phases 1 and 2 to DDS Enterprises LLC, Inc. in the amount of \$211,256.85.

4. Approval of Resolution 2026-28: Approving Donation to the Police Athletic League from the Forfeiture Trust Fund.

Contribution of \$10,000 to the DeLand Police Athletic League to be paid from forfeited funds in the special law enforcement trust fund.

5. Approval of Resolution 2026-29: Removal of one Historic Live Oak Tree Located at 342 Churchill Downs Boulevard

The Applicant, The City of DeLand, has requested approval of Resolution 2026-29 authorizing the removal of one 26" Live Oak historic tree located at 342 Churchill Downs.

6. Consideration re Request to Schedule Budget Workshops for FY 2026 - 2027.
Request for the City Commission to formally schedule the Budget Workshops for FY 2027.
7. Approval of Resolution 2026-30: Authorizing Filing of Eviction and Lien Foreclosure Actions
Resolution authorizing the filing of eviction and code lien foreclosure actions.
8. Approval of the Minutes: Monday, June 1, 2026 City Commission Regular Meeting

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. Second Reading of Ordinance 2026-14: Annexing ±25.44 Acres of Property, Located South of Orange Camp Road, West of the I-4 Interchange.
2. Second Reading of Ordinance 2026-15: Changing the Land Use for ±22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County Commercial and Volusia County Rural to City of DeLand Highway Commercial (HC).
3. Second Reading of Ordinance 2026-16: Changing the Zoning for ± 22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City Of DeLand C-2 (General Commercial).

NEW BUSINESS

1. First Reading of Ordinance Changing the Zoning for ± 2.02 Acres of Property, Located at 1500 S. Adelle Avenue, from Springwood Town Homes PD (Planned Development), to R-16 (Multiple-Family Dwelling).

This is a request for changing the zoning for ± 2.02 Acres of property.

2. Approval of Resolution 2026-31: Approving a Special Exception for Vehicle Sales and Rentals, Located at 109 Kensington Rd.

This is a request to approve a Special Exception to allow vehicle sales and rentals at 109 Kensington Rd.

3. Approval of Resolution 2026-32: Approving a Demolition of a Residential Structure built before 1950 Located at 338 Clake Street.

The applicant is requesting to demolish a residential building built prior to 1950, constructed in 1949, per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, only the Downtown Historic Support District and the Historic Support District. At this time, neither the applicant nor the property owner have indicated whether the building has been inspected for structural integrity, nor have they provided information regarding potential repairs or

stabilization measures to prevent further deterioration or collapse. The property owner purchased the property in November 2025 and has stated there are currently no definitive plans for reuse or future development of the site. Therefore, an application for redevelopment has yet to be submitted for review and demolition of historic structures without definitive plans for redevelopment is discouraged by the City's Land Development Regulations. The Historic Preservation Board recommended approval at their Thursday, June 4, 2026, meeting.

4. Approval of Resolution 2026-33: Approving Demolition of a Historic Commercial Structure built before 1950 Located at 635 Bert Fish Drive

The applicant is requesting approval to demolish a commercial building constructed prior to 1950, constructed in 1945, per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, only the Downtown Historic Support District. The applicant has stated there are currently no definitive plans for redevelopment of the property and intends for the site to be maintained as informal green space. No redevelopment applications have been submitted for review at this time. Pursuant to section 33-35(b)(5), demolition of historic structures without definitive plans for redevelopment is discouraged. The Historic Preservation Board recommended approval at their Thursday, June 4, 2026, meeting.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.



TO: Dale Arrington, Interim Deputy City Clerk

FROM: Sarah Lux, Community Information Manager

DATE: May 21, 2026

SUBJECT: 2026 Citizens Academy Graduates

For the June 15, 2026 agenda, the City of DeLand recognizes the following graduates of the 2026 Citizens Academy

Michael Magee
Teresa Lites
Yaretza Orozco
Alicia Johnson
Bob Garrison
Steve Wenman
Susan Szepan
Laura Santos
Adner Rodriguez
Andrea Finkle
Laura Valencia
Genesis Affram
Jennifer Boynton
Rashid Sims
Roberto Melendez
Elias Tobias
Amy Harper
Edwin Lorenzo
Zachary Moreau
Mourice Hylton

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Presentation of Employee Years of Service Awards

DEPARTMENT: Human Resources

PREPARED BY: Jeremy Wiggins, HR Director

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The City of DeLand is proud to recognize employees who have reached significant career milestones and their dedicated service to the City of DeLand and its citizens. It is because of their commitment to serving our community that DeLand continues to be a great place to live and work. For these employees, their years of service are an accomplishment the City is proud to celebrate, and to extend its gratitude for their exceptional dedication.

20 Years of Service

Michael Mueller, Fire Engineer

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended the City Commission present the service award.

BACKGROUND/DISCUSSION:

N/A

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-27: Approving CPI Adjustment to Solid Waste and Recycling Rates

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: CPI Adjustment - 2026, Resolution 2026-27, Exhibit A - Solid Waste and Recycling DeLand CPI Worksheet

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

A resolution approving a CPI adjustment of 3% for solid waste and recycling collection services. The contract with the City's waste hauler, GFL, provides that the hauler is entitled to an annual CPI adjustment, but that adjustment is capped at 3%. The contract further provides that if the CPI increase is greater than 6%, then the hauler can petition the City for an increase in excess of 3%, but that any such increase is at the sole discretion of the City. The actual change in CPI was 4.16% and staff is recommending granting an increase of 3% based on our current contract.

I have included several local areas so costs and services can be compared.

Orange City – \$18.66
Deltona - \$21.66 (No recycling services)
DeLand - \$19.42 (with 3% CPI increase)
Volusia County- \$ 24.75
City of Daytona Beach - \$30.23

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Natural Resource Protection

FISCAL IMPACT:

This will result in a 3% increase in our franchise fee collections.

RECOMMENDATION:

It is recommended that the City Commission approve the attached resolution granting a CPI adjustment of 3%.

BACKGROUND/DISCUSSION:

FY 26/27 will be year five (5) of a seven (7) year original contract. This contract also has the option to review for one (1) additional 3-year term upon mutual agreement of both parties.



May 14th, 2026

City of Deland, FL
 Dan Stauffer – Finance Director
staufferd@deland.org
 120 S. Florida Ave.
 Deland, FL 32720

RE: GFL's FY2026 CPI Adjustment

Dear Mr. Stauffer,

GFL is pleased to be the solid waste and recycling service provider for the City of Deland, and I am amazed that another year has already gone by. I hope that GLF is not only meeting, but exceeding the expectations for the Residents, Commercial Businesses, City Commission, and Staff.

Prior to May 20th of each contract year, and Pursuant to Section 14 of our Solid Waste Agreement, the fees or compensation payable to the Contractor shall be adjusted by utilizing the Consumer Price Index (CPI) "Garbage and Trash" table. We have calculated this year's CPI adjustment pursuant to our agreement comparing April 2025 to April 2026. Within our agreement, CPI shall be capped at 3% however, should the CPI exceed 6% in any given year, the Contractor shall be entitled to request a pricing adjustment more than the 3% cap. This year's CPI adjustment has been calculated for 2026 and equates to a rate adjustment of 4.16% (please see below table).

Series Title	Garbage and trash collection in U.S. city average, all urban consumers			
Series ID	CUSR0000SEHG02			
Seasonality	Seasonally Adjusted			
Survey Name	Consumer Price Index for All Urban Consumers (CPI-U)			
Measure Data Type	Garbage and trash collection			
Area	U.S. city average			
Item	Garbage and trash collection			
Year	Period	Label	Observation Value	12-Month Net Change
2025	M04	2025 Apr	643.063	
2026	M04	2026 Apr	669.830	26.77
			Percent Change	4.16%
			Exceeds 3% Cap?	YES

As consistent with our solid waste agreement, GFL will be adjusting the residential and commercial rates to reflect the cap of 3.0% increase effective **10-1-2026**.

We appreciate our continued partnership with the City, and we look forward to another successful contract year!

Thank you,

Skip McCall

Skip McCall
Government Contracts Manager
GFL Solid Waste Southeast, LLC
smccall@gflenv.com
352-507-2029

Cc:

Ray Underwood – Public Works Director

Solid Waste & Recycle Collection Services / RFP-22-03

Price Form – **FY25/26 CPI Adjustment = 3%. Effective 10-1-2026.**

All prices will be fixed for the first year of the contract.

Service Description	Unit Price
Residential Service Collection Component - Once a week solid waste collection, transport, and disposal (64 or 96-gallon cart) - Once a week recycling collection, transport, and disposal (64-gallon cart or 18-gallon bin) - Once a week yard waste/trash collection, transport, and disposal (1 cubic yard or less) - Bulk Collection (Free service, two times per year)	$\$ 16.29 + 3\% = \underline{\$16.78}$ Monthly Unit Price $\$ 1.29 + 3\% = \underline{\$1.33}$ Monthly Unit Price
Fuel Component Fuel Component (Each Residential Service Unit)	$\$ 1.27 + 3\% = \underline{\$1.31}$ Monthly Unit Price
Total Monthly Charges (Services Above)	$\$ \underline{19.42}$ Monthly Unit Price

Additional Costs

Service Description	Unit Price
Additional 64 or 96-gallon Cart	$\$ 7.66 + 3\% = \underline{\$7.89}$ Monthly/Cart
Side/Rear yard service (non-disabled, 64 or 96-gallon cart)	$\$ 85.15 + 3\% = \underline{\$87.70}$ Monthly/Cart
Apartments/Multi-family (served by carts)	$\$ 21.57 + 3\% = \underline{\$22.22}$ Monthly/Unit
Residential Bulk Waste Collection (after 2 free pick-ups)	$\$ 9.08 + 3\% = \underline{\$9.35}$ Each Item
Residential Yard Waste Special Pick-up (exceeding 1 cubic yard)	$\$ 22.21 + 3\% = \underline{\$22.88}$ Per Cubic Yard
Two (2) Community Document Shredding Events per year	$\$ \underline{0.00}$ Annual Cost

City of Deland - CPI Adjustment Worksheet**Current Fees**

Container Size	Weekly Pick ups	Monthly Charges (Per cart provider)
96-gallon cart	1	\$ 22.70
96-gallon cart	2	\$ 45.40
96-gallon cart	3	\$ 68.10
96-gallon cart	4	\$ 90.80
96-gallon cart	5	\$ 113.50

Containerized (Uncompacted)

Non-Compacting	Weekly pick ups	Monthly Charge
2 yard	1	\$ 85.15
2 yard	2	\$ 170.30
2 yard	3	\$ 255.45
2 yard	4	\$ 340.60
2 yard	5	\$ 425.75
2 yard	6	\$ 510.90
2 yard	7	\$ 596.05
3 yard	1	\$ 145.28
3 yard	2	\$ 290.56
3 yard	3	\$ 435.84
3 yard	4	\$ 581.12
3 yard	5	\$ 726.40
3 yard	6	\$ 871.68
3 yard	7	\$ 1,016.96
4 yard	1	\$ 158.47
4 yard	2	\$ 316.94
4 yard	3	\$ 475.41
4 yard	4	\$ 633.88
4 yard	5	\$ 792.35
4 yard	6	\$ 950.82
4 yard	7	\$ 1,109.29
5 yard	1	\$ 172.84
5 yard	2	\$ 345.68
5 yard	3	\$ 518.52
5 yard	4	\$ 691.36
5 yard	5	\$ 864.20
5 yard	6	\$ 1,037.04
5 yard	7	\$ 1,209.88
6 yard	1	\$ 221.39
6 yard	2	\$ 442.78
6 yard	3	\$ 664.17
6 yard	4	\$ 885.56
6 yard	5	\$ 1,106.95
6 yard	6	\$ 1,328.34
6 yard	7	\$ 1,549.73

Fees 10-1-2026

Container Size	Weekly Pick ups	Monthly Charges (Per cart provider)
96-gallon cart	1	\$ 23.38
96-gallon cart	2	\$ 46.76
96-gallon cart	3	\$ 70.14
96-gallon cart	4	\$ 93.52
96-gallon cart	5	\$ 116.91

Containerized (Uncompacted)

Non-Compacting	Weekly pick ups	Monthly Charge
2 yard	1	\$ 87.70
2 yard	2	\$ 175.41
2 yard	3	\$ 263.11
2 yard	4	\$ 350.82
2 yard	5	\$ 438.52
2 yard	6	\$ 526.23
2 yard	7	\$ 613.93
3 yard	1	\$ 149.64
3 yard	2	\$ 299.28
3 yard	3	\$ 448.92
3 yard	4	\$ 598.55
3 yard	5	\$ 748.19
3 yard	6	\$ 897.83
3 yard	7	\$ 1,047.47
4 yard	1	\$ 163.22
4 yard	2	\$ 326.45
4 yard	3	\$ 489.67
4 yard	4	\$ 652.90
4 yard	5	\$ 816.12
4 yard	6	\$ 979.34
4 yard	7	\$ 1,142.57
5 yard	1	\$ 178.03
5 yard	2	\$ 356.05
5 yard	3	\$ 534.08
5 yard	4	\$ 712.10
5 yard	5	\$ 890.13
5 yard	6	\$ 1,068.15
5 yard	7	\$ 1,246.18
6 yard	1	\$ 228.03
6 yard	2	\$ 456.06
6 yard	3	\$ 684.10
6 yard	4	\$ 912.13
6 yard	5	\$ 1,140.16
6 yard	6	\$ 1,368.19
6 yard	7	\$ 1,596.22

8 yard	1	\$ 295.19
8 yard	2	\$ 590.38
8 yard	3	\$ 885.57
8 yard	4	\$ 1,180.76
8 yard	5	\$ 1,475.95
8 yard	6	\$ 1,771.14
8 yard	7	\$ 2,066.33

8 yard	1	\$ 304.05
8 yard	2	\$ 608.09
8 yard	3	\$ 912.14
8 yard	4	\$ 1,216.18
8 yard	5	\$ 1,520.23
8 yard	6	\$ 1,824.27
8 yard	7	\$ 2,128.32

Containerized (Compacted)

Non-Compacting	Weekly pick ups	Monthly Charge
2 yard	1	\$ 164.62
2 yard	2	\$ 329.24
2 yard	3	\$ 493.86
2 yard	4	\$ 658.48
2 yard	5	\$ 823.10
2 yard	6	\$ 987.72
2 yard	7	\$ 1,152.34
3 yard	1	\$ 224.25
3 yard	2	\$ 448.50
3 yard	3	\$ 672.75
3 yard	4	\$ 897.00
3 yard	5	\$ 1,121.25
3 yard	6	\$ 1,345.50
3 yard	7	\$ 1,569.75
4 yard	1	\$ 306.55
4 yard	2	\$ 613.10
4 yard	3	\$ 919.65
4 yard	4	\$ 1,226.20
4 yard	5	\$ 1,532.75
4 yard	6	\$ 1,839.30
4 yard	7	\$ 2,145.85
5 yard	1	\$ 310.40
5 yard	2	\$ 620.80
5 yard	3	\$ 931.20
5 yard	4	\$ 1,241.60
5 yard	5	\$ 1,552.00
5 yard	6	\$ 1,862.40
5 yard	7	\$ 2,172.80
6 yard	1	\$ 454.14
6 yard	2	\$ 908.28
6 yard	3	\$ 1,362.42
6 yard	4	\$ 1,816.56
6 yard	5	\$ 2,270.70
6 yard	6	\$ 2,724.84
6 yard	7	\$ 3,178.98
8 yard	1	\$ 422.19
8 yard	2	\$ 844.38
8 yard	3	\$ 1,266.57
8 yard	4	\$ 1,688.76
8 yard	5	\$ 2,110.95

Containerized (Compacted)

Non-Compacting	Weekly pick ups	Monthly Charge
2 yard	1	\$ 169.56
2 yard	2	\$ 339.12
2 yard	3	\$ 508.68
2 yard	4	\$ 678.23
2 yard	5	\$ 847.79
2 yard	6	\$ 1,017.35
2 yard	7	\$ 1,186.91
3 yard	1	\$ 230.98
3 yard	2	\$ 461.96
3 yard	3	\$ 692.93
3 yard	4	\$ 923.91
3 yard	5	\$ 1,154.89
3 yard	6	\$ 1,385.87
3 yard	7	\$ 1,616.84
4 yard	1	\$ 315.75
4 yard	2	\$ 631.49
4 yard	3	\$ 947.24
4 yard	4	\$ 1,262.99
4 yard	5	\$ 1,578.73
4 yard	6	\$ 1,894.48
4 yard	7	\$ 2,210.23
5 yard	1	\$ 319.71
5 yard	2	\$ 639.42
5 yard	3	\$ 959.14
5 yard	4	\$ 1,278.85
5 yard	5	\$ 1,598.56
5 yard	6	\$ 1,918.27
5 yard	7	\$ 2,237.98
6 yard	1	\$ 467.76
6 yard	2	\$ 935.53
6 yard	3	\$ 1,403.29
6 yard	4	\$ 1,871.06
6 yard	5	\$ 2,338.82
6 yard	6	\$ 2,806.59
6 yard	7	\$ 3,274.35
8 yard	1	\$ 434.86
8 yard	2	\$ 869.71
8 yard	3	\$ 1,304.57
8 yard	4	\$ 1,739.42
8 yard	5	\$ 2,174.28

8 yard	6	\$ 2,533.14
8 yard	7	\$ 2,955.33

Roll Off Container	20 yard	\$ 338.90
Per Pull Charge:	30 yard	\$ 338.90
	40 yard	\$ 338.90
	Compactors	\$ 368.99

Roll Off Compactor	10 yard	\$ 539.29
Monthly Rental/Lease:	20 yard	\$ 539.29
	30 yard	\$ 539.29
	40 yard	\$ 539.29

Delivery charge for all roll off type containers	\$ 283.84
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Additional charge for commercial containers:		
Wheels on containers (each)	\$ 56.77	
Locking bars and/or locks (each)	\$ 85.15	

8 yard	6	\$ 2,609.13
8 yard	7	\$ 3,043.99

Roll Off Container	20 yard	\$ 349.07
Per Pull Charge:	30 yard	\$ 349.07
	40 yard	\$ 349.07
	Compactors	\$ 380.06

Roll Off Compactor	10 yard	\$ 555.47
Monthly Rental/Lease:	20 yard	\$ 555.47
	30 yard	\$ 555.47
	40 yard	\$ 555.47

Delivery charge for all roll off type container	\$ 292.36
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Additional charge for commercial containers:		
Wheels on containers (each)	\$ 58.47	
Locking bars and/or locks (each)	\$ 87.70	

RESOLUTION NO. 2026 - 27

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING RESOLUTION NO. 2025-45 BY REVISING THE FEE AND CHARGE SCHEDULE PERTAINING TO SOLID WASTE AND RECYCLE COLLECTION SERVICES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE OF THE RESOLUTION AND OF THE FEES AND CHARGES.

WHEREAS, the City Commission entered into the Contract/Franchise Agreement Between the City of DeLand and GFL Solid Waste Southeast, LLC Relating to Solid Waste and Recycle Collection Services on October 1, 2022; and

WHEREAS, the aforesaid contract provides for an annual rate adjustment based upon the change in the consumer price index (CPI), and although the actual increase in CPI was 4.16 %, the contract caps the adjustment at 3%; and

WHEREAS, the CPI adjustment worksheet is revised to reflect the 3.0% increase for solid waste and recycling services as recommended by City staff; and

WHEREAS, the City Commission of the City of DeLand believes that a CPI adjustment of 3.0% is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AS FOLLOWS:

Section 1. The City Commission for the City of DeLand, hereby increases the rate for residential collection by three (3.0%) percent effective as of October 1, 2026.

Section 2. This Resolution amending solid waste rates shall remain in effect until replaced by a new rate setting resolution of the DeLand City Commission.

Section 3. The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to include, but not be limited to, the adoption of forms, policies and procedures.

Section 4. The prior actions of the City of DeLand relating to fees and charges collected relative to solid waste and recycling services or similar matters and related activities and actions are hereby ratified and affirmed.

Section 5. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 6. If any Section or portions of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

Section 7. This Resolution shall become effective immediately upon its passage but the CPI adjustment with the rates set forth in the attached Exhibit A shall take effect on October 1, 2026.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

EXHIBIT A

Solid Waste & Recycle Collection Services
6/10/2026 15:33

CPI Increase is 3% Max Unless it Exceeds 6%, at Which Time Requests Can be Submitted but not Guaranteed.

2023 Starting Rates for New Contract		
Service Description		
Residential Service Collection Component		
•Once a week solid waste collection, transport, and disposal (64 or 96-gallon cart)	\$15.36	Monthly Unit Price
•Once a week recycling collection, transport, and disposal (64-gallon cart)		
•Once a week yard waste collection, transport, and disposal (1 cubic yard or less)		
Once a week bulk collection (3 cubic yards or less) Added July 2024	\$0.00	
Fuel Component		
•Fuel Component (Each Residential Service Unit)	\$1.23	Monthly Unit Price
Total Monthly Charges (Services Above)	\$16.59	Monthly Unit Price

Additional Costs

Service Description		Unit
Additional 64 or 96-gallon Cart	\$7.22	Monthly/Cart
Side/Rear yard service (non-disabled, 64 or 96-gallon cart)	\$80.26	Monthly/Cart
Apartments/Multi-family (served by carts)	\$20.33	Monthly/Unit
Residential Bulk Waste Collection (after 2 free pick-ups)	\$8.56	Each Item
Residential Yard Waste Special Pick-up (exceeding 1 cubic yard)	\$20.93	Per Cubic Yard
Two (2) Community Document Shredding Events per year	\$0.00	Annual Cost

2024	2025	3% increase 2026
\$15.82	\$16.29	\$16.78
\$1.25	\$1.29	\$1.33
\$1.23	\$1.27	\$1.31
\$18.30	\$18.85	\$19.42
\$7.44	\$7.66	\$7.89
\$82.67	\$85.15	\$87.70
\$20.94	\$21.57	\$22.22
\$8.82	\$9.08	\$9.35
\$21.56	\$22.21	\$22.88

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Consideration, Old Daytona Road Bridge Replacement Design

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: CPH Task Assignment No. 31

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

CPH was tasked with developing construction plans for the replacement of the Old Daytona Rd bridge leading into the east side of the airport. This bridge is the only FDOT registered bridge within our maintenance jurisdiction. This bridge is inspected by FDOT yearly and receives a below average score for its age and condition.

Items requested in this plan proposal include the following.

1. Prepare construction plans to replace the original bridge with a box culvert design.
2. Relocation of existing utilities.
3. Geotechnical services, drainage analysis and environmental services.
4. Permitting
5. Bid phase services

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Facilities and Infrastructure Improvements

FISCAL IMPACT:

Staff has negotiated a proposed fee of \$258,133.00 to perform the professional services outlined in the attached Task Order No. 31. The FY 25/26 Stormwater Budget includes \$150,000 for this project. The remaining \$108,133 will be reallocated from available funds in the Miscellaneous Stormwater Improvements (Neighborhood) Project budget. This reallocation will be included in a future budget amendment presented to the City Commission for approval.

RECOMMENDATION:

Staff recommends that the City Commission approve CPH Task Assignment No. 31 for the Old Daytona Rd bridge replacement an amount not to exceed \$258,133.00

BACKGROUND/DISCUSSION:

FDOT grants will be pursued for the actual construction of this project.



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

TASK ASSIGNMENT NO. 31
CITY OF DELAND
Old Daytona Road Bridge Replacement

May 7, 2026

The following revised scope of services and associated compensation are based on work to be performed by CPH Consulting, LLC, herein after called “CPH” for the **Old Daytona Road Bridge Replacement**, for the City of DeLand herein after called the “CITY”. The proposed work is to be performed within the terms and conditions of the current continuing services agreement between CPH and the CITY.

PROJECT DESCRIPTION

The City of DeLand has requested CPH Consulting, LLC (“CPH”) to complete the final design and permitting for the Old Daytona Road Bridge Replacement Project. The project consists of replacing the existing bridge with a box culvert to maintain access between Old Daytona Road and the municipal airport entrance. The project will also include the relocation of existing utilities currently attached to the bridge.

SCOPE OF SERVICES

A. PROJECT ADMINISTRATION

1.0 PROJECT ADMINISTRATION

CPH will provide general project management, including, but not limited to communication and coordination with the CITY and subconsultants,, preparation of meeting materials and documentation, preparing project billing, preparing invoice report, and tracking project budget and schedule, and attend Three (3) total meetings: kickoff, mid-design, pre-final.

B. SITE SURVEYING

1.0 TOPOGRAPHIC SURVEY

Topographic Survey: Perform a Topographic Survey as per Chapter 5J-17 of the Florida Administrative Code in compliance with the Standards of Practice of Surveying and Mapping of the State of Florida. See “Survey Site Exhibit” for limits.

NOTE: *The CITY shall coordinate site access, airport permission/notifications and gate code for CPH Survey Crew. The CITY shall notify and seek permission/access from property owner of 1900 Marsh Road for CPH Survey Crew.*

- Depict right of way geometry. The following will be used to depict the apparent right of way line for the project area:
 - Recorded Plats
 - Right of way documentation
 - Viewable Legal Descriptions recorded in Official Records
 - Field locate existing monumentation.

- 100' cross-sections of the existing ditch from top of bank to top of bank 250' upstream and downstream of the bridge crossing within the limits as depicted on the attached "Survey Site Exhibit.
- Detail bridge and ditch within right of way limits of Old Daytona Road 100' east and west of the bridge.
- Location of visible improvements within right of way of the project area.
- A certified right of way map will **not** be provided.
- Evaluation of ownership and encumbrances, i.e., title reports, are not included in this scope of services.

Underground Utility Designation/Location:

- Underground Utility Designation/Location to be performed by sub-consultant within the right of way limits of Old Daytona Road within scope. See "Survey Site Exhibit" for limits.

State Plane: The project coordinate system will be based horizontally on the North American Datum 83 (NAD 83). The project will be referenced to state plane coordinates by field locating published control points.

Benchmarks and Horizontal Control: The project will be based on the North American Vertical Datum 88 (NAVD 88). The project will be referenced to these published elevations by field locating published benchmarks.

The following related services are not included in the scope of this proposal, and may or may not be required, but can be provided at an additional fee: Boundary Survey, ALTA/NSPS Land Title Survey, As-built Survey, Platting, Soil Borings, Sketch and Descriptions, Wetland Location/Delineation, Tree Location and Ordinary High Water/Mean High.

SURVEY SITE EXHIBIT



C. GEOTECHNICAL ENGINEERING SERVICES

1.0 GEOTECHNICAL ENGINEERING SERVICES

CPH will utilize BECHTOL ENGINEERING (as a sub-consultant) to perform the geotechnical exploration, pavement cores, Please refer to the attached proposal.

D. CIVIL ENGINEERING SERVICES

1.0 DRAINAGE ANALYSIS

CPH will utilize DRMP, Inc. (as a sub-consultant) to perform the drainage analysis. Please refer to the attached proposal.

2.0 ROADWAY ENGINEERING PLANS

This work effort includes the design and plans production effort required to provide roadway plans with sufficient information to allow for permitting, bidding, and constructing the project. The design of the project includes plans for the reconstruction of the roadway segments approaching the box culvert to ensure a seamless transition. These plans are for the use of the CITY to bid and build the project, and ensure the project is built per the design and specifications.

Assumptions:

- Box Culvert length will accommodate roadway and shoulder needs,



- Existing roadway geometry is sufficient for current and future traffic; no traffic analysis is included,
- A road closure is permitted, and access from Skydive Drive is acceptable,
- No temporary bridge is required. If needed, a separate scope and fee will be provided.

Plan sets will include:

- Key Sheet, General Notes, Summary of Pay Items,
- Demolition Plan,
- Typical Section,
- Limited Plan & Profile sheets,
- MOT Level 1 Detour Plans,
- SWPPP/Erosion Control,
- Utility adjustment callouts (if needed),
- Limited details.

CPH will utilize FDOT Specifications for the roadway construction, incorporating Supplemental Specifications for any revisions or items proposed in the plans not included in the FDOT Specs. The CITY will be responsible for providing the necessary Front End Documents. CPH will also prepare updated Engineer's Estimate of Probable Construction Costs (EEOPCC) for each Plan Phase submittal (60% and Final). CPH will provide a breakdown of the quantities per FDOT construction units and pay items necessary to construct the project.

Based on the CITY's review of each submittal phase, CPH will address comments, and move forward with preparing the subsequent submittal. If significant revisions to the plans are requested resulting in a change of the previously agreed upon design, the requested revisions will be addressed as additional services.

3.0 STRUCTURAL PLANS

CPH will utilize AVCON, Inc. Engineers & Planners (as a sub consultant) to perform the structural design and plans for the bridge replacement. Please refer to the attached proposal.

4.0 UTILITY PLANS

CPH will produce utility plans for relocation of CITY owned utilities. There are two existing CITY owned utilities which will require relocation as part of the bridge replacement, including one water main and one forcemain. CPH will coordinate with the CITY utility department to obtain available existing information on the existing City owned utilities. CPH will coordinate with the CITY utility department to discuss the opportunities and challenges for the relocation of the CITY's utility lines. CPH will obtain the necessary Utility Details from the CITY and will prepare utility plans to be incorporated into the overall plan set. This scope includes the design of the temporary water and forcemain designs to maintain active service to the airport. Utility Plans submittals and reviews will be simultaneous with the Civil Plans submittals and reviews. Design may include horizontal directional drilling or aerial crossing for the new utilities.

E. ENVIRONMENTAL SERVICES

1.0 WETLAND DELINEATION & RESOURCE IDENTIFICATION

- The approximate wetland limits shall be delineated in the field with flagging tape and/or stakes in accordance with methodologies outlined in Chapter 62-340, F.A.C. the *2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region* and the U.S. Army Corps of Engineers (ACOE) *Corps Wetland Delineation Manual* (1987).
- CPH scientists shall provide the surveyor with an aerial with the approximate wetland line delineated with flag numbers for location in the field.
- CPH scientists will review the wetland flags on the survey and communicate any revisions to the surveyor.
- Prepare Wetland Delineation 62-340, F.A.C. Forms for agency application permit submittals to the SJRWMD and the ACOE.

2.0 GENERAL/PRELIMINARY WILDLIFE ASSESSMENT

- Public Data Base Research: CPH will review Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) web-based files and distribution mappings and review the Atlas of Breeding Sites of Herons and Their Allies (FFWCC) to identify recorded listed species within the project site. CPH will also review Florida Natural Areas Inventory web-based files for the recorded presence of protected species within the project vicinity.
- Vegetation and Land Use: CPH will prepare a Vegetation and Land Use Map covering the project site. The mapping will follow Level III nomenclature of the Florida Land Use Cover and Forms Classification System (FLUCFCS). The approximate acreage of each classification will be tabulated for the site. The map will be digitized in ArcGIS based on interpretation of features evident on the aerial photography, correlation with soil types and field verification for each mapped classification. The dominant vegetation of each classification will be recorded.
- Data Collected: CPH shall prepare information collected in the field for incorporation into the Environmental Permitting/ Exemption Verification Report.

3.0 ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMITTING (Environmental)

Prepare ecological elements of the St. Johns River Water Management District (SJRWMD) Individual Statewide ERP application. CPH shall prepare a Statewide Environmental Resource Permit (SWERP) Report for submittal to SJRWMD. CPH shall conduct the following tasks during the permitting process:

- Arrange for and conduct a field review of the estimated wetland limits with representatives of the SJRWMD after permit application/exemption verification submittal. CPH anticipates up to one (1) day for the field meeting.
- Attend one (1) pre-application meeting with SJRWMD on site or in the Maitland office.
- Coordinate with the Project Engineer to produce Dredge & Fill permit sketches, 8.5" by 11.0" drawings that show environmental resources, wetland impacts, cross sections, and development plan (up to 3 drawings/exhibits).

- Coordinate with the Client and the Project Engineer as may be required in the preparation of the ecological elements of the Statewide Environmental Resource Permit (SWERP) application to SJRWMD.
- Prepare a Post-Development FLUCFCS Map for purposes of permitting. Mapping will follow the Florida Land Use Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

4.0 U.S. ARMY CORPS OF ENGINEERS PERMITTING

CPH will prepare a wetland jurisdiction determination (JD) package. This package of information will include the following:

- Site Location Map – a street map locating the site.
- USGS Quadrangle Map - excerpt from map showing project boundary, section, township and range of the project and the latitude and longitude coordinates of the approximate center of the site.
- Soils Map – tabulation of descriptions of soil types shown on the soils map excerpted from the County Soil Survey
- Preliminary Wetland Delineation – a print of the aerial photograph: 1) property boundary; 2) estimated jurisdictional wetland boundaries; 3) enumeration of each wetland.
- Wetland Studies Description - for each enumerated wetland a summary description of the wetland type and status (dominate vegetation, disturbance, etc.) as well as a discussion of contiguity, adjacency or isolation factors (e.g. distances from ditches and/or other waters)
- Data Form – a completed ACOE data form for each upland community type and each enumerated wetland/surface water, soils data, photos, hydrologic conditions
- Conduct an on-site meeting with the ACOE to review the JD package and delineated wetland boundaries. CPH anticipates one (1) day for this field meeting.

CPH shall prepare and submit an ACOE Individual Permit (IP) application. CPH shall modify the Environmental Resource Permit Report for submittal to ACOE to meet Federal permitting requirements.

- Prepare and submit the ACOE IP application.
- Conduct a field investigation with the ACOE to review the wetland delineation and UMAM scoring.
- The ACOE requires purchase of mitigation bank credits for wetland impact compensation. CPH shall utilize available Mitigation Banks providing credits, if mitigation is required, CPH shall coordinate with a mitigation bank to provide pricing on credits, coordinate mitigation credit purchase information and documentation and assist with finalizing the mitigation agreement. Mitigation design consisting of construction level details are not included but can be provided as an additional service.
- CPH will prepare draft responses to two (2) Requests for Additional Information (RAI's) Letters requested by ACOE regarding environmental comments.
- Any other permits that may arise during the design or review process, and not outlined above, will be handled as an additional service. Permitting and/or application fees will be the responsibility of the CITY.



F. PERMITTING

The following applications and approval process are assumed to be required and included in the scope of this contract. CPH will prepare submittal applications and support data for the following actions/permits:

- Anticipated St Johns River Water Management District (SJRWMD) Individual Permit
- Florida Department of Environmental Protection (Water)
- Florida Department of Environmental Protection (Sewer)

The following scope assumes submittal of applications and supporting documents, and one (1) response to agency comments. CPH will coordinate the processing of the applications through the listed regulatory agencies, including attendance at a pre-application meeting.

1.0 ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMITTING

CPH will attend one (1) pre-application meeting and prepare the permit application and supporting stormwater report for application to SJRWMD. The report will reference the hydraulic analysis and plans from Section D-1, and the ecological elements from Section E.

2.0 FDEP WATER AND SEWER PERMITS

CPH will prepare submittal application and support data to FDEP Water and FDEP Sewer (two separate permit applications/processes). CPH will respond to one (1) response to FDEP comments.

G. UTILITY COORDINATION

1.0 UTILITY COORDINATION

All improvements proposed by CPH will be designed to avoid conflict with existing utilities to the greatest extent possible. To that end, CPH will perform the utility coordination for the proposed project. After the acceptance of the Preliminary Plan Set, CPH will utilize the Florida Sunshine One-Call system to procure a design ticket for the project area to identify public or private utility owners that may be present.

Thereafter, CPH will furnish those plans to the identified utilities owners, requesting Red, Green, Brown (RGB's) for review and confirmation of utility locations. If all utility owners disclaim in writing the presence of their facilities within project limits or indicate that they do not perceive any conflict between their existing facilities and the proposed improvements, CPH will furnish such notifications to the CITY and proceed with further design in that knowledge. IF a utility owner identifies a conflict which cannot be avoided due to design necessity, CPH will request that the utility owner provide a utility work schedule to the CITY in a timely manner to perform the relocation of the existing utility facility that conflicts with the proposed improvements. CPH is not responsible for the design of the relocated utilities, outside those specified in this scope of services. CPH is not responsible for any cost associated with the relocation of any utility.



H. BID PHASE SERVICES

1.0 BIDDING ASSISTANCE

CPH will utilize the CITY supplied front end documents. Roadway specifications will adhere to the FDOT Standard Specifications. Landscape, Hardscape, Architectural, and Lighting specifications not included in the FDOT Standards Specifications will be provided by CPH. The City is responsible for advertising and obtaining bids for the prime contract. CPH will provide the bid documents to City for advertising and support the City during the Bid Phase with the following services:

a. Respond to Bidder's Inquiries

CPH shall attend the Pre-Bid Meeting. CPH will prepare and, upon CITY approval, issue up to three (3) addenda, as necessary, to interpret, clarify or expand the Bidding Documents during the bid period. This will also include up to three (3) plan revisions.

b. Evaluate Bids and Recommend Award

CPH will prepare bid tabulation summary and assist the CITY in evaluating bids. Provide written recommendations to the CITY for the award of construction contract to the lowest responsive and/or responsible bidder.



COMPENSATION

Labor

CPH will perform the Scope of Services contained in this Agreement as identified on each task, either lump sum or time and materials. Refer to the Standard Hourly Rate Schedule to be utilized on this project. The following is the breakdown of fees for each task. Tasks that are identified as Time and Materials (Hourly) have been provided an 'Upset Limit' (USL) budget. The CITY will be informed when the services are about to exceed this limit.

Phase No.	Phase Description	Billing Method	Fee
A.	PROJECT ADMINISTRATION		
1.0	Project Administration	Lump Sum	\$16,320.00
B.	SURVEYING		
1.0	Topographic Survey	Lump Sum	\$14,914.00
2.0	Underground Utility Designation/ Location	Lump Sum	\$2,672.00
C.	GEOTECHNICAL ENG. SERVICES		
1.0	Geotechnical Eng. Services (sub)	Lump Sum	\$6,990.00
D.	CIVIL ENGINEERING SERVICES		
1.0	Drainage Analysis (sub)	Lump Sum	\$43,140.00
2.0	Roadway Engineering Plans	Lump Sum	\$24,567.00
3.0	Structural Plans (sub)	Lump Sum	\$26,500.00
4.0	Utility Plans	Lump Sum	\$36,290.00
E.	ENVIRONMENTAL SERVICES		
1.0	Wetland Delineation	Lump Sum	\$4,509.00
2.0	Preliminary Wildlife Assessment	Lump Sum	\$4,883.00
3.0	SJRWMD Environmental	Hourly	\$19,961.00
4.0	ACOE Permitting	Hourly	\$21,448.00
F.	PERMITTING		
1.0	SJRWMD Stormwater	Lump Sum	\$12,740.00
2.0a	FDEP Water Permitting	Lump Sum	\$6,502.00
2.0b	FDEP Sewer Permitting	Lump Sum	\$6,502.00
G.	UTILITY COORDINATION		
1.0	Utility Coordination	Lump Sum	\$4,804.00
H.	BIDDING PHASE SERVICES		
1.0	Bidding Assistance	Not To Exceed	\$5,391.00
Total			\$258,133.00



In addition to the labor compensation outlined above, CPH shall be reimbursed directly for project specific expenditures such as, but not limited to travel, printing and reprographics, postage, and telephone usage. Reimbursable expenses will be billed at their actual cost, without increase. Expenses not to exceed \$1,500.00. The City shall be responsible for agency application fees.

SERVICES NOT INCLUDED

The following services are excluded unless added by amendment:

- Traffic studies or signal design,
- Roadway redesign due to geometry changes,
- Review of alternative products,
- Re-work due to client-initiated design changes,
- Contamination assessments,
- Permits not listed in this scope,
- Additional agency/consultant meetings beyond those specified,
- Easement/ROW services or plats,
- CEI or construction administration,
- Expert witness services,
- Informal and Formal Consultations and Permitting for species issues with USFWS and FFWCC
- Any services that are not specifically described.

If such services become necessary, CPH will prepare a proposal at the City's request.

SIGNATURE BLOCKS

ATTEST:

Alejandro Mejia Digitally signed by Alejandro Mejia
Date: 2026.05.07 12:14:30-04'00'

Printed Name: Alejandro Mejia
Title: Project Manager - Transportation
Authorized Signatory of Entity

ATTEST:

Dale Arrington
Interim City Clerk - Auditor

Approved as to form and legal sufficiency.

Darren J. Elkind
City Attorney

CPH Consulting, LLC

By: **Justin Reck** Digitally signed by Justin
Reck
Date: 2026.05.07
12:04:46-04'00'

Printed Name: Justin R. Reck
Title: Program Manager - Transportation
Authorized Signatory of Entity

CITY OF DELAND

By: _____
Chris Cloudman
Mayor - Commissioner
Date: _____

TA No. 31 Old Daytona Road Bridge Replacement																
City of DeLand																
ITEM	DESCRIPTION	PROJECT MANAGER V	PROJECT MANAGER II	ENGINEER V	ENGINEER III	ENGINEER II	ENGINEER I	DESIGNER V	DESIGNER I	CADD II	COORDINATOR II	ADMINISTRATIVE IV	PRINCIPAL I	Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$160.00	\$260.00	\$157.00	\$151.00	\$123.00	\$150.00	\$97.00	\$96.00	\$130.00	\$121.00	\$336.00	\$	\$	
A. Project Administration																
1	Project Administration	16	55								24				\$	16,320.00
Project Adminstration Total		16	55	0	0	0	0	0	0	0	24	0	0	\$	-	\$16,320.00
ITEM	DESCRIPTION	SURVEYOR III	COORDINATOR R III	CREW CHIEF	CADD II	GPS CREW I	ADMINISTRATIVE IV							Expenses	Cost by Task	
Current CPH Hourly Rates		\$188.00	\$147.00	\$112.00	\$131.00	\$185.00	\$121.00							\$	\$	
B. Surveying																
1.0	Topographic Survey	8	8	80	10	8	4								\$	14,914.00
2.0	Underground Utility Designation/Location (Subconsultant)														\$	2,672.00
Surveying Total		8	8	80	10	8	4	0	0	0	0	0	0	\$	-	\$17,586.00
ITEM	DESCRIPTION													Expenses	Cost by Task	
Current CPH Hourly Rates														\$	\$	
A. Geotechnical Engineering Services																
1.0	Geotechnical Engineering Services (Subconsultant)														\$	6,990.00
Geotechnical Engineering Services Total														\$	-	\$6,990.00
ITEM	DESCRIPTION	PROJECT MANAGER V	PROJECT MANAGER II	ENGINEER V	ENGINEER III	ENGINEER II	ENGINEER I	DESIGNER V	DESIGNER I	CADD II	COORDINATOR II	ADMINISTRATIVE IV	PRINCIPAL I	Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$160.00	\$260.00	\$157.00	\$151.00	\$123.00	\$150.00	\$97.00	\$96.00	\$130.00	\$121.00	\$336.00	\$	\$	
D. Civil Engineering Services																
1.0	Drainage Analysis (Subconsultant)														\$	43,140.00
2.0	Roadway Engineering Plans	3	15	10	30	24	20	30		20	4		3		\$	24,567.00
3.0	Structural plans (Subconsultant)														\$	26,500.00
4.0	Utility Plans			20		72			50	150		8			\$	36,290.00
Civil Engineering Services Total		3	15	30	30	96	20	30	50	170	4	8	3	\$	-	\$130,497.00
ITEM	DESCRIPTION	PROJECT MANAGER V	SCIENTIST III	SCIENTIST II	SCIENTIST I	GIS ANALYST I	COORDINATOR I							Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$144.00	\$119.00	\$90.00	\$95.00	\$120.00							\$	\$	
E. Environmental Services																
1.0	Wetland Delineation	3		16	15	2	2								\$	4,509.00
2.0	Preliminary Wildlife Assessment	4	3	14	6	7	4								\$	4,883.00
3.0	SJRWMD Environmental	25	34	35	23	13	6								\$	19,961.00
4.0	ACOE Permitting	15	30	52	44	25	4								\$	21,448.00
Environmental Services Total		47	67	117	88	47	16	0	0	0	0	0	0	\$	-	\$50,801.00
ITEM	DESCRIPTION	PROJECT MANAGER V	PROJECT MANAGER II	ENGINEER V	ENGINEER III	ENGINEER II	ENGINEER I	DESIGNER V	DESIGNER I	CADD II	COORDINATOR II	ADMINISTRATIVE IV	PRINCIPAL I	Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$160.00	\$260.00	\$157.00	\$151.00	\$123.00	\$150.00	\$97.00	\$96.00	\$130.00	\$121.00	\$336.00	\$	\$	
F. Permitting																
1.0	SJRWMD Stormwater	2	25	20							23				\$	12,740.00
2.0	FDEP Water Permitting			6		17			17			6			\$	6,502.00
3.0	FDEP Sewer Permitting			6		17			17			6			\$	6,502.00
Permitting Total		2	25	32	0	34	0	0	34	0	23	12	0	\$	-	\$25,744.00
ITEM	DESCRIPTION	PROJECT MANAGER V	PROJECT MANAGER II	ENGINEER V	ENGINEER III	ENGINEER II	ENGINEER I	DESIGNER V	DESIGNER I	CADD II	COORDINATOR II	ADMINISTRATIVE IV	PRINCIPAL I	Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$160.00	\$260.00	\$157.00	\$151.00	\$123.00	\$150.00	\$97.00	\$96.00	\$130.00	\$121.00	\$336.00	\$	\$	
G. Utility Coordination																
1.0	Utility Coordination		6		6	3	1	1		1	16				\$	4,804.00
Utility Coordination Total		0	6	0	6	3	1	1	0	1	16	0	0	\$	-	\$4,804.00
ITEM	DESCRIPTION	PROJECT MANAGER V	PROJECT MANAGER II	ENGINEER V	ENGINEER III	ENGINEER II	ENGINEER I	DESIGNER V	DESIGNER I	CADD II	COORDINATOR II	ADMINISTRATIVE IV	PRINCIPAL I	Expenses	Cost by Task	
Current CPH Hourly Rates		\$275.00	\$160.00	\$260.00	\$157.00	\$151.00	\$123.00	\$150.00	\$97.00	\$96.00	\$130.00	\$121.00	\$336.00	\$	\$	
H. Bidding Assistance																
1.0	Bidding Assistance	2	15			11					6				\$	5,391.00
Bidding Assistance Total		2	15	0	0	11	0	0	0	0	6	0	0	\$	-	\$5,391.00
TOTAL OLD DAYTONA ROAD BRIDGE REPLACEMENT FINAL DESIGN															\$258,133.00	



BECHTOL ENGINEERING AND TESTING, inc.

May 4, 2026
BET Project No. G26180

TO: Mr. Alejandro Mejia P.E.
CPH Consulting, Inc.
500 West Fulton Street
Sanford, Florida 32771

RE: Fee Proposal/Subcontract AGREEMENT - Geotechnical Services
Old Daytona Road Box Culvert
DeLand, Volusia County, Florida

Dear Mr. Mejia:

As requested, Bechtol Engineering and Testing, Inc. (BET) is pleased to submit a Fee Proposal to provide geotechnical services relative to proposed concrete box culvert (CBC) installation at the above referenced site.

The purpose of BET's services would be to evaluate physical and strength characteristics of subsurface materials encountered by test borings within the area of proposed construction, and based on these characteristics, to render opinions as to the overall site subsurface conditions and the material's potential reaction to proposed construction activities. Based on the results of field and laboratory studies, BET will issue a geotechnical report summarizing their findings and evaluations, and providing appropriate earthwork and CBC foundation related recommendations.

BET's proposed scope of services and associated fees are outlined on the attached Technical Plan and Cost Estimate. If the outlined scope of services, fees, and payment terms meet with your approval, please execute the Technical Plan and Cost Estimate and return to BET's office via mail, e-mail or FAX.

BET appreciates the opportunity to submit this proposal and looks forward to working with you in the very near future. If you should have any questions, or whenever BET may be of service, please do not hesitate to call.

Respectfully,

Bechtol Engineering and Testing, Inc.

Israel De La Rosa

Israel De La Rosa, P.E.

Project Engineer

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TECHNICAL PLAN AND COST ESTIMATE - GEOTECHNICAL SERVICES

TO: Mr. Alejandro Mejia P.E. CPH Consulting, Inc. 500 West Fulton Street Sanford, Florida 32771	RE: Old Daytona Road Box Culvert DeLand, Volusia County, Florida BET Project Number: G26180
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ITEM	UNIT	NO. OF UNITS	UNIT COST	TOTAL COST
1.0 FIELD SERVICES				
1.1 Boring Layout, Utility Location & Drilling Coordination	hour	4	\$90.00	\$360.00
1.2 Mobilization of Men and Equipment	site	1	650.00	650.00
1.3 Standard Penetration Test Borings - 2 @ 30'	lineal foot	60	19.00	1140.00
1.4 Water/Muck Probes/Surveying	hour	4	150.00	600.00
Subtotal - Field Services				2750.00
2.0 LABORATORY SERVICES				
2.1 Stratification and Visual Classification of Soil Samples	hour	2	\$90.00	\$180.00
2.2 Soils Classification Testing:				
2.2.1 Corrosive Series Tests (1 soil, 1 water)	test	2	550.00	1100.00
2.2.2 Wash 200 Sieve Analysis	test	4	50.00	200.00
2.2.3 Liquid and Plastic Limits (As Required)	test	2	115.00	230.00
2.2.4 Moisture Content Determination	test	2	25.00	50.00
2.2.5 Organic Content Determination (As Required)	test	2	50.00	100.00
Subtotal - Laboratory Services				1860.00
3.0 ENGINEERING AND TECHNICAL SERVICES				
3.1 Principal Geotechnical Engineer	hour	2	\$235.00	\$470.00
3.2 Senior Project Engineer	hour	10	155.00	1550.00
3.3 Senior Engineering Designer	hour	2	100.00	200.00
3.4 Clerical Services	hour	2	80.00	160.00
Subtotal - Engineering and Technical Services				2380.00
TOTAL ESTIMATED FEE:				\$6,990.00

SUBMITTED BY: Israel De La Rosa, P.E. Project Engineer	APPROVED BY: Date: 05/04/2026	Date: _____
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The above quantities are estimated based on past experiences on similar projects. If additional services are deemed necessary during drilling and/or engineering evaluation, additional services will be billed at the unit prices listed. Signer hereby accepts all general terms and conditions on reverse side of this agreement, and warrants their full authority to bind CLIENT. The above proposal is valid for 60 days from the date of the proposal.



GENERAL TERMS AND CONDITIONS

PAYMENT TERMS:

Payment is due upon receipt of our invoice. If payment is not received within 30 days from the invoice date, the client agrees to pay a finance charge on the principal amount of the past due account of one and one half percent per month or the maximum amount allowed by law. In the event 1.5% per month exceeds the maximum allowable by law, the charge shall automatically be reduced to the maximum allowable by law. In the event the client should request termination of services prior to completion, the laboratory shall be paid in full for all services performed through the termination date and the client shall be provided with a complete report of the results of testing analysis conducted prior to termination. Client agrees to pay Bechtol Engineering and Testing, inc. all costs and expenses of collection, suit, or other legal action, including a reasonable attorney's fee and shall also pay costs, expenses and attorney's fee incurred on appeal or any administrative proceedings. Further, client agrees that the venue on any action hereunder shall be in Volusia County, Florida.

STANDARD OF CARE:

The only warranty or guarantee made by Bechtol Engineering and Testing, inc. in connection with the services performed hereunder, is that we will use the degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality of the project site. No other warranty expressed or implied is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

LIMITATION OF PROFESSIONAL LIABILITY:

Client recognizes that actual conditions may vary from those encountered at the location where borings, surveys, or explorations are made by us and that our data, interpretations and recommendations are based solely on the information available to the client. We will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed. Should we or any of our professional employees be found to have been negligent in the performance of professional services or to have made and breached any expressed or implied warranty, the client agrees that the maximum aggregate amount of our liability and/or that of said professional employees shall be limited to the amount of the fee paid us for professional services.

RIGHT OF ENTRY:

The client agrees to issue authorization providing free access for the laboratory to the project site and to all shops and yards where materials are prepared or stored. While we take all reasonable precautions to minimize damage to the property, it is understood by client that in the normal course of work some damage may occur, the correction of which is not part of this agreement.

UTILITIES:

In the prosecution of the work, we will take all reasonable precautions to avoid damage or injury to subterranean structures or utilities. The owner agrees to hold us harmless for any damage to subterranean structures which are not called to our attention and correctly shown on the plans furnished.

SAMPLING OR TESTING LOCATION:

The fees included in this proposal do not include costs associated with the surveying of the site or accurate horizontal and vertical locations of tests, field tests or boring locations described in the laboratory's report, shown on sketches, based on specific information furnished by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximate unless otherwise stated in the report.

SAMPLE DISPOSAL AGREEMENT:

Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and drilling samples or other specimens will be disposed of 60 days after submission of our report. Upon written request, Bechtol Engineering and Testing, inc. will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

OWNERSHIP AND RETENTION OF DOCUMENTS:

All documents including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates prepared by Bechtol Engineering and Testing, inc. as instruments of service pursuant to this agreement, shall be the sole property of Bechtol Engineering and Testing, inc. The client agrees that all documents of any nature, furnished to the client or client's agents or designees, if not paid for, will be returned upon demand and will not be used by the client for any purpose whatsoever. At the request and expense of the client, Bechtol Engineering and Testing, inc. will provide the client with copies of documents created in the performance of the work for a period not exceeding five (5) years, following the submission of the report contemplated by this agreement. Bechtol Engineering and Testing, inc. will consider all reports to be confidential and distribute reports only to those persons, organizations or agencies specifically designated, in writing, by the client or his/her authorized representative.

SAFETY:

The client agrees that, in accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for all working conditions on the job site, including the safety of all persons and property during the performance of the work and in compliance with OSHA regulations and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the Contractor's procedures or methods conducted by Bechtol Engineering and Testing, inc. is not intended to include a review of the adequacy of the Contractor's safety measures in, on, or adjacent to the construction site.

RESPONSIBILITIES:

It is agreed that Bechtol Engineering and Testing, inc. will not assume the liability for the Contractor's means, methods, techniques, sequences or procedures of construction and it is understood that field services provided by the laboratory will not relieve the Contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words supervision, inspection or control are used to mean a periodic observation of the work and the conducting of tests by the laboratory to verify substantial compliance with the plans, specifications and design concepts. Continuous inspection by our employees does not mean that the laboratory is observing the placement of all materials. Full-time inspection means that an employee of the company has been assigned for eight (8) hour days during regular business hours. The laboratory, by the performance of its services covered hereunder, does not in any way assume, abridge, or abrogate any of those duties, responsibilities or authorities with regard to the project, customarily vested in the project architects, design engineers or other design agencies or authorities. The laboratory is not authorized to revoke or to relax, enlarge or release any requirements of the project specifications or other contract documents, nor to approve or accept any portion of the work, unless specifically authorized in writing, by the client or his authorized representative. The laboratory shall not have the right of rejection or the right to stop work, except for such periods as may be required to conduct the sampling, testing or inspection of operations covered by the agreement.

CHANGES:

If the laboratory is required to modify the scope of work as described hereunder at the request of the client or if the laboratory determines during the execution of the work that a modification of scope is required, we will promptly seek a mutually agreeable revision of the scope and the associated fees.

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS:

Hazardous materials or certain types of hazardous materials may exist at a site where there is no reason to believe they could or should be present. Engineer and client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. Engineer agrees to notify client as soon as practically possible should unanticipated hazardous materials be encountered. Client waives any claim against engineer, and agrees to indemnify, defend and hold engineer harmless from any claim or liability for injury or loss arising from engineer's encountering of unanticipated hazardous materials or suspected hazardous materials.

May 7th, 2026**Subject: Old Daytona Road – Box Culvert Hydraulic Analysis**

Under the continuing contract with the City of DeLand, DRMP will provide professional engineering services to evaluate replacing a bridge with box culvert for the Old Daytona Road crossing. The purpose of this scope is to analyze culvert sizing alternatives to assist the City and CPH in selecting the most appropriate box culvert size prior to final design. The project is funded by an FDOT grant and will be designed using FDOT standards.

Task 1. Hydraulic Analysis – Box Culvert Alternative

DRMP will perform hydraulic analysis to evaluate the hydraulic feasibility and performance of replacing the existing bridge with a box culvert.

The analysis will be per SJRWMD and FDOT standards/criteria and will include developing post-construction models for the box culvert alternative using appropriate hydrologic - hydraulic model (e.g., Stormwise or HEC-RAS). Flows will be determined from the best available data/model. The box culvert alternative will be evaluated for headwater elevations, floodplain impacts, and freeboard requirements per FDOT criteria. Scope assumes no FEMA floodway involvement.

Assumptions / Client Deliverables:

- CPH/City to provide existing watershed models.
- CPH/City to provide any known flooding documentation.
- CPH/City to provide FDOT Bridge Inspection Reports.

Fee: \$14,500.00**Task 2. Outlet Protection & Erosion Analysis**

The scour and erosion protection requirements will depend on the final culvert sizing and whether the structure meets the FDOT/FHWA threshold for bridge classification (clear opening $\geq$ 20 feet). DRMP will perform outlet protection and erosion sizing (riprap or equivalent energy dissipation) at the culvert inlet and outlet for the applicable design storm events. DRMP will coordinate erosion protection limits with CPH for incorporation into construction plans. If clear opening is 20 feet or greater, the box culvert will be classified as a bridge under FDOT/FHWA criteria.

Fee: \$4800.00**Task 3. Technical Memorandum**

DRMP will prepare a Technical Memorandum documenting the hydraulic analysis and outlet protection/scour analysis for the proposed box culvert alternative. The memorandum will include a comparison of the box culvert alternative hydraulic performance versus the existing bridge condition, permitting implications, and preliminary constructability considerations to assist the City in selecting a preferred structure. The memorandum is not intended for use in preparation of construction plans.

Fee: \$9,500.00



Task 4. Permitting Support

The culvert alternative is not anticipated to qualify for the in-kind exemption under Rule 40C-4.051(1)(d), which applies only to a true in-kind bridge replacement. A formal SJRWMD Environmental Resource Permit (ERP) or Noticed General Permit (NGP) will be required depending on site-specific conditions and culvert sizing. DRMP's permitting support includes preparation of hydraulic analysis documentation and responses to up to one (1) SJRWMD Requests for Additional Information (RAIs). If additional agency permitting is required beyond what is identified here, this may require additional compensation. The permit application fee is not included in this scope and will be paid directly by the City/Client.

Fee: \$5,800.00

Task 5. Meetings

The anticipated meetings are listed below:

- a. Kickoff meeting (1)
- b. SJRWMD meeting (1)
- c. Airport meeting (1)
- d. Utility meeting (1)
- e. Progress meetings (2)
- f. Field Reviews (2)
- g. CPH meetings (4)
- h. FDOT coordination meeting (1)

Total 13 meetings.

Fee: \$8,540.00

Task	Description	Fee
1	Hydraulic Analysis	\$14,500.00
2	Erosion Analysis	\$4,800.00
3	Technical Memorandum	\$9,500.00
4	Permitting Support	\$5,800.00
5	Meetings	\$8,540.00
Total Fee		\$43,140.00

Services Not Included

- Design of temporary drainage systems or plans.
- Permitting beyond the support specifically identified in this scope.
- Additional alternatives beyond those identified in the scope.
- Any permit application fees.

Sincerely,

DRMP, Inc.

A handwritten signature in blue ink that reads 'Scott Garth'.

Scott Garth, PE, LEED AP, ND
Vice President/Tampa Office Leader



April 29, 2026

Mr. Alejandro Mejia, PE
Project Manager - Transportation
CPH Corp
500 W. Fulton Street
Sanford, FL. 32771

via email: amejia@cphcorp.com

**Reference: Proposal for Structural Engineering Services for Bridge Replacement with Culvert
Bridge #794065 Old Daytona Rd. over Little Haw Creek
Deland, FL**

Mr. DeLord,

AVCON, INC., is pleased to present this scope of services and fee proposal to assist CPH with the above referenced project.

PROJECT UNDERSTANDING

The project consists of the complete replacement of the existing bridge located on Old Daytona Road, west of the intersection with Marsh Road, in the City of DeLand, with a precast reinforced concrete box culvert system providing a hydraulic opening comparable to the existing bridge.

The culvert replacement will be developed in accordance with FDOT Standard Plans Index 400-289 and/or 400-292, utilizing the FDOT Instructional Standards for precast concrete box culverts. The intent is to provide a standardized, low-maintenance solution while maintaining existing roadway geometry and drainage conveyance capacity to the maximum extent practicable.

Hydrologic and hydraulic analyses will be provided by others. Geotechnical services, scour evaluations, and any scour protection measures will be provided by others. This scope includes structural engineering services limited to application and adaptation of FDOT standard precast culvert details for site-specific conditions.

All work will be performed in accordance with:

- FDOT Structures Manual (latest adopted edition)
- AASHTO LRFD Bridge Design Specifications (latest adopted edition)
- Applicable City of DeLand, Volusia County, and FDOT requirements

SCOPE OF STRUCTURAL ENGINEERING SERVICES

Task 1 – Project Initiation and Standards Confirmation

- Review available as-built plans, inspection reports, survey, and roadway alignment data
- Review hydraulic design criteria, culvert sizing requirements, and tailwater conditions prepared by others
- Review geotechnical recommendations upon availability
- Confirm applicability of FDOT Standard Plans Index 400-289 and/or 400-292
- Establish project-specific structural criteria in accordance with FDOT Standards



Task 2 – Precast Concrete Box Culvert Design (FDOT Standard-Based)

- Select and confirm precast culvert configuration consistent with FDOT Standard Plans
- Perform structural checks and adaptations necessary to accommodate required hydraulic opening, roadway width, cover, and foundation conditions (Culvert opening size to be determined by others)
- Design headwalls and wingwalls using FDOT standard details where applicable
- Design culvert headwalls to serve as roadway traffic barrier walls for drop-off hazard mitigation and vehicular impact loads, if required. Culvert may be extended to avoid using headwalls as traffic railings.
- Structural design will consider HL-93 vehicular loading, earth loads, hydrostatic loads, uplift, and construction loads
- Scour depths and scour protection measures will be assumed provided by others and are excluded from this scope

Task 3 – Construction Documents

- Prepare signed and sealed structural plans referencing FDOT Standard Plans and Instructional Standards
- Provide project-specific modification sheets only where standard details require adaptation
- Include culvert layout, sections, headwall and wingwall details, and barrier-related structural details if needed.
- Provide quantities and pay item support, as required by the Prime Consultant

Task 4 – Design Submittals and Agency Coordination

- Support 30%, 60%, and Final design submittals
- Respond to review comments from the Prime Consultant, City of DeLand, and FDOT (if applicable)

Task 5 – FDOT / NBIS Bridge Number Coordination

- Coordinate with FDOT District Structures Office to determine bridge classification
- Support assignment, modification, or retirement of FDOT bridge number in accordance with NBIS and FDOT procedures

ASSUMPTIONS AND EXCLUSIONS

Assumptions:

- Hydraulic modeling and culvert sizing provided by others
- Scour analysis and protection provided by others
- Barrier need determination and roadside safety analysis provided by others

Exclusions:

- Scour or erosion protection design
- Guardrail systems, end treatments, crash cushions beyond structural headwall limits
- Construction engineering and inspection (CEI)
- Environmental permitting and public involvement

PROJECT SCHEDULE

We understand the need for a **fairly quick turnaround**. Our team can support an **accelerated design schedule**, assuming timely receipt of:

- Hydraulic design criteria
- Geotechnical report
- Survey and alignment control
- Prompt review comments



Specific schedule durations can be finalized upon notice to proceed.

COMPENSATION:

AVCON proposes to perform these services for the total Lump Sum fee of **Twenty-Six Thousand Five Hundred dollars and Zero Cents (\$26,500)** to include all labor, overhead, direct expenses and professional fees necessary to perform the scope of services described herein.

If additional services are required, the following billing rates will apply:

Principal:	\$ 290.00
Project Manager:	\$ 252.00
Senior Engineer:	\$ 217.00
Engineer:	\$ 175.00
Inspector:	\$ 154.00
Designer:	\$ 138.00
Clerical:	\$ 99.00

TERMS AND CONDITIONS

Our services will be performed in a manner consistent with generally accepted standards of ordinary and reasonable skill and care, usually exercised by professional engineers at the time and location our services are performed.

This fee proposal will remain effective for 120 days. If you should require more than 120 days to formally authorize us to proceed, we request that you permit us to update our proposal to account for any changes in costs.

In submitting our proposal, we pledge the commitment of **AVCON's** resources to the delivery of quality engineering services and we thank you for your consideration. Should you have any questions, please do not hesitate to call us at (407) 599-1122.

Should you concur with this proposal, please provide a signed agreement for **AVCON's** review and execution. Thank you for considering **AVCON** for your consulting needs, we look forward to working with you on this project.

Sincerely,

AVCON, INC.

A handwritten signature in black ink, appearing to read "Dominick Fiorentino III", with a stylized flourish at the end.

Dominick Fiorentino III, P.E.
Structures Design Manager

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Award of Bid, Bay Street Drainage Improvements

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: Bid Tabulation

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The FY 25/26 budget contains a capital line item to add additional stormwater infrastructure, ADA improvements, and paving to Bay St between E Michigan Ave and E Arizona Ave. This area is heavily traveled by pedestrians and the intersections often have standing water around the crossings. In addition, the road will be reprofiled and paved to reduce puddling.

The project was split into two phases which were advertised together as a base bid and an alternate.

Bid documents for this project and related site work were developed by City staff. The project was advertised in the local news media and via the internet-based Demand Star system. A total of eight (8) qualifying bids were received and the tabulation is attached to this request for Commission Action.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Natural Resource Protection

FISCAL IMPACT:

Award to the lowest bidder, DDS Enterprises LLC, will result in an obligation of \$211,256.85 for the completed project with both phases. This is \$11,256.85 over the project budgeted amount. A budget amendment will be requested from our Miscellaneous Neighborhood Stormwater Fund to cover the overage.

RECOMMENDATION:

Staff recommends that the City Commission award the Bay Street Drainage Improvements Phases 1 and 2 to DDS Enterprises LLC, Inc. in the amount of \$211,256.85.

BACKGROUND/DISCUSSION:



120 S. Florida Ave.
DeLand, FL 32720
Phone: 386-626-7000
Fax: 386-626-7140

BID TABULATION SHEET

Bid Title: Bay Street Drainage Improvements

Bid No: B-26-11

OPENING DATE & TIME: May 26, 2026 @ 3:00 P.M.

POSTING DATE: May 29, 2026

POSTED BY: Corey McMillen

Vendor	City, State	Base Bid	Alternate	Total
DDS Enterprises LLC	Pierson, FL	\$107,089.50	\$104,167.35	\$211,256.85
Garcia Civil Contractors	Orlando, FL	\$139,663.45	\$124,179.27	\$263,842.72
JB I Contractors LLC	New Smyrna Beach, FL	\$132,759.80	\$140,969.95	\$273,729.75
EarthScapes Unlimited Inc.	Coleman, FL	\$142,839.93	\$164,602.05	\$307,441.98
Schuller Contractors Inc.	Orlando, FL	\$168,439.95	\$163,616.25	\$332,056.20
Carr & Collier Inc.	Leesburg, FL	\$181,660.50	\$177,198.00	\$358,858.50
MVB & Associates, Inc.	St. Cloud, FL	\$209,825.70	\$196,413.00	\$406,238.70
AP Construction Contractor LLC	Casselberry, FL	\$250,138.20	\$219,130.19	\$469,268.39

Tabulation represents the lowest-responsive bidder and the recommended awardee of the City of DeLand. Bid tabulations are posted to DemandStar at www.demandstar.com & VendorLink at www.vendorlink.com.

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-28: Approving Donation to the Police Athletic League from the Forfeiture Trust Fund.

DEPARTMENT: Police

PREPARED BY: Rebecca Ackerman, Project Coord.

ATTACHMENTS: Resolution 2026-28

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The DeLand Police Department desires to donate \$10,000 to DeLand Police Athletic League, Inc. using funds from the law enforcement trust fund which is established and funded with the proceeds of civil forfeiture of contraband in accordance with the provisions of Section 932.7055, Florida Statutes.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Safety and Security

FISCAL IMPACT:

The proposed donation to the DeLand Police Athletic League is an eligible use of forfeited funds under the provisions of Section 932.7055(5)(c), *Florida Statutes*, which pertains to the administration of the “Special Law Enforcement Trust Fund.” Thus, the procurement is a sound use of a funding source which has no impact upon the taxpayers of the City.

The donation is not in the FY 25/26 budget. Therefore, it will be included in a future budget amendment presented to the City Commission for approval.

RECOMMENDATION:

Approve the payment of \$10,000 to the DeLand Police Athletic League, Inc. from the law enforcement trust fund.

BACKGROUND/DISCUSSION:

Confiscated funds derived from civil forfeiture cases arising out of criminal investigations are deposited into a special law enforcement trust fund as required by Section 932.7055, Florida Statutes. These funds can only be used for certain law enforcement-related purposes, and cannot be used for the Police Department's normal operating expenses. The DeLand Police Department sponsors the DeLand Police Athletic League and wishes to again make an annual contribution to the operation of the organization. The Florida Attorney General's office has previously determined that such an expenditure is an appropriate and lawful use of confiscated funds.

RESOLUTION NO. 2026 - 28

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE EXPENDITURE FROM THE SPECIAL LAW ENFORCEMENT TRUST FUND FOR A CONTRIBUTION TO THE DELAND POLICE ATHLETIC LEAGUE IN THE AMOUNT OF \$10,000.00; WHICH EXPENDITURE IS NOT A NORMAL OPERATING EXPENSE OF THE CITY OF DELAND POLICE DEPARTMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORIZATION FOR THE EXPENDITURE; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DeLand Police Department sponsors a police athletic league which is run by an independent, not-for-profit organization; and

WHEREAS, the Florida Attorney General has opined that the funding of a police athletic league is a proper expenditure of forfeited funds pursuant to Section 932.7055, *Florida Statutes, the Florida Contraband and Forfeiture Act* (See AGO 91-84) and the funds are available in the Special Law Enforcement Trust Fund account for the City of DeLand Police Department; and

WHEREAS, the City of DeLand desires to contribute the sum of \$10,000.00 to the DeLand Police Athletic League for fiscal year 2025-2026; and

WHEREAS, the Chief of Police of the City of DeLand Police Department has recommended adoption of this resolution and determined that the proposed expenditure complies with the *Florida Contraband Forfeiture Act*, and all applicable laws, rules, regulations and guidelines governing the expenditure of funds deposited in the Special Law Enforcement Trust Fund; and

WHEREAS, the City finds the expenditure is in the public interest; and

WHEREAS, the City Commission of the City of DeLand hereby determines that the adoption of this Resolution is in the best interests of the health, safety and welfare of the citizens of the City of DeLand

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Legislative Findings And Intent.

(a). The City Commission of the City of DeLand hereby adopts and incorporates into this Resolution the recitals (whereas clauses) to this Resolution.

(b). The City Commission of the City of DeLand hereby determines that the adoption

of this Resolution and taking the actions set forth herein would be in the public interest and serve a public purpose.

(c). The City of DeLand has complied with all requirements and procedures of Florida law in processing and adopting this Resolution.

Section 2. Payment of Funds to the DeLand Police Athletic League, Inc. from the Special Law Enforcement Trust Fund. The City Commission hereby approves the expenditure from the Special Law Enforcement Trust Fund for the payment to the DeLand Police Athletic League, Inc. in the amount of \$10,000.00 upon recommendation by the City Police Chief.

Section 3. Implementing administrative actions. The City Manager, City Clerk, City Finance Director and City Attorney are hereby generally authorized to take any and all actions necessary and appropriate to implement the provisions of this Resolution to include, but not be limited to, processing payment to the DeLand Police Athletic League, Inc.

Section 4. Savings. All prior actions of the City Commission relating to City procurement and purchasing matters, and any and all related activities, as well as the activities of the City of DeLand's Police Department are hereby ratified and affirmed.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 6. Severability. If any section, sentence, phrase, word, or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-29: Removal of one Historic Live Oak Tree Located at 342 Churchill Downs Boulevard

DEPARTMENT: Public Works

PREPARED BY: Laureen Kornel, City Forester

ATTACHMENTS: Resolution 2026-29, Arborist Inspector PowerPoint with Location Map, Tree Advisory Committee Meeting Minutes

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The City of DeLand is requesting approval to remove one historic tree located at 342 Churchill Downs Boulevard, in the Saddlebrook Subdivision. The Land Development Regulations (LDR) require that, before the removal of any historic tree should occur, it must be approved by the City Commission. In accordance with Section 33-57.05(d) of the LDR there must be a finding that the tree is a hazard (due to health or natural damage) or that it is not economically or practically feasible to develop the parcel without removing the tree.

The City Forester has determined that the tree proposed tree for removal is a 26" DBH historic Live Oak tree in good condition. The tree presents multiple tripping hazards due to continuous lifting of the adjacent sidewalk and driveway apron, despite repeated efforts to grind the sidewalk panels. As it is no longer structurally possible to grind the panels further, tree roots within the critical root zone would need to be cut significantly in order to repair the sidewalk areas of safety concern. The City of DeLand is requesting that the tree is removed so that both sidewalk and driveway may be replaced to prevent further tripping hazards.

At their May 12, 2026 meeting, the Tree Advisory Committee voted in a split 3:3 on the motion made to recommend the removal of the 26" DBH Live Oak tree.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

This tree removal and required replacement support the Strategic Plan Focus Areas of Maintaining a Safe Community and Preparing for the Future/Sustainability.

SUSTAINABILITY:

The required replacement for this tree removal will help maintain the City's urban canopy coverage.

FISCAL IMPACT:

This item does not have a fiscal impact on the City.

RECOMMENDATION:

At their May 12, 2026 meeting, the Tree Advisory Committee did neither recommend approval nor denial of the removal of the 26" DBH historic Live Oak tree. Stormwater and Streets Division staff has determined that restoration of the previously approved drainage pattern and repair of adjacent infrastructure cannot be accomplished through additional minor sidewalk and street repairs. In addition, Forestry staff has determined

that the proposed solution to these issues would result in an unacceptable level of impact to the critical root zone of the historic tree. Therefore, due to the extensive infrastructure damage to the adjacent street, sidewalk and driveway caused by the tree, staff recommends that the City Commission APPROVE the request for removal of one historic tree located at 342 Churchill Downs Boulevard with one 6” caliper canopy tree to be planted on site as replacement.

BACKGROUND/DISCUSSION:

Attached is a copy of the Arborist Inspectors PowerPoint with Location Map and the Draft Meeting Minutes from the May 12, 2026 Tree Advisory Committee meeting.

RESOLUTION NO. 2026 –29

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
APPROVING THE REMOVAL OF AN HISTORIC TREE LOCATED AT
342 CHURCHILL DOWNS BOULEVARD; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the applicant, City of DeLand, is requesting to remove an historic Live Oak tree located at 342 Churchill Downs Boulevard; and

WHEREAS, the City’s Forester has determined that the 26” DBH tree is historic and in good condition; and

WHEREAS, on May 12, 2026, the Tree Advisory Committee in a split vote (3:3) did not recommend approval nor denial for the removal of the 26” DBH historic tree; and

WHEREAS, City staff has determined that required repairs of adjacent infrastructure cannot be accomplished through additional minor sidewalk and street repairs; and

WHEREAS, Forestry staff has determined that the proposed solution to these issues would result in an unacceptable level of impact to the critical root zone of the historic tree and recommends approval for the removal of the historic tree with the replacement requirement of planting one 6” caliper canopy tree.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
DELAND, FLORIDA:**

Section 1. The City Commission hereby approves the request for removal of the 26” DBH historic tree located at 342 Churchill Downs Blvd. with replacement of one 6” caliper canopy tree to be planted on site.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

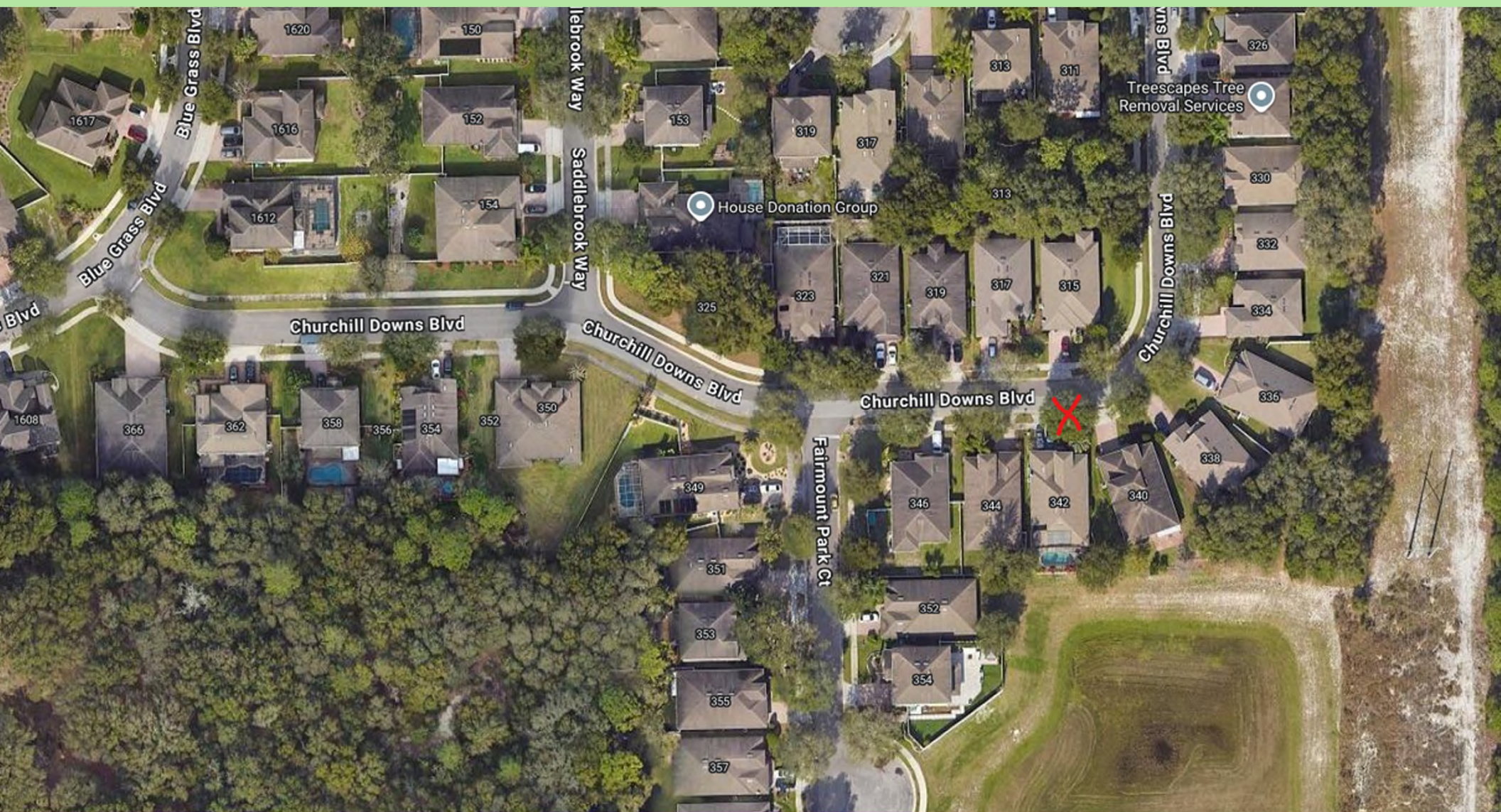
Darren J. Elkind
City Attorney

342 Churchill Downs

Parcel #702208000350

Tree26-011

The tree is located between the curb and the sidewalk in front of the house.



**26" DBH Live Oak
Good Condition**









The driveway apron has been lifted just over 2.5 inches due to the trees roots.



Due to the fact that the sidewalk panels cannot be ground down further roots will need to be cut in order to replace the panels.



Tree Advisory Committee Minutes

May 12, 2026 @ 5:15 P.M.

- I. Call to Order:** Steve Edgar called the meeting to order at 5:19 PM.

Roll Call: Members- Steve Edgar, Howard Jeffries, Kathy Hersh, Harry Delashmutt, Dani Keller, and Tadd Kasbeer.

City Staff- Laureen Kornel (City Forester), Chris Jackson (Arborist Inspector), and Corrigan Loduha (Public Works Admin)

- II. Approval of the Minutes from the March 10, 2026 Meeting:** Howard Jeffries made a motion to approve the minutes of the previous meeting, and Harry Delashmutt seconded the motion. All were in favor, and the motion carried.

III. Old Business

- A. Tree Giveaway, April 18, 2026:** City Forester, Laureen Kornel, reported that the Tree Giveaway had gone smoothly and had been a success. Most of the trees ordered for the event this year were given out, with only 30 Live Oaks remaining. The Live Oaks will be available to residents attending the Public Works Touch-A-Truck on May 22nd. Ms. Kornel thanked Tree Advisory Committee Chair, Steve Edgar, for his assistance organizing members of the DeLand Breakfast Rotary who volunteered at the event. She presented Mr. Edgar with a \$20.00 donation left by a DeLand resident following the event, which he reported will be logged toward DeLand Rotary's expenses for next year's Tree Giveaway.

IV. New Business

- A. Seat Appointments:** The City Forester welcomed the Tree Advisory Committee's newest member, Lynn Peterson. Ms. Peterson occupies Seat 7, the final vacancy on the Committee to be filled at this time.
- B. 342 Churchill Downs Boulevard, Saddlebrook Subdivision:** Arborist Inspector, Chris Jackson, described a 26" DBH Historic Live Oak, in good condition, proposed for removal.

The tree is located between the curb and sidewalk in front of the house, next to the driveway apron. The City is requesting approval to remove the tree due to ongoing repeated lifting of the adjacent sidewalk by the tree's roots. The sidewalk has been ground down several times, to the point that it is no longer structurally possible to continue grinding the sidewalk panels. Tree structural roots would need to be cut in order to replace the sidewalk panels. The driveway apron has also been significantly lifted, shifting more than two inches due to the tree's root growth. The City is requesting that the tree be removed so that both sidewalk and driveway may be replaced to prevent further tripping hazards and restore the original drainage patterns.

Discussion ensued among Committee members about other potential modifications that may be done to save the tree including, flexible sidewalks, weighing the cost or infrastructure vs. loss of tree shade, safety and liability risks, and postponing removal by root pruning. Inspector Jackson noted that during his tenure with the Streets Division of the City, that Streets does employ a vibrating compactor for the purpose of compaction. Kathy Hersh stated her job as a Tree Advisory Committee member is to save trees and preserve shade, not calculate risk and liability and that calculating risk and liability is the city's job. Tadd Kasbeer stated that tree replacement is typically required as part of tree removal and property owners also have the option to plant trees in their front yards to promote shade. Steve Edgar stated his fear that voting to remove this tree would set a replacement precedent. Kathy Hersh suggested luminescent paint and warning signs to mark uneven sidewalks due to lifting to which Tadd Kasbeer advised striping does not protect the City from a lawsuit. Further discussion ensued about the difficulty to maintain a standard to mitigate trip hazards effectively. Committee Member Harry Delashmutt questioned why it is that the City is not seeing more removals requested like this one in other places. City Forester Laureen Kornel advised it is common to receive requests for removals. The City vets each request in consultation with the Public Works Divisions. In this case, the request for the tree removal had been reviewed by the Trees, Beautification and Streets Divisions, and all were in agreement the tree should be removed. Those cases that do not meet the criteria are not approved for removal. In some cases, the sidewalk may be ground down; but in this case, specifically, the Streets Division advised grinding down the sidewalk had already been done multiple times to postpone removal of the tree, and further grinding was no longer a viable option. Committee member, Kathy Hersh stated there needs to be more investigation into innovative ways to preserve trees. Howard Jeffries made a motion to recommend the tree be

removed and replaced in accordance with the Land Development Regulations. Tadd Kasbeer seconded the motion. The vote was tied 3 to 3.

- C. **722 North Boston Avenue:** Arborist Inspector, Chris Jackson, presented members with slides showing a 25" DBH Historic Live Oak in fair condition proposed for removal. The tree is located in the right-of-way to the north of the driveway. The City is requesting a recommendation for approval to remove the tree to install a sidewalk on the west side of North Boston Avenue, between East Pennsylvania Avenue and East Plymouth Avenue. There is no existing sidewalk on either side of this stretch of the North Boston right-of-way currently.

City Forester, Laureen Kornel, provided the background of the proposed public sidewalk project explaining that she and the Deputy Public Works Director surveyed the proposed project area along the east and west sides of the right-of-way to ascertain which side of the street posed the least impact. Ms. Kornel also reported that the tree also presents utility line complications, visible in the slide provided which displays the south-facing profile of the tree. Utility lines can be seen passing through the tree canopy at a point just above its lowermost main branch. The tree has been heavily utility pruned on multiple occasions, resulting in the loss of the central leader of the tree and epicormic sprouts suggest substantial physical stress to the tree. The tree has been structurally altered as a result of the utility pruning over the years. There is paved right-of way and drive-way roughly five feet to the east and south of the tree within the tree's critical root zone. Even though there are utilities established along the west side of the road, staff concluded the lowest level of impact would be along the west side of the road given that the east side of the road was overall more densely populated with larger DBH Live Oak trees when compared to the west side of the road.

Steve Edgar stated that he failed to see pruning damage and suggested root pruning below ground level followed by soil compaction with a heavy-duty compactor. He stated sidewalks and pavement are no justification for removal. Dani Keller argued the tree had been topped and noted that greater than 50% of the crown had been removed, leaving the remaining half of the tree side heavy or unbalanced.

The City Forester again advised that the least level of impact would be along the west side of the road to construct a public sidewalk due to the tree having a 25" DBH, making it one of the smaller historic trees along the right-of-way, and again, she reiterated the current fair condition of the tree with the central leader missing due to utility pruning, and the fact that the critical root zone had already been substantially impacted by pavement.

Steve Edgar stated the epicormic sprouting does not suggest stress and that he did not believe the tree was stressed. Kathy Hersh drew the Committee's attention to all of the shade the tree was casting. Tadd Kasbeer questioned how the engineer for the project developed the options for the proposed sidewalk along the street and had questions about meeting ADA standards. He stated he would like to see the item tabled and brought back again with additional questions for an engineer. Mr. Delashmutt made a motion to recommend approval of the removal of the tree with the condition of further discussion with an engineer on the proposed sidewalk plan. Ms. Kornel agreed to make a request for further discussion with an engineer to discuss the proposed options for the tree. Mr. Delashmutt's motion was withdrawn. Mr. Kasbeer made a motion to table the item to the next meeting for further discussion. Mr. Delashmutt seconded the motion and all were in favor of the motion to table the item.

- D. Update on Beresford Reserve Site Plan Application (PSB25-015). Ms. Kornel advised the City has requested additional clarification on the field work conducted by the consultant. The consultant is expected to re-submit their application at such time the discrepancies with the previous and current surveys can be resolved.
- E. Corrigan Loduha shared information about the upcoming Public Works Touch-A-Truck event occurring on Friday, May 22nd. The event is presented in conjunction with DeLand Police, DeLand Fire Rescue, and the DeLand Downtown Rotary Grillmasters. There will be equipment demonstrations, free hot dogs and sandwiches, and activities for kids. Staff from the Tree Department will also be present giving away what remains of the Live Oaks from the 2026 Tree Giveaway.

V. Member Comments

There were no additional member comments.

VI. Adjournment

The meeting adjourned at 6:30 PM

Next Meeting: June 9th, 2026 @ 5:15 PM

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Consideration re Request to Schedule Budget Workshops for FY 2026 - 2027.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

Staff is requesting that the City Commission formally schedule the Budget Workshops, FY 26/27 for July 13 - 16, 2026 at 5:30 p.m., with Friday, July 17, 2026 held as a reserve date.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends the City Commission formally schedule the Budget Workshops, FY 2026-2027, for July 13 - 16, 2026 at 5:30 p.m., with Friday, July 17, 2026 held as a reserve date.

BACKGROUND/DISCUSSION:

N/A

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-30: Authorizing Filing of Eviction and Lien Foreclosure Actions

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS: Resolution 2026-30

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The City Attorney occasionally needs to file complaints (lawsuits) related to tenant evictions and code enforcement lien foreclosures. These are not common and, of course, in the case of evictions, City staff always try to work with tenants when there is a default before filing suit. The City Attorney has requested adoption of a resolution acknowledging the authority to file such actions.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

There is negligible fiscal impact with this item, but there will be some savings associated with City staff not having to spend time preparing a new agenda item for every complaint that is to be filed and will speed up the process of filing eviction complaints by not having to wait for a meeting.

RECOMMENDATION:

Approve the attached resolution.

BACKGROUND/DISCUSSION:

Although the City Charter generically authorizes the prosecution of complaints (civil lawsuits) by the City Attorney, the City Attorney thought it prudent to have the Commission formally approve a resolution granting this authority. The Florida code enforcement statute provides that code enforcement magistrates may authorize the filing of code lien foreclosures, but Section 7A-5(y) of the *DeLand Code of Ordinances* provides that the City Commission may authorize the filing of such actions. Additionally, the issue of prior authorization was raised by a defendant in a pending code enforcement lien foreclosure and having this written resolution "covers both bases" with a written resolution that can be easily and inexpensively provided to the Court when necessary.

RESOLUTION NO. 2026 - 30

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AUTHORIZING THE CITY ATTORNEY AND ALL ASSISTANT CITY ATTORNEYS TO FILE EVICTION AND LIEN FORECLOSURE ACTIONS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of DeLand has a large number of leases, which are primarily ground leases, at the DeLand Municipal Airport; and

WHEREAS, on rare occasions, the City's tenants do not pay their rent or property taxes, and on very rare occasions violate the terms of their leases; and

WHEREAS, when lease violations occur, including non-payment of rent or taxes, City staff always notifies the tenants and works collaboratively with the tenants to cure the default, but on the rarest of occasions it becomes necessary to file an eviction complaint with the courts; and

WHEREAS, in addition to the foregoing, the City periodically files code enforcement lien foreclosure actions on non-homestead property in an effort to collect unpaid fines and/or to gain control of nuisance properties and rectify the nuisance; and

WHEREAS, Section 7A-5(y) of the *DeLand Code of Ordinances* provides that the City Commission may authorize the City Attorney to file an action to foreclose upon a code enforcement lien after three months from the filing of the lien (i.e. recording the lien in the public records of Volusia County); and

WHEREAS, although the City Commission over the years has been made aware of these actions and otherwise approved of them, the City Attorney has requested that there be a formal, written authorization by the City Commission for the City Attorney, and his or her Assistant City Attorneys, to file eviction and lien foreclosure actions consistent with existing practices; and

WHEREAS, although the City is typically defending and not filing lawsuits, in those rare instances where it may become necessary for the City to file some other lawsuit that is not an eviction or lien foreclosure, the City attorney will continue to bring such matters before the City Commission to obtain authorization on a case by case basis; and

WHEREAS, the City Commission of the City of DeLand hereby determines that the adoption of this Resolution is in the best interests of the health, safety and welfare of the citizens of the City of DeLand.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. Legislative Findings and Intent.

(a). The City Commission of the City of DeLand hereby adopts and incorporates into this Resolution the recitals (whereas clauses) to this Resolution.

(b). The City Commission of the City of DeLand hereby determines that the adoption of this Resolution and taking the actions set forth herein would be in the public interest and serve a public purpose.

(c). The City of DeLand has complied with all requirements and procedures of Florida law in processing and adopting this Resolution.

Section 2. Authorization to File Eviction and Lien Foreclosure Actions. The City Commission hereby authorizes the City Attorney and any Assistant City Attorney to file complaints for eviction and any monetary damages related thereto and to file code enforcement lien foreclosure actions. The authorization for the filing of foreclosure actions to foreclose upon code enforcement liens shall accrue three months after the recording of any such lien in the public records of Volusia County, Florida. The authorization provided in this Resolution does not grant the City Attorney or any Assistant City Attorney to file any other cause of action without first obtaining specific authorization from the City Commission.

Section 3. Implementing administrative actions. The City Manager, City Clerk, City Finance Director and City Attorney are hereby generally authorized to take any and all actions necessary and appropriate to implement the provisions of this Resolution.

Section 4. Savings. All prior actions of the City related to the filing of eviction and lien foreclosure actions, and any and all related activities, are hereby ratified and affirmed.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 6. Severability. If any section, sentence, phrase, word, or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of the Minutes: Monday, June 1, 2026 City Commission Regular Meeting

DEPARTMENT: City Clerk

PREPARED BY:

ATTACHMENTS: 2026.06.01 City Commission Regular Meeting Minutes

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

Attached are minutes for review and approval from the June 1, 2026 City Commission Regular Meeting. These minutes were prepared by Erin Carello and reviewed by Christian Gowan.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends the Commission review and approve the minutes as presented.

BACKGROUND/DISCUSSION:

N/A



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
JUNE 1, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

INVOCATION - Bishop Eugene Collier, New St. Johns Missionary Baptist Church

Bishop Eugene Collier provided the Invocation.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Richard Paiva, Commissioner; Jessica Davis, Vice-Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher Cloudman, Mayor-Commissioner.

Also Present: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Christian Gowan, City Clerk-Auditor; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Carol Kuhn, Planning Director; Sarah Lux, Community Information Manager; Dan Stauffer, Finance Director; Jeremy Wiggins, Human Resources Director; Ray Underwood, Public Works Director; Rick Hall, Parks & Recreation Director; Jim Ailes, Utilities Director; Rick Werbiskis, Community Development Director; Ray Bahrami, Director of Engineering; Jeff Borden, Stormwater/Streets Superintendent; Erin Carello, Administrative Coordinator, and members of the public and press.

PUBLIC HEARING

PRESENTATIONS

1. Certificate of Appreciation
City Attorney Darren Elkind read the Certificate which was then presented by the entire City Commission, along with City Manager Michael Pleus, to Dale Arrington. This recognition acknowledged her invaluable knowledge, experience, and dedication to public service in municipal government and the City of DeLand, most recently demonstrated as she provided leadership, stability, and direction to the City Clerk's Department.

CONSENT AGENDA

1. Consideration, FDOT Public Transportation Grant Award 458317-1-94-01 for Airport Taxiway E Design Project.
2. Consideration, FDOT Public Transportation Grant Award 454591-2-94-01 for Airport South-Central Apron Construction Project.

3. Consideration re Approval of Professional Engineering Services — AVCON, Inc. for Taxiway E Realignment Design and Bidding.
4. Consideration, Utility Service Agreement for Country Club Pointe Redevelopment
5. Grant of temporary authorization to the St. Johns River Water Management District to install water monitoring equipment adjacent to Lake Gertie.
6. Approval of Minutes for the regular meetings of May 5, May 19, and June 2, 2025 and the regular Meeting of May 18, 2026.

MOTION TO APPROVE CONSENT AGENDA ITEMS 1-6. MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED. THE MOTION PASSED UNANIMOUSLY.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Rosemarie Latham spoke in opposition to the Florida Legislature's proposed plans to cut or eliminate property taxes for primary residences in the State of Florida.

Randy Williams thanked the downtown community and churches for feeding him and keeping him safe followed by a prayer.

BOARD APPOINTMENT

OLD BUSINESS

1. Second Reading of Ordinance Changing the Zoning for ±1.90 Acres of Property, Located at 600 North Woodland Boulevard, from E-1 (Educational) to DeLand Atrium PD (Planned Development).

City Attorney Darren Elkind read the title of Ordinance, 2026-13. Mayor Cloudman opened the public hearing. Carol Kuhn presented the staff report, approval criteria, and staff's recommendation of approval. Alex Ford, representing the applicant, introduced himself and expressed gratitude to the planning department for their efforts. The commission had no questions for the applicant. No members of the public spoke. Mayor Cloudman closed the public hearing.

Commissioner Paiva noted he thought this was a great win for the Museum of Arts, Stetson University and the future tenants.

MOTION TO ADOPT ORDINANCE 2026-13 TO CHANGE THE ZONING OF APPROXIMATELY 1.90 ACRES OF PROPERTY LOCATED AT 600 NORTH WOODLAND BOULEVARD FROM E-1 TO DeLAND ATRIUM PD. MOTION BY COMMISSIONER DAN REED. SECONDED BY COMMISSIONER PAIVA.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

2. Second Reading of Ordinance Abandoning ± 0.89 Acres of Right-of-Way of Bennett Drive, along lots 25-31 of the DeLand Business and Industrial Park plat.

City Attorney Darren Elkind read the title of Ordinance 2026-12. Mayor Cloudman opened the public hearing. Carol Kuhn presented the staff report and staff's recommendation of approval. The applicant was not present. The commission had no inquiries for Mrs. Kuhn. No public comments were provided. Mayor Cloudman closed the public hearing.

MOTION TO ADOPT ORDINANCE 2026-12, ABANDONING APPROXIMATELY 0.89 ACRES OF RIGHT-OF-WAY OF BENNETT DRIVE ALONG LOTS 25-31 OF THE DeLAND BUSINESS AND INDUSTRIAL PARK PLAT. MOTION BY COMMISSIONER PAIVA. SECONDED BY VICE MAYOR DAVIS.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

NEW BUSINESS

1. Acceptance of Easement for Bennett Drive.

City Attorney Darren Elkind clarified that this easement was necessary for the nearby utilities. There were no questions for staff or the Commission.

MOTION TO APPROVE (ACCEPTANCE OF EASEMENT FOR BENNETT DRIVE). MOTION BY COMMISSIONER PAIVA. SECONDED BY VICE MAYOR DAVIS.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

Mayor Cloudman reported that on May 11th, a meeting was held in which Volusia County conducted a beach feasibility study. John Booker provided a session summary as the group reconvened for a special session. The county's emergency management director, during the

hurricane season preview, stated that Volusia County has never experienced a direct hit from a hurricane stronger than Category 1; a Category 5 hurricane would result in a 500% increase in repair and recovery costs. The meeting concluded with a report from the co-chairs of the flooding subcommittee, Nancy Miller and Jake Johansson.

2. Report re Volusia-Flagler TPO.

Mayor Cloudman reported that the recent meeting focused on the promotion of officers for the upcoming year. He noted that the current Chair would remain in their position, while Danny Robins would serve as Vice President and Charlotte Gillis from Edgewater would assume the role of Second Chair. The operational budget for the year was approved which included significant allocations for transportation totaling several million dollars. Additionally, the board received a presentation evaluating the executive committee's proposed annual increases.

3. Report re River of Lakes Heritage Corridor.

Commissioner Dan Reed reported that the River of Lakes Heritage Corridor would not meet again until July 9th.

CITY MANAGER REPORT

City Manager Michael Pleus reported on the legislature's special session and proposal to increase the homestead exemption from the current \$50,000 to \$150,000 in 2027 and to \$250,000 in 2028. This would be a proposed constitutional amendment that would be on the November 2026 ballot. Mr. Pleus noted the proposal, if passed, would result in a \$5.2 million revenue loss in year one, representing 25.42% of the remaining general fund services (after public safety). In the second year, the impact would rise to 42.96%. He further expressed the need to undertake an informational campaign for residents to understand the proposed property tax amendment, the services the city provides, and the value behind them.

CITY ATTORNEY REPORT

No report.

CITY CLERK REPORT

City Clerk Christian Gowan reported on the upcoming board vacancies available in July, specifically for the Public Mural Art Committee and the Firefighters Retirement Committee. Mr. Gowan also announced that qualifying week for local elections would commence next week, June 8-12, 2026. Finally, Mr. Gowan thanked Dale Arrington for her hard work and outstanding effort in laying the groundwork for him to be successful in the department moving forward.

CITY COMMISSION

Commissioner Kevin Reid noted that school was out and thanked all the teachers and hard-working kids for their efforts.

Vice Mayor Davis noted the Sanborn Center's Juneteenth celebration would be held on June 13th and encouraged everyone to attend.

Commissioner Dan Reed echoed previous comments and thanked the teachers for all their hard work this past school year.

Commissioner Paiva commended the Public Works team for their Touch a Truck event and thanked the staff for their efforts.

Mayor Cloudman noted that Fire Station 83 would have its Grand Re-Opening" on Thursday, June 4th.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 p.m.

Respectfully Submitted,

Approved:

Christian D. Gowan, MPA, CMC
City Clerk-Auditor

Date

UNAPPROVED

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Second Reading of Ordinance 2026-14: Annexing ±25.44 Acres of Property, Located South of Orange Camp Road, West of the I-4 Interchange.

DEPARTMENT: Planning

PREPARED BY: Christopher Carson, Interim Principal Planner

ATTACHMENTS: Ordinance 2026-14, Exhibit A - Legal Description, Staff Report AN24-212_OrangeCampCom, AN24-212 Aerial, AN24-212 Zoning, Justification Letter - Annexation

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The request is for voluntary annexation of ± 25.44 acres of property into the City limits of DeLand. The subject property is located in unincorporated Volusia County with Volusia County zoning designations of B-6, BPUD, and A-2 and is located within the City's emerging gateway corridor overlay zoning district. The property's Volusia County future land uses are Commercial and Rural.

The application for annexation is accompanied by requests for a small-scale future land use map amendment (SMLU24-213) and rezoning (Z26-041). If the requests are approved, the applicant intends to submit for platting and site plan review.

Chapter 171 of the Florida Statutes sets forth procedures for adjusting municipal boundaries to ensure sound urban development, accommodation for growth, and ensure that areas are not annexed unless municipal services can be provided in those areas. These procedures require the development be reasonably compact, not circuitous, and does not create an enclave. In addition, the City's guidelines for annexation require a property be sufficiently contiguous to property already within the city limits. The parcel is contiguous to the City's municipal's boundary on the north and west sides and is reasonably compact. Annexation of the property does not create an area that is enclosed and bounded on all sides by the City. Furthermore, the County and City have a long standing Utility Service Agreement that properties must annex to obtain City Utilities when contiguous with jurisdictional boundaries. Therefore, staff finds the annexation request to be consistent with Chapter 171 of the State Statutes, the City's Comprehensive Plan, and Land Development Regulations.

At their April 15, 2026, meeting, the Planning Board voted 5-0 to recommend approval of the voluntary annexation.

On May 4, 2026, the City Commission approved the annexation on first reading.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles - As outlined in the city's strategic plan: "To manage growth, the City will need to institute a number of smart growth principles. For reasons of both community identity and governmental efficiency, an annexation strategy is required which will "square off" the City's boundaries." Approval of this request will further the city's goals to annex contiguous properties in order to ensure quality growth within the city limits.

SUSTAINABILITY:

Annexing the property into the City's jurisdiction will subject it to the City's adopted policies and allow implementation of the City's Sustainability Action Plan.

FISCAL IMPACT:

Annexing the property will increase the City's tax roll. Therefore, there is a positive fiscal impact.

RECOMMENDATION:

Staff recommends approval of Second Reading for the Ordinance annexing ±25.44 Acres of property into the City limits of DeLand.

BACKGROUND/DISCUSSION:

The subject property is partially wooded and currently used for agricultural purposes. The property contains a burrow pit and wetlands and surface waters are present. However, the property is not located within a floodplain.

ORDINANCE NO. 2026 - 14

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING PARCELS OF LAND TOTALING +/- 25.44 ACRES LOCATED SOUTH OF ORANGE CAMP ROAD AND WEST OF THE INTERSTATE 4 INTERCHANGE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Petitioner, Blackfin Partners, on behalf of the owners, Maple & Tom Stewart, Debra & Walter Copeland, and State of Florida Department of Transportation, submitted a petition for annexation of approximately +/- 25.44 acres of land located south of Orange Camp Road and west of the Interstate 4 Interchange; and

WHEREAS, the subject property to be annexed is partially wooded and currently used for agricultural purposes. The subject property contains a burrow pit and wetlands and surface waters are present, however it is not located within a floodplain; and

WHEREAS, the area to be annexed is contiguous to the boundaries of the City of DeLand to the north and west sides, will not create an enclave if annexed, is reasonably compact, is not circuitous, and otherwise meets the requirements of *Chapter 171, Florida Statutes*.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The following described parcels of land in Volusia County, Florida, for which a petition for annexation has been received from the Petitioner, Blackfin Partners, on behalf of the owners, Maple & Tom Stewart, Debra & Walter Copeland, and State of Florida Department of Transportation, totaling approximately +/- 25.44 acres, located south of Orange Camp Road and west of the Interstate 4 Interchange is hereby annexed and made part of the City of DeLand, subject to the jurisdiction, obligations, benefits and privileges of property within the municipality:

See legal description(s) attached hereto as Exhibit “A”

Parcel Identification Nos. 703600000240, 703600000161, 703600000163

Section 2. The boundary lines of the City of DeLand are hereby changed and redefined to include the lands described in Section 1 above and depicted on the map attached hereto as Exhibit “B” and by this reference made a part hereof.

Section 3. The City Commission finds that a public hearing has been held on this Ordinance prior to adoption in the Commission Chambers, City Hall, 120 S. Florida Avenue, DeLand, Florida, at 7:00 p.m., on June 15, 2026, after notice published in accordance with Florida Statutes Section 171.044.

Section 4. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ____ day of _____, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

First Reading: May 4, 2026
Second Reading: June 15, 2026

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land lying in Section 36, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as:

Commence at the Northwest corner of said Section 36; thence run N89°50'49"E along the North line of said Section 36, a distance of 662.36 feet to the Point of Beginning; thence N02°20'24"E, a distance of 103.52 feet to the North Right of Way line of Orange Camp Road as shown on Florida Department of Transportation Right of Way Map Section 79110, F.P. 408463 1; thence the following five (5) courses and distances along said North Right of Way line: thence N00°29'38"W, a distance of 1.63 feet; thence N89°24'03"E, a distance of 130.19 feet; thence S00°48'18"E, a distance of 14.90 feet; thence N89°39'42"E, a distance of 742.59 feet; thence N89°42'08"E, a distance of 100.77 feet; thence departing said North Right of Way line, run S00°09'19"E, a distance of 133.82 feet to the Intersection of the South Right of Way line of Orange Camp Road and the East Right of Way line of Frontage Road; thence departing said South Right of Way line, run S00°51'39"W, a distance of 326.81 feet; thence departing said East Right of Way line, run N89°08'21"W, a distance of 100.00 feet to the West Right of Way line of Frontage Road, said point also being a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 573.91 feet and a Central Angle of 54°01'07"; thence the following three (3) courses and distances along the West Right of Way line of said Frontage Road: run Southeasterly along the arc of said curve, a distance of 541.08 feet (Chord Bearing = S26°08'54"E, Chord = 521.27 feet); thence run S53°09'25"E, a distance of 235.16 feet to the Point of Curvature of a Curve, Concave to the West, having a radius of 380.00 feet and a Central Angle of 62°06'15"; thence run Southerly along the arc of said curve, a distance of 411.89 feet (Chord Bearing = S22°06'18"E, Chord = 392.02 feet); thence departing said West Right of Way line run N89°46'39"W, a distance of 754.36 feet; thence run N00°57'04"W, a distance of 666.91 feet; thence run S89°56'59"W, a distance of 664.61 feet; thence run N00°45'32"W, a distance of 665.68 feet to the Point of Beginning.

Containing 25.44 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). BEARING BASIS BEING THE NORTH LINE OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA BEING N89°50'49"E. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 6

REQUESTED BY: BLACKFIN PARTNERS, LLC

DATE OF SKETCH: 3/9/2026

REVISIONS:

SCALE: 1" = 200'/100'

SEC. 36, TWP. 17 S, RNG. 30 E

CAD FILE: S-L NEW ANNEXATION

JOB NO.: 24-448

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



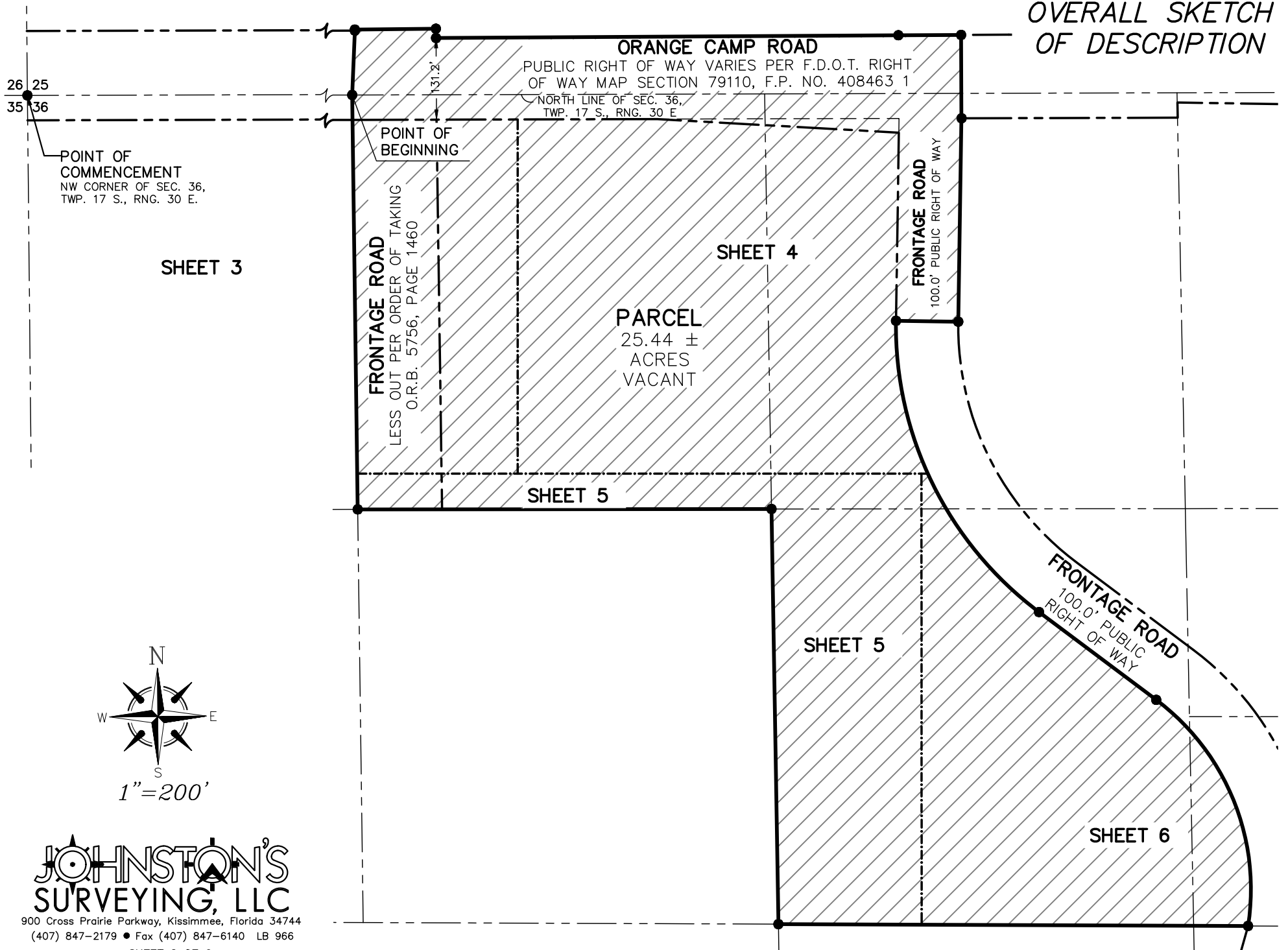
R.D.B.

03/10/2026

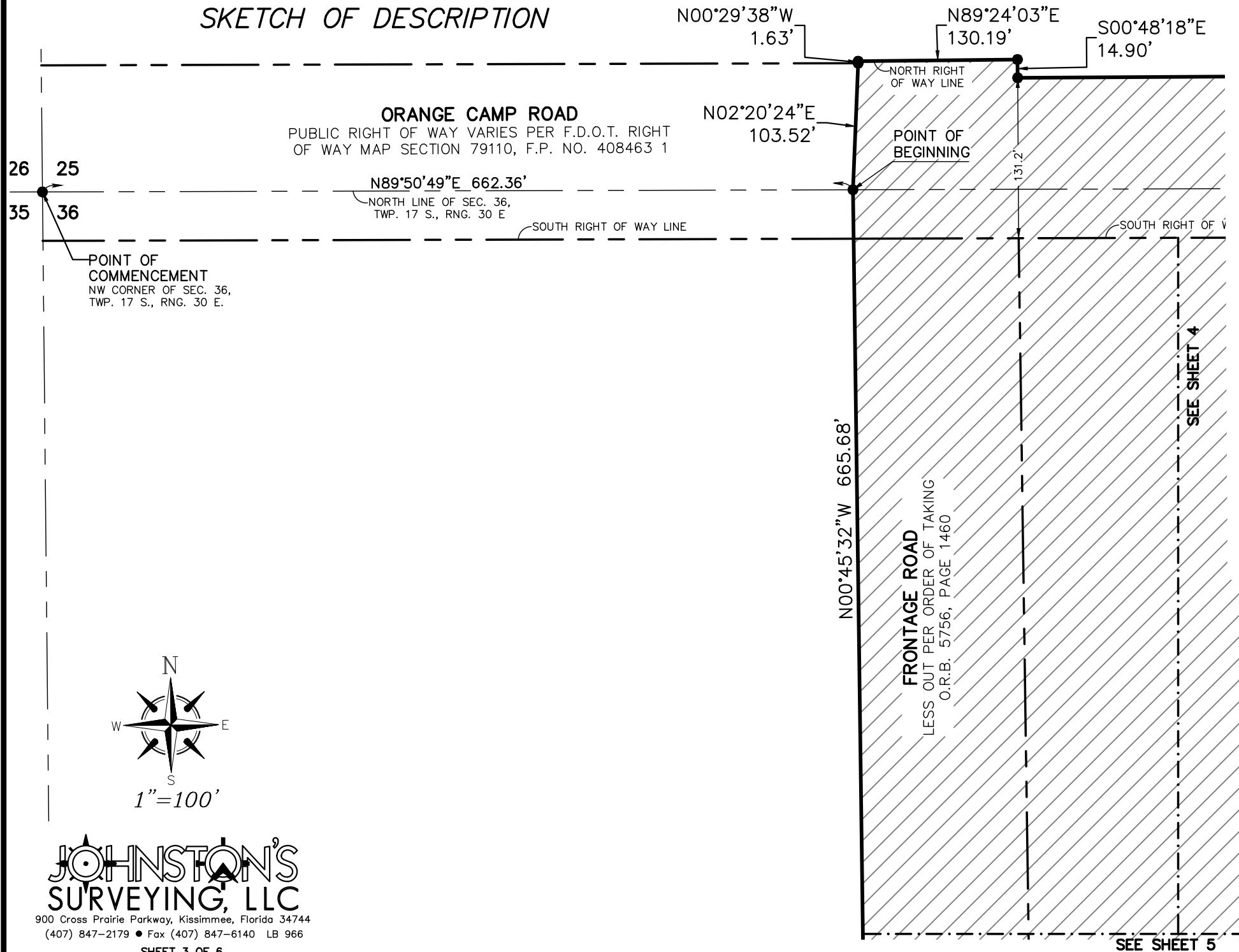
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

OVERALL SKETCH OF DESCRIPTION



SKETCH OF DESCRIPTION



**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 3 OF 6

SKETCH OF DESCRIPTION

N89°39'42"E 742.59'

N89°42'08"E

100.77'

NORTH RIGHT OF WAY LINE

ORANGE CAMP ROAD

PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT OF WAY MAP SECTION 79110, F.P. NO. 408463 1

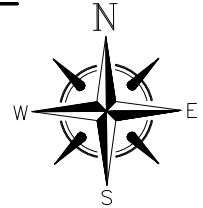
NORTH LINE OF SEC. 36,
TWP. 17 S., RNG. 30 E

LESS OUT PER ORDER OF TAKING
O.R.B. 5756, PAGE 1460

SOUTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LI



1"=100'

S00°09'19"E
133.82'

326.81'

S00°51'39"W

FRONTAGE ROAD

100.0' PUBLIC
RIGHT OF WAY

WEST RIGHT OF WAY LINE

EAST RIGHT OF WAY LINE

PORTION OF PARCEL AFFECTED
BY RESOLUTION #94-281
PER O.R.B. 3973, PAGE 4705

PORTION OF THE EAST 1/2 OF
THE NORTH 1/2 OF THE NW 1/4
OF THE NW 1/4 OF SEC.
36-17-30

PARCEL
25.44 ±
ACRES
VACANT

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

N89°08'21"W
100.00'

R=573.91'
Δ=54°01'07"

L=541.08'
CB=S26°08'54"E
CD=521.27'

WEST RIGHT OF WAY LINE

NT

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 4 OF 6

SEE SHEET 3

SEE SHEET 4

S89°56'59"W 664.61'

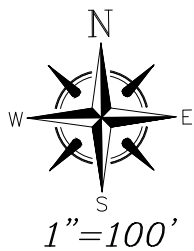
SE 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SEC. 36-17-30

N00°57'04"W 666.91'

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 6

N89°46'39"W 754.36'



JOHNSTON'S
SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 5 OF 6

*SKETCH OF
DESCRIPTION*

SEE SHEET 4

SKETCH OF DESCRIPTION



R=573.91'
Δ=54°01'07"
L=541.08'
CB=S26°08'54"E
CD=521.27'

FRONTAGE ROAD
100.0' PUBLIC
RIGHT OF WAY

S53°09'25"E 235.16'

PC

R=380.00'
Δ=62°06'15"
L=411.89'
CB=S22°06'18"E
CD=392.02'

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 5

PORTION OF THE SOUTH 1/2 OF
THE SE 1/4 OF THE NE 1/4 OF
THE NW 1/4 OF SEC. 36-17-30

N00°57'04"W 666.91'

N89°46'39"W 754.36'

N89°46'39"W 754.36'

JOHNSTON'S
SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 6 OF 6



PLANNING DEPARTMENT STAFF REPORT TO PLANNING BOARD

April 15, 2026

A. APPLICATION NO.: AN24-212
APPLICANT: Steve Landers, Blackfin Partners
OWNER: Maple & Tom Stewart, Debra & Walter Copeland, State of Florida DOT
STAFF PLANNER: Chris Carson, AICP, Interim Principal Planner
REQUEST: Voluntary Annexation of $\pm$ 25.44 acres of property into the City limits of DeLand

B. SITE FACTORS:
PARCEL NUMBERS: 703600000240, 703600000161, 703600000163
LOCATION: South of Orange Camp Rd., and west of the I-4 interchange
SIZE OF PROPERTY: $\pm$ 25.44 acres

C. Surrounding Land Use & Zoning:

Future Land Use: Volusia County: Commercial, Rural
Existing Zoning: Volusia County: B-6, BPUD, A-2
Existing Use: Agricultural/Undeveloped

	LAND USE	ZONING
North:	New Community Development (NCD), Highway Commercial (HC)	Victoria Park Planned Development (PD), Orange Camp DeLand PD
South:	VC: R	VC: A-2
East:	VC: COM, R	VC: BPUD, A-2
West:	NCD, VC: COM, R	Victoria Park PD

D. Background: The $\pm$ 25.44 acre subject property is located in unincorporated Volusia County with Volusia County zoning designations of B-6, BPUD, and A-2 and is located within the City's emerging gateway corridor overlay zoning district. The property's Volusia County future land uses are Commercial and Rural.

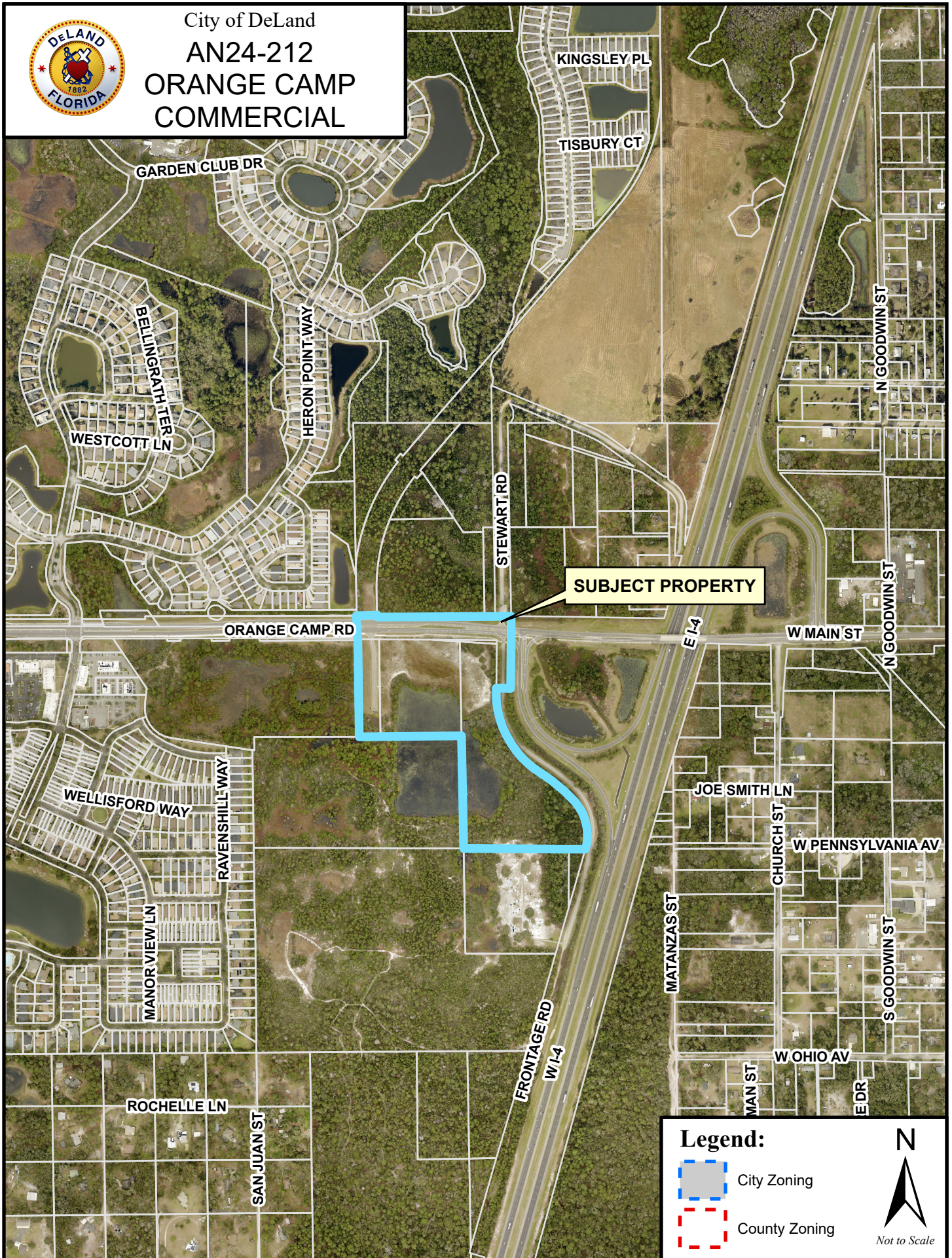
The property is partially wooded and currently used for agricultural purposes. The property contains a burrow pit and wetlands and surface waters are present, however it is not located within a floodplain. The application for annexation is accompanied by requests for a small-scale future land use map amendment (SMLU24-213) and rezoning (Z26-041). If the requests are approved, the applicant intends to submit for platting and site plan review.

- E. Public Services & Utilities:** The City's Utilities Department has determined that City water, sewer and reclaim are available to service the property through a 12" water main, 8" force main, and 12" reclaim along Orange Camp Road.
- F. Growth Management Plan Consistency:** The area surrounding the development is a mix of developed and undeveloped properties. To the north and west is the Victoria Park PD. Also to the north is the Orange Camp PD approved in 2024. While the property is currently vacant, there is a proposal under staff review for platting and infrastructure. To the east is I-4 and Lake Helen, and to the south is a cemetery and some rural properties.
- G. Analysis:** Chapter 171 of the Florida Statutes sets forth procedures for adjusting municipal boundaries to ensure sound urban development, accommodation for growth, and ensure that areas are not annexed unless municipal services can be provided in those areas. These procedures require the development be **reasonably compact, not circuitous, and does not create an enclave**. In addition, the City's guidelines for annexation require a property be sufficiently **contiguous** to property already within the city limits. The parcel is contiguous to the City's municipal's boundary on the north and west sides and is reasonably compact. Annexation of the property does not create an area that is enclosed and bounded on all sides by the City. Furthermore, the County and City have a long standing Utility Service Agreement that properties must annex to obtain City Utilities when contiguous with jurisdictional boundaries. Therefore, staff finds the annexation request to be consistent with Chapter 171 of the State Statutes, the City's Comprehensive Plan, and Land Development Regulations.
- H. Next Steps:** The petition for voluntary annexation will go before the City Commission on May 4, 2026 for first reading. The future land use map amendment will then be forwarded to the Volusia Growth Management Commission (VGMC). After VGMC review, the request is anticipated to go before City Commission on June 15, 2026 for second reading.
- I. Recommendation:** Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

Based upon the concurrency requirements of the State of Florida and the City's concurrency management plan, as adopted in Article 5, Sec. 33-41 of the Land Development Regulations, approval of the proposed annexation does not automatically provide vested development rights. At the time the developer applies for a development permit, adequate infrastructure must exist to support the proposed development. If such infrastructure does not exist, the developer may be required to incur additional expense to ensure that the necessary infrastructure is provided.

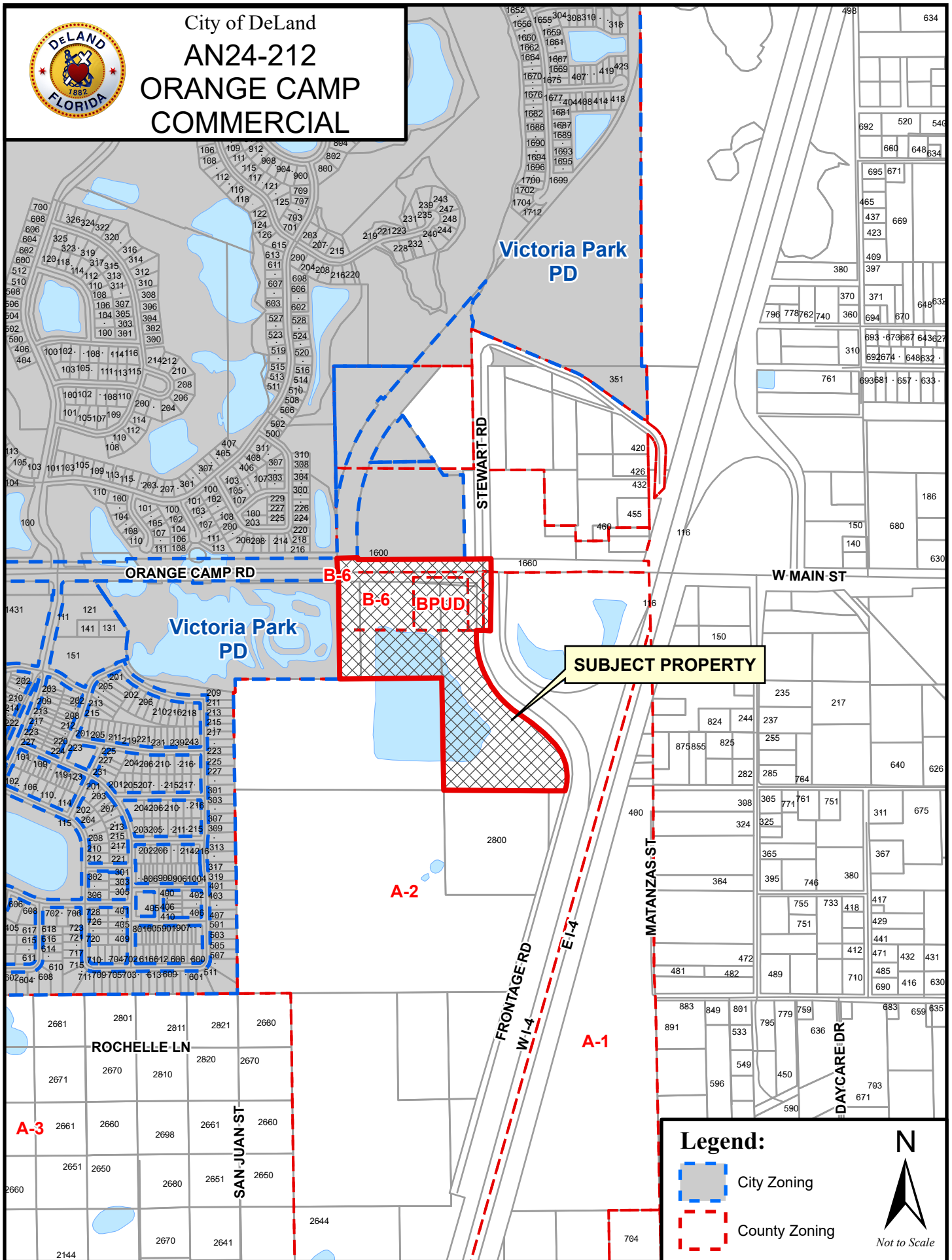


City of DeLand
AN24-212
ORANGE CAMP
COMMERCIAL





City of DeLand
AN24-212
ORANGE CAMP
COMMERCIAL





March 5, 2026

Ms. Carol Kuhn, AICP
Planning Director
120 S. Florida Avenue
DeLand, Florida 32720

Subject: Application for Annexation
Parcel I.D. 703600000240 (Alt Key 2318929)
Parcel I.D. 703600000161 (Alt Key 2318767)
Parcel I.D. 703600000163 (Alt Key 6558540)
Portion of Frontage Rd Right of Way
Portion of Orange Camp Rd Right of Way
Rezone Area: 25.44 acres

Dear Ms. Kuhn:

Please accept this application for annexation for the referenced parcels. This parcel land area is approximately 25.44 acres located southwest from the intersection of Orange Camp Road and Interstate 4. For reference, we have included the Orange Camp Planned Development Exhibit that shows project location relative to surrounding uses.

This application for rezone is required because of voluntary annexation in accordance with the interlocal agreement between Volusia County and the City of DeLand that provides for utility services with annexation when bordering the City of DeLand.

NEED AND JUSTIFICATION FOR CHANGE

Immediately north of the site's frontage to Orange Camp Road is Planned Development (I-4 Auto Mall PD, City of DeLand) zoning with Highway Commercial land use; to the east is Interstate 4 right-of-way; to the south and partially west is Volusia County A2 zoning with Rural land use; and to the west of the site's frontage to the Florida Department of Transportation frontage road is Planned Development (Victoria Park PD) with Residential land use.

Currently, the applicant's parcel contains Volusia County zoning/land use designations that include B6/Commercial (3.30 acres), BPUD/Commercial (2.10 acres – Miller Enterprises Inc.), and Agriculture A2/Rural (14.20 acres). The rezoning would allow the applicant to connect to City of DeLand utilities and unify the parcels under a complementary zoning that is consistent with the proximity of arterial roadways.

The proposed development would include commercial uses consistent with the proximity of the intersection between Interstate 4 and Orange Camp Road Interchange.

COMPATIBILITY WITH COMPREHENSIVE PLAN

The proposed annexation, land use, and rezoning is in accordance with the City of DeLand's Comprehensive Plan. The City provides guidelines for rezoning that include maintaining the City's character and neighborhoods, maintaining level of service, and increasing commercial uses that benefit the City.

More specifically, the Comprehensive Plan recognizes the need to provide highway commercial in outlying or newly developed areas of the City and encourages commercial land use outside of the Downtown so long as it does not replace the Downtown's role as the primary destination and center of commerce.

LEVEL OF SERVICE

Water and sewer services for this parcel will be provided by the City of DeLand Utilities. An existing 12-inch water line and 8-inch sewer forcemain along Orange Camp Road will provide water and sewer service to the site. Potable water production capacity exceeds current and committed demands, providing adequate service for the anticipated project demand.

The current sewer service area capacity and demand also provide an adequate level of service.

A traffic impact analysis prepared by Walsh Traffic, Inc. concludes that the surrounding roadway network is operating at an acceptable level of service and that the proposed development will not adversely impact traffic operations with appropriate mitigation.

IMPACT ON NATURAL ENVIRONMENT

The existing property is currently used for commercial and agricultural purposes and is part of an abandoned borrow pit. Due diligence identified no environmentally significant issues related to historic preservation or wetlands. The parcel is surrounded by developed properties, and the proposed commercial development will not negatively impact the natural environment.

Stormwater management will comply with City of DeLand, St. Johns River Water Management District, and Florida Department of Transportation requirements. The existing borrow pit will provide adequate drainage capacity, including support for the 100-year storm event.

Thank you for your consideration of our application. Please do not hesitate to contact me if you have any questions.

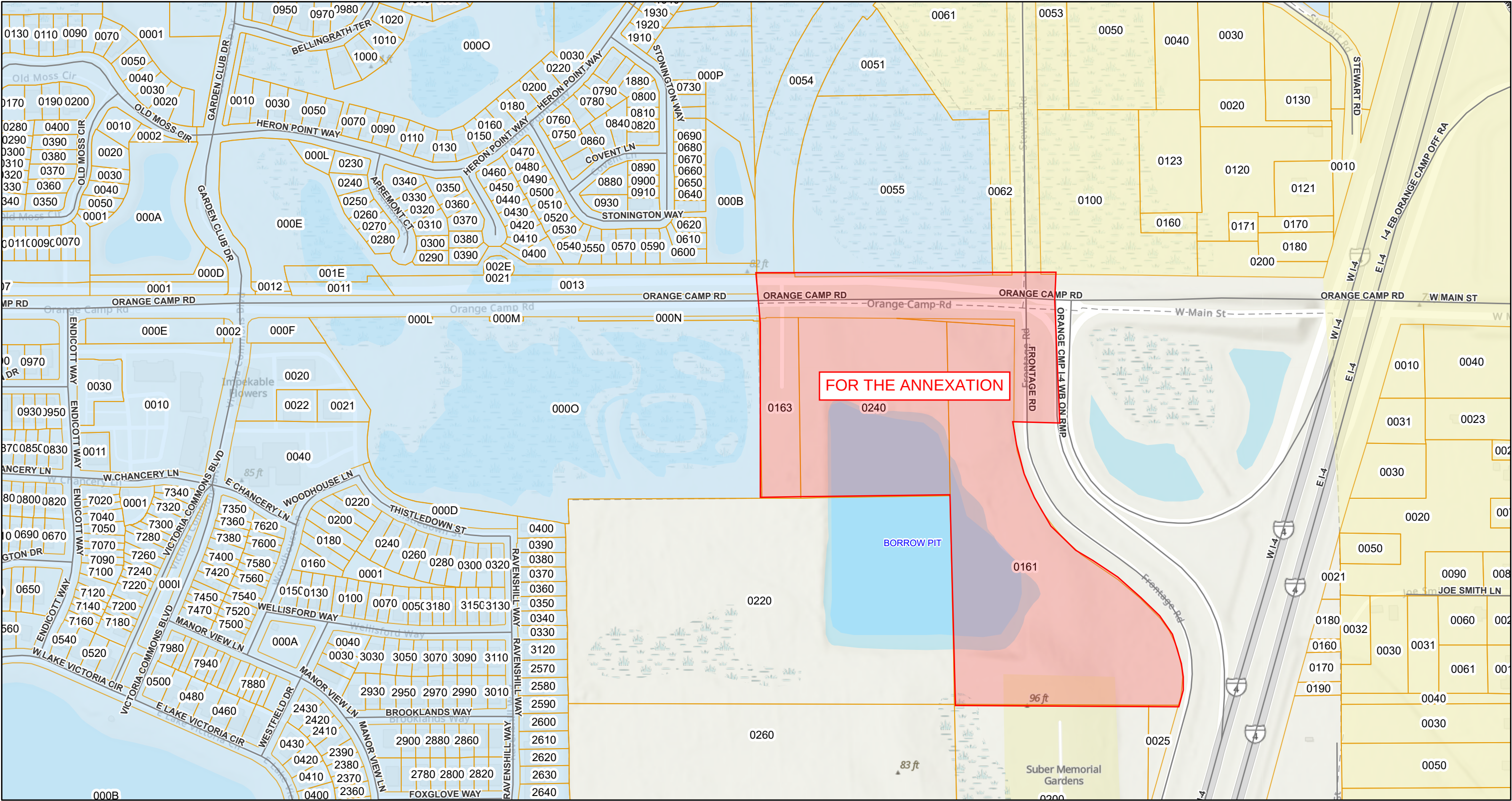
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Ramsburg', written in a cursive style.

Derek E. Ramsburg, P.E.
Project Manager

Volusia County Property Appraiser



3/4/2026, 2:11:00 PM

1:4,514

Parcel

Streets

Parcel Text

Cities

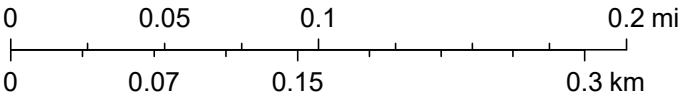
DELAND

LAKE HELEN

Water Body Names

Water Bodies

County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Second Reading of Ordinance 2026-15: Changing the Land Use for ±22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County Commercial and Volusia County Rural to City of DeLand Highway Commercial (HC).

DEPARTMENT: Planning

PREPARED BY: Christopher Carson, Interim Principal Planner

ATTACHMENTS: Ordinance 2026-15, Exhibit A - Legal Description, Staff Report SMLU24-213_OrangeCampCom, SMLU24-213 Aerial, SMLU24-213 Zoning, SMLU24-213 Land Use, SMLU24-213 Proposed Land Use, Justification Letter - FLU, Traffic Analysis , 26-011 Consistency Certification Letter SMLU24-213

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The applicant is requesting to amend the future land use designation for ±22.43-acres of property from Volusia County: Commercial and Volusia County: Rural land use designations to the Highway Commercial (HC) land use designation. The subject property is located within the City's emerging gateway corridor overlay zoning district. The request for a small-scale future land use map amendment is accompanied by requests for annexation (AN24-212) and rezoning (Z26-041). If the requests are approved, the applicant intends to submit for platting and site plan review.

Per the 2050 Vision plan, the subject property is located within the Category 2, Urban Core. The Urban Core is described as the area where the majority of the new growth will take place. The Comprehensive Plan describes the Highway Commercial land use designation as being typified by office, service-oriented, and commercial uses which provide retail and related goods and services to local-sub-regional and regional markets. Areas designated as Highway Commercial tend to be located in the outlying or newly developed areas of the city. Neighborhood convenience centers shall be located within easy walking distance of residents in the area, and where they will be compatible with the character of the surrounding area. Commercial uses located adjacent to residential uses shall utilize significant buffering and landscaping to minimize negative impacts. Future development will be reviewed to meet the requirements of the LDRs. Additionally, the applicant plans to develop commercial uses to serve the surrounding area. Therefore, the request is compatible with the Comprehensive Plan and the 2050 Vision Plan.

The proposed land use designation, Highway Commercial, is consistent with the surrounding area, and is not expected to create any land use incompatibilities.

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 facility analysis presented in the staff report suggests the proposed land use amendment should not cause any of the City's public infrastructure and services to degrade below the adopted or current operational level of service (LOS) based on the theoretical maximum impact analysis.

At the April 15, 2026, Planning Board meeting, the Board voted 5-0 to recommend approval of the request for a

future land use map amendment.

On May 4, 2026, the City Commission approved the request for a future land use map amendment on first reading.

On June 3, 2026, the Volusia Growth Management Commission (VGMC) issued a certificate of consistency.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Inclusion of the subject property in the City's tax rolls will increase funds towards City services.

RECOMMENDATION:

Staff recommends approval of Second Reading of the ordinance to amend the future land use of the subject property from Volusia County Commercial (COM) and Volusia County Rural (R) to City of DeLand Highway Commercial (HC).

BACKGROUND/DISCUSSION:

Recently the surrounding area has seen a shift from the AutoMall concept to the north to a more diverse mix of uses. A portion of the former AutoMall is now planned for 348 residential units in addition to other uses in Lake Helen. This was further supported when the City of Lake Helen updated its Comprehensive Plan to allow for multi-family residential. The Orange Camp PD was approved in 2024 which also diversified the uses from the former AutoMall concept. To the north and west of the subject property are the Victoria Park and Victoria Gardens developments. South of the subject property is a cemetery and rural properties.

The subject property is currently vacant and undeveloped. Therefore, the development should have a positive impact on the city and surrounding area by providing additional commercial and retail uses to the immediate area.

The subject property contains a burrow pit and wetlands, and surface waters are present. However, it is not located within a floodplain. Staff will review to ensure compliance with the Land Development Regulations at the time of plat or site plan review.

ORDINANCE NO. 2026 - 15

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE FROM VOLUSIA COUNTY'S COMMERCIAL AND VOLUSIA COUNTY'S RURAL FUTURE LAND USE DESIGNATIONS TO CITY OF DELAND'S HIGHWAY COMMERCIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment involves the change to the land use designation of a parcel of property that is 50 acres or less; and
2. The cumulative effect of the above amendment does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by changing the land use designation of approximately +/- 22.43 acres of land located south of Orange Camp Road, west of the Interstate 4 Interchange; from Volusia County's Commercial and Volusia County's Rural future land use designations to City of DeLand's Highway Commercial future land use designation; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11); and

WHEREAS, this land use amendment has been transmitted to and reviewed by the Volusia Growth Management Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by changing the land use designation of that certain parcel of land located south of Orange Camp Road, west of the Interstate 4 Interchange; consisting of approximately

+/- 22.43 acres of land from Volusia County's Commercial and Volusia County's Rural Future Land Use designations to City of DeLand's Highway Commercial Future Land Use designation, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

First Reading: May 4, 2026
Second Reading: June 15, 2026

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

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Commence at the Northwest corner of said Section 36; thence run N89°50'49"E along the North line of said Section 36, a distance of 662.36 feet; thence departing said North line run S00°45'32"E, a distance of 40.00 feet to a point on the South Right of Way line of Orange Camp Road as shown on Florida Department of Transportation Right of Way Map Section 79110, F.P. 408463 1 to the Point of Beginning; thence run N89°50'49"E along said South Right of Way line, a distance of 977.79 feet to the Intersection of the South Right of Way line of Orange Camp Road and the East Right of Way line of Frontage Road; thence departing said South Right of Way line, run S00°51'39"W, a distance of 326.81 feet; thence departing said East Right of Way line, run N89°08'21"W, a distance of 100.00 feet to the West Right of Way line of Frontage Road, said point also being a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 573.91 feet and a Central Angle of 54°01'07"; thence the following three (3) courses and distances along the West Right of Way line of said Frontage Road: run Southeasterly along the arc of said curve, a distance of 541.08 feet (Chord Bearing = S26°08'54"E, Chord = 521.27 feet); thence run S53°09'25"E, a distance of 235.16 feet to the Point of Curvature of a Curve, Concave to the West, having a radius of 380.00 feet and a Central Angle of 62°06'15"; thence run Southerly along the arc of said curve, a distance of 411.89 feet (Chord Bearing = S22°06'18"E, Chord = 392.02 feet); thence departing said West Right of Way line run N89°46'39"W, a distance of 754.36 feet; thence run N00°57'04"W, a distance of 666.91 feet; thence run S89°56'59"W, a distance of 664.61 feet; thence run N00°45'32"W, a distance of 625.68 feet to the Point of Beginning.

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ABBREVIATIONS/LEGEND

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TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	NW	NORTHWEST

NOTES:
 BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT).
 BEARING BASIS BEING THE NORTH LINE OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA BEING N89°50'49"E.
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 6

REQUESTED BY: BLACKFIN PARTNERS, LLC

DATE OF SKETCH: 3/9/2026

REVISIONS:

SCALE: 1" = 200'/100'

SEC. 36, TWP. 17 S, RNG. 30 E

CAD FILE: S-L NEW REZONING

JOB NO.: 24-448

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
 (407) 847-2179 • Fax (407) 847-6140 LB 966



[Signature]

03/10/2026

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

OVERALL SKETCH OF DESCRIPTION

26 25
35 36

POINT OF
COMMENCEMENT
NW CORNER OF SEC. 36,
TWP. 17 S., RNG. 30 E.

SHEET 3

POINT OF
BEGINNING

FRONTAGE ROAD
LESS OUT PER ORDER OF TAKING
O.R.B. 5756, PAGE 1460

131.2'

ORANGE CAMP ROAD
PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT
OF WAY MAP SECTION 79110, F.P. NO. 408463 1

LESS OUT PER ORDER OF TAKING
O.R.B. 5756, PAGE 1460

SHEET 4

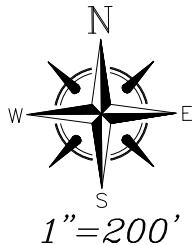
PARCEL
22.43 ±
ACRES
VACANT

SHEET 5

SHEET 5

SHEET 6

100.0' FRONTAGE ROAD
PUBLIC RIGHT OF WAY

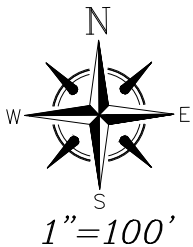
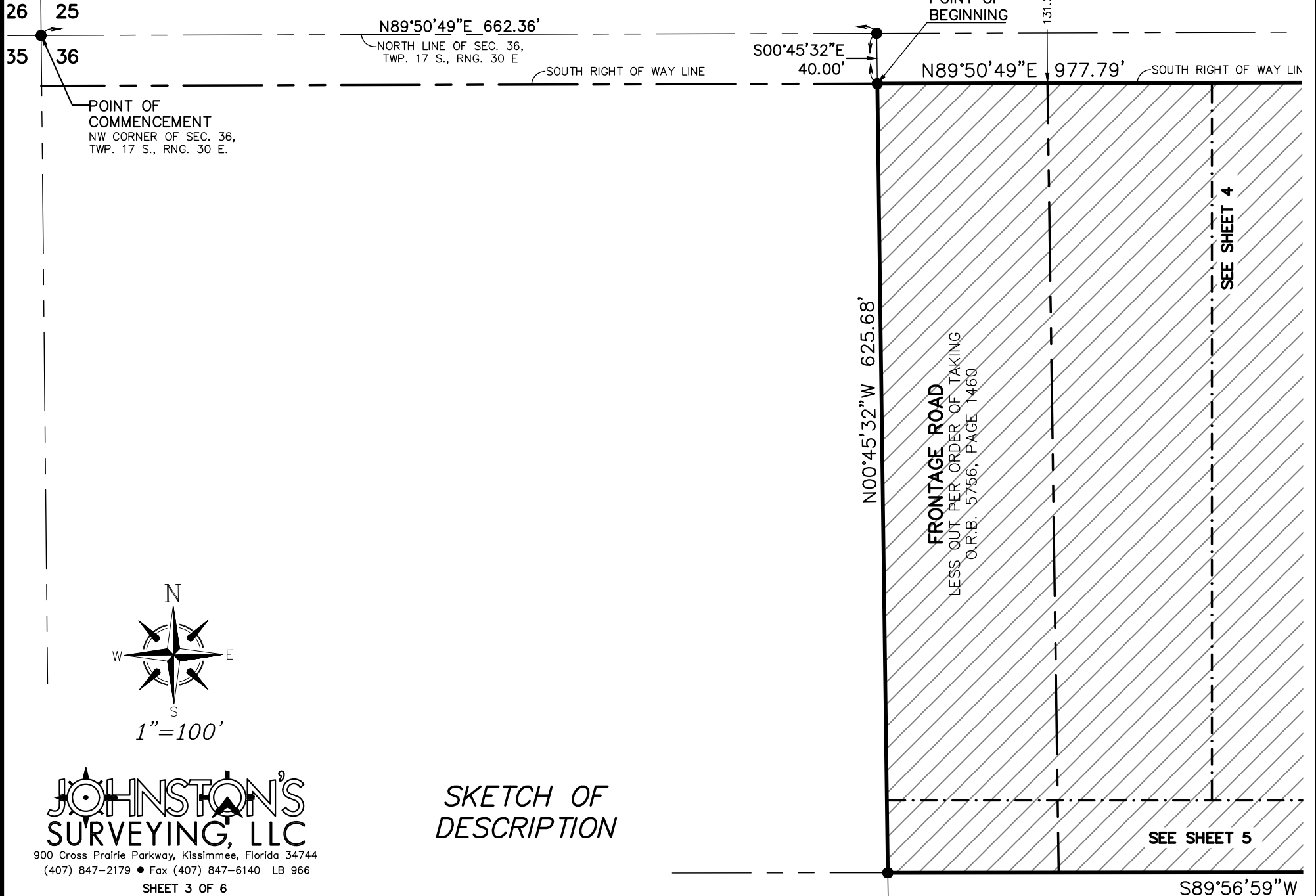


JOHNSTON'S
SURVEYING, LLC

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 2 OF 6

ORANGE CAMP ROAD
PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT
OF WAY MAP SECTION 79110, F.P. NO. 408463 1



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SURVEYING, LLC**

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(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 3 OF 6

*SKETCH OF
DESCRIPTION*

SEE SHEET 4

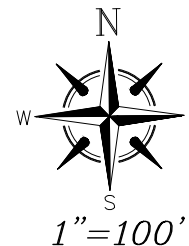
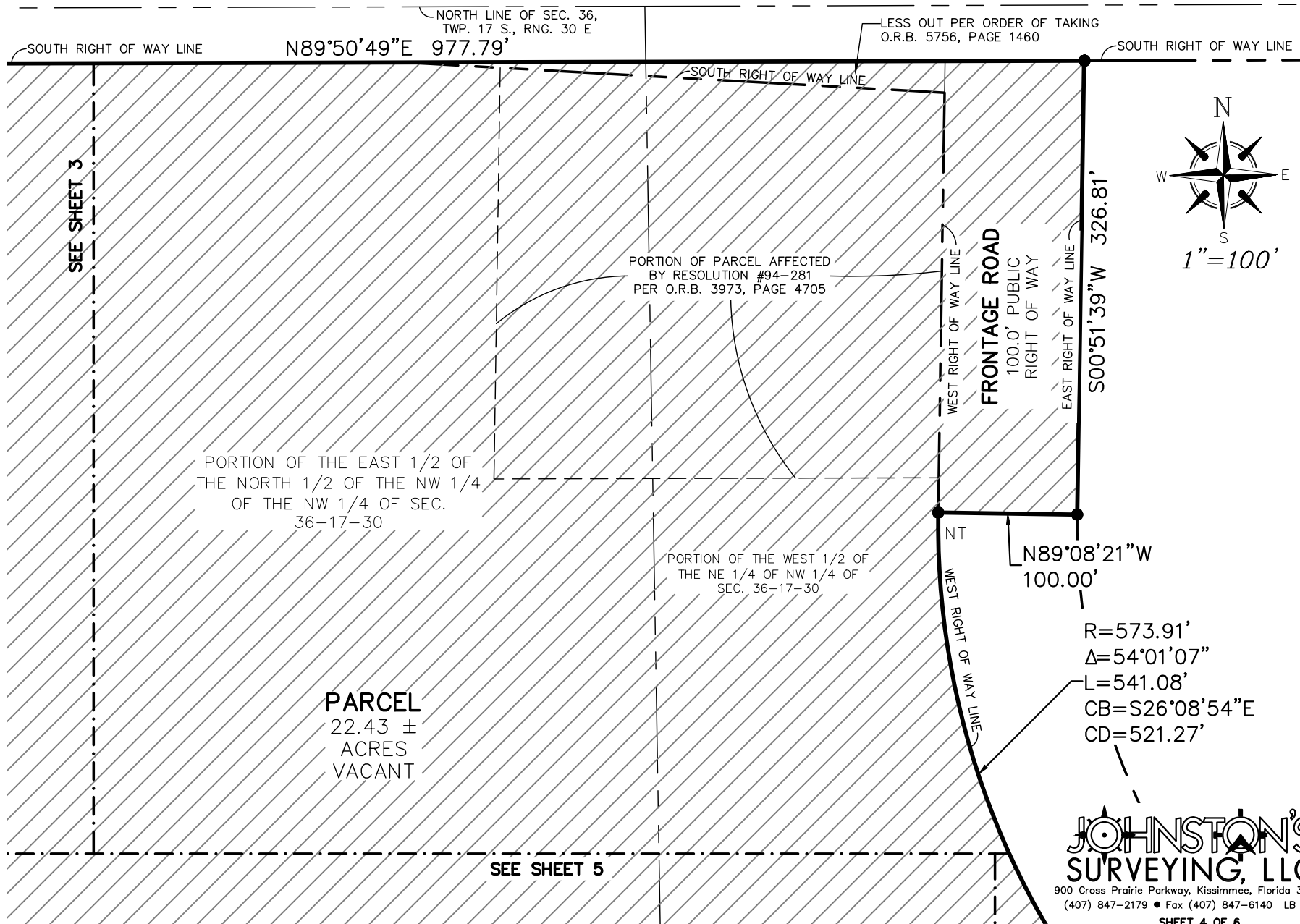
SEE SHEET 5

$S89^{\circ}56'59''W$

SKETCH OF DESCRIPTION

ORANGE CAMP ROAD

PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT
OF WAY MAP SECTION 79110, F.P. NO. 408463 1



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SURVEYING, LLC**

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(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 4 OF 6

SEE SHEET 3

SKETCH OF DESCRIPTION

SEE SHEET 4

S89°56'59"W 664.61'

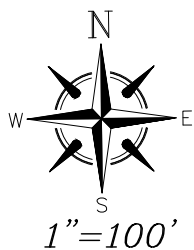
SE 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SEC. 36-17-30

N00°57'04"W 666.91'

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 6

N89°46'39"W 754.36'



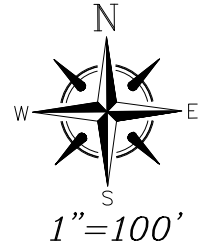
JOHNSTON'S
SURVEYING, LLC

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 5 OF 6

SEE SHEET 4

SKETCH OF DESCRIPTION



R=573.91'
Δ=54°01'07"
L=541.08'
CB=S26°08'54"E
CD=521.27'

FRONTAGE ROAD
100.0' PUBLIC
RIGHT OF WAY

S53°09'25"E 235.16'

PC

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 5

R=380.00'
Δ=62°06'15"
L=411.89'
CB=S22°06'18"E
CD=392.02'

PORTION OF THE SOUTH 1/2 OF
THE SE 1/4 OF THE NE 1/4 OF
THE NW 1/4 OF SEC. 36-17-30

N89°46'39"W 754.36'

JOHNSTON'S
SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 6 OF 6



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

April 15, 2026

A. APPLICATION NO.: SMLU24-213
APPLICANT: Steve Landers, Blackfin Partners
OWNER: Maple & Tom Stewart, Debra & Walter Copeland, State of Florida DOT
STAFF PLANNER: Chris Carson, AICP, Interim Principal Planner
REQUEST: To amend the land use designation from Volusia County Commercial (COM) and Volusia County Rural (R) to City of DeLand Highway Commercial (HC)

B. SITE FACTORS:

PARCEL NUMBER: 703600000240, 703600000161, 703600000163
LOCATION: South of Orange Camp Rd., and west of the I-4 interchange.
SIZE OF PROPERTY: ±22.43 acres

C. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:

Future Land Use: Volusia County: Commercial, Rural
Existing Zoning: Volusia County: B-6, BPUD, A-2
Existing Use: Agricultural/Undeveloped

D. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	New Community Development (NCD) Highway Commercial (HC)	Victoria Park Planned Development (PD), Orange Camp DeLand PD
South:	VC: R	VC: A-2
East:	VC: COM, R	VC: BPUD, A-2
West:	NCD, VC: COM, R	Victoria Park PD

E. REQUESTED ACTION:

- 1. REQUEST:** The applicant is requesting to amend the future land use designation for ±22.43-acres of property located on the south side of Orange Camp Road, just west of the I-4 interchange from Volusia County: Commercial and Volusia County: Rural land use designations to the Highway Commercial (HC) land use designation. The request for a small-scale future land use map amendment is accompanied by requests for annexation (AN24-212) and rezoning (Z26-041).

F. 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 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 has determined that City water, sewer and reclaim are available to service the property through a 12" water main, 8" force main, and 12" reclaim on Orange Camp Road. The applicant will be required to tie in to these connections at the time of plat or site plan review.

A Traffic Impact Analysis prepared by Walsh Traffic, Inc. concluded that the surrounding roadway network is operating at an acceptable level of service and that the proposed development will not adversely impact traffic operations. Staff will review the traffic methodology at the time of plat or site plan review. If the proposed development generates more than 1,000 average daily trips, a full traffic study will be required.

There is no residential component of the proposed project, therefore a school capacity determination letter is not required at this time. If residential is included in a future development plan, the applicant will be required to obtain a capacity determination letter from Volusia County School Board.

2. Compatibility with Land Use and Other Elements: The Future Land Use element requires that the subject property be consistent with surrounding development. Per the 2050 Vision plan, the subject property is located within the Category 2, Urban Core. The Urban Core is described as the area where the majority of the new growth will take place.

The Comprehensive Plan describes the Highway Commercial land use designation as being typified by office, service-oriented, and commercial uses which provide retail and related goods and services to local-sub-regional and regional markets. Areas designated as Highway Commercial tend to be located in the outlying or newly developed areas of the city. Neighborhood convenience centers shall be located within easy walking distances of residents in the area, and where they will be compatible with the character of the surrounding area. Commercial uses located adjacent to residential uses shall utilize significant buffering and landscaping to minimize negative impacts. Future development will be reviewed to meet the requirements of the LDRs. Additionally, the applicant plans to develop commercial uses to serve the surrounding area.

Therefore, the request is compatible with the Comprehensive Plan and the 2050 Vision Plan.

3. **Future Land Use Map:** The proposed change in the land use designation to Highway Commercial (HC) will be shown on the revised Future Land Use Map. There will be no change in the 2050 Vision Map.
4. **Location of Lakes, Floodplains, and Wetlands:** The property contains a burrow pit and wetlands, and surface waters are present, however it is not located within a floodplain. Staff will review to ensure compliance with the Land Development Regulations at the time of plat or site plan review.
5. **Analysis of Natural Resources:**
 - a. *Soil types: Immokalee sand, Orsino fine sand, Daytona sand*
 - b. *Presence of Endangered Species:* None known at this time.
6. **Existing and Future Impact upon Infrastructure Capacity:**
 - a. **Water and Sewer:** The City's Utility Department has indicated sufficient water and sewer supply is available for the proposed land use designation. The fully engineered plans will be reviewed at the time of plat or site plan review.
 - b. **Drainage:** The subject property will be required to retain the 100-year frequency, 24-hour storm event for landlocked basins, on site. These criteria will be reviewed for compliance at the time of plat or site plan review.
 - c. **Solid Waste:** Solid waste services are available for the property. The County has landfill capacity available to receive waste projected to be generated from the development. The Volusia County Waste Management Facility has capacity for the next twenty-seven (27) years.
 - d. **Transportation:** A Traffic Impact Analysis prepared by Walsh Traffic, Inc. concluded that the maximum development allowed under the proposed land use is projected to generate 10,408 total daily trips, 764 total AM peak-hour trips, and 939 total PM peak-hour trips. The maximum development allowed under the existing land use is projected to generate 17,112 total daily trips, 963 total AM peak-hour trips, and 1,580 total PM peak-hour trips. Therefore, the proposed land use amendment will have a net trip reduction on the adjacent roadway network and thus an overall transportation benefit.
7. **Impact upon Recreation and Open Space:** The future land use amendment will have no impact to the existing level of service.
8. **New Public Facilities Needed to Serve Land Use:** Per the feasibility analysis completed by staff, no need for new public facilities is anticipated.
9. **Impact Upon Existing Facilities:** The development should not have an impact to existing facilities.
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 and will not require revision to the City's adopted Five-Year Capital Improvement Program.

11. Compatibility with Existing Zoning Classification: The proposed C-2 zoning designation would be compatible with the HC land use designation.

12. Will the proposed land use change impact schools? If a residential use is proposed in the future, the applicant would be 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 the time of plat or site plan review if residential uses are included.

13. How does this proposal fit with the guidelines developed for DeLand 2050 Vision and the City's Strategic Plan?

- a. **2050 Vision Plan:** The proposed development is located within Category 2, "Urban Core" where the majority of new growth should take place.
- b. **DeLand Strategic Plan:** "One of the goals of the Strategic Plan is to Institute Smart Growth principals by require contiguous properties to annex.

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

H. NEXT STEPS: The request for a small-scale future land use map amendment will go before the City Commission on May 4, 2026, for first reading, followed by Volusia Growth Management Commission Review (VGMC). After VGMC review, the request is anticipated to go before City Commission on June 15, 2026 for second reading.

I. STAFF RECOMMENDATION: Staff recommends the Planning Board forward a recommendation of approval of the proposed amendment to the subject property's future land use designation to the City's Highway Commercial.

J. 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.

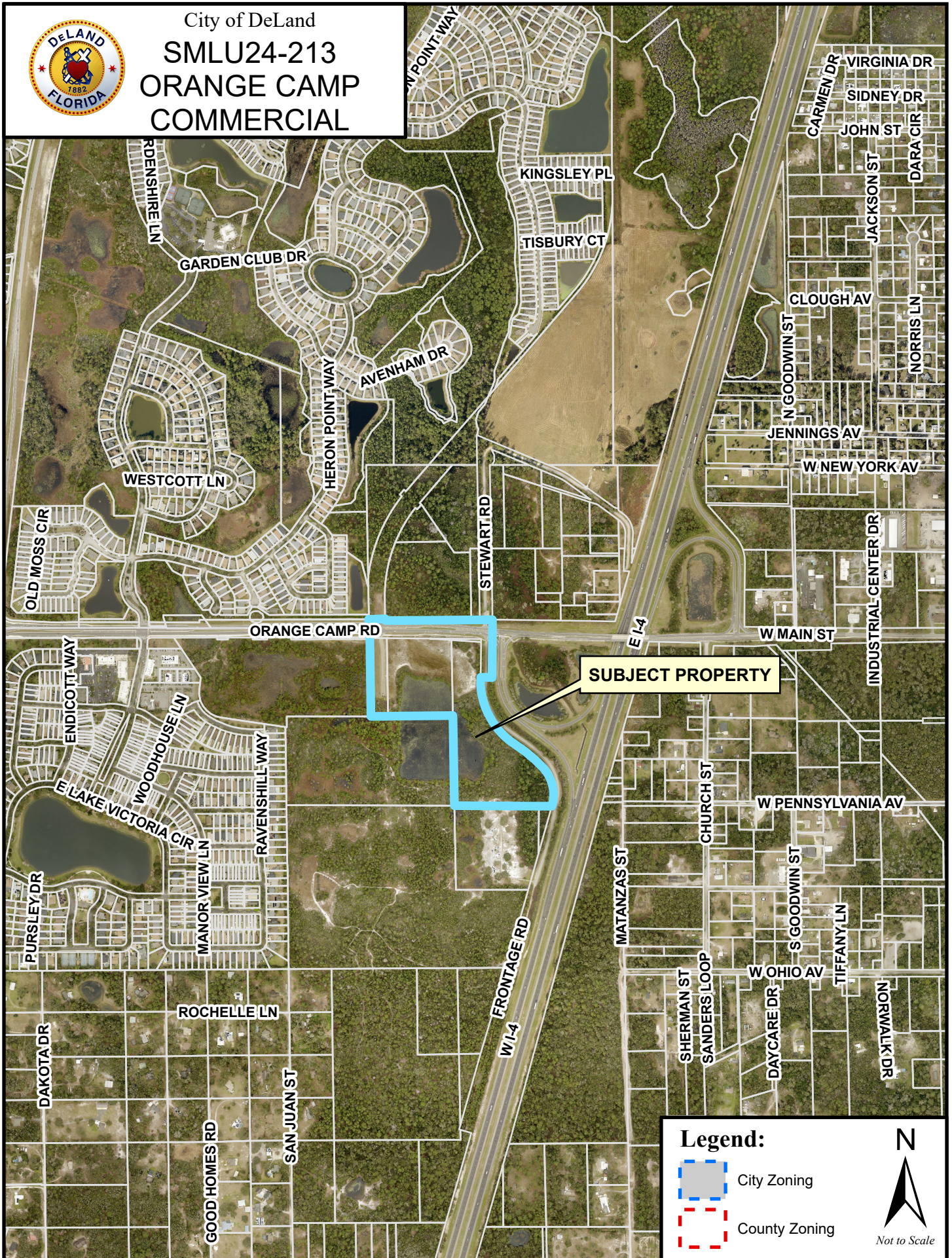
The following seven public facilities and services were examined (Table 4): Transportation, Stormwater Drainage, Sanitary Sewer, Recreation, Potable Water, Schools, and Solid Waste.

Table 4. Impact Analysis (Theoretical Maximums)

Development Variable	Theoretical Maximums		
	EXISTING <i>Land Use</i>	PROPOSED <i>HC</i>	Net Change
Non-residential Sq. Ft.	374,594	920,423	+ 545,829
Transportation (PM Peak Hr. Trips/Daily Trips) <i>(ITE Trip Generation Manual, 11th Edition)</i>	1,580 peak/17,112 ADT	1,155 peak/12,667 ADT	-425 peak/-4,445 ADT
Sanitary Sewer (gallons/day) 0.1 GPD per Non-residential Sq. Ft.	37,459	92,042	+54,583
Potable Water (gallons/day) 0.1 GPD per Non-residential Sq. Ft.	37,459	92,042	+54,583
Solid Waste (lbs/day) 1 employee / 500 Non-residential Sq. Ft. * 8.6	6,443	15,831	+9,388
Stormwater Drainage LOS Standard 100-yr/24-hr event. Drainage system to be designed to meet the req. of the LDR during subdivision or site plan review.	N/A	N/A	N/A

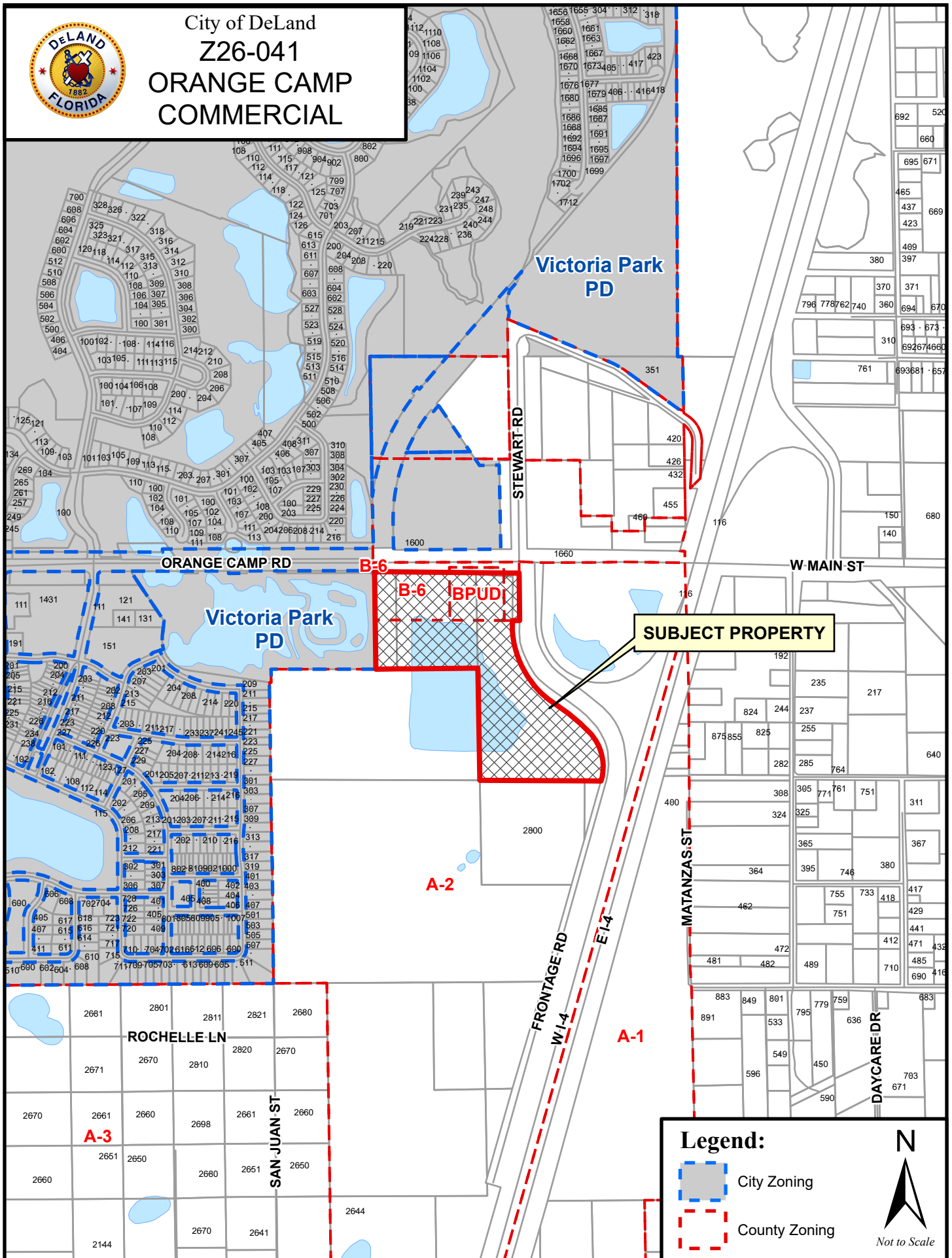


City of DeLand
SMLU24-213
ORANGE CAMP
COMMERCIAL



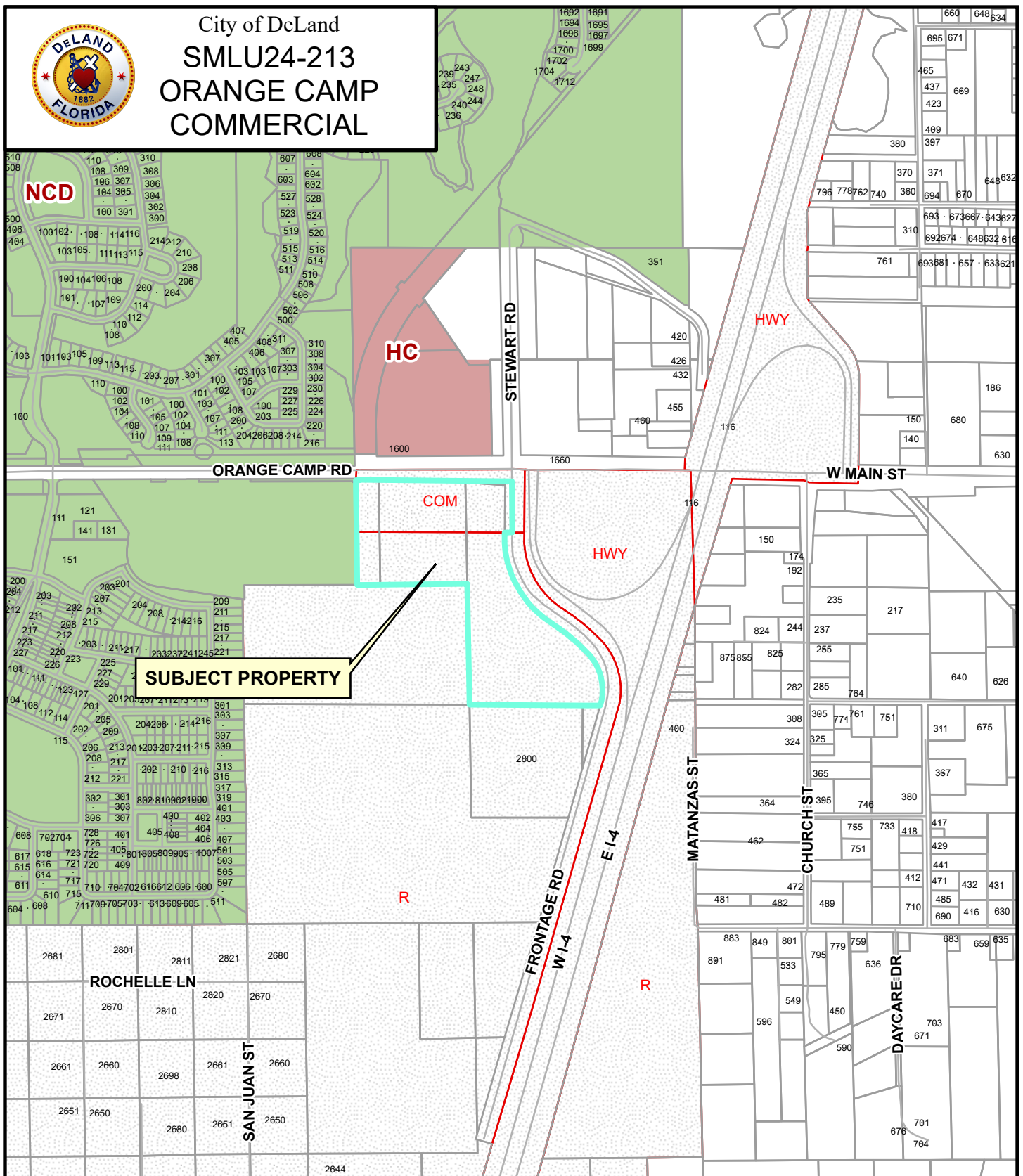


City of DeLand
Z26-041
ORANGE CAMP
COMMERCIAL





City of DeLand
SMLU24-213
ORANGE CAMP
COMMERCIAL



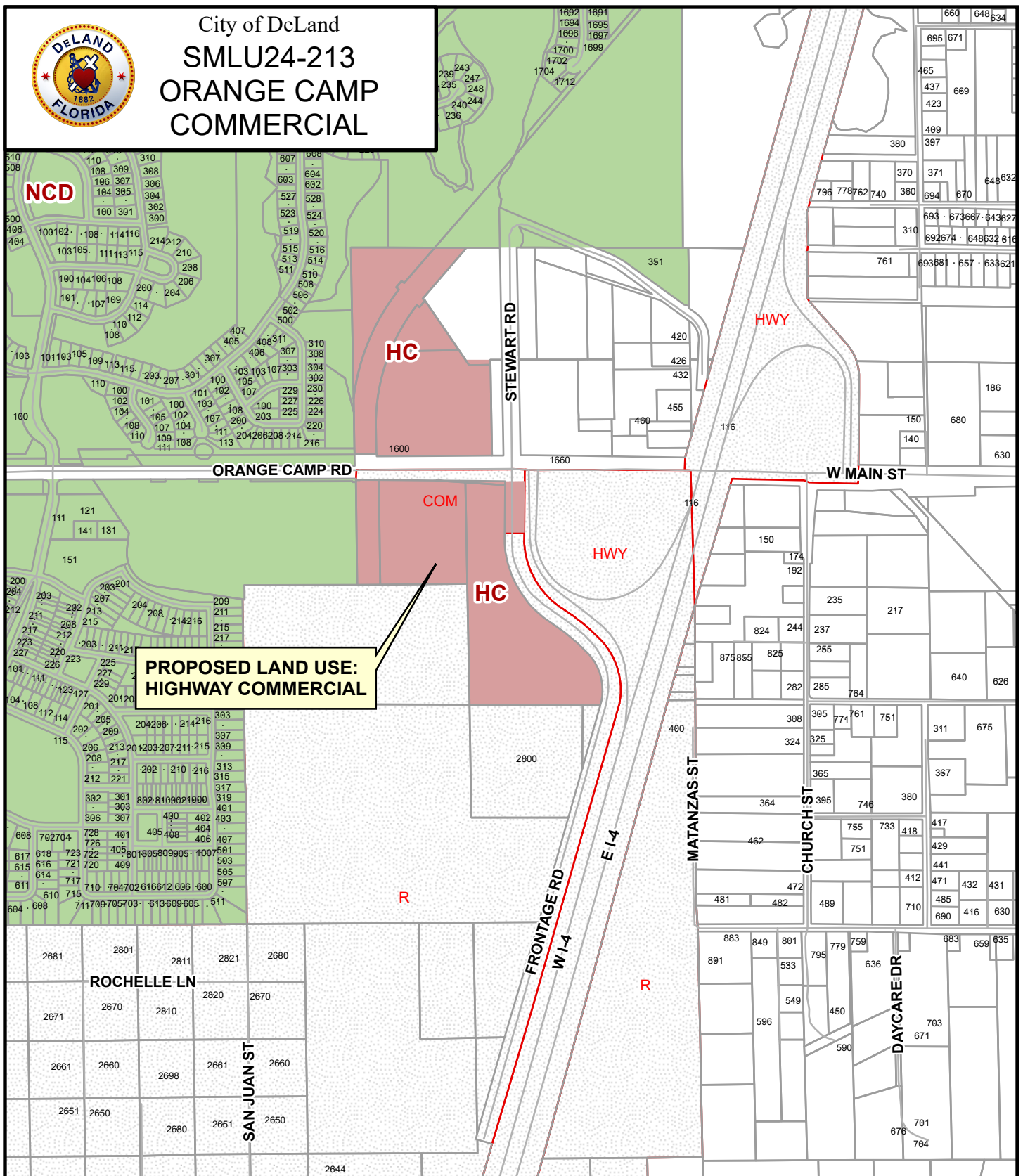
DeLand Future Land Use:

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





City of DeLand
SMLU24-213
ORANGE CAMP
COMMERCIAL



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





March 5, 2026

Ms. Carol Kuhn, AICP
Planning Director
120 S. Florida Avenue
DeLand, Florida 32720

Subject: Application for Rezone and Future Land Use Amendment
Parcel I.D. 703600000240 (Alt Key 2318929)
Parcel I.D. 703600000161 (Alt Key 2318767)
Parcel I.D. 703600000163 (Alt Key 6558540)
Portion of Frontage Rd Right of Way
Rezone Area: 22.44 acres

Dear Ms. Kuhn:

Please accept this application for rezoning and future land use amendment for the referenced parcels. This parcel land area is approximately 22.44 acres located southwest from the intersection of Orange Camp Road and Interstate 4. For reference, we have included the Orange Camp Planned Development Exhibit that shows project location relative to surrounding uses.

This application for rezone is required because of voluntary annexation in accordance with the interlocal agreement between Volusia County and the City of DeLand that provides for utility services with annexation when bordering the City of DeLand.

NEED AND JUSTIFICATION FOR CHANGE

Immediately north of the site's frontage to Orange Camp Road is Planned Development (I-4 Auto Mall PD, City of DeLand) zoning with Highway Commercial land use; to the east is Interstate 4 right-of-way; to the south and partially west is Volusia County A2 zoning with Rural land use; and to the west of the site's frontage to the Florida Department of Transportation frontage road is Planned Development (Victoria Park PD) with Residential land use.

Currently, the applicant's parcel contains Volusia County zoning/land use designations that include B6/Commercial (3.30 acres), BPUD/Commercial (2.10 acres – Miller Enterprises Inc.), and Agriculture A2/Rural (14.20 acres). The rezoning would allow the applicant to connect to City of DeLand utilities and unify the parcels under a complementary zoning that is consistent with the proximity of arterial roadways.

The proposed development would include commercial uses consistent with the proximity of the intersection between Interstate 4 and Orange Camp Road Interchange.

COMPATIBILITY WITH COMPREHENSIVE PLAN

The proposed annexation, land use, and rezoning is in accordance with the City of DeLand's Comprehensive Plan. The City provides guidelines for rezoning that include maintaining the City's character and neighborhoods, maintaining level of service, and increasing commercial uses that benefit the City.

More specifically, the Comprehensive Plan recognizes the need to provide highway commercial in outlying or newly developed areas of the City and encourages commercial land use outside of the Downtown so long as it does not replace the Downtown's role as the primary destination and center of commerce.

LEVEL OF SERVICE

Water and sewer services for this parcel will be provided by the City of DeLand Utilities. An existing 12-inch water line and 8-inch sewer forcemain along Orange Camp Road will provide water and sewer service to the site. Potable water production capacity exceeds current and committed demands, providing adequate service for the anticipated project demand.

The current sewer service area capacity and demand also provide an adequate level of service.

A traffic impact analysis prepared by Walsh Traffic, Inc. concludes that the surrounding roadway network is operating at an acceptable level of service and that the proposed development will not adversely impact traffic operations with appropriate mitigation.

IMPACT ON NATURAL ENVIRONMENT

The existing property is currently used for commercial and agricultural purposes and is part of an abandoned borrow pit. Due diligence identified no environmentally significant issues related to historic preservation or wetlands. The parcel is surrounded by developed properties, and the proposed commercial development will not negatively impact the natural environment.

Stormwater management will comply with City of DeLand, St. Johns River Water Management District, and Florida Department of Transportation requirements. The existing borrow pit will provide adequate drainage capacity, including support for the 100-year storm event.

Thank you for your consideration of our application. Please do not hesitate to contact me if you have any questions.

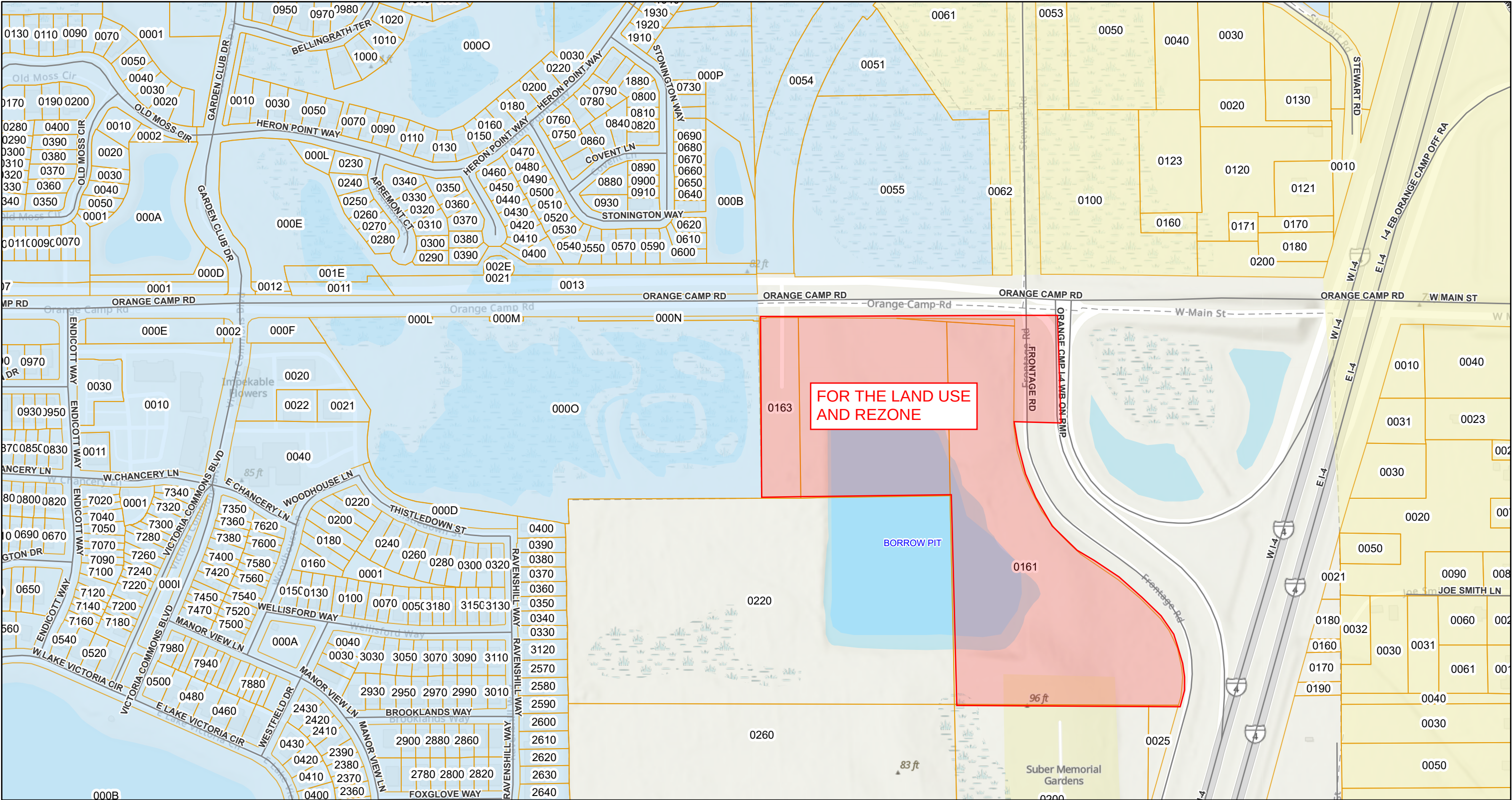
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Derek E. Ramsburg, P.E.
Project Manager

Volusia County Property Appraiser



3/4/2026, 2:11:00 PM

1:4,514

Parcel

Streets

Parcel Text

Cities

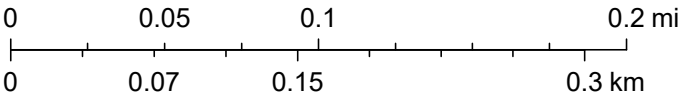
DELAND

LAKE HELEN

Water Body Names

Water Bodies

County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

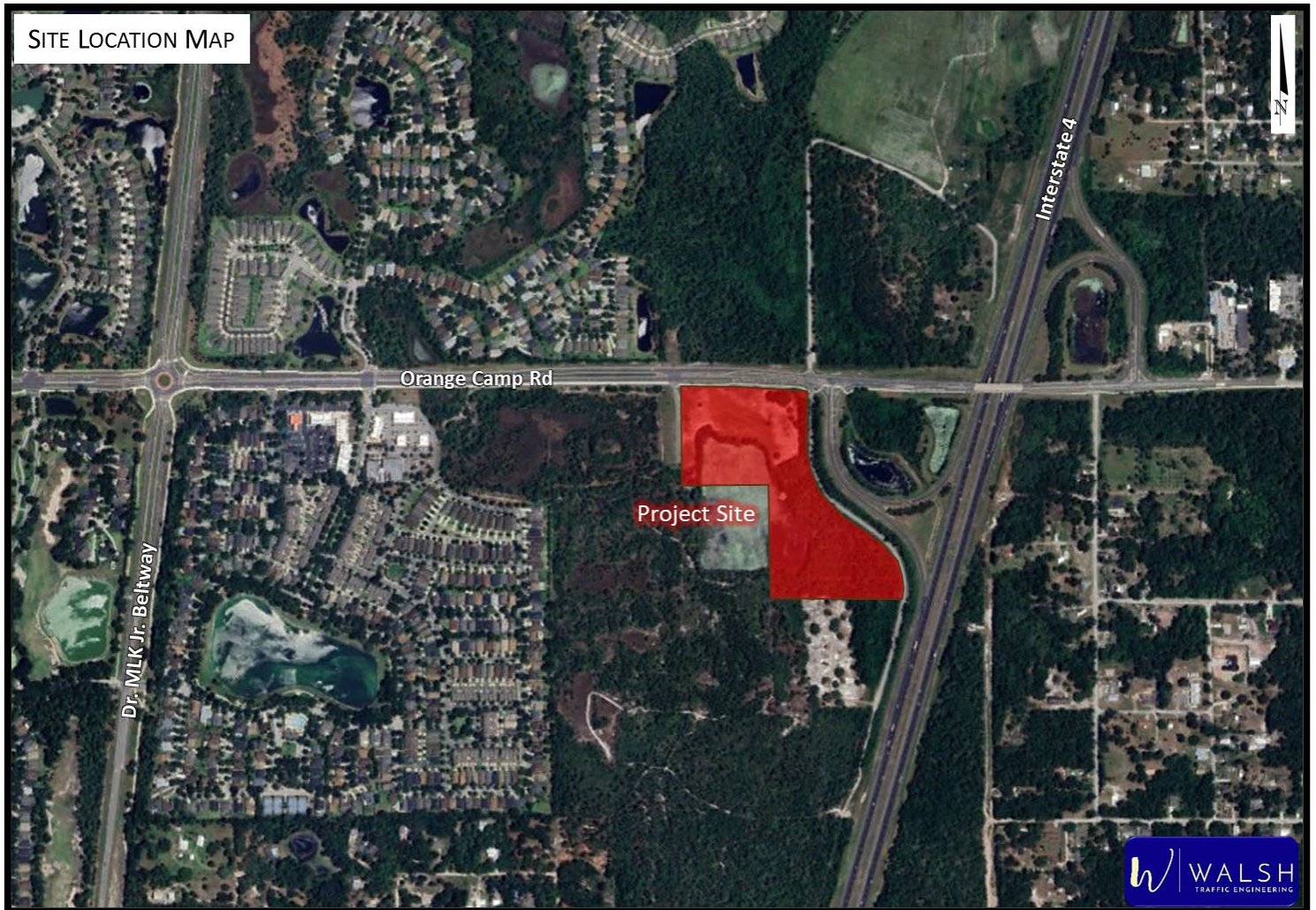
MEMORANDUM

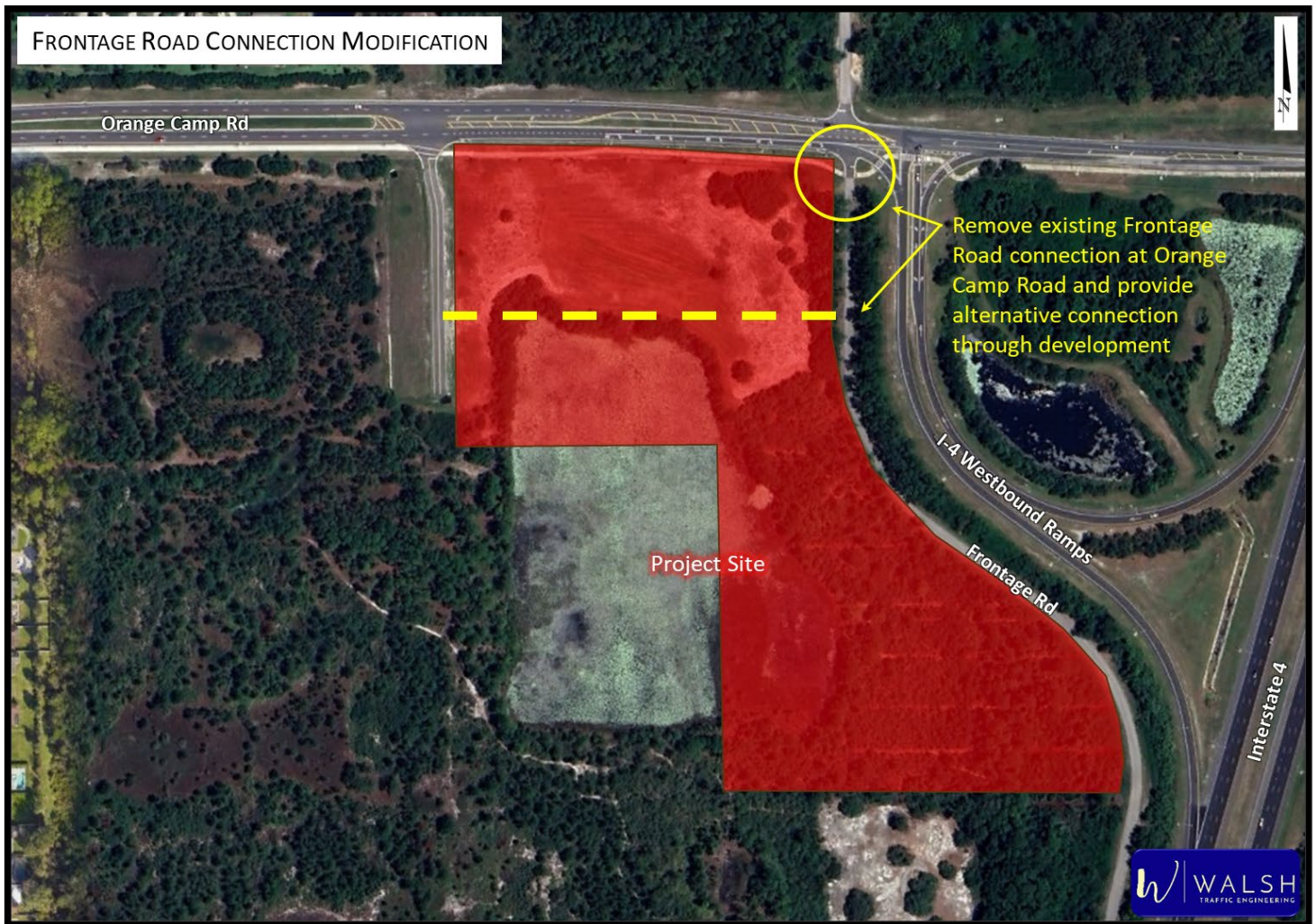
To: Ms. Carol Kuhn, AICP – Planning Director, City of DeLand
From: Mr. Chris J. Walsh, P.E.
Date: September 15, 2025
Subject: Orange Camp Road at I-4 BPUD Rezoning Trip Generation Analysis
Volusia County, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a trip generation analysis for a proposed BPUD to be located in the southwest quadrant of the Orange Camp Road at I-4 interchange (see **Site Location Map** on the following page). The property is currently vacant and located within unincorporated Volusia County. The two parcels (Alt Key 2318767 & 2318929) total approximately 19.6 acres. The north portion of the property has an existing County Future Land Use (FLU) of Commercial while the southern portion has a Rural FLU designation. Further, the northern portion is zoned B-6 (Highway Interchange Commercial) and County BPUD while the southern portion is zoned A-2 (Rural Agriculture). It is proposed to annex the entire property into the City of DeLand and change the FLU to City Commercial and concurrently rezone the entire property to City BPUD.

Access to the development will be provided via a full driveway connection to a currently unnamed north/south roadway that is located approximately 950 west of the I-4 westbound ramps. A right-in/right-out driveway is also proposed on Orange Camp Road. Additionally, it is proposed to remove the existing Frontage Road connection on Orange Camp Road, which is located immediately west of the I-4 westbound ramps intersection and provide an alternative connection through the project.

This memorandum is intended to demonstrate that the trip generation potential of the property under the proposed FLU/zoning is less than the maximum trip generation potential under the existing FLU/zoning. Therefore, the proposed FLU change and rezoning is projected to result in a net reduction in the maximum traffic impact on the adjacent roadway network.





Trip Generation

The following table (**Table 1**) summarizes the existing FLU, existing zoning, and proposed zoning of the subject property and the associated maximum development intensities for each scenario:

Table 1 – Maximum Development Intensities for Existing FLU, Existing Zoning, and Proposed Zoning

		Acres	Max Density	Max # of Units
Existing FLU	<u>North Section</u>			
	Commercial	5.4	0.55	129,373 SF
	<u>South Section</u>		1 unit per 5 Acres	3 DU
	Rural	14.2		

		Acres	Max Density	# of Units
Existing Zoning	<u>North Section</u>	5.4		
	BPUD	2.1	0.35	32,017 SF
	B-6	3.3	0.35	50,312 SF
	<u>South Section</u>		1 unit per 5 Acres	3 DU
	A-2	14.2		

		Acres	Max Density	# of Units
Proposed Zoning	<u>North Section</u>	5.4		
	Commercial		-	25,500 SF
	<u>South Section</u>	14.2		
	Hotel		-	200 rooms
	Industrial		-	25,000 SF
	Commercial		-	25,000 SF

The rezoning will also provide for flexibility to allow for up to a maximum of 256 multi-family units on the southern section (14.2 acres) of the subject property. Based on the trip generation comparison in **Table 2** on the following page, the combined hotel/industrial/commercial development on the south section is projected to generate notably more trips (84% more daily trips and 130% more PM trips) than the optional multi-family development. Thus, for the purposes of this trip generation analysis and comparison against the existing FLU/zoning, the southern section was analyzed at the highest traffic impact use which is the combined hotel/industrial/commercial use.

Table 2 – Trip Generation Comparison of Hotel/Industrial/Commercial vs. Multifamily

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Light Industrial	110	25.0 KSF	61	61	122
Hotel	310	200 RMS	872	872	1,744
Strip Retail Plaza	822	25.0 KSF	642	643	1,285
Total			1,575	1,576	3,151
Multifamily	220	256 DU	858	858	1,716
Trip Differential			717	718	1,435

84%

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Light Industrial	110	25.0 KSF	2	14	16
Hotel	310	200 RMS	61	59	120
Strip Retail Plaza	822	25.0 KSF	82	83	165
Total			145	156	301
Multifamily	220	256 DU	82	49	131
Trip Differential			63	107	170

130%

Regarding the development potential on the north section of the development under the proposed zoning, the following development program was used to provide a conservatively high trip impact assessment:

- Convenience store/gas station - 12 vehicle-fueling positions/5,000 square feet
- Fast-food restaurant with drive-thru – 4,500 square feet
- Drive-in bank – 5,000 square feet
- Automated car wash – 5,000 square feet/1 tunnel
- General retail (strip retail plaza) – 6,000 square feet

Proposed Zoning - The total daily, AM peak-hour and PM peak-hour trip generation potential for the maximum development intensity allowed under the proposed rezoning is provided on the following page (**Table 3**) based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. As summarized on the following page, the maximum development allowed under the proposed rezoning is projected to generate 10,408 total daily trips, 764 total AM peak-hour trips (406 in, 358 out), and 939 total PM peak-hour trips (467 in, 472 out).

Internal capture was then estimated between the restaurant, retail, and hotel uses during the AM and PM peak hours in accordance with *NCHRP 684*. The internal capture worksheets are attached. The resulting internal capture rate for the AM peak hour is 14% and 17% for the PM peak hour.

Pass-by trips were then estimated based on ITE. More specifically, the AM peak-hour pass-by rates are 50% for the fast-food restaurant and 76% for the convenience store/gas station. The PM peak-hour pass-by rates are 35% for the drive-in bank, 55% for the fast-food restaurant, and 75% for the convenience store/gas station. The pass-by rate of 40% for LUC 821 was used for LUC 822 recognizing that smaller retail developments per LUC 822 will have comparable and typically higher pass-by rates than larger developments representative of LUC 821. Pass-by trips were then limited to 14% of the traffic volume on Orange Camp Road adjacent to the site. As summarized in **Table 3**, the maximum development under the proposed rezoning is projected to generate 473 new external AM peak-hour trips (260 in, 213 out) and 619 new external PM peak-hour trips (307 in and 312 out).

Table 3
Trip Generation Summary for Proposed Rezoning
Orange Camp Road at I-4 BPUD

	Land Use	ITE Land Use Code	Intensity	Daily		
				Total Trips		
				In	Out	Total
South	Light Industrial	110	25.0 KSF	61	61	122
	Hotel	310	200 RMS	872	872	1,744
	Strip Retail Plaza	822	25.0 KSF	642	643	1,285
North	Strip Retail Plaza	822	6.0 KSF	241	242	483
	Drive-In Bank	912	5.0 KSF	251	251	502
	Fast Food w/ Drive Thru	934	4.5 KSF	1,052	1,052	2,104
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	1,677	1,676	3,353
	Automated Car Wash*	948	5.0 KSF	408	407	815
Total				5,204	5,204	10,408

* ITE does not have weekday rates for LUC 948. Thus, weekday to PM ratio from LUC 949 was applied since LUC 948 does have a PM trip rate.

	Land Use	ITE Land Use Code	Intensity	AM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total
South	Light Industrial	110	25.0 KSF	16	3	19		0	0	0	0%	0	0	0	0	0	0	16	3	19
	Hotel	310	200 RMS	52	41	93		2	10	12	0%	0	0	0	0	0	0	50	31	81
	Strip Retail Plaza	822	25.0 KSF	35	24	59		3	3	6	0%	0	0	0	0	0	0	32	21	53
North	Strip Retail Plaza	822	6.0 KSF	8	6	14		0	0	0	0%	0	0	0	0	0	0	8	6	14
	Drive-In Bank	912	5.0 KSF	29	21	50		3	3	6	0%	0	0	0	0	0	0	26	18	44
	Fast Food w/ Drive Thru	934	4.5 KSF	102	99	201		32	16	48	50%	39	38	77	27	26	53	43	57	100
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	141	142	283		12	19	31	76%	96	96	192	65	65	130	64	58	122
	Automated Car Wash*	948	5.0 KSF	23	22	45		2	3	5	0%	0	0	0	0	0	0	21	19	40
	Total			406	358	764	14%	54	54	108	41%	135	134	269	92	91	183	260	213	473

* ITE does not have an AM rate for LUC 948. Thus, AM to PM ratio from LUC 949 was applied since LUC 948 does have a AM trip rate.

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, AM peak volume is 1,310. 14% x 1,310 = 183 trip cap

	Land Use	ITE Land Use Code	Intensity	PM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total
South	Light Industrial	110	25.0 KSF	2	14	16		0	0	0	0%	0	0	0	0	0	0	2	14	16
	Hotel	310	200 RMS	61	59	120		15	11	26	0%	0	0	0	0	0	0	46	48	94
	Strip Retail Plaza	822	25.0 KSF	82	83	165		9	8	17	40%	30	29	59	14	14	28	59	61	120
North	Strip Retail Plaza	822	6.0 KSF	20	20	40		1	1	2	40%	8	7	15	4	3	7	15	16	31
	Drive-In Bank	912	5.0 KSF	53	52	105		6	5	11	35%	17	16	33	8	8	16	39	39	78
	Fast Food w/ Drive Thru	934	4.5 KSF	77	72	149		26	35	61	55%	24	24	48	12	12	24	39	25	64
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	136	137	273		17	13	30	75%	91	91	182	44	45	89	75	79	154
	Automated Car Wash	948	5.0 KSF	36	35	71		4	5	9	0%	0	0	0	0	0	0	32	30	62
	Total			467	472	939	17%	78	78	156	43%	170	167	337	82	82	164	307	312	619

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, PM peak volume is 1,170. 14% x 1,170 = 164 trip cap

Existing FLU - The total daily, AM peak-hour and PM peak-hour trip generation potential for the maximum development intensity allowed under the existing Future Land Use (FLU) is provided on the following page (**Table 4**) based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. Under the existing FLU, the northern section can have a total of 129,373 square feet of retail development (see **Table 1**). For purposes of providing consistency between the development scenarios (existing FLU, existing zoning, proposed rezoning), trip generation for the northern portion for each of the three scenarios included:

- Convenience store/gas station - 12 vehicle-fueling positions/5,000 square feet
- Fast-food restaurant with drive-thru – 4,500 square feet
- Drive-in bank – 5,000 square feet
- Automated car wash – 5,000 square feet/1 tunnel
- General retail (strip retail plaza) – 6,000 square feet

The above list of uses totals 25,500 square feet. Thus, the balance of retail uses ($129,373 - 25,500 = 103,873$) was evaluated as general retail using LUC 821. As summarized on the following page, the maximum development allowed under the existing FLU is projected to generate 17,112 total daily trips, 963 total AM peak-hour trips (531 in, 432 out), and 1,580 total PM peak-hour trips (774 in, 806 out).

Internal capture was then estimated between the restaurant and retail uses during the AM and PM peak hours in accordance with *NCHRP 684*. The internal capture worksheets are attached. The resulting internal capture rate for the AM peak hour is 12% and 7% for the PM peak hour.

Pass-by trips were then estimated based on ITE and then limited to 14% of the traffic volume on Orange Camp Road adjacent to the site. As summarized in **Table 4**, the maximum development under the existing FLU is projected to generate 666 new external AM peak-hour trips (382 in, 284 out) and 1,312 new external PM peak-hour trips (640 in and 672 out).

Existing Zoning - The total daily, AM peak-hour and PM peak-hour trip generation potential for the maximum development intensity allowed under the existing zoning is provided in **Table 5** based on trip generation equations/rates provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. Under the existing zoning, the northern section can have a total of 82,329 square feet of retail development (see **Table 1**). Trips for the retail were estimated based on the bulleted list above (25,500 square feet) plus 56,829 square feet of general retail uses evaluated using LUC 821. As summarized in **Table 5**, the maximum development allowed under the existing zoning is projected to generate 12,667 total daily trips, 797 total AM peak-hour trips (428 in, 369 out), and 1,155 total PM peak-hour trips (570 in, 585 out).

Internal capture was then estimated between the restaurant and retail uses during the AM and PM peak hours in accordance with *NCHRP 684*. The internal capture worksheets are attached. The resulting internal capture rate for the AM peak hour is 12% and 9% for the PM peak hour.

Pass-by trips were then estimated based on ITE and then limited to 14% of the traffic volume on Orange Camp Road adjacent to the site. As summarized in **Table 5**, the maximum development under the existing zoning is projected to generate 516 new external AM peak-hour trips (287 in, 229 out) and 887 new external PM peak-hour trips (436 in and 451 out).

Table 4
Trip Generation Summary for Existing Future Land Use
Orange Camp Road at I-4 BPUD

	Land Use	ITE Land Use Code	Intensity	Daily		
				Total Trips		
				In	Out	Total
South	Single-Family Detached Housing	210	3 DU	20	20	40
North	Strip Retail Plaza	822	6.0 KSF	241	242	483
	Drive-In Bank	912	5.0 KSF	251	251	502
	Fast Food w/ Drive Thru	934	4.5 KSF	1,052	1,052	2,104
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	1,677	1,676	3,353
	Automated Car Wash	948	6.0 KSF	408	407	815
	Shopping Plaza (40-150k)	821	102.87 KSF	4,907	4,908	9,815
Total				8,556	8,556	17,112

* ITE does not have weekday rates for LUC 948. Thus, weekday to PM ratio from LUC 949 was applied to LUC 948 PM trips

	Land Use	ITE Land Use Code	Intensity	AM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total
South	Single-Family Detached Housing	210	3 DU	1	2	3		0	0	0	0%	0	0	0	0	0	0	1	2	3
North	Strip Retail Plaza	822	6.0 KSF	8	6	14		1	1	2	0%	0	0	0	0	0	0	7	5	12
	Drive-In Bank	912	5.0 KSF	29	21	50		2	3	5	0%	0	0	0	0	0	0	27	18	45
	Fast Food w/ Drive Thru	934	4.5 KSF	102	99	201		43	14	57	50%	36	36	72	24	24	48	35	61	96
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	141	142	283		4	17	21	76%	100	99	199	68	67	135	69	58	127
	Automated Car Wash	948	6.0 KSF	23	22	45		2	3	5	0%	0	0	0	0	0	0	21	19	40
	Shopping Plaza (40-150k)	821	102.87 KSF	227	140	367		5	19	24	0%	0	0	0	0	0	0	222	121	343
	Total			531	432	963	12%	57	57	114	32%	136	135	271	92	91	183	382	284	666

* ITE does not have an AM rate for LUC 948. Thus, AM to PM ratio from LUC 949 was applied since LUC 948 does have a AM trip rate.

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, AM peak volume is 1,310. 14% x 1,310 = 183 trip cap

	Land Use	ITE Land Use Code	Intensity	PM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total			
South	Single-Family Detached Housing	210	3 DU	2	2	4		0	0	0	0%	0	0	0	0	0	0	2	2	4
North	Strip Retail Plaza	822	6.0 KSF	20	20	40		1	1	2	40%	8	7	15	2	2	4	17	17	34
	Drive-In Bank	912	5.0 KSF	53	52	105		2	2	4	35%	18	17	35	4	4	8	47	46	93
	Fast Food w/ Drive Thru	934	4.5 KSF	77	72	149		22	30	52	55%	27	26	53	7	6	13	48	36	84
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	136	137	273		6	4	10	75%	99	98	197	24	24	48	106	109	215
	Automated Car Wash	948	5.0 KSF	36	35	71		2	1	3	0%	0	0	0	0	0	0	34	34	68
	Shopping Plaza (40-150k)	821	103.87 KSF	450	488	938		19	14	33	40%	181	181	362	45	46	91	386	428	814
	Total			774	806	1,580	7%	52	52	104	45%	333	329	662	82	82	164	640	672	1,312

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, PM peak volume is 1,170. 14% x 1,170 = 164 trip cap

Table 5
Trip Generation Summary for Existing Zoning
Orange Camp Road at I-4 BPUD

	Land Use	ITE Land Use Code	Intensity	Daily		
				Total Trips		
				In	Out	Total
South	Single-Family Detached Housing	210	3 DU	20	20	40
North	Strip Retail Plaza	822	6.0 KSF	241	242	483
	Drive-In Bank	912	5.0 KSF	251	251	502
	Fast Food w/ Drive Thru	934	4.5 KSF	1,052	1,052	2,104
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	1,677	1,676	3,353
	Automated Car Wash*	948	6.0 KSF	408	407	815
	Shopping Plaza (40-150k)	821	55.83 KSF	2,685	2,685	5,370
Total				6,334	6,333	12,667

* ITE does not have weekday rates for LUC 948. Thus, weekday to PM ratio from LUC 949 was applied since LUC 948 does have a PM trip rate.

	Land Use	ITE Land Use Code	Intensity	AM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total
South	Single-Family Detached Housing	210	3 DU	1	2	3		0	0	0	0%	0	0	0	0	0	0	1	2	3
North	Strip Retail Plaza	822	6.0 KSF	8	6	14		0	0	0	0%	0	0	0	0	0	0	8	6	14
	Drive-In Bank	912	5.0 KSF	29	21	50		1	1	2	0%	0	0	0	0	0	0	28	20	48
	Fast Food w/ Drive Thru	934	4.5 KSF	102	99	201		35	14	49	50%	38	38	76	26	25	51	41	60	101
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	141	142	283		6	16	22	76%	99	99	198	66	66	132	69	60	129
	Automated Car Wash*	948	6.0 KSF	23	22	45		1	2	3	0%	0	0	0	0	0	0	22	20	42
	Shopping Plaza (40-150k)	821	55.83 KSF	124	77	201		6	16	22	0%	0	0	0	0	0	0	118	61	179
	Total			428	369	797	12%	49	49	98	39%	137	137	274	92	91	183	287	229	516

* ITE does not have an AM rate for LUC 948. Thus, AM to PM ratio from LUC 949 was applied since LUC 948 does have a AM trip rate.

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, AM peak volume is 1,310. 14% x 1,310 = 183 trip cap

	Land Use	ITE Land Use Code	Intensity	PM Peak Hour																
				Total Trips			ITE Internal Capture			ITE Pass-By				Applied Pass-By**			Net New External Trips			
				In	Out	Total	%	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total
South	Single-Family Detached Housing	210	3 DU	2	2	4		0	0	0	0%	0	0	0	0	0	0	2	2	4
North	Strip Retail Plaza	822	6.0 KSF	20	20	40		0	0	0	40%	8	8	16	3	3	6	17	17	34
	Drive-In Bank	912	5.0 KSF	53	52	105		2	2	4	35%	18	17	35	6	6	12	45	44	89
	Fast Food w/ Drive Thru	934	4.5 KSF	77	72	149		22	30	52	55%	27	26	53	9	9	18	46	33	79
	Convenience Store/Gas Station (9-15 VFP)	945	5.0 KSF	136	137	273		6	4	10	75%	99	98	197	33	33	66	97	100	197
	Automated Car Wash	948	5.0 KSF	36	35	71		2	1	3	0%	0	0	0	0	0	0	34	34	68
	Shopping Plaza (40-150k)	821	56.83 KSF	246	267	513		20	15	35	40%	96	95	191	31	31	62	195	221	416
	Total			570	585	1,155	9%	52	52	104	47%	248	244	492	82	82	164	436	451	887

** Pass-by limited to 14% of the traffic on the adjacent section of Orange Camp Road. Based on Volusia 2022 counts, PM peak volume is 1,170. 14% x 1,170 = 164 trip cap

Based on the trip generation projections, and as summarized in **Table 6**, the maximum development allowed under the proposed rezoning is projected to generate less total AM and PM peak-hour trips and less new external AM and PM peak-hour trips than the maximum development allowed under the existing FLU and existing zoning. Therefore, the proposed rezoning will have a net trip reduction on the adjacent roadway network and thus an overall transportation impact benefit.

Table 6 – Trip Generation Comparison Summary

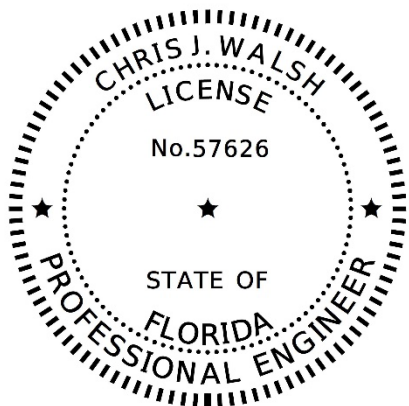
	Total Trips					
	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Existing FLU	531	432	963	774	806	1,580
Existing Zoning	428	369	797	570	585	1,155
Proposed Rezoning	406	358	764	467	472	939

	New External Trips					
	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Existing FLU	382	284	666	640	672	1,312
Existing Zoning	287	229	516	436	451	887
Proposed Rezoning	260	213	473	307	312	619

Conclusion

A trip generation analysis was conducted for a proposed BPUD to be located in the southwest quadrant of the Orange Camp Road at I-4 interchange. Based on the trip generation projections, the maximum development allowed under the proposed rezoning is projected to generate less total AM and PM peak-hour trips and less new external AM and PM peak-hour trips than the maximum development allowed under the existing FLU and existing zoning. Therefore, the proposed rezoning will have a net trip reduction on the adjacent roadway network and thus an overall transportation impact benefit.

Please let us know if you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2025.09.15
08:11:12 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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

Attachments

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTH-WEST CORNER OF SAID SECTION 36; THENCE RUN N89°50'49"E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 662.36 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°45'32"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ORANGE CAMP ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79110, F.P. 408463 1; THENCE RUN N89°50'49"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 134.85 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTH RIGHT OF WAY LINE: CONTINUE N89°50'49"E, A DISTANCE OF 354.85 FEET; THENCE RUN S86°47'06"E, A DISTANCE OF 388.54 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ORANGE CAMP ROAD AND THE WEST RIGHT OF WAY LINE OF FRONTAGE ROAD; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN S00°51'39"W, A DISTANCE OF 302.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 573.91 FEET AND A CENTRAL ANGLE OF 54°01'07"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 541.08 FEET (CHORD BEARING = S26°08'54"E, CHORD = 521.27 FEET); THENCE RUN S53°09'25"E, A DISTANCE OF 235.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 62°06'15"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 411.89 FEET (CHORD BEARING = S22°06'18"E, CHORD = 392.02 FEET); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°46'39"W, A DISTANCE OF 754.36 FEET; THENCE RUN N00°57'04"W, A DISTANCE OF 666.91 FEET; THENCE RUN S89°56'59"W, A DISTANCE OF 529.12 FEET; THENCE RUN N00°49'01"W, A DISTANCE OF 625.93 FEET TO THE POINT OF BEGINNING, CONTAINING 19.64 ACRES, MORE OR LESS.

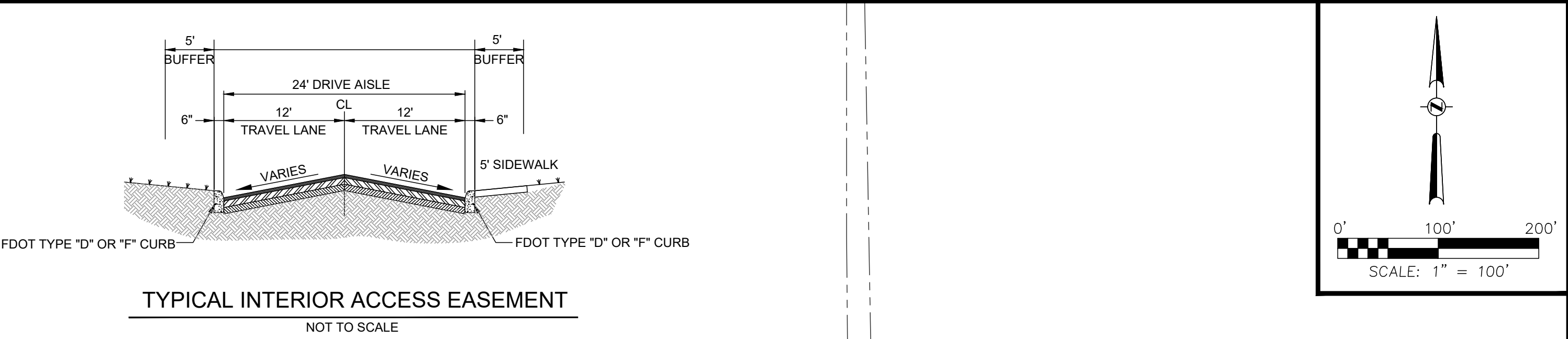
Development Notes:

OWNER OF RECORD
Stewart Tom B. III T.E. (50%)
Stewart Maple T.E. (50%)
Copeland Walter Thomas Jr. T.E. (50%)
Copeland Debra L. T.E. (50%)
3250 Beach Boulevard, Suite 3
Jacksonville, Florida 32207

APPLICANT
Blackfin Partners Investments, Inc.
4440 PGA Blvd Suite 600
Palm Beach Gardens, Florida 33410
Ph: (561) 299-0036

CIVIL ENGINEERS
CADJAZZ Engineering Consultants
117 E. Monument Avenue
Kissimmee, Florida 32741
Ph: (407) 738-1979

LAND SURVEYOR:
Johnston's Surveying, Inc
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Ph: (407) 847-2179



Maximum Building Height

The maximum building height shall be 3 story; for hotel use, maximum height can be 75 feet.

Minimum Lot and Outparcel Area

The minimum permitted Lot and Outparcel area shall be nine thousand square feet , and at least 75 feet in width.

Maximum Impervious Surface Area

The overall Subject Property may be developed with a maximum impervious/open space area of 70%. Each individual Lot or Outparcel within the Subject Property may be developed with a maximum impervious surface area of 85% if connected to the master stormwater system.

Site Lighting

A Site lighting plan shall be submitted for review and approval per City of Deland LDC at time of final site plan review.

Building Setbacks

Minimum building setbacks shall be as follows:

- a.) Front Yard: 25 feet (40 feet @ Orange Camp Road)
- b.) Side Yard:
- abutting residential zoned property 25 feet
 - abutting public street 20 feet
 - abutting internal private road 10 feet
 - internal lot or outparcel lines 0 feet

- c.) Rear Yard:
- abutting residential zoned property 25 feet
 - abutting other, including internal road 10 feet
 - internal lot or outparcel lines 0 feet

Perimeter Landscaped Buffers

Perimeter landscaped buffers shall comply as follows:

- a.) A minimum 40 foot landscape buffer shall be required along Orange Camp Road.
- b.) A minimum 10 foot landscape buffer shall be required along Frontage Road.
- c.) A minimum 5 foot landscape buffer shall be provided along at each side of the interior vehicular circulation roads.
- d.) A minimum 5 foot landscape buffer shall be provided along the perimeter of any Lot or Outparcel not abutting a public right of way.
- e.) Each building shall provide a minimum 5 foot buffer adjacent to all sides of building for facade landscaping.

Landscaping

Landscaping shall be in accordance with City of Deland Land Development Code Section 33-92, including Gateway Overlay District Section 33-36.

Sidewalks

Internal pedestrian sidewalks will be required to facilitate pedestrian access. The location and alignment of the sidewalks will be determined during the Final Site Plan review process. Frontage roads to include 6 feet wide public sidewalk on one side of the frontage road.

Site Signs

Each lot or outparcel shall be entitled to project sign in accordance with the City to Deland Land Development Code Section 33-71 and Emerging Gateway Section 33-75; if Owner/Developer has 2 acres or more located within Parcel B, they shall have offsite signage located along Orange Camp Road and/or either Frontage Roads that is one double faced sign per street frontage, with maximum 128 square of sign area per side.

PHASING SCHEDULE

Parcel A (Northern Section Fronting Orange Camp Road 6.08± acres)	
Convenience Store with Gas	5,000 S.F. W/ 12 VFP
Restaurant Fast Food with Drive Thru / Drive-in Bank	4,500 S.F.
Car Wash (Automated)	5,000 S.F.
General Retail (Strip Retail Plaza)	5,000 S.F.
General Retail (Strip Retail Plaza)	6,000 S.F.
Parcel A Total	25,500 S.F.

Parcel B: (Southern Section 9.24± acres)

General Light Industrial	25,000 S.F.
Hotel	200 Rooms
General Retail	25,000 S.F.
Multifamily Residential	16 units per acre

Existing Borrow Pit: (Stormwater Area 5.0± acres)

Total Project Area: (Persimmon Trail PUD 20.32± acres)
Preservation Area: (15% of Developable Area 15.32 acres X 15% = 2.30 acres)

LOS Analysis Summary Table for Orange Camp Road Interchange PD				
Type of Facility	Existing FLU Designations	Proposed FLU Designations	Resulting Impact	Service Provider Capacity
Drainage	Volusia County Zoning B-6; Land Use Commercial; Maximum Impervious Coverage Area 90% (5.4 ac) & Zoning R-2 Coverage Area 50% impervious area 520,978 s.f.	City of Deland Zoning PD; Land Use CH Maximum Impervious Coverage Area 75% 640,332 s.f.	Increase of impervious area of 119,354 s.f.	SJRWMD and City of Deland; Onsite Stormwater Retention for Pre/Post Closed Basin Development Runoff Equivalence.
Water	Volusia County Zoning B-6; Land Use Commercial; 5.4 ac * 10,000 sf/ac = 54,000 sf 54,000 sf * 0.1 gpd/sf = 5,400 gpd; Density 4 du/ac * 14.2ac = 57 du * 350 gpd/du = 19,950 gpd, total 25,280 gpd	City of Deland Zoning PD; Land Use Commercial Uses 175,000 s.f. * 0.1 gpd/s.f. = 17,500 gpd	Decrease of 7,780 gpd	City of Deland Water Service Area
WasteWater (Sewer)	Volusia County Zoning B-6; Land Use Commercial; 5.4 ac * 10,000 sf/ac = 54,000 sf 54,000 sf * 0.1 gpd/sf = 5,400 gpd Density 4 du/ac * 14.2ac = 57 du * 300 gpd/du = 17,100 gpd, total 22,500 gpd	City of Deland Zoning PD; Land Use Commercial 175,000 s.f. * 0.1 gpd/s.f = 17,500 gpd	Decrease of 5,000 gpd	City of Deland Sewer Service Area
Solid Waste	Volusia County Zoning BPUD& B-6; Land Use Commercial shopping center @ 54,000 s.f. @ 7.5#/sf is 201.7 tons/yr; residential Density 4 du/ac * 14.2 ac = 57 du * 13.2 lbs/du = 753 lbs/day or 137.31 tons/yr; total 339 tons/yr	Avg for planned uses lbs/s.f./yr: Retail 7.47/s.f.; C-Store 21.33/s.f.; Hotel 8.18/s.f.; Restaurant 25.58/s.f.; Bank 6.22/s.f.; Carwash 16.21/s.f.; Mini Warehouse 1.83/s.f.; @ 175,000 s.f. * 12.4 lbs/s.f. = 1,085 tons/yr	Increase of 746 tons/yr	Waste Management provides solid waste services for this area and has available capacity
Traffic	Volusia County Zoning B-6; Land Use Commercial; 10,000 sf/ac * 5.4 ac = 54,000 sf ITE (2,940 ADT) Density 4 du/ac * 14.2 ac = 57 du; ITE Code #210 SF Detached Home ADT = 140 trips Total 3,080 ADT	ITE generation: estimating general commercial ITE Land Use Code 820 (Retail/Shopping Center) @ 175,000 s.f.; 11th edition ITE Trip Generation Avg Daily Trips = 10,433 ADT	Increase of 7,353 ADT	Level of Service will be met and satisfied with improvements as required

Parcel Identification:

703600000240 (Alt Key 2318929)
703600000161 (Alt Key 2318767)
Date: September 15, 2025

Persimmon Trail Planned Unit Development
BLACKFIN PARTNERS, LLC
City of DeLand, Florida

Sheet 1 of 1

Disclaimer:

This information is confidential and provided only for the intended user. All areas calculated are approximate, and are to be utilized for planning purposes only, and can be changed without notice.



NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Proposed Zoning			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				451	236	215
Restaurant				201	102	99
Cinema/Entertainment				0		
Residential				0	0	0
Hotel				93	52	41
All Other Land Uses ²				19	16	3
				764	406	358

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		28	0	0	0
Restaurant	0	14		0	0	2
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	6	4	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	764	406	358
Internal Capture Percentage	14%	13%	15%
External Vehicle-Trips ⁵	656	352	304
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	8%	13%
Restaurant	31%	16%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	4%	24%

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Existing FLU			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				759	428	331
Restaurant				201	102	99
Cinema/Entertainment				0		
Residential				3	1	2
Hotel				0		
All Other Land Uses ²				0		
				963	531	432

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		43	0	0	0
Restaurant	0	14		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	963	531	432
Internal Capture Percentage	12%	11%	13%
External Vehicle-Trips ⁵	849	474	375
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	13%
Restaurant	42%	14%
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Existing Zoning			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				593	325	268
Restaurant				201	102	99
Cinema/Entertainment				0		
Residential				3	1	2
Hotel				0		
All Other Land Uses ²				0		
				797	428	369

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		35	0	0	0
Restaurant	0	14		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	797	428	369
Internal Capture Percentage	12%	11%	13%
External Vehicle-Trips ⁵	699	379	320
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	4%	13%
Restaurant	34%	14%
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Existing FLU			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail				1,002	491	511
Restaurant				149	77	72
Cinema/Entertainment				0	0	0
Residential				0	0	0
Hotel				0	0	0
All Other Land Uses ²				4	2	2
				1,155	570	585

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		22	0	0	0
Restaurant	0	30		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,155	570	585
Internal Capture Percentage	9%	9%	9%
External Vehicle-Trips ⁵	1,051	518	533
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	6%	4%
Restaurant	29%	42%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Existing FLU			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail				1,427	695	732
Restaurant				149	77	72
Cinema/Entertainment				0	0	0
Residential				0	0	0
Hotel				0	0	0
All Other Land Uses ²				4	2	2
				1,580	774	806

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		22	0	0	0
Restaurant	0	30		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,580	774	806
Internal Capture Percentage	7%	7%	6%
External Vehicle-Trips ⁵	1,476	722	754
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	4%	3%
Restaurant	29%	42%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Orange Camp Commercial			Organization:	WTE
Project Location:	DeLand, FL			Performed By:	
Scenario Description:	Proposed Zoning			Date:	7/14/2025
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0	0	0
Retail				654	327	327
Restaurant				149	77	72
Cinema/Entertainment				0	0	0
Residential				0	0	0
Hotel				120	61	59
All Other Land Uses ²				16	2	14
				939	467	472

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		22	0	0	10
Restaurant	0	30		0	0	5
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	7	4	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	939	467	472
Internal Capture Percentage	17%	17%	17%
External Vehicle-Trips ⁵	783	389	394
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	11%	10%
Restaurant	34%	49%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	25%	19%

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1



Volusia Growth Management Commission

June 4, 2026

Carol Kuhn, Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

**RE: VGMC Case #26-011 – City of DeLand
Small Scale Comprehensive Plan Amendment – SMLU24-213
Certificate of Consistency**

Dear Ms. Kuhn,

VGMC Case No. 26-011 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case No. 26-011 is hereby deemed certified as consistent effective June 3, 2026 without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of DeLand to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Debbie Connors

Debbie Connors
VGMC Chair

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Second Reading of Ordinance 2026-16: Changing the Zoning for ± 22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City Of DeLand C-2 (General Commercial).

DEPARTMENT: Planning

PREPARED BY: Christopher Carson, Interim Principal Planner

ATTACHMENTS: Ordinance 2026-16 , Exhibit A - Legal Description, Staff Report Z26-041_OrangeCampCom, Z26-041 Aerial, Z26-041 Zoning Map, Justification Letter, Z26-041_PublicComment

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The applicant is requesting to rezone the ±22.43-acre subject property from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City Of Deland C-2 (General Commercial). The subject property is located within the City's emerging gateway corridor overlay zoning district. The application for rezoning is accompanied by requests for annexation (AN24-212) and a small-scale future land use map amendment (SMLU24-213). If the requests are approved, the applicant intends to submit for platting and site plan review.

The purpose of the C-2 zoning district is to provide for the general retail and service needs of the DeLand area which allows for uses such as retail, personal services, fast food restaurants, and convenience stores with gas pumps. Staff will review the traffic methodology at the time of plat or site plan review. If the proposed development generates more than 1,000 average daily trips, a full traffic study will be required per the Volusia Flagler Transportation Planning Organization traffic study guidelines. School concurrency will be reviewed if residential uses are proposed in a future development plan. Stormwater retention will be designed at the time of site plan or subdivision platting. The stormwater system shall be designed to retain the 100-year, 24-hour storm event on-site, and should be designed to incorporate LID (Low Impact Development). An environmental study is required at the time of plat or site plan review. The C-2 zoning district allows a maximum seventy percent impervious surface and fifteen percent of the site will need to be dedicated as Tree Protection Area. A 40' wide landscape buffer will be required along Orange Camp Road. Where the property abuts residential land uses, Type C buffers with opaque screening will be required.

The analysis presented in the staff report suggests the proposed rezoning meets the criteria of 33-135 and is consistent with the Comprehensive Plan, future land use, zoning and character of the surrounding area, and will not have an impact upon public health, safety and welfare.

At the April 15, 2026, Planning Board meeting, the Board voted 5-0 to recommend approval of the rezoning request.

On May 4, 2026, the City Commission approved the rezoning on first reading.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Rezoning the ± 22.4 acre subject property to C-2 will have a positive fiscal impact by allowing for development that increases the taxable value per acre compared to the existing use and zoning designations.

RECOMMENDATION:

Staff recommends approval of Second Reading to rezone from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City of DeLand C-2 (General Commercial).

BACKGROUND/DISCUSSION:

Recently the surrounding area has seen a shift from the AutoMall concept to the north to a more diverse mix of uses. A portion of the former AutoMall is now planned for 348 residential units amongst other uses in Lake Helen. This was further supported when the City of Lake Helen updated its Comprehensive Plan to allow for multi-family residential. The Orange Camp PD was approved in 2024 which also diversified the uses from the former AutoMall concept. To the north and west of the subject property are the Victoria Park and Victoria Gardens developments. South of the subject property is a cemetery and rural properties.

The subject property is currently undeveloped and used for agriculture. Therefore, the development should have a positive impact on the city and surrounding area by providing additional commercial and retail uses to the immediate area.

The subject property contains a burrow pit and wetlands, and surface waters are present. However, it is not located within a floodplain. Staff will review to ensure compliance with the Land Development Regulations at the time of plat or site plan review.

ORDINANCE NO. 2026 - 16

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S B-6, HIGHWAY INTERCHANGE COMMERCIAL, BPUD, BUSINESS PLANNED UNIT DEVELOPMENT AND A-2, RURAL AGRICULTURE TO CITY OF DELAND'S C-2, GENERAL COMMERCIAL, ON PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located south of Orange Camp Road, west of the Interstate 4 Interchange, and more particularly described in the attached Exhibit "A", is currently zoned as B-6, Highway Interchange Commercial, BPUD, Business Planned Unit Development and A-2, Rural Agriculture, pursuant to Volusia County's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of Highway Commercial pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to City of DeLand's C-2, General Commercial; and

WHEREAS, the C-2, General Commercial zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from Volusia County's B-6, Highway Interchange Commercial, BPUD, Business Planned Unit Development and A-2, Rural Agriculture to City of DeLand's C-2, General Commercial zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification Nos. 703600000240, 703600000161, 703600000163

Section 2. The City Commission hereby finds that the City of DeLand's C-2 General Commercial zoning designation is consistent with the property's Highway Commercial future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from Volusia County's B-6, Highway Interchange Commercial, BPUD, Business Planned Unit Development and A-2, Rural Agriculture to City of DeLand's C-2, General Commercial zoning designation on the parcels described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk-Auditor

First Reading: May 4, 2026
Second Reading: June 15, 2026

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land lying in Section 36, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as:

Commence at the Northwest corner of said Section 36; thence run N89°50'49"E along the North line of said Section 36, a distance of 662.36 feet; thence departing said North line run S00°45'32"E, a distance of 40.00 feet to a point on the South Right of Way line of Orange Camp Road as shown on Florida Department of Transportation Right of Way Map Section 79110, F.P. 408463 1 to the Point of Beginning; thence run N89°50'49"E along said South Right of Way line, a distance of 977.79 feet to the Intersection of the South Right of Way line of Orange Camp Road and the East Right of Way line of Frontage Road; thence departing said South Right of Way line, run S00°51'39"W, a distance of 326.81 feet; thence departing said East Right of Way line, run N89°08'21"W, a distance of 100.00 feet to the West Right of Way line of Frontage Road, said point also being a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 573.91 feet and a Central Angle of 54°01'07"; thence the following three (3) courses and distances along the West Right of Way line of said Frontage Road: run Southeasterly along the arc of said curve, a distance of 541.08 feet (Chord Bearing = S26°08'54"E, Chord = 521.27 feet); thence run S53°09'25"E, a distance of 235.16 feet to the Point of Curvature of a Curve, Concave to the West, having a radius of 380.00 feet and a Central Angle of 62°06'15"; thence run Southerly along the arc of said curve, a distance of 411.89 feet (Chord Bearing = S22°06'18"E, Chord = 392.02 feet); thence departing said West Right of Way line run N89°46'39"W, a distance of 754.36 feet; thence run N00°57'04"W, a distance of 666.91 feet; thence run S89°56'59"W, a distance of 664.61 feet; thence run N00°45'32"W, a distance of 625.68 feet to the Point of Beginning.

Containing 22.43 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	NW	NORTHWEST

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). BEARING BASIS BEING THE NORTH LINE OF SECTION 36, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA BEING N89°50'49"E. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 6

REQUESTED BY: BLACKFIN PARTNERS, LLC

DATE OF SKETCH: 3/9/2026

REVISIONS:

SCALE: 1" = 200'/100'

SEC. 36, TWP. 17 S, RNG. 30 E

CAD FILE: S-L NEW REZONING

JOB NO.: 24-448

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

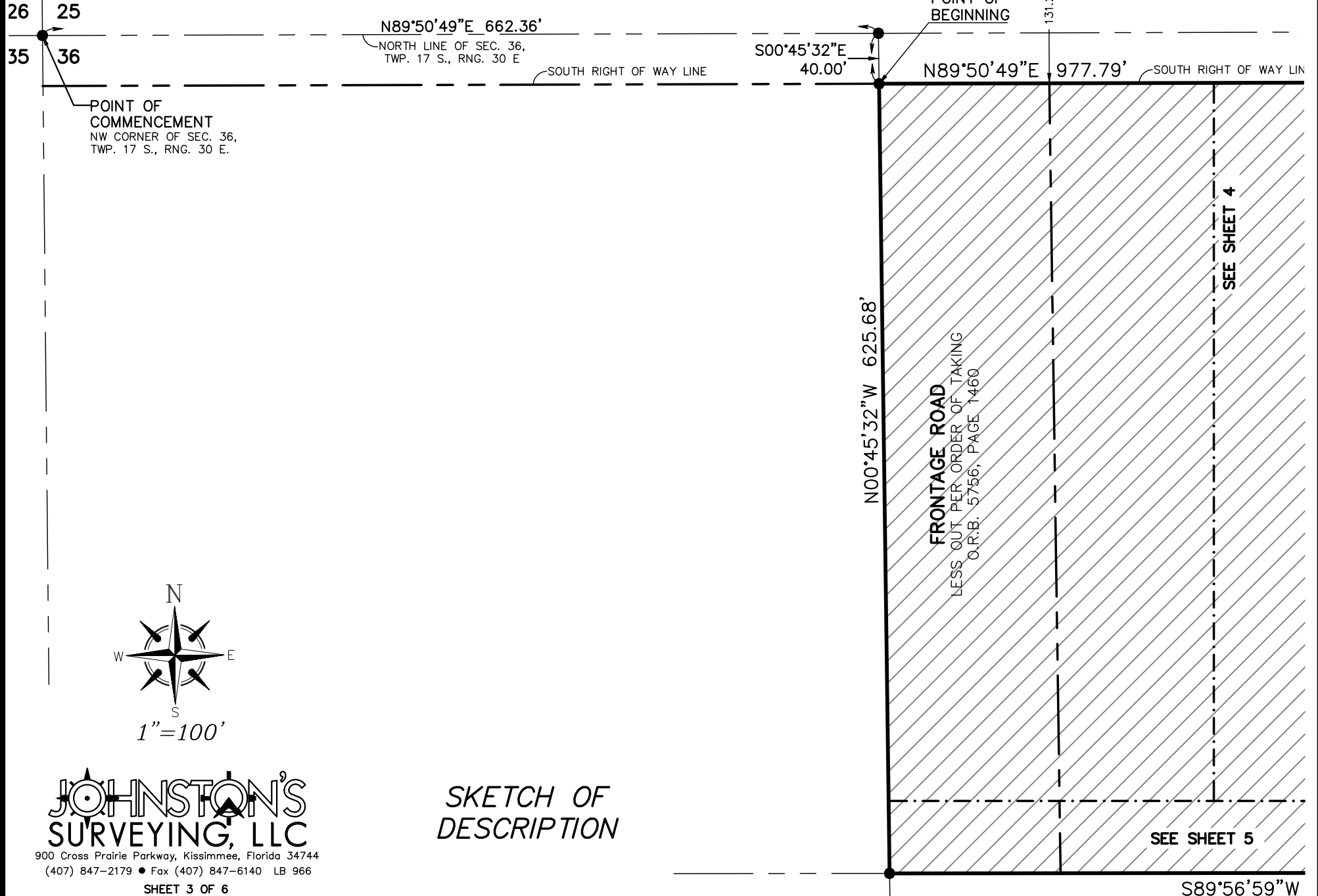


03/10/2026

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

ORANGE CAMP ROAD
PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT
OF WAY MAP SECTION 79110, F.P. NO. 408463 1



*SKETCH OF
DESCRIPTION*

**JOHNSTON'S
SURVEYING, LLC**

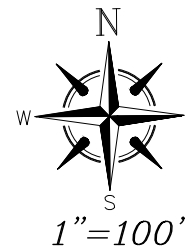
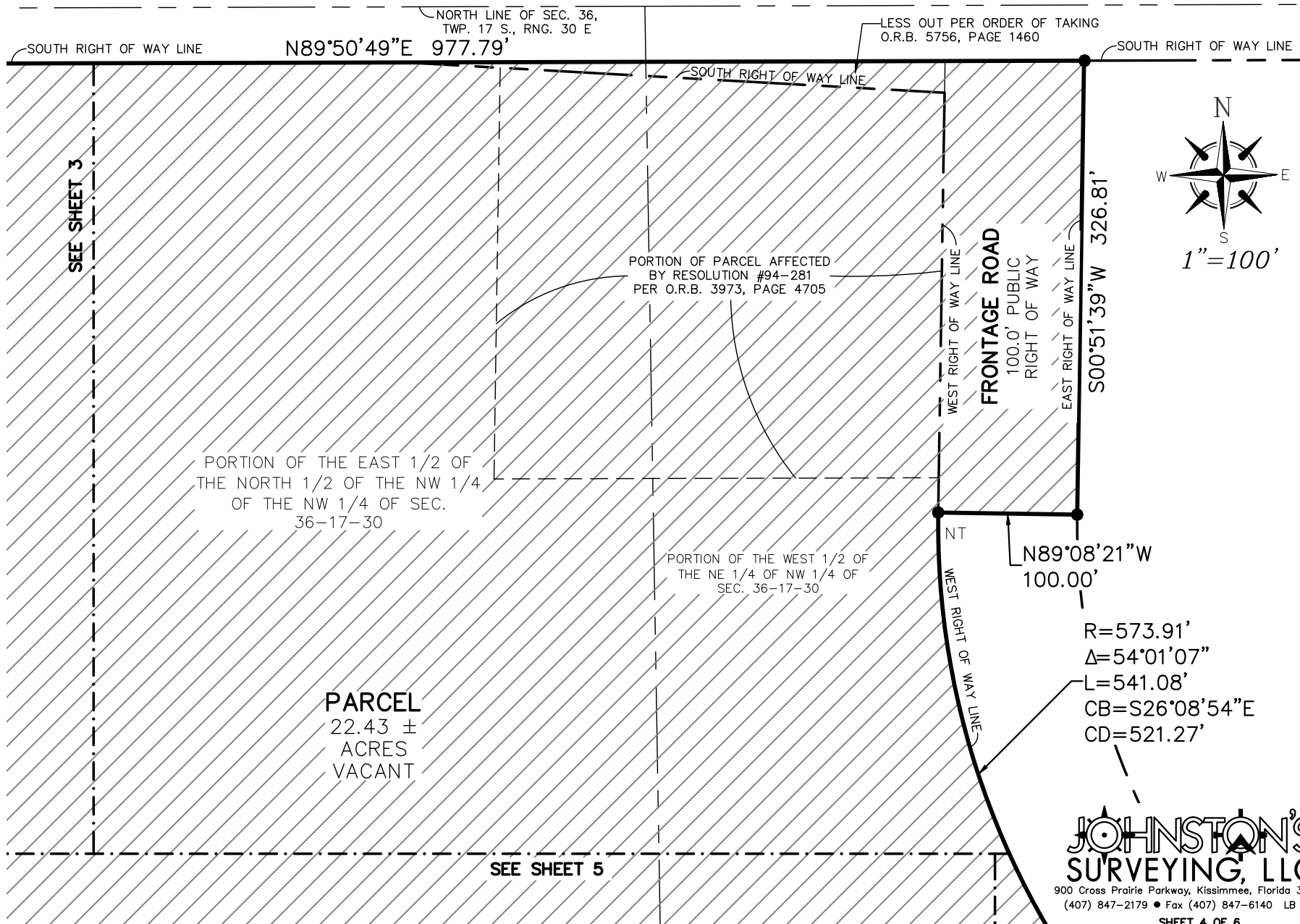
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 3 OF 6

SKETCH OF DESCRIPTION

ORANGE CAMP ROAD

PUBLIC RIGHT OF WAY VARIES PER F.D.O.T. RIGHT
OF WAY MAP SECTION 79110, F.P. NO. 408463 1



**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 4 OF 6

SEE SHEET 3

SKETCH OF DESCRIPTION

SEE SHEET 4

S89°56'59"W 664.61'

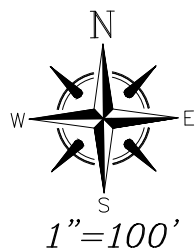
SE 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SEC. 36-17-30

N00°57'04"W 666.91'

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 6

N89°46'39"W 754.36'



JOHNSTON'S
SURVEYING, LLC

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 5 OF 6

SEE SHEET 4

SKETCH OF DESCRIPTION



R=573.91'
Δ=54°01'07"
L=541.08'
CB=S26°08'54"E
CD=521.27'

FRONTAGE ROAD
100.0' PUBLIC
RIGHT OF WAY

S53°09'25"E 235.16'

PC

PORTION OF THE WEST 1/2 OF
THE NE 1/4 OF NW 1/4 OF
SEC. 36-17-30

SEE SHEET 5

R=380.00'
Δ=62°06'15"
L=411.89'
CB=S22°06'18"E
CD=392.02'

PORTION OF THE SOUTH 1/2 OF
THE SE 1/4 OF THE NE 1/4 OF
THE NW 1/4 OF SEC. 36-17-30

N89°46'39"W 754.36'

JOHNSTON'S
SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 6 OF 6



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

April 15, 2026

A. APPLICATION NO.: Z26-041
APPLICANT: Steve Landers, Blackfin Partners
OWNER: Maple & Tom Stewart, Debra & Walter Copeland, State of Florida DOT
STAFF PLANNER: Chris Carson, AICP, Interim Principal Planner
REQUEST: Request for a rezone from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), A-2 (Rural Agriculture) to City of Deland C-2 (General Commercial)

B. APPLICABLE REGULATIONS:

Article XII

ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

C. SITE FACTORS:

PARCEL NUMBER: 703600000240, 703600000161, 703600000163

LOCATION: South of Orange Camp Rd., and west of the I-4 interchange.

SIZE OF PROPERTY: ±22.43 acres

D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:

Future Land Use: Volusia County: Commercial, Rural

Existing Zoning: Volusia County: B-6, BPUD, A-2

Existing Use: Agricultural/Undeveloped

E. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	New Community Development (NCD), Highway Commercial (HC)	Victoria Park Planned Development (PD) Orange Camp DeLand PD
South:	VC: Rural	VC: A-2
East:	VC: COM, R	VC: BPUD, A-2
West:	NCD, VC: COM, R	Victoria Park PD

F. BACKGROUND: The subject property is ± 22.43 acres, vacant, undeveloped with agricultural uses. The current zoning is Volusia County B-6, BPUD, and A-2 and is located within the City's emerging gateway corridor overlay zoning district. The applicant is requesting to rezone the property to C-2. The application for rezoning is accompanied by requests for annexation (AN24-212) and a small-scale future land use map amendment (SMLU24-213). The property is partially wooded and currently used for agricultural purposes. The property is adjacent to residential and commercial uses, and encumbered by I-4 to the east. If the requests are approved, the applicant intends to submit for platting and

infrastructure review to develop a convenience store with gas pumps and other commercial uses.

ANALYSIS: The purpose of the C-2 zoning district is to provide for the general retail and service needs of the Deland area which allows for uses such as retail, personal services, fast food restaurants, and convenience stores with gas pumps.

School Concurrency: School concurrency will be reviewed if residential uses are proposed in a future development plan.

Traffic Analysis: Staff will review the traffic methodology at the time of plat or site plan review. If the proposed development generates more than 1,000 average daily trips, a full traffic study will be required per the Volusia Flagler Transportation Planning Organization traffic study guidelines.

Stormwater: Stormwater retention will be designed at the time of site plan or subdivision platting. The stormwater system shall be designed to retain the 100-year, 24-hour storm event on-site, and should be designed to incorporate LID (Low Impact Development).

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any 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 C-2, E-1, and PD zoning districts are compatible with the Highway Commercial future land use designation; therefore, the proposed zoning classification of C-2 is consistent with the Comprehensive Plan. The subject property directly abuts I-4 to the east, residential and commercial uses to the north and west, and rural to the south. Where the property abuts residential land uses, significant buffering will be required.
- 2. Will the proposed rezoning have an impact upon the environment or natural resources?**
The subject property is currently undeveloped, wooded and being used for agriculture. Since the site is over 5 acres, an environmental study is required at the time of plat or site plan review. The C-2 zoning district allows a maximum seventy percent impervious surface and fifteen percent of the site will need to be dedicated as Tree Protection Area.
- 3. Will the proposed rezoning have an impact upon the economy of the affected area?**
The subject property is currently vacant and undeveloped; therefore, the development should have a positive impact on the city and surrounding area by providing commercial and retail uses to the immediate area.
- 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 and will be provided by the city. There is adequate infrastructure and facilities to service the development, therefore there will be no impact to the level of governmental services.
- 5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?**

Recently the surrounding area has seen a shift from the Auto Mall concept to the north to a more diverse mix of uses. A portion of the former Auto Mall is now planned for 348 residential units amongst other uses in Lake Helen. This was further supported when the City of Lake Helen updated its Comprehensive Plan to allow for multi-family residential. The Orange Camp PD was approved in 2024 which also diversified the uses from the former Auto Mall concept.

6. Was there a mistake in the original classification?

There were no mistakes in the original classification.

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

The proposed rezoning will provide additional commercial options for the existing residential uses.

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

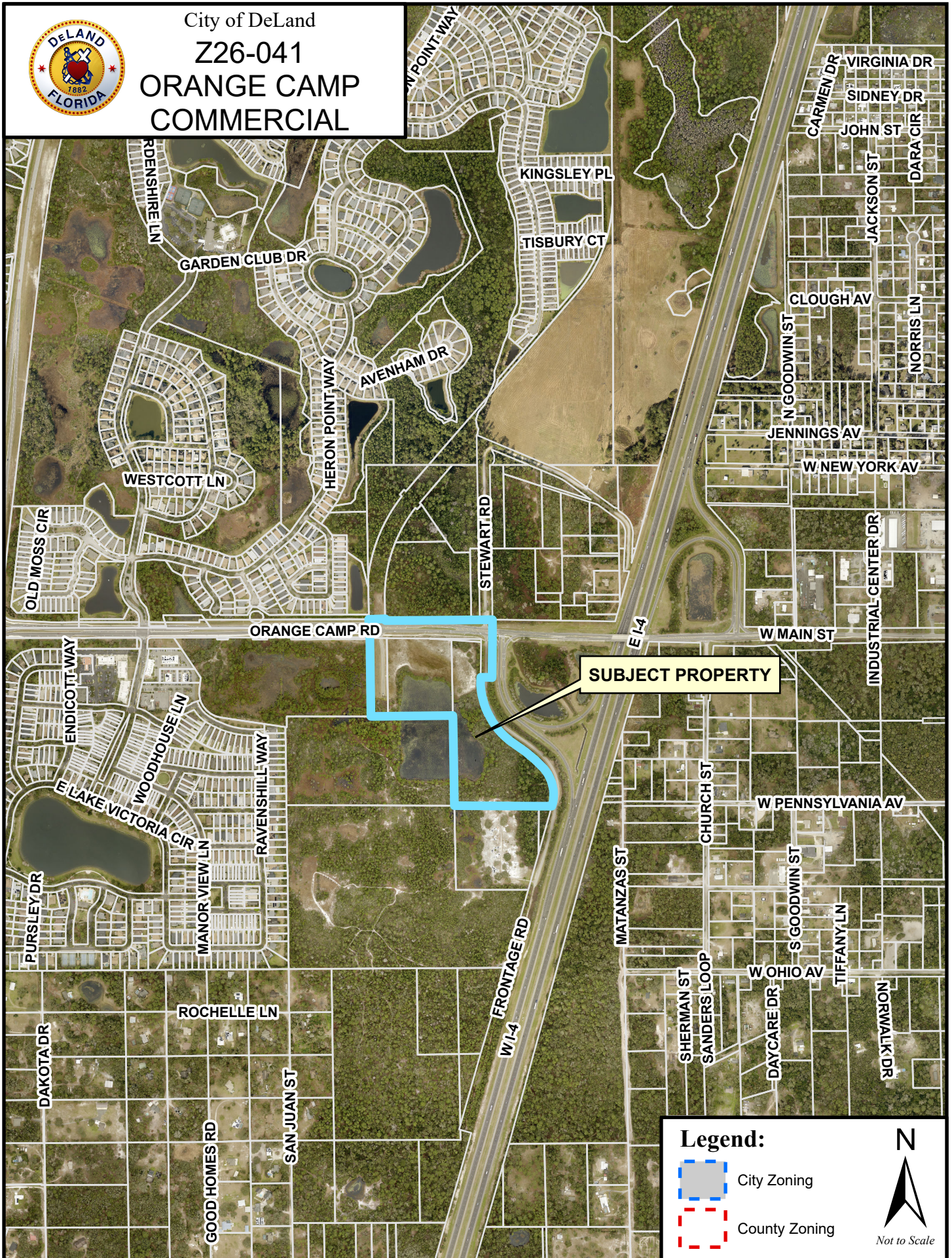
There is no indication at this time that the new proposal will create additional impacts upon the public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development. The rezoning would be consistent and compatible with the uses of the surrounding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

G. NEXT STEPS: The request for a rezoning will go before the City Commission on May 4, 2026, for first reading. The request for the land use amendment will be transmitted to Volusia Growth Management Commission (VGMC) for review. After VGMC review, the request is anticipated to go before City Commission on June 15, 2026 for second reading.

H. 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 B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City of DeLand C-2 (General Commercial).

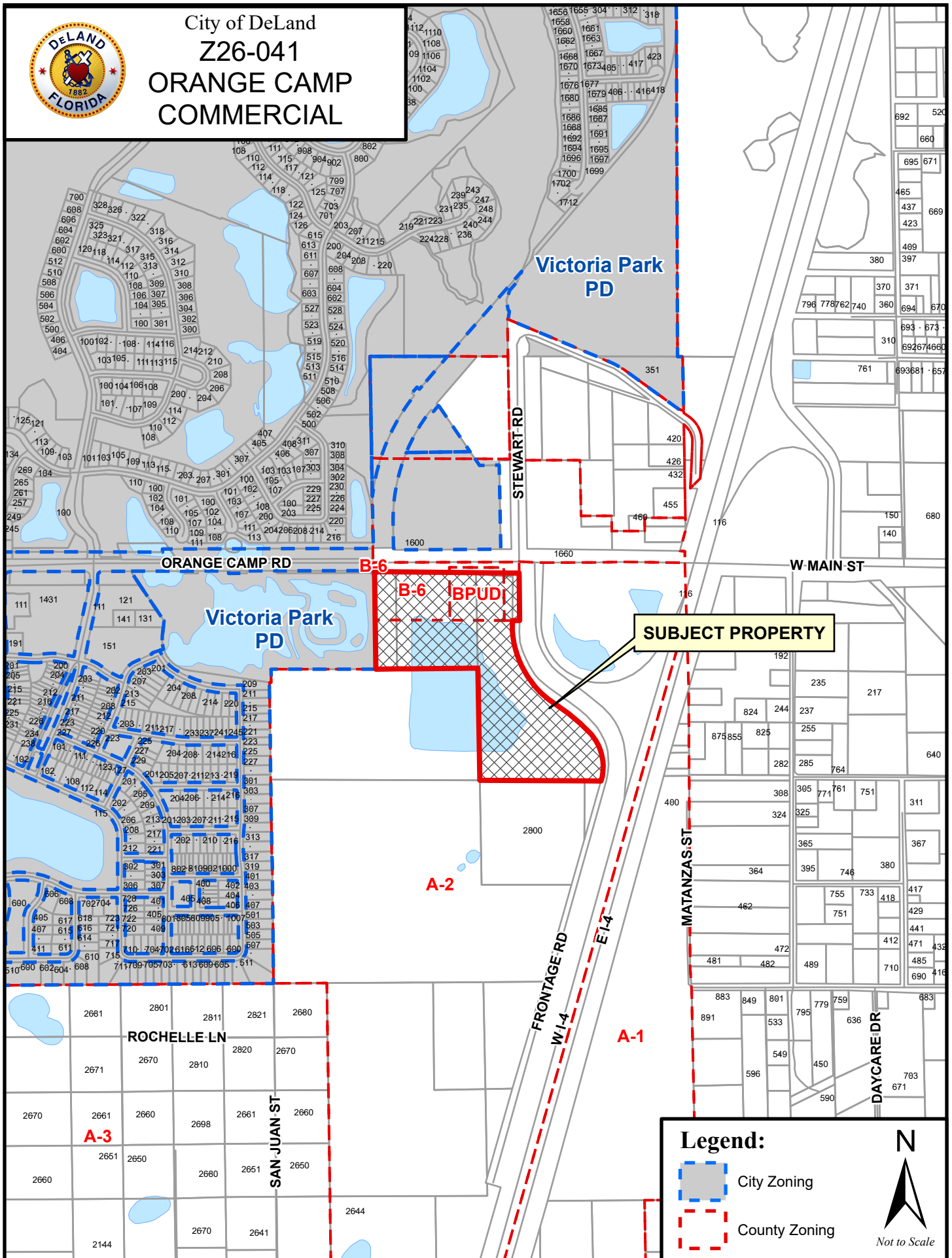


City of DeLand
Z26-041
ORANGE CAMP
COMMERCIAL





City of DeLand
Z26-041
ORANGE CAMP
COMMERCIAL





March 5, 2026

Ms. Carol Kuhn, AICP
Planning Director
120 S. Florida Avenue
DeLand, Florida 32720

Subject: Application for Rezone and Future Land Use Amendment
Parcel I.D. 703600000240 (Alt Key 2318929)
Parcel I.D. 703600000161 (Alt Key 2318767)
Parcel I.D. 703600000163 (Alt Key 6558540)
Portion of Frontage Rd Right of Way
Rezone Area: 22.44 acres

Dear Ms. Kuhn:

Please accept this application for rezoning and future land use amendment for the referenced parcels. This parcel land area is approximately 22.44 acres located southwest from the intersection of Orange Camp Road and Interstate 4. For reference, we have included the Orange Camp Planned Development Exhibit that shows project location relative to surrounding uses.

This application for rezone is required because of voluntary annexation in accordance with the interlocal agreement between Volusia County and the City of DeLand that provides for utility services with annexation when bordering the City of DeLand.

NEED AND JUSTIFICATION FOR CHANGE

Immediately north of the site's frontage to Orange Camp Road is Planned Development (I-4 Auto Mall PD, City of DeLand) zoning with Highway Commercial land use; to the east is Interstate 4 right-of-way; to the south and partially west is Volusia County A2 zoning with Rural land use; and to the west of the site's frontage to the Florida Department of Transportation frontage road is Planned Development (Victoria Park PD) with Residential land use.

Currently, the applicant's parcel contains Volusia County zoning/land use designations that include B6/Commercial (3.30 acres), BPUD/Commercial (2.10 acres – Miller Enterprises Inc.), and Agriculture A2/Rural (14.20 acres). The rezoning would allow the applicant to connect to City of DeLand utilities and unify the parcels under a complementary zoning that is consistent with the proximity of arterial roadways.

The proposed development would include commercial uses consistent with the proximity of the intersection between Interstate 4 and Orange Camp Road Interchange.

COMPATIBILITY WITH COMPREHENSIVE PLAN

The proposed annexation, land use, and rezoning is in accordance with the City of DeLand's Comprehensive Plan. The City provides guidelines for rezoning that include maintaining the City's character and neighborhoods, maintaining level of service, and increasing commercial uses that benefit the City.

More specifically, the Comprehensive Plan recognizes the need to provide highway commercial in outlying or newly developed areas of the City and encourages commercial land use outside of the Downtown so long as it does not replace the Downtown's role as the primary destination and center of commerce.

LEVEL OF SERVICE

Water and sewer services for this parcel will be provided by the City of DeLand Utilities. An existing 12-inch water line and 8-inch sewer forcemain along Orange Camp Road will provide water and sewer service to the site. Potable water production capacity exceeds current and committed demands, providing adequate service for the anticipated project demand.

The current sewer service area capacity and demand also provide an adequate level of service.

A traffic impact analysis prepared by Walsh Traffic, Inc. concludes that the surrounding roadway network is operating at an acceptable level of service and that the proposed development will not adversely impact traffic operations with appropriate mitigation.

IMPACT ON NATURAL ENVIRONMENT

The existing property is currently used for commercial and agricultural purposes and is part of an abandoned borrow pit. Due diligence identified no environmentally significant issues related to historic preservation or wetlands. The parcel is surrounded by developed properties, and the proposed commercial development will not negatively impact the natural environment.

Stormwater management will comply with City of DeLand, St. Johns River Water Management District, and Florida Department of Transportation requirements. The existing borrow pit will provide adequate drainage capacity, including support for the 100-year storm event.

Thank you for your consideration of our application. Please do not hesitate to contact me if you have any questions.

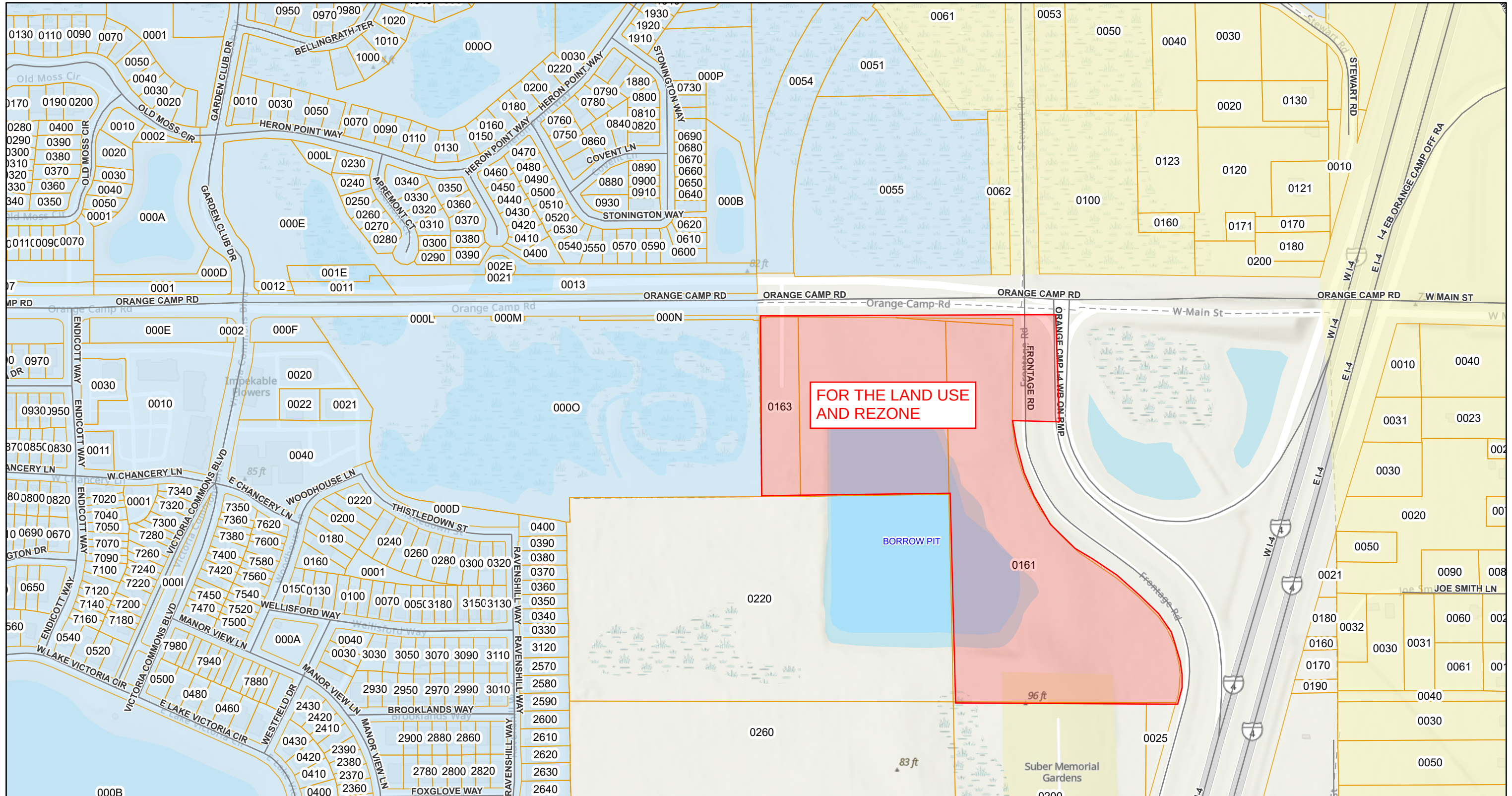
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Ramsburg', written in a cursive style.

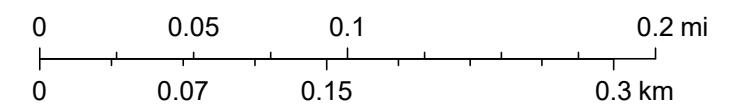
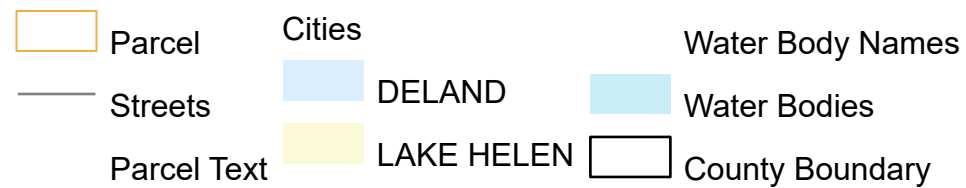
Derek E. Ramsburg, P.E.
Project Manager

Volusia County Property Appraiser



3/4/2026, 2:11:00 PM

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Christopher Carson

From: Bernadette Kuchinsky <bkuchinsky@icloud.com>
Sent: Monday, April 13, 2026 7:33 PM
To: Planning
Subject: Public Comment – Case Z26-041 Orange Camp Commercial Rezoning

April 13, 2026

Re: Case Z26-041 – Request to Rezone ±22.4 Acres to C-2, Orange Camp Road / I-4 Interchange

Dear Members of the Planning Board,

My name is Bernadette Kuchinsky and I am a resident at 216 Stonington Way, Deland, FL, located almost directly across Orange Camp Road from the subject property. I am writing to formally oppose the rezoning request as submitted and to request that specific conditions of approval be attached if the rezoning is ultimately granted.

I have significant concerns regarding the impact this development will have on our established residential neighborhood, including increased traffic, noise, light pollution, and diminished property values. I respectfully request the Planning Board consider the following conditions:

1. MASONRY BUFFER WALL

A minimum 8-to-10-foot reinforced concrete or masonry wall must be constructed along all property lines adjacent to or facing residential uses, prior to any site development. A standard wooden fence or landscaping alone is insufficient given the intensity of C-2 uses.

2. LANDSCAPE TRANSITION BUFFER

A minimum 25-to-50-foot landscape buffer zone must be established along all residential-facing boundaries, consisting of canopy trees and dense understory vegetation to absorb noise, block headlights, and screen visual impacts.

3. RESTRICTED OPERATING HOURS

All businesses on the subject property should be required to cease operations by 9:00 PM Sunday through Thursday and 10:00 PM Friday and Saturday. Drive-through facilities, if permitted, should be subject to the same restrictions.

4. DELIVERY AND LOADING RESTRICTIONS

Heavy truck deliveries and loading dock operations should be prohibited between 8:00 PM and 7:00 AM daily to prevent sleep disruption for adjacent residents.

5. FULL CUT-OFF LIGHTING

All exterior and parking lot lighting must use full cut-off fixtures directed downward, with zero light spillage onto adjacent residential properties. Pole heights should be limited to a maximum of 20 feet.

6. TRAFFIC IMPACT ANALYSIS

A full Traffic Impact Analysis (TIA) must be completed and reviewed prior to approval. I request that traffic calming measures be required to prevent commercial traffic from routing through residential streets, and that any required road improvements be funded by the developer.

7. SITE LAYOUT CONTROLS

The site plan should orient noisy or high-activity uses — including drive-throughs, dumpster enclosures, and loading docks — away from the residential-facing boundary. Passive uses such as parking and stormwater retention should be placed adjacent to the neighborhood.

8. MONUMENT SIGNAGE ONLY

Pole signs should be prohibited. Only low-profile monument signs should be permitted to reduce light pollution and visual clutter visible from residential properties.

I urge the Board not to approve a blanket C-2 rezoning without these conditions firmly attached. The intensity of general commercial zoning is significant, and the proximity to long-established neighborhoods demands a higher standard of compatibility than current minimum code requirements provide.

If the Board is unwilling to attach meaningful conditions, I respectfully request that the application be denied or that a less intensive zoning designation — such as C-1 or a Business PUD with negotiated conditions — be considered instead. Thank you for your time and consideration. I ask that this letter be entered into the official public record for Case Z26-041.

Respectfully,

Bernadette Kuchinsky
216 Stonington Way, Deland, FL 32724
Ph 253-353-3796
Email: bkuchinsky@icloud.com
Sent from my iPhone

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: First Reading of Ordinance Changing the Zoning for ± 2.02 Acres of Property, Located at 1500 S. Adelle Avenue, from Springwood Town Homes PD (Planned Development), to R-16 (Multiple-Family Dwelling).

DEPARTMENT: Planning

PREPARED BY: Christopher Carson, Interim Principal Planner

ATTACHMENTS: Ordinance, Ordinance Exhibit A - Legal Description, Boundary Survey , Z26-062_StaffReport, Z26-062 Aerial, Z26-062 Zoning, VC School Determination Finding of Adequate Capacity Letter

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The applicant is requesting to rezone the ±2.02-acre subject property from Springwood Town Homes PD (Planned Development), to R-16 (Multi-Family Dwelling). The property is adjacent to residential and commercial uses with the SR 15A truck route to the south and west. The future land use is High Density Residential. The overall PD, approved in 2006, included three parcels, on ± 7.35 acres of property. The intent of the PD was to provide for multi-family development with a maximum density of 16 dwelling units per acre on a ± 5.33 acre portion of the development, and a single-family dwelling on the remaining portion.

The purpose of the R-16 zoning district is to provide for high-density multifamily residential living in the older developed section of DeLand and providing a spacious, well maintained and natural environment in proximity to the City's downtown. A school concurrency letter dated May 5, 2026, was provided, stating that the Volusia County School District has no objections to the proposed development plan. Staff will review the traffic methodology at the time of plat or site plan review. If the proposed development generates more than 1,000 average daily trips, a full traffic study will be required per the Volusia Flagler Transportation Planning Organization traffic study guidelines. Stormwater retention will be designed at the time of site plan or subdivision platting. The stormwater system shall be designed to retain the 100-year, 24-hour storm event on-site, and should be designed to incorporate LID (Low Impact Development). The R-16 zoning district allows a maximum of fifty to sixty percent impervious surfaces depending on the building height and fifteen percent of the site will need to be dedicated as Tree Protection Area.

The analysis presented in the staff report suggests the proposed rezoning meets the criteria of 33-135 and is consistent with the Comprehensive Plan, future land use, zoning and character of the surrounding area, and will not have an impact upon public health, safety and welfare.

At the May 13, 2026, Planning Board meeting, the Board voted 7-0 to recommend approval of the rezoning request.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The subject property is currently vacant and undeveloped; therefore, the development should have a positive impact on the city and surrounding area by providing additional housing options to the immediate area. This development could support further development of the surrounding area creating additional jobs, shopping, and convenience.

RECOMMENDATION:

Staff recommends approval of First Reading to rezone from Spring Town Homes PD (Planned Development) to R-16 (Multiple-Family Dwelling).

BACKGROUND/DISCUSSION:

The PD has a unified ownership provision which requires unified ownership until after issuance of the Development Order. Properties were sold independent of each other, thereby violating the terms of the agreement. To address the violation, both property owners will either need to apply for a new PD rezoning, or rezone to R-16. The applicant is requesting to rezone the single-family portion of the property to R-16. The owner of the multi-family development portion will also need to rezone and no development can occur until such time. Staff has been working with both property owners to address the PD violation. If the request is approved, the applicant intends to submit for site plan review to construct a multi-family development with 4-unit buildings.

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM SPRINGWOOD TOWN HOMES PLANNED DEVELOPMENT (PD) TO CITY OF DELAND'S R-16, MULTI-FAMILY DWELLING, ON PROPERTY LOCATED AT 1500 SOUTH ADELLE AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 1500 South Adelle Avenue and more particularly described in the attached Exhibit "A", is currently zoned as Springwood Town Homes Planned Development (PD), pursuant to City of DeLand's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of High Density Residential pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to R-16, Multi-Family Dwelling; and

WHEREAS, the R-16, Multi-Family zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from Springwood Town Homes Planned Development (PD) to City of DeLand's R-16, Multi-Family zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification No. 702000000872

Section 2. The City Commission hereby finds that the City of DeLand's R-16, Multi-Family zoning designation is consistent with the property's High Density Residential future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from Springwood Town Homes Planned Development (PD) to City of DeLand's R-16, Multi-Family zoning designation on the parcel described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ____ day of _____, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

EXHIBIT A

LEGAL DESCRIPTION: (OR. 4493 PG. 1661)

THE SOUTH THREE HUNDRED FEET OF THE NORTH FOUR HUNDRED NINETEEN FEET OF THE EAST THREE HUNDRED SEVENTY-ONE FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 30 EAST, SUBJECT TO THE RIGHT OF WAY OF ADELLE AVENUE OVER THE EASTERLY 25 FEET THEREOF.

LESS AND EXCEPT

(OR 7813, PAGE 237)

THE NORTH 45 FEET OF THE SOUTH 300 FEET OF THE NORTH 419 FEET OF THE EAST 317 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

Acreage: 2.02 acres

LEGAL DESCRIPTION: (OR. 4493 PG. 1661)

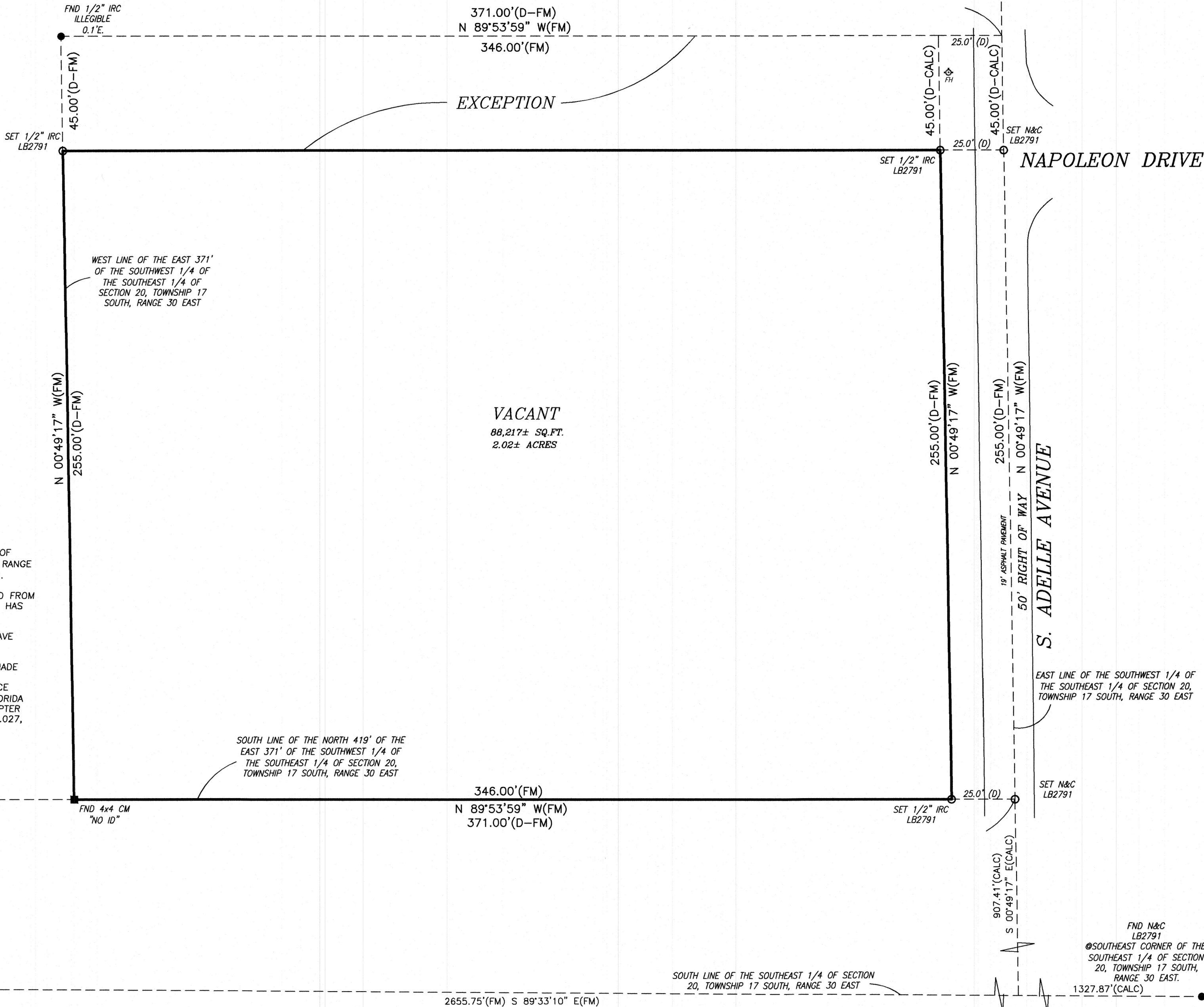
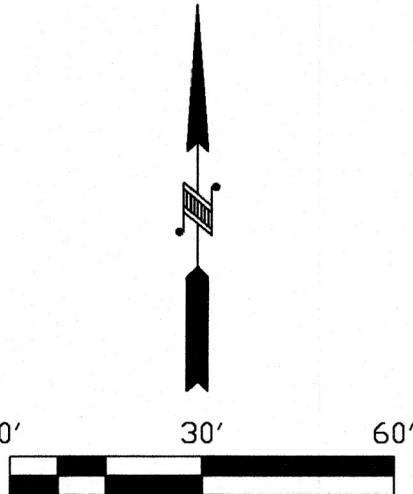
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FLOOD CERTIFICATION:
(Per map dated 02/19/2014)
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS NOT located in a special flood hazard area, according to Community Panel Map No. 12127C-0470-H Map Panel 470 of 930, Zone "X".



NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 30 EAST AS BEING A BEARING OF S 89°33'10" E (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

Robert Evers
Digitally signed by Robert Evers
Date: 2024.08.19 12:24:05 -04'00'

DRAWING REVISED TO SHOW EXCEPTION, AND UPDATE SQUARE FOOTAGE, DATED: 08/16/2024

©SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17, RANGE 30.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC

WWW.BLACKWELLSURVEYING.COM
995 W. VOLUSIA AVE. * DELAND, FL. * PH: (386)-734-8050

BOUNDARY SURVEY CERTIFIED TO:

ROBINSON SIGNATURE REALTY, LLC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC
ROBERT R. EVERS
License Number 5675
STATE OF FLORIDA
Professional Surveyor and Mapper
BY: ROBERT R. EVERS
FLORIDA CERT. 5675

NOTE:
This Plot of Survey is certified to and prepared for the sole and exclusive benefit of the entities and or individuals shown hereon, valid on the most current date shown hereon, and shall not be relied upon by any other entity or individual whomsoever.
This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted hereon.
There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

ABBREVIATIONS	
A=Arc Length	MON=Monument
AC=Acres	N&C=Nail & Cap
A/C=Air Conditioning Unit	NO ID=No Identification
ASPH=Asphalt	OR=Official Records Book
BFP=Back Flow Preventer	O/-Overhead
BLDG=Building	(P)=Plot
BLK=Block	PC=Point of Curvature
BM=Benchmark	PCC=Point of Compound Curvature
(CALC)=Computed Data	PG=Page
CATV=Cable TV Service	PI=Point of Intersection
C/B=Catch Basin	POB=Point of Beginning
CB=Chord Bearing	POC=Point of Commencement
ChD=Chord Distance	POI=Point on the Curve
CLF=Chain Link Fence	POL=Point on Line
CM=Concrete Monument	PRC=Point of Reverse Curve
CMP=Corrugated Metal Pipe	POL=Point on Line
CONC=Concrete	PRC=Point of Reverse Curve
COR=Corner	PRM=Permanent Reference Mon.
CUP=Concrete Utility Pole	PT=Point of Tangency
(D)=Dead end	PVC=Poly Vinyl Chloride
DRA=Drainage Retention Area	PVM=Pavement
ELEC or E=Electric	R=Radius or Radial Line
ELEV or EL=Elevation	RCP=Reinforced Conc. Pipe
ESMT=Equipment	REC=Recovered
FNC=Fence	RNG=Range
FND=Found	RRS=Railroad Spike
FDC=Fiber Optic Cable	R/W=Right of Way
FF=Finish Floor Elev.	SEC=Section
FH=Fire Hydrant	SAN=Sanitary Sewer
(FM)=Field Measured	SD=Storm Sewer
FR=Frame Construction	T=Tangent
F/W=Field Wire Fence	TB=Tangent Bearing
GA=Guy Anchor	TEL or T=Telephone Service
GL=Government Lot	TWP=Township
GLO=Government Land Office	U/-Underground
HDW=Headwall	UNP=Unrecorded Plot
ID=Identification	UP=Utility Pole
INV=Invert Elevation	WDF=Wood Fence
IP=Iron Pipe	WPF=Wood Privacy Fence
IR=Iron Rod	WM=Water Meter
IRC=Iron Rod & Cap	W/M=Water Main
L=Arc Length	WSL=Water Service Line
LB=Licensed Business	W/-With
LS=Registered Land Surveyor	WC=Witness Corner
MB=Map Book	WUP= Wood Utility Pole
MH=Manhole	

SYMBOLS :
● = REBAR FOUND (SIZE SHOWN HEREON)
○ = 1/2" REBAR & CAP SET
□ = 4"x4" CONCRETE MONUMENT & CAP SET
■ = CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
● = R.L.S. DISC/NAIL FOUND (SIZE SHOWN HEREON)
○ = R.L.S. DISC/NAIL SET
○ = IRON PIPE FOUND (SIZE SHOWN HEREON)
● = BOLT FOUND (SIZE SHOWN HEREON)
● = P/K NAIL FOUND

DATE : 07-05-2024
W.O. No. 06-277-24
DRAWN BY : KWB
FIELD BOOK : 766-24
CADD FILE / FILE No. : 06-277-24 M-



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

May 13, 2026

- A. APPLICATION NO.:** Z26-062
APPLICANT/OWNER: Willie & Thomas Robinson, Robinson Signature Realty LLC
STAFF PLANNER: Chris Carson, AICP, Interim Principal Planner
REQUEST: Request for a rezone from Springwood Town Homes PD (Planned Development) to R-16 (Multiple-Family Dwelling)

B. APPLICABLE REGULATIONS:

Article XII

ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

C. SITE FACTORS:

PARCEL NUMBER: 702000000872,
LOCATION: 1500 S. Adelle Avenue
SIZE OF PROPERTY: ±2.02 acres

D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:

Future Land Use: High Density Residential
Existing Zoning: Springwood Town Homes PD
Existing Use: Vacant/Undeveloped

E. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	VC: Urban Medium Intensity (UMI), HDR	Springwood Town Homes PD, VC: R-4
South:	VC: UMI, Highway Commercial (HC)	VC: A-2
East:	VC: UMI, HC	VC: R-4, R-5, Santa Cruz PD
West:	VC: UMI, HDR	Springwood Town Homes PD, VC: R-4C

- F. BACKGROUND:** The subject property is ± 2.02 acres, vacant, undeveloped, and is part of the ± 7.35 acre Springwood Town Homes PD. The future land use is High Density Residential. The overall PD, approved in 2006, included three parcels. The intent of the PD was to provide for multi-family development with a maximum density of 16 dwelling units per acre on a ± 5.33 acre portion of the development, and a single-family dwelling on the remaining portion.

The property is adjacent to residential and commercial uses with the SR 15A truck route to the south and west. The PD has a unified ownership provision which requires unified ownership until after issuance of the Development Order. Properties were sold, thereby violating the terms of the agreement. To address the violation, both property owners will either need to apply for a new PD rezoning, or rezone to R-16. The applicant is requesting

to rezone the single-family portion of the property to R-16. The owner of the multi-family development portion will also need to rezone and no development can occur until such time. Staff has been working with both property owners to address the PD violation.

If the request is approved, the applicant intends to submit for site plan review to construct a multi-family development with 4-unit buildings.

ANALYSIS: The purpose of the R-16 zoning district is to provide for high density multifamily residential living in the older developed section of DeLand and providing a spacious, well maintained and natural environment in proximity to the City's downtown.

School Concurrency: A school concurrency letter dated May 5, 2026, was provided, stating that the Volusia County School District has no objections to the proposed development plan.

Traffic Analysis: Staff will review the traffic methodology at the time of plat or site plan review. If the proposed development generates more than 1,000 average daily trips, a full traffic study will be required per the Volusia Flagler Transportation Planning Organization traffic study guidelines.

Stormwater: Stormwater retention will be designed at the time of site plan or subdivision platting. The stormwater system shall be designed to retain the 100-year, 24-hour storm event on-site, and should be designed to incorporate LID (Low Impact Development).

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any 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 R-16, E-1, and PD zoning districts are compatible with the High Density Residential future land use designation; therefore, the proposed zoning classification of R-16 is consistent with the Comprehensive Plan. The subject property is near the truck route to the south and west, residential uses to the north and east, and commercial uses to the south. The property will provide a transition from the truck route to the lower density residential uses to the north and east. Landscape buffering will be required consistent with Sec 33-92 of the LDRs.

According to the City's 2050 Vision Plan, the proposal is located in the Urban Core (Category 2), which is where the majority of new growth will take place. It is also located within the City's Utility Service Area boundary in a designated Activity Center. The proposed rezoning is appropriate for the location as it is located along a local road with existing infrastructure, and serving as a transition between lower density residential and a principal arterial, and near employment areas and future commercial development.

For all of these reasons, the request is consistent and compatible with the Comprehensive Plan, zoning pattern, and character of the surrounding area.

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

The subject property is currently undeveloped and wooded. A tree survey will be required identifying any trees over six inches in dBh (diameter at breast height). Removal of any historic or specimen trees will need to be mitigated in accordance with Sec 33-57 of the LDR. The R-16 zoning district allows a maximum of fifty to sixty percent impervious surfaces depending on the building height and fifteen percent of the site will need to be dedicated as Tree Protection Area. Therefore, the development is unlikely to have an impact upon the environment or natural resources.

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

The subject property is currently vacant and undeveloped; therefore, the development should have a positive impact on the city and surrounding area by providing additional housing options to the immediate area. This development could support further development of the surrounding area 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 and will be provided by the city. There is adequate infrastructure and facilities to service the development, therefore there will be no impact to the level of governmental services.

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

There have not been significant changes in the area surrounding the subject property.

6. Was there a mistake in the original classification?

There were no mistakes in the original classification, however, the PD required unified ownership until after issuance of the Final Development Order. Since the properties are under separate ownership, rezoning is required to address the PD violation.

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

The proposed rezoning could have a positive impact upon the surrounding area, as the property would no longer be undeveloped and vacant, and the development could provide additional housing options.

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 the public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development. The rezoning would be consistent and compatible with the uses of the surrounding area.

G. NEXT STEPS: The request for a rezoning will go before the City Commission on June 15, 2026, for first reading and July 6, 2026, for second reading.

H. 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 Spring Town Homes PD (Planned Development) to R-16 (Multiple-Family Dwelling).

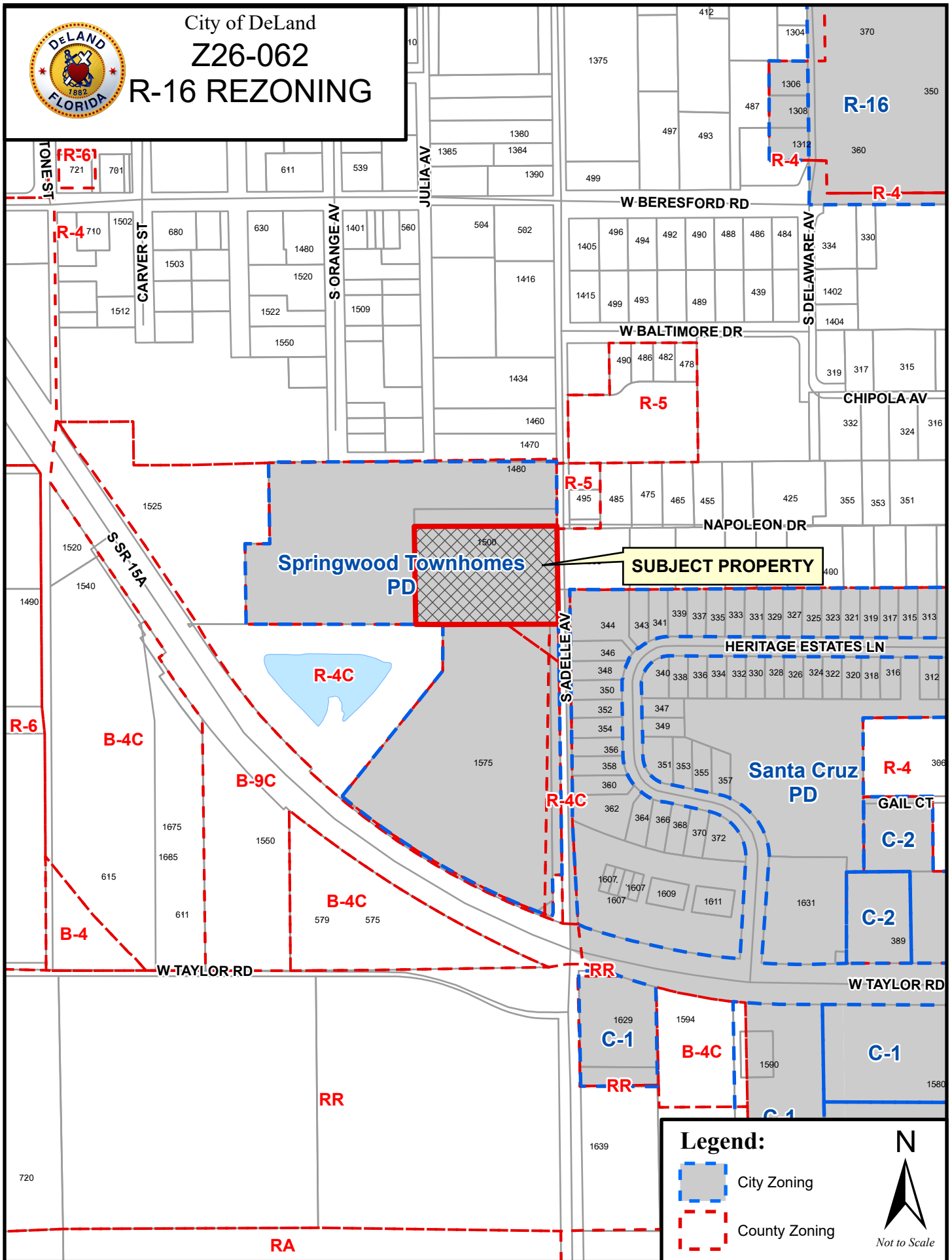


City of DeLand
Z26-062
R-16 REZONING





City of DeLand
Z26-062
R-16 REZONING





Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

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

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

May 5, 2026

Mr. Willie Robinson and Mr. Thomas Robinson
Robinson Signature Realty, LLC
614 Laisy Dr
DeLand, FL 32724

RE: The Plexes at Adelle – City of DeLand
School Concurrency Case # 26-05-01-001-A

Mr. Robinson:

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 have reviewed the school concurrency application for the proposed project known as The Plexes at Adelle, associated with 2.17 +/- acres of property. The property is located at or near the intersection of S SR 15A and S Adelle Ave within DeLand city limits. Information provided in the application indicates the proposed zoning classification would allow up to thirty-two (32) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate five (5) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	32	5
Multifamily Dwelling Unit	0.137	0	0
Manufactured Home Dwelling Unit	0.052	0	0
Total		32	5

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.

Table 2

Schools	SY 2025/26 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Woodward Avenue Elementary	567	87%	No	2
Southwestern Middle	716	100%	No	1
West CSA (DeLand High)	2,877	112%	No	1
Other				1

The student projections generated by this project will increase the existing percentage above 100% permanent capacity at the high school level. However, while the concurrency service area (CSA) for DeLand High is over 100% it is below 120% for level of service (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 currently assigned schools.

Should you need additional information, please contact me at (386) 734-7190, ext. 50802.

Sincerely,



James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Patricia S. Smith, AICP, Planning Coordinator
Carol Kuhn, AICP, Planning Director, City of DeLand



Finding of Adequate School Capacity

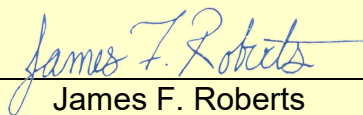
VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	The Plexes at Adelle
VCSB Project #	26-05-01-001-A
Jurisdiction Project #	
Parcel ID Numbers	7020-00-00-0872
Project Location	S SR 15A and S Adelle Ave
Potential Residential Units	32 Multi-Family Units
Property Owner/Applicant	Robinson Signature Realty, 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

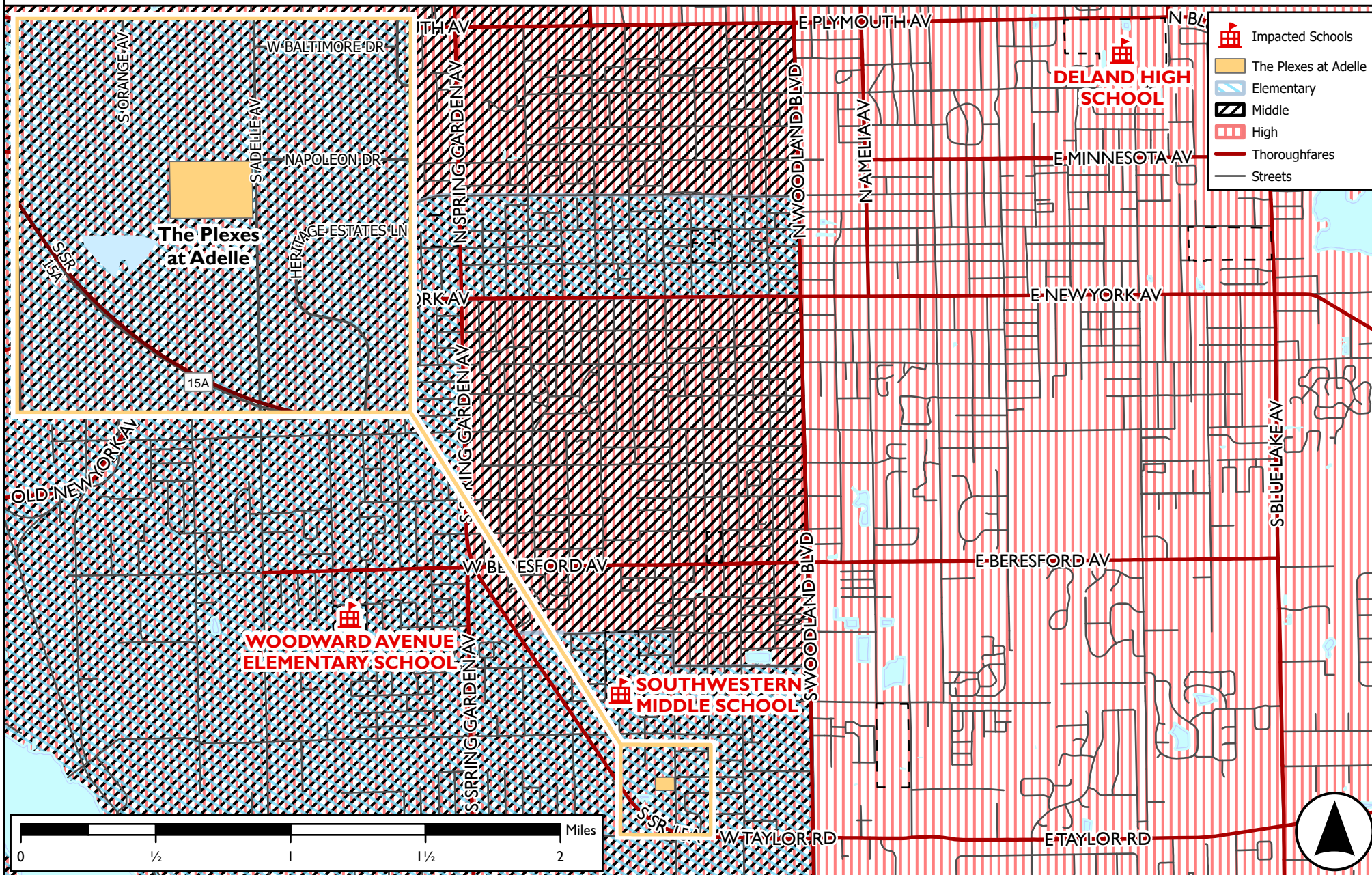
May 5, 2026

Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - The Plexes at Adelle

Created May 2026



CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-31: Approving a Special Exception for Vehicle Sales and Rentals, Located at 109 Kensington Rd.

DEPARTMENT: Planning

PREPARED BY:

ATTACHMENTS: Resolution 2026-31, SE26-052 Staff Report, SE26-052 Survey, SE26-052 Aerial, SE26-052 Zoning, Lot Combination Letter

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The subject property was annexed into the City in 1987 and used for vehicle sales. In the C-2 zoning district, vehicle sales are allowed as a special exception. Since the property did not obtain special exception approval, the use was legally nonconforming. According to Sec. (33-102.04(b)), the nonconforming use may continue to operate legally as long as the nonconforming use of any building, structure or land is not discontinued for a period of 180 days. In 2022, the vehicle sales use ceased and the property has since been used as a motorcycle repair shop and other similar uses throughout the years. Since the vehicle sales use was discontinued for a period of more than 180 days, the vehicle sales use requires special exception approval to re-establish the use.

On May 13, 2026, the Planning Board recommended approval of this item, with a vote of 7-0, subject to one condition of approval, that the vehicles only be displayed along the western portion of the property.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth principles

SUSTAINABILITY:

The Special Exception approval to allow vehicle sales and rentals on the property will promote revitalization of North Woodland Blvd.

FISCAL IMPACT:

Revitalization of the property will increase the taxable valuation of the property.

RECOMMENDATION:

Staff recommends approval of the Special Exception request to allow vehicle sales and rentals on the subject property.

BACKGROUND/DISCUSSION:

The subject property is zoned C-2 (General Commercial), which allows for vehicle sales and rentals with the approval of a Special Exception.

RESOLUTION NO. 2026 - 31

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
APPROVING A REQUEST FOR SPECIAL EXCEPTION TO ALLOW
VEHICLE SALES AND RENTALS LOCATED AT 109 KENSINGTON
ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the applicant, J. Todd Swann, on behalf of the Owner, Ball Bros. Properties, LLC, has submitted a proper and complete application under Section 33-134 of the City of DeLand Code of Ordinances (hereinafter the “Code”) for a special exception to allow vehicle sales and rentals located at 109 Kensington Road; and

WHEREAS, the subject property is zoned C-2, General Commercial, which allows vehicle sales and rentals with the approval of a Special Exception; and

WHEREAS, the City Commission finds that the proposed special exception is consistent with all elements of the Comprehensive Plan and Chapter 33 of the Code and is compatible with the predominant use of the surrounding property, and that it will not adversely affect the public interest, natural environment, natural resources or scenic beauty, nor cause excessive pollution, create a hazard or public nuisance, or be dangerous to individuals or the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby grants a Special Exception to allow for vehicle sales and rentals on property located at 109 Kensington Road. Vehicles that are for sale or rental may only be displayed and/or stored in the area fronting Woodland Boulevard from the westernmost property line up to the existing building (approximately the westerly one hundred feet (100’) of the subject property). No other portion of the property may be used for the display and/or storage of vehicles which are for sale or rental. Should the existing building which faces Woodland Boulevard be removed or relocated, no additional portion of the subject property may be used for the display and/or storage of vehicles which are for sale or rental.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

ATTEST:

Christopher M. Cloudman
Mayor-Commissioner

Christian D. Gowan, MPA, CMC
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney

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

May 13, 2026

A. APPLICATION #: SE26-052, 109 Kensington Rd. – Vehicle Sales

APPLICANT: J. Todd Swann

OWNER: BALL BROS PROPERTIES LLC

REQUEST: Special Exception to Allow Vehicle Sales

APPLICABLE REGULATIONS:

Section 33-18(23 & 29) - Special exceptions, Sec. 33-134 - Procedures for obtaining a special exception

SITE FACTORS

Location: 109 Kensington Ave.
Parcel ID: 700416030100; 700431000070
Size: ± 0.6 acres
Existing Zoning: C-2 (General Commercial)
Existing Land Use: HC (Highway Commercial)

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Commercial	VC: B-4A
South:	Highway Commercial/VC: Commercial	C-2; VC: B-4A
East:	VC: Commercial	VC: B-4A
West:	Highway Commercial	C-2

B. ANALYSIS:

The applicant is seeking approval of a Special Exception to allow vehicle sales on property that is currently zoned C-2 (General Commercial) with a future land use of HC (Highway Commercial). The site is surrounded by other commercial uses and is next to another car dealership. A lot combination of two parcels, totaling ± 0.6 acres in size was approved earlier this year (LCA26-059). In the C-2 zoning district vehicle sales are only allowed through the Special Exception process.

The subject property was annexed into the City in 1987 and used for vehicle sales. In the C-2 zoning district, vehicle sales are allowed as a special exception. Since the property did not obtain special exception approval, the use was legally nonconforming. According to Sec. (33-102.04(b)), the nonconforming use may continue to operate legally as long as the nonconforming use of any building, structure or land is not discontinued for a period of 180 days. In 2022, the vehicle sales use ceased and the property has since been used as a motorcycle repair shop and other similar uses throughout the years. Since the vehicle sales use was discontinued for a period of more than 180 days, the vehicle sales use requires special exception approval to re-establish the use. In 2023, the applicant began using the property for vehicle sales without first obtaining special exception approval.

The applicant was advised by the Department of Safety and Motor Vehicles that they needed local approval to operate the business. After speaking with staff, it was advised the applicant would need to obtain special exception approval.

In the C-2 zoning district, vehicle sales are allowed as a special exception, subject to the following regulations: (Sec. 33-18(23)): *Rental of trailers, trucks, recreational vehicles and boats shall be limited to a maximum of 24 feet in length. The display of storage sheds shall be limited to a maximum size of ten feet × ten feet × 12 inches. Does not pertain to the retail sales of new cars, vans and light-duty trucks.* And (Sec. 33-18(29)): *All vehicle use areas must be paved and landscaped per article VIII and, where applicable, per article IV; Landscape buffers and interior landscaping must be provided consistent with Gateway Overlay. Parking must be provided for employees and customers in addition to display area. Site must be at least one-half acre in size.*

C. CRITERIA FOR SPECIAL EXCEPTIONS: LDR Sec. 33-134.08(a)

i. It is consistent with the findings and intent of this chapter.

This special exception request is consistent with the findings and intent of this chapter as it is located on a commercial corridor with similar uses.

ii. It is consistent with any element of the Comprehensive Plan.

This special exception request is consistent with the Comprehensive Plan, with a zoning designation that is compatible with the future land use.

iii. It will not adversely affect the public interest.

This special exception request will not adversely affect the overall public interest as it is an existing site surrounded by similar uses.

iv. It meets the requirements of the applicable special exception regulations.

This special exception request does not meet all of the criteria required for the requested special exception as outlined in Section 33-18(29)(a-d).

(a) *All vehicle use areas must be paved and landscaped per article VIII and, where applicable, per article IV.* The property is almost completely paved over and therefore is unable to provide the required landscaping for the interior parking lot area, however all parking areas are paved.

(b) *Landscape buffers and interior landscaping must be provided consistent with the Gateway Overlay.* The subject property is located on N. Woodland Blvd. and is part of the Redevelopment Gateway Overlay which requires a landscape buffer of at least 30' wide. This is not provided due to the fully paved parking lot that extends out to the sidewalk, which was in place at the time of annexation.

(c) *Parking must be provided for employees and customers in addition to display area.* The site is paved, providing parking for customers and staff, as well as for car display areas.

(d) *Site must be at least one-half acre in size.* A lot combination (LCA26-059) was recently completed, combining two adjacent lots owned by Ball Bros Properties, LLC, making the property approximately ±0.6 acres in size.

v. *The applicant will be able to meet all requirements imposed by federal, state or local government or the city commission.* As listed above in iv., the subject property does not meet all of the code requirements for the special exception. However, this is an existing site which has operated in a similar manner for many years.

- vi. *It should not generate a volume or frequency of traffic which will substantially interfere with or disrupt the use or enjoyment of properties within 1,000 feet of the use.* The site is located along a commercial corridor with similar uses and will not create a substantial increase in traffic.
- vii. *It will not create a hazard, a public nuisance or be dangerous to individuals or the public.* The use of the property for vehicle sales will not create a hazard or public nuisance as it is located on a commercial corridor surrounded by uses with similar intensities.
- viii. *The proposed use is compatible with the predominant use of the surrounding property or will not materially alter, disrupt or decrease the character or value of the neighborhood.* The proposed use is compatible with the predominant uses of the surrounding properties and therefore will not negatively affect the character or value of the neighborhood. It has been used for auto sales since being annexed in 1987, except for the years 2023-2025, when it was used for motorcycle repair.
- ix. *It will not adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.* This is an existing site and will not affect the natural environment, natural resources, scenic beauty, or cause excessive pollution.

D. STAFF RECOMMENDATION:

Staff recommends approval of the Special Exception for vehicle sales located at 109 Kensington Rd., and recommends that the Planning Board forward the application to the City Commission with a recommendation of approval.



City of DeLand
SE26-052
AUTOMOBILE SALES
SPECIAL EXCEPTION





City of DeLand
SE26-052
AUTOMOBILE SALES
SPECIAL EXCEPTION





City of DeLand

"The Athens of Florida"

www.deland.org

March 25, 2026

J. Todd Swan
505 E New York Ave
DeLand, FL 32724

Re: (LCA26-059) Tax parcel ID #'s: 7004-16-03-0100 & 7004-31-00-0070; in DeLand, Florida

Mr. Swan:

In response to your request for a lot combination of the properties listed above, please be advised as follows:

The undersigned is duly authorized by the City of DeLand, Florida to provide this letter regarding compliance of the aforementioned properties with the City's Land Development Regulations. Based upon my review of said regulations, I hereby certify the following:

Tax parcel ID's: **7004-16-03-0100 & 7004-31-00-0070** lie within the corporate limits of the City of DeLand, and are located within the C-2 zoning district and the Highway Commercial land use designation. Per the dimensional requirements of the zoning district, **these lots may be combined to create one (1) 0.58-acre parcel**, which exceeds the minimum size required for a property to be used for automobile sales in this zoning district through a special exception. Legal descriptions for the above-referenced parcels, per recorded documents, are described below in **Exhibits A & B**. Please note that any future combinations or subdivisions of the lots may require a formal Subdivision application to return the parcels to their previous configuration. Newly proposed lots must meet the current requirements of the zoning district or districts in which they are located.

This letter serves as approval for ad valorem taxation purposes only. The combination of the above lots is not complete until this letter has been brought to the Volusia County Property Appraiser for processing and final approval. If you have any questions, please feel free to contact Planning at (386) 626-7004.

Sincerely,

Carol Kuhn, AICP
Planning Director
City of DeLand Planning Division

Exhibit A

Parcel One (7004-16-03-0100):

4-17-30 LOTS 10 TO 12 INC BLK 3 BERKSHIRES SUB IN DEANBURG MB 10 PG 131

Exhibit B

Parcel Two (7004-31-00-0070):

14-17-30 LOT 7 DEANS SUB BLK K DEANBURG MB 4 PG 42

CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-32: Approving a Demolition of a Residential Structure built before 1950 Located at 338 Clake Street.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution 2026-32, HPB26-047 Staff Report, HPB26-047 Zoning Aerial, Florida Master Site File (VO10961) (2025), Project Narrative

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The applicant, Scenic View Design & Construction LLC, is requesting to demolish a residential building built prior to 1950, constructed in 1949, per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, but rather the Downtown Historic Support District and the Historic Support District. At this time, neither the applicant nor the property owner have indicated whether the building has been inspected for structural integrity, nor have they provided information regarding potential repairs or stabilization measures to prevent further deterioration or collapse. The property owner purchased the property in November 2025 and has stated there are currently no definitive plans for reuse or future development of the site. Therefore, an application for redevelopment has yet to be submitted for review and demolition of historic structures without definitive plans for redevelopment is discouraged by the City's Land Development Regulations.

The Historic Preservation Board recommended approval at their Thursday, June 4, 2026, meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving "Sense of Community" as a key asset.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This demolition is initiated by and will be carried out by the applicant, with no financial cost to the City.

RECOMMENDATION:

It is recommended that the City Commission approve the demolition of the structure.

BACKGROUND/DISCUSSION:

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of

the structures. However, without documentation regarding the structural integrity or viability of rehabbing the buildings, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

RESOLUTION NO. 2026 - 32

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
AUTHORIZING DEMOLITION OF A RESIDENTIAL STRUCTURE
CONSTRUCTED PRIOR TO 1950, LOCATED AT 338 CLAKE STREET;
PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Scenic View Design & Construction, LLC, on behalf of the owner, Voorhis Investment Partners, LLC, submitted a building permit application for demolition of a residential structure built prior to 1950, located at 338 South Clake Street; and

WHEREAS, the structure is not located within a designated Historic District; and

WHEREAS, the structure is not designated as historically significant and is not considered a contributing structure; and

WHEREAS, on June 4, 2026, the Historic Preservation Board recommended approval for demolition of the residential structure located at 338 Clake Street; and

WHEREAS, the City Commission of the City of DeLand finds that it is in the best interests of the citizens of the City of DeLand to demolish the residential structure given the structure's lack of historic significance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
DELAND, FLORIDA:**

Section 1. That the City Commission of the City of DeLand hereby authorizes demolition of a residential structure constructed prior to 1950, located at 338 Clake Street.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: June 4, 2026

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for a residential building built prior to 1950 at 338 South Clake Street**
Application No.: HPB26-047
Applicant: Scenic View Design & Construction LLC
Owner: Voorhis Investment Partners, LLC
Zoning District: C-1
Current Use: Vacant
Florida Master Site File Number: VO10961

Original Structure Information (Provided from Florida Master Site File Structure Form)

Date of Construction:	+/- 1949	Style:	Masonry Vernacular
Exterior Fabric:	Stucco	Stories:	1
Roof Material:	Sheet metal: Corrugated	Windows:	6/6 sash, possibly vinyl but could be timber, boarded windows
Roof Type:	Gable	Chimneys:	None
Porch:	Enclosed	Secondary Structure:	None

Description of Proposed Work:

The applicant is requesting to demolish a residential building built prior to 1950, constructed in 1949, per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, but rather the Downtown Historic Support District and the Historic Support District. At this time, neither the applicant nor the property owner have indicated whether the building has been inspected for structural integrity, nor have they provided information regarding potential repairs or stabilization measures to prevent further deterioration or collapse. The property owner purchased the property in November 2025 and has stated that there are currently no definitive plans for reuse or future development of the site.

Staff Analysis

Since this building was built prior to 1950, review is required by both the Historic Preservation Board and the City Commission. This request has been reviewed against the City's Land Development Regulations (LDR), Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structures. However, without documentation regarding the structural integrity or viability of rehabbing the buildings, and

pursuant to LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged, staff is unable to support the demolition request.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.*

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

This site has a Florida Master Site File, with limited historical documentation. According to the 2025 site, the structure was constructed in 1949 as a private residence. Identified distinguishing architectural features include multiple rooflines, an enclosed porch, a rough stucco exterior and an asymmetrical façade. At the time of the January 2025 field survey, the building was vacant and remains vacant today. City staff has not found any additional historic or architectural significance for this building, beyond the information documented in the Florida Master Site File.

b. The importance of the building, structure, or object to the ambiance of a district;

This structure is not located within a designated Historic District, but rather the Downtown Historic Support District and the Historic Support District. There are many existing masonry vernacular style buildings within the city and within these Support Districts. These structures are surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1923 – 1978.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The masonry vernacular style is still a commonly used architectural style, however it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and may not meet current Florida Building Codes.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

These buildings are not one of the last remaining examples of its kind within the block or in the city.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The property owner purchased the property in November 2025 and has stated that there are currently no definitive plans for reuse or future development of the site. The owner's immediate priority is to address the deteriorated condition of the existing structure, which they've stated

presents safety concerns and potential liability. However, pursuant to LDR Section 33-35(b)(5), demolition of historic buildings without definitive redevelopment plans is discouraged.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

Neither the applicant nor the property owner have indicated whether the building has been inspected for structural integrity, nor have they provided information regarding potential repairs or stabilization measures to prevent further deterioration or collapse.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure, however the applicant has not provided documentation regarding the integrity of the buildings. If demolished and redeveloped, it could be possible to have a return on the investment. However, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports regarding the structural integrity of the building, without documentation demonstrating the structural integrity of the structure or the viability of rehabilitating the building, staff is unable to support the demolition request. Additionally, pursuant to LDR Section 33-35(b)(5), demolition of historic buildings without definitive redevelopment plans is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any designated Historic Districts, the demolition requires both Historic Preservation Board and City Commission action due to the age of the structure (built prior to 1950).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Exhibit A – Existing Conditions

Vicinity map

Florida Master Site File (VO10961) (2025)

Project Narrative

Exhibit A
Existing Conditions – 338 South Clake Street
Provided by Applicant

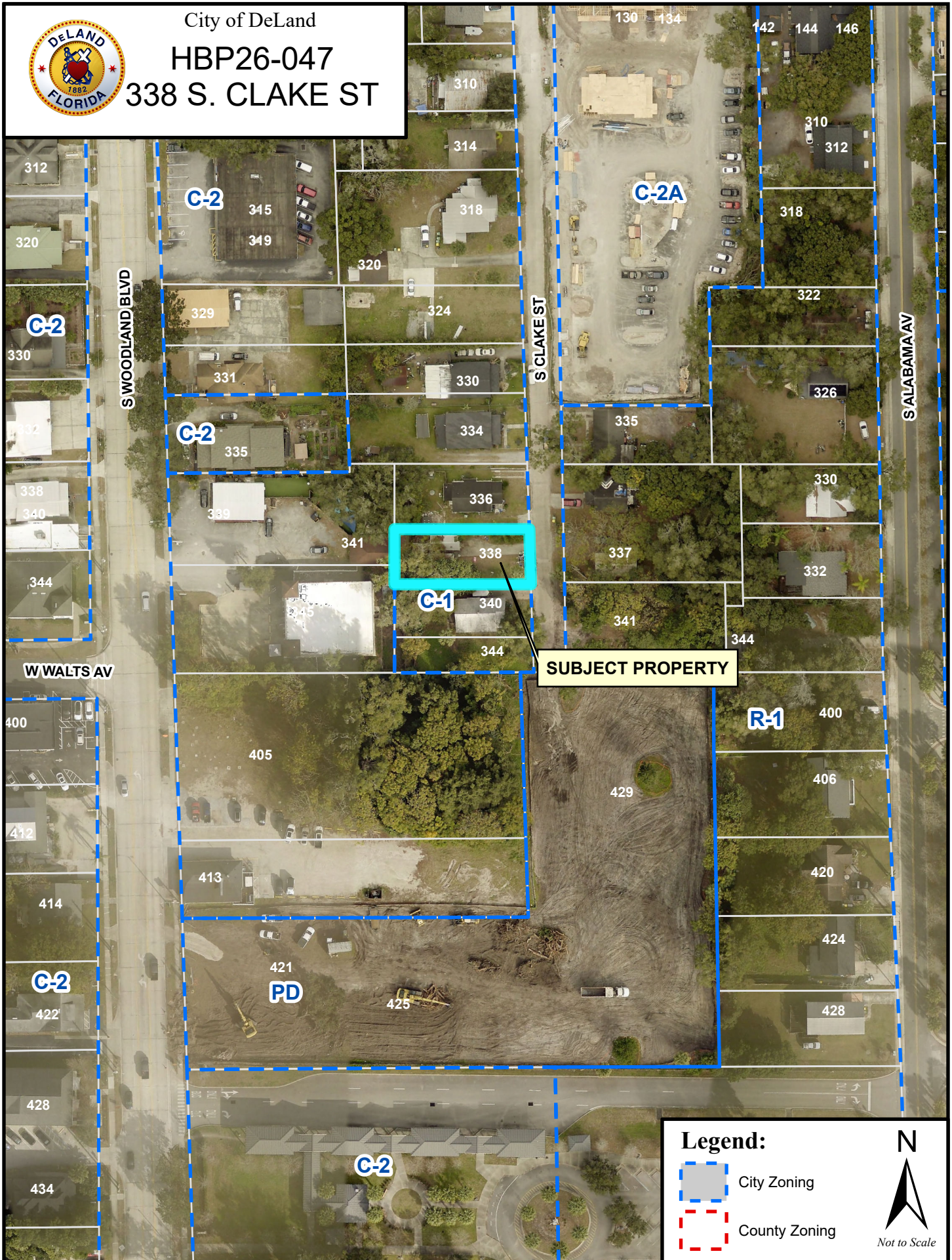


Exhibit A
Existing Conditions – 338 South Clake Street
Provided by Applicant





City of DeLand
HBP26-047
338 S. CLAKE ST



Legend:

-  City Zoning
-  County Zoning



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **VO10961**
 Field Date 1-30-2025
 Form Date 2-25-2025
 Recorder # JVT

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 338 S CLAKE ST Multiple Listing (DHR only) _____
 Survey Project Name City of DeLand HRS Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Address: Street Number 338 Direction S Street Name CLAKE Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) Between S Woodland Blvd & S Alabama
 USGS 7.5 Map Name DE LAND USGS Date 2024 Plat or Other Map _____
 City / Town (within 3 miles) DeLand In City Limits? ☒ yes ☐ no ☐ unknown County Volusia
 Township 17S Range 30E Section 16 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 701612000231 Landgrant _____
 Subdivision Name CLAKES BLK 14 HOWRYS ADD Block 14 Lot 231
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1949 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Residence, private From (year): 1949 To (year): _____
 Current Use Unknown From (year): _____ To (year): 2025
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature boarded windows
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature Possible addition(s) to rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
NEI SERVICES LLC

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: corrugated 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
6/6 sash, possibly vinyl but could be timber, boarded windows

Distinguishing Architectural Features (exterior or interior ornaments)
Multiple rooflines; enclosed porch; rough stucco exterior; asymmetric façade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Paved drive and walkway, 1 bay garage with dbl leaf doors, wood fencing, mature trees

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____ 3. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Unknown 2. _____Foundation Material(s): 1. Obscured 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Asymmetric timber and glass pane, accessed by walkway

Porch Descriptions (types, locations, roof types, etc.)

None observed.

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1949 Masonry Vernacular resource is in fair condition. It has a Gable roof, Stucco siding, and is a single-story building.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|--|---|---|--|
| ☒ FMSF record search (sites/surveys) | ☐ library research | ☐ building permits | ☒ Sanborn maps |
| ☒ FL State Archives/photo collection | ☒ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☐ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>City Staff</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Research did not provide significant historical context to meet criteria for individual listing; and it does not appear to represent the associated qualities or meet NRHP Criteria to be considered a contributing building to the Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Josie Van Tassel/Selena Garza Affiliation TerraconRecorder Contact Information 8001 Baymeadows Way, Jax, FL | 904-900-6494
(address / phone / fax / e-mail)

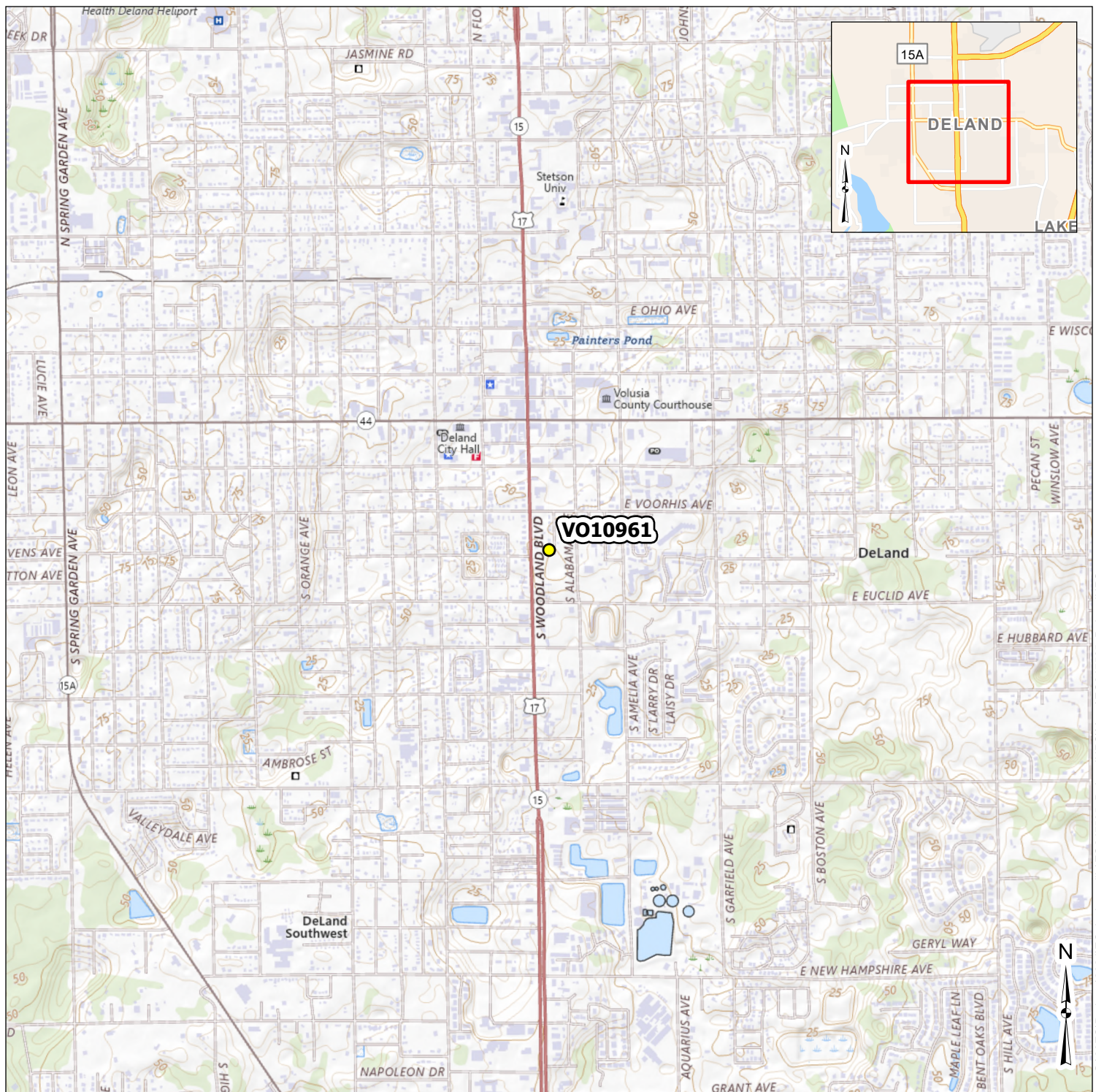
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



● Historic Structure

Feet
0 1,000 2,000 4,000

DATA SOURCES:
Terracon - Historic Structure Identification; ESRI -
USGS Topographic Basemap and World Navigation
Map

Project No.:
EQ247535
Date:
Feb 2025
Drawn By:
JMA
Reviewed By:
MPB

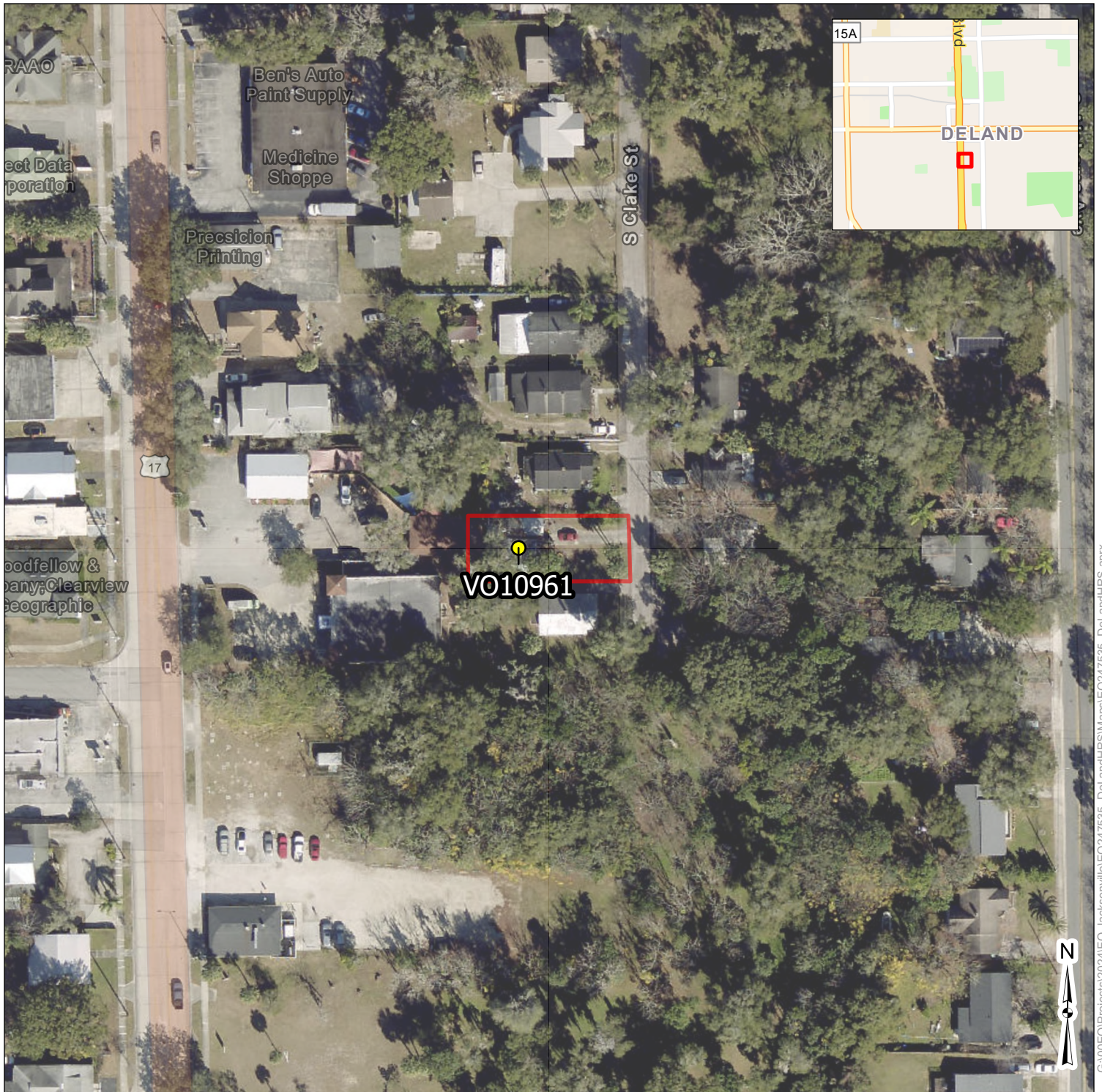
terracon
8001 Baymeadows Way, Ste 1 Jacksonville, FL 32256
PH. (904) 900-6494 terracon.com

Project Location - VO10961

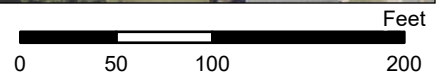
City of DeLand
Historic Structures Survey
Volusia County, Florida

Exhibit

1



- Historic Structure
- Historic Parcel



DATA SOURCES:
 Terracon - Historic Structure Identification; Volusia
 County - Parcels (2024); ESRI - World Imagery Hybrid
 Basemap and World Navigation Map

Project No.:	EQ247535
Date:	Feb 2025
Drawn By:	JMA
Reviewed By:	MPB

8001 Baymeadows Way, Ste 1 Jacksonville, FL 32256

PH. (904) 900-6494 terracon.com

Parcel Location - VO10961
City of DeLand Historic Structures Survey Volusia County, Florida

Exhibit
2







Voorhis Investment Partners, L.L.C.

April 20, 2026

City of DeLand
120 South Florida Avenue
DeLand, FL 32720

Re: Future Use Statement – 338 S. Clake Street, DeLand, FL

To Whom It May Concern,

This letter is in reference to the property located at 338 S. Clake Street, DeLand, Florida, in response to the City's request regarding the future use of the property following demolition of the existing structure.

At this time, the Owner does not have definitive plans for the future use or development of the property. The immediate priority is to address the current condition of the existing structure, which has deteriorated to a state that presents safety concerns and potential liability.

Accordingly, the Owner respectfully requests approval from the City to proceed with demolition of the existing structure. Removal of the structure will eliminate these concerns and allow the Owner the opportunity to evaluate appropriate future use options for the property.

The Owner remains committed to maintaining the property in compliance with applicable City standards following demolition and will coordinate with the City as future plans are developed.

Sincerely,



Paul M. Missigman, Manager
Voorhis Investment Partners, L.L.C.

Historic Preservation Documentation

338 S Clake St
Deland, FL 32724

1. The SFR Home Structure at 338 S Clake St is in very poor condition. Please see photos below.
2. We will use an excavator for the demolition of the structure. The debris will be placed in a dumpster and hauled to a landfill.
3. Demolition will begin once permits have been issued.
4. Demolition will take 1 week. We will work Monday-Friday from 8 a.m.- 4:30 p.m.
5. Redevelopment is still to be determined. The owner wants the house to be removed at this time due to the deprived condition of the house and the area to limit liability as the property owner.
6. Structural integrity is poor. There is evidence of roof and windows leaking. Broken windows and very unsanitary conditions.





CITY OF DELAND
Request for Commission Action
June 15, 2026

SUBJECT: Approval of Resolution 2026-33: Approving Demolition of a Historic Commercial Structure built before 1950 Located at 635 Bert Fish Drive

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution 2026-33, HPB26-085 Staff Report, HPB26-085 Zoning Aerial, Project Narrative, Facility Condition Assessment Report, Florida Victorian Architectural Letter

APPROVED BY: Michael Pleus, City Manager, June 10, 2026

SUMMARY/HIGHLIGHT:

The applicant, John B. Stetson University, is requesting approval to demolish a commercial building constructed prior to 1950, constructed in 1945, per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, only the Downtown Historic Support District. The applicant has stated there are currently no definitive plans for redevelopment of the property and intends for the site to be maintained as informal green space. No redevelopment applications have been submitted for review at this time. Pursuant to section 33-35(b)(5), demolition of historic structures without definitive plans for redevelopment is discouraged.

The Historic Preservation Board recommended approval at their Thursday, June 4, 2026, meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving "Sense of Community" as a key asset.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This demolition is initiated by and will be carried out by the applicant, with no financial cost to the City.

RECOMMENDATION:

It is recommended that the City Commission approve the demolition of the structure.

BACKGROUND/DISCUSSION:

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structures. However, the applicant provided a Facility Condition Assessment Report identifying the

condition, description, and recommendations for various building elements, including estimated replacement costs. While the report provides detailed information regarding the building's condition and states that the foundation is in fair condition with zero years of remaining useful life, it does not evaluate the overall structural integrity of the structure.

RESOLUTION NO. 2026 - 33

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
AUTHORIZING DEMOLITION OF A COMMERCIAL STRUCTURE
CONSTRUCTED PRIOR TO 1950, LOCATED AT 635 BERT FISH DRIVE;
PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant/owner, John B. Stetson University, submitted a building permit application for demolition of a residential structure built prior to 1950, located at 635 Bert Fish Drive; and

WHEREAS, the structure is not located within a designated Historic District; and

WHEREAS, the structure is not designated as historically significant and is not considered a contributing structure; and

WHEREAS, on June 4, 2026, the Historic Preservation Board recommended approval for demolition of the commercial structure located at 635 Bert Fish Drive; and

WHEREAS, the City Commission of the City of DeLand finds that it is in the best interests of the citizens of the City of DeLand to demolish the commercial structure given the structure's lack of historic significance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF
DELAND, FLORIDA:**

Section 1. That the City Commission of the City of DeLand hereby authorizes demolition of a commercial structure constructed prior to 1950, located at 635 Bert Fish Drive.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 15th day of June, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Christian D. Gowan, MPA, CMC
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: June 4, 2026

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for a commercial building built prior to 1950 at 635 Bert Fish Drive**
Application No.: HPB26-085
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting approval to demolish a commercial building constructed prior to 1950, (constructed in 1945), per the Volusia County Property Appraiser. This structure is not located within a designated Historic District, but rather the Downtown Historic Support District. The applicant has stated there are currently no definitive plans for redevelopment of the property and intends for the site to be maintained as informal green space. Therefore, no redevelopment applications have been submitted for review at this time, and pursuant to section 33-35(b)(5), demolition of historic structures without definitive plans for redevelopment is discouraged.

Staff Analysis

Since this building was built prior to 1950, review is required by both the Historic Preservation Board and the City Commission. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structures. However, the applicant provided a Facility Condition Assessment Report identifying the condition, description, and recommendations for various building elements, including estimated replacement costs for each element of the structure. While the report provides detailed information regarding the overall building's condition and states that the foundation is in fair condition, but has zero years of remaining useful life. It does not however evaluate the overall structural integrity of the structure.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.*

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

This site does not have a Florida Master Site File, and it is apparent that the building has undergone extensive modifications and additions since its original construction. The applicant provided historical information indicating the building was originally constructed as a private residence in 1945 and was acquired by Stetson in 1987. Since that time, the structure has been used for office and student community space, but is currently vacant. City staff has not found any additional historic or architectural significance for these buildings.

b. The importance of the building, structure, or object to the ambiance of a district;

This structure is not located within a designated Historic District, only the Downtown Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District. This structure is surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1930 - 1949.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

This building is not one of the last remaining examples of its kind on campus or in the city, and there are other bungalow styles buildings in the immediate block.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The applicant submitted a Facility Condition Assessment Report identifying the condition, description, and recommendations for various building elements, including estimated replacement costs. While the report provides detailed information regarding the building's condition, it does not evaluate the overall structural integrity of the structure. The applicant has also stated that while there are structural deficiencies due to the age of the structure, it is not in danger of collapse. Since acquiring the property in 1987, Stetson has invested in the building to meet the campus needs, but the building no longer serves its useful purpose for the University.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure. If demolished and redeveloped, it could be possible to have a return on the investment. Any rehabilitation would benefit the Stetson University campus. Without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the Land Development Regulations does not require the applicant to provide additional details or reports on the structural integrity of the structure, a Facility Condition Assessment Report was submitted identifying the condition of various building elements and noting that the foundation has zero years of remaining useful life. Based on the information provided and the applicable review criteria, staff recommends approval of the demolition request.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts. The demolition requires both Historic Preservation Board and City Commission action due to the age of the structure (constructed prior to 1950).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Exhibit A – Existing Conditions

Vicinity map

Project narrative

Facility Condition Assessment Report

Florida Victorian Architectural Letter

Exhibit A
Existing Conditions – 635 Bert Fish Drive
Provided by Applicant



Lean-to addition, former greenhouse, facing south



Southwest elevation, south wing addition and former greenhouse addition

Exhibit A
Existing Conditions – 635 Bert Fish Drive
Provided by Applicant



Cracking plaster and concrete block joints on east elevation at front porch



Deteriorated wood windows

Exhibit A
Existing Conditions – 635 Bert Fish Drive
Provided by Applicant



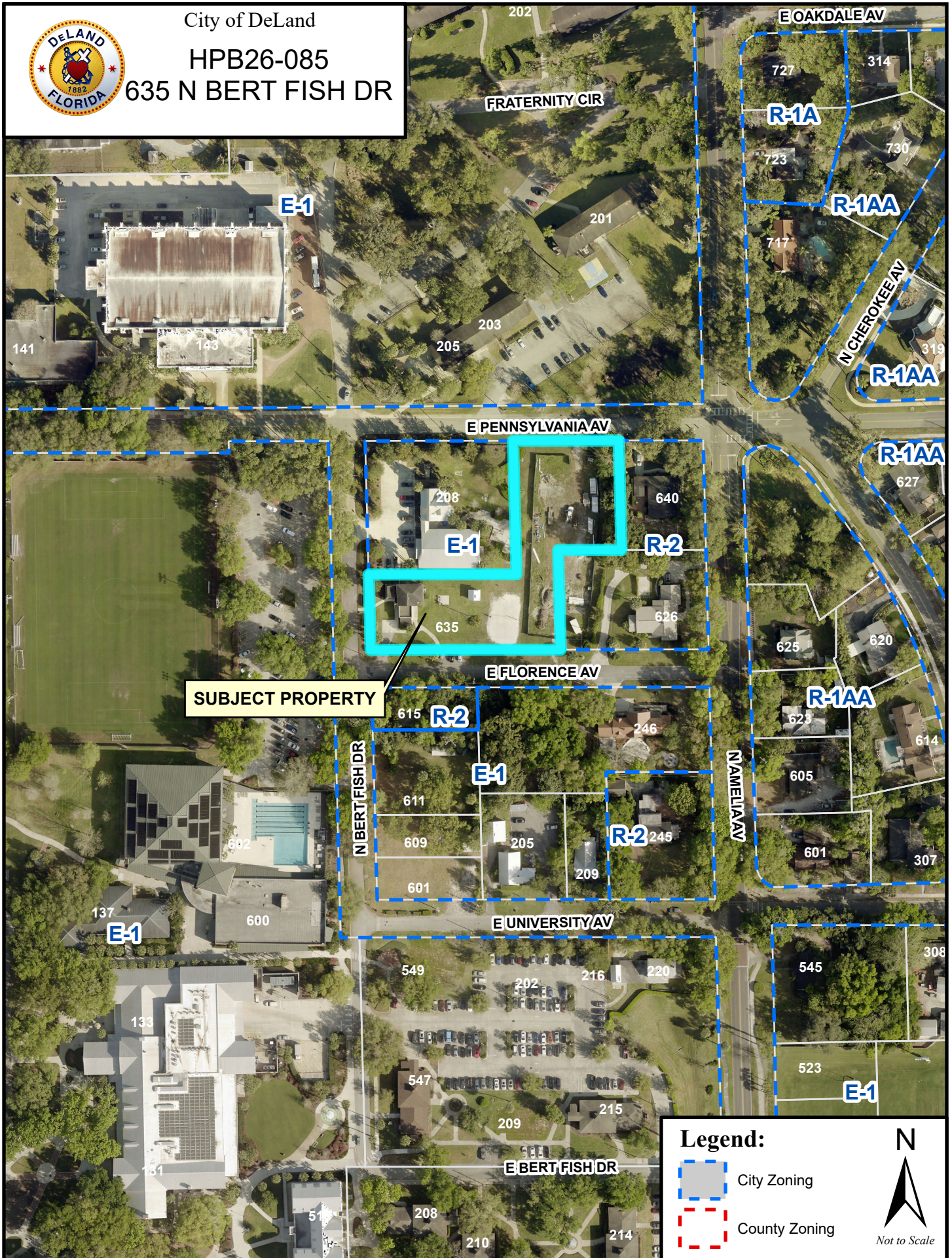
East elevation



Southeast elevation



City of DeLand
HPB26-085
635 N BERT FISH DR



DEMOLITION QUESTIONNAIRE INFORMATION FOR 635 BERT FISH

Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The building at 635 N Bert Fish Drive is located on lots 9 and 10 of block 14 of the University Heights neighborhood. The historical address was 635 N Hayden Ave, prior to the renaming of Hayden Ave in 1993. The one-and-a-half story Bungalow-style building was constructed in 1945 as a private residence was acquired in 1987 by Stetson University. It served various uses for the university, including adaptive reuse as office space and student community space.

The building has undergone extensive modifications and additions at unknown times prior to the university's ownership. The original part of the building faces west and contains approximately 2,000 square feet of interior floor space. The building is constructed of concrete masonry units and sits over a crawl space, with wood floor and roof framing. The building displays a mixture of roof types: the original 2-story section consisting of a hipped roof on the north end with a gable on the south end covered by asphalt shingles; the original 1-story sections consisting of built-up flat roofs with parapet walls; at the base of the original parapet walls there is a decorative pitched eave structure protruding from the building covered in asbestos shingles; the 1-story addition to the south consists of a built-up flat roof covered with a granulated modified cap sheet. The single-story wing extending to the south appears to have been added sometime prior to the 1970's. In addition, there is an enclosed lean-to former greenhouse structure further south constructed with concrete masonry units at the bottom couple feet, with wood siding and aluminum windows making up the walls and a sloped roof with asphalt shingles. Fenestration includes wood casement windows with a variety of light patterns in the original section, with aluminum double-hung windows in the south addition. The exterior walls are finished with painted stucco. The building is in poor condition. A condition assessment utilizing the ASTM E2018-15 standard reveals, in part, the need for an electrical and plumbing upgrade, window restoration and replacements, structural repairs, asbestos abatement, and other major repairs.

Research on historic-period owners reveals that the building was built in 1945 and changed ownership six times in the 42 leading up to Stetson's ownership. The first owner was the family of Stetson physics professor, Dr. Robert I. Allen. The property was sold in 1949 to J. Blanford and Edith Taylor who's son was a Stetson student. The property was then sold to Fred and Alice Beatzman in 1962; Fred was a Volusia County agricultural agent. They sold the property to Stanley Courtney in 1970, who later sold the property around 1974 to William 'Bill' and Ann Shelton, Jr. Bill worked for BellSouth as an installer/repairman. The Sheltons approached Stetson with an offer to sell the building in 1982, but Stetson was not prepared at that time to acquire the building. It was then sold to Michael and Judith Lowry and Lavoo Hollen. The Lowrys and Ms. Hollen approached Stetson in 1987 inquiring about the university's interest in purchasing the property. An agreement was made and Stetson acquired the property in May 1987 for \$115,000. The Lowrys and Ms. Hollen occupied the building as tenants for about five months after selling it to Stetson.

Since then, the University has used the building for various purposes, most recently as office and student community space. The building is currently unoccupied and would require major renovations prior to continued occupancy.

While the original part of the building possesses some nice Spanish-style architectural elements, the building has been heavily modified and does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served various purposes for the university for nearly 40 years (1987-2025), and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

b. The importance of the building, structure, or object to the ambiance of a district;

The building does not contribute either to a formally-recognized historic district or a potential historic district.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand. While the original part of the building possesses some Spanish-style architectural elements, the building has been heavily modified and does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

Stetson University's current master plan for this area of campus calls for this building to be demolished and to be redeveloped into informal green space.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

While there are structural deficiencies due to age, the building is not in danger of collapse.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance. For the last 38 years, Stetson invested in the building to meet campus needs. The building no longer serves a useful purpose for the university, and Stetson does not intend to invest additional resources in the building.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished, along with adjacent hardscape.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University's current master plan for this area of campus calls for this building to be demolished and to be redeveloped into informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. Even if a significant financial investment was made, the building would not meet the standard for accessible and modern spaces expected by students or employees, so the building no longer serves the function for which it was acquired by the university nearly 40 years ago. Mark Shuttleworth from Florida Victorian has walked the building and noted that the oak flooring on the first floor is not original and not unique and that the original heart pine flooring on the second floor is salvageable for reuse in another building.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing

architectural and historical significance. For the last 38 years, Stetson invested in the building to meet campus needs. The building no longer serves a useful purpose for the university, and Stetson does not intend to invest additional resources in the building.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$15,000, including asbestos abatement. Start and completion of demolition is anticipated for summer 2026.

Photo Exhibit



West elevation facing Bert Fish Drive



East elevation



Southeast elevation



Lean-to addition, former greenhouse, facing south



Southwest elevation, south wing addition and former greenhouse addition



Cracking plaster and concrete block joints on east elevation at front porch



Deteriorated wood windows



Deteriorated wood windows



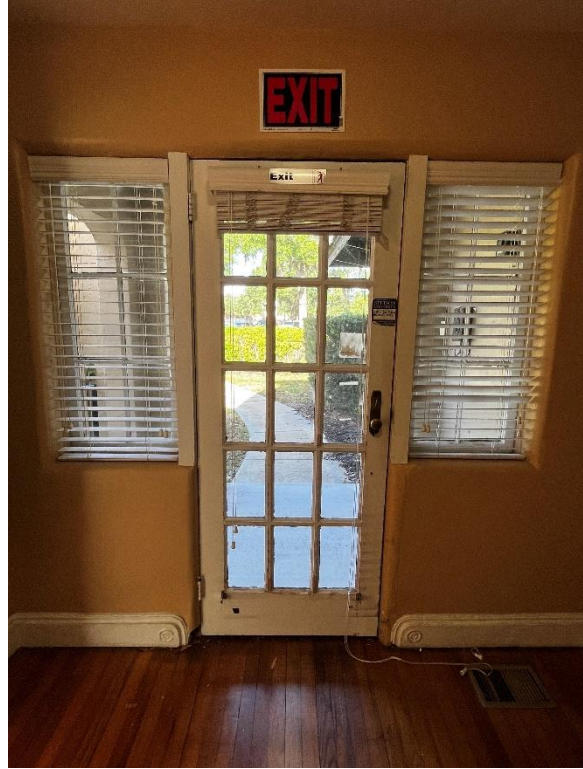
Deteriorated wood windows



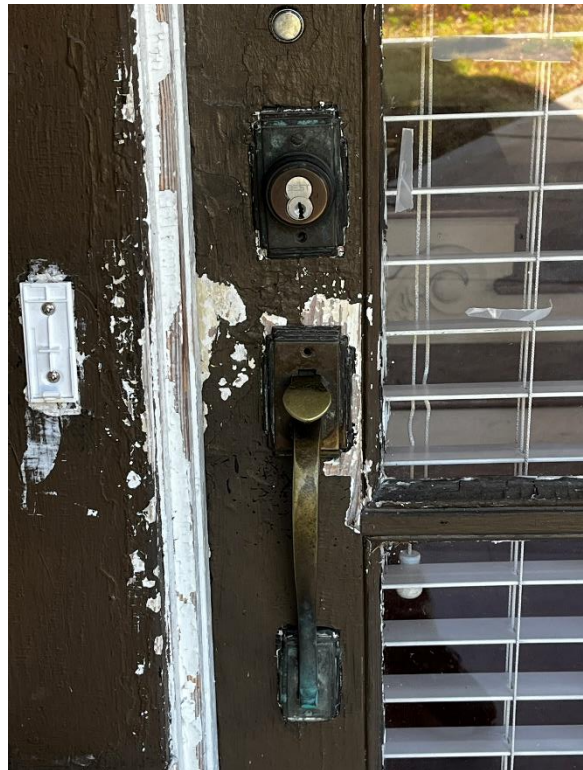
Deteriorated wood windows



Deteriorated aluminum windows



Deteriorated wood doors



Deteriorated wood doors



Deteriorated wood doors



Deteriorated wood doors



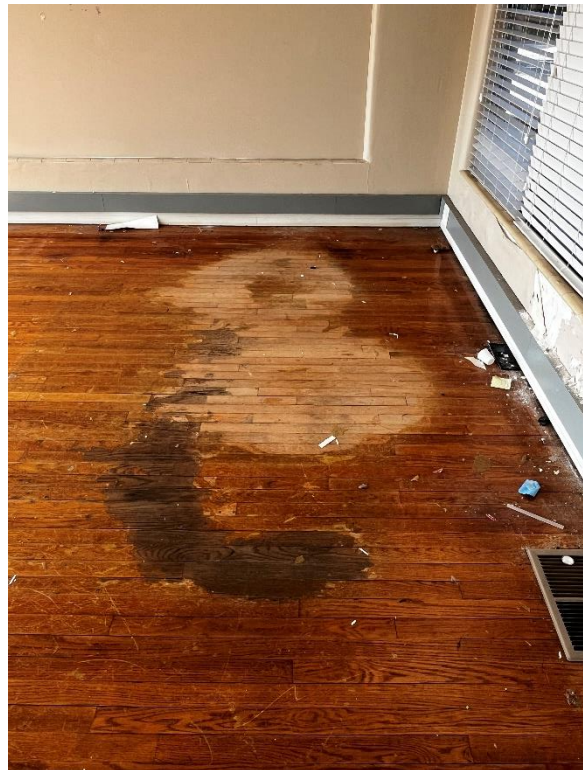
Screen door at roof access



Structural cracking



Rotten wood at eaves



Oak flooring



Vinyl plank flooring



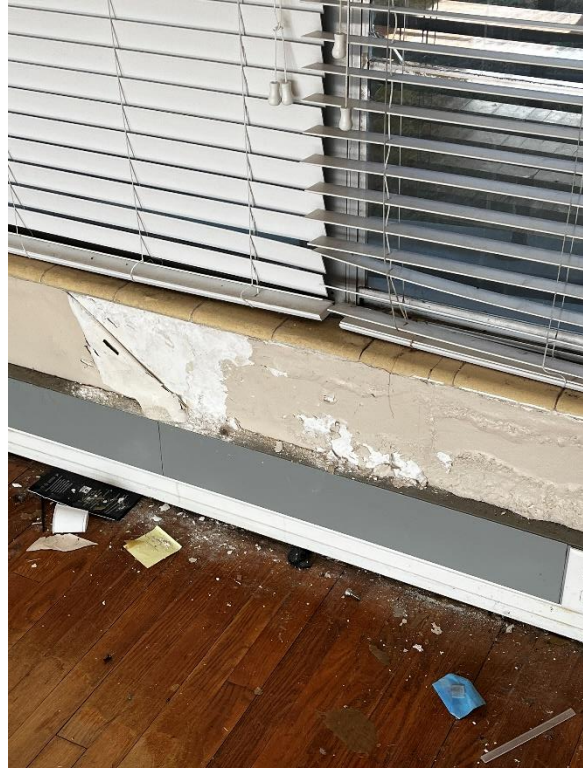
Heart pine flooring



Heart pine flooring



Bathroom



Interior water damage under aluminum windows

Facility Condition Assessment Report for:

635 N Bert Fish Drive
DeLand, FL

Assessment conducted on: April 10, 2026

Building narrative: One-and-a-half story Bungalow-style building built in 1945. The building has undergone extensive modifications and additions and displays a variety of roof types. Fenestration includes wood casement windows with a variety of light patterns in the original section, with aluminum double-hung windows in the south addition. The exterior walls are finished with painted stucco. The building was vacant at time of assessment and is in poor condition.

Estimated Replacement Value = \$573,676

Facility Condition Index (FCI):

5 Year FCI = \$497,562 or 87% of replacement value

10 Year FCI = \$636,380 or 111% of replacement value

A Substructure

A10 Foundations

Element Description	
Element ID	2203
Name	A101002 - Low Rise - 1 - 3 Level Building Foundation
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	75 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	1287 / SF Footprint
Unit Cost	\$23.71
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$30,118.08

Description

The foundations are presumed to be concrete foundations bearing on good soil. Due to the hidden nature of the building's foundations, a visual site confirmation of the foundation type was not possible. The original portion of the building, to the north, is on a crawl space with wood framing.

Condition Narrative

At the time of the assessment, some cracking of stucco was observed. It is unknown if these pose any structural threat, but based on age, the element has exceeded or will soon exceed its expected useful life. The reported condition is consistent with the element age. Due to its concealed nature and critical function, this should be monitored for any changes.

Recommendations

Recommendations #1 - Low Rise - 1 - 3 Level Building Foundation	
Rec ID	2408
Type	Life Cycle Replacement
Year	2026
Cost	\$37,647.60

Replace Low Rise - 1 - 3 Level Building Foundation

Element Description	
Element ID	2205
Name	A103001 - Slab on Grade
Installation Year	1960
Condition	2 - Good (6 to 10 Years)
Expected Useful Life	75 Years
Remaining Useful Life	9 Years
Renewal Year	2035
Quantity / Unit of Measure	560 / SF Footprint
Unit Cost	\$6.68
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$3,692.17

Description

The south addition slabs appear to be cast in place concrete.

Condition Narrative

No deficiencies were observed or reported.

Recommendations

Recommendations #1 - Slab on Grade	
Rec ID	2410
Type	Life Cycle Replacement
Year	2035
Cost	\$4,615.21

Replace Slab on Grade

B Shell
B10 Superstructure

Element Description	
Element ID	2204
Name	B102004 - Canopies
Installation Year	1945
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	50 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	110 / SF Canopy Steel
Unit Cost	\$51.39
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$5,579.41

Description

The structure includes a covered front porch and two covered back porches that are built in to the building.

Condition Narrative

Both front and back porch areas show large cracks in stucco, presumably the result of water intrusion over the years.

Recommendations

Recommendations #1 - Canopies	
Rec ID	2409
Type	Life Cycle Replacement
Year	2026
Cost	\$6,974.27

Replace Canopies

Element Description	
Element ID	2206
Name	B103008 - Load Bearing Masonry Walls
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	75 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$63.28
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$124,040.32

Description

At the time of the assessment, where accessible in exposed areas for visual review on site, the building's structural framing system is likely load bearing concrete masonry unit (CMU) walls with wood beams, wood truss roof with wood deck floor and roof sheathing systems.

Condition Narrative

Some minor deficiencies were observed in the building load bearing masonry structural framing elements, at the time of assessment which include smaller amounts of step cracking observed in the structure. While the deficiencies appear to be relatively minor, monitoring is recommended. Should any substantial changes occur, it is recommended that a structural engineer be retained to analyze the observed changes in deterioration and the effect, if any, on the future performance of the building structure. Repair may be required.

Recommendations

Recommendations #1 - Load Bearing Masonry Walls	
Rec ID	2411
Type	Life Cycle Replacement
Year	2026
Cost	\$155,050.40

Replace Load Bearing Masonry Walls

B20 Exterior Enclosure

Element Description	
Element ID	2208
Name	B201010 - Exterior Coatings / Paint
Installation Year	2000
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	10 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	2000 / SF
Unit Cost	\$2.93
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$5,783.82

Description

A paint finish is applied to exterior wall surfaces.

Condition Narrative

Deficiencies observed during the assessment include peeling surfaces and fading. The deterioration is normal for its age and is anticipated to progress due to exposure to the elements, and may lead to deterioration of underlying surfaces. Repainting is recommended in the short term.

Recommendations

Recommendations #1 - Exterior Coatings / Paint	
Rec ID	2413
Type	Life Cycle Replacement
Year	2026
Cost	\$7,229.78

Replace Exterior Coatings / Paint

Element Description	
Element ID	2207
Name	B201023 - Stucco
Installation Year	1945
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	40 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	2500 / SF
Unit Cost	\$20.55
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$50,707.13

Description

Stucco cladding presumably includes multiple coatings applied over concrete masonry units (CMU).

Condition Narrative

Deficiencies observed or reported during the assessment include cracks / fissures and fading. The deterioration is anticipated to progress due to age and exposure to the elements, and may lead to moisture infiltration and a weakening of integrity.

Recommendations

Recommendations #1 - Stucco	
Rec ID	2412
Type	Life Cycle Replacement
Year	2026
Cost	\$63,383.91

Replace Stucco

Element Description	
Element ID	2209
Name	B201026 - Wood Siding
Installation Year	1960
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	30 Years
Remaining Useful Life	4 Years
Renewal Year	2030
Quantity / Unit of Measure	280 / SF
Unit Cost	\$19.09
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$5,275.71

Description

The 'greenhouse' addition to the south has exterior wall surfaces clad with wood siding.

Condition Narrative

No significant deficiencies were observed or reported.

Recommendations

Recommendations #1 - Wood Siding	
Rec ID	2414
Type	Life Cycle Replacement
Year	2030
Cost	\$6,594.64

Replace Wood Siding

Element Description	
Element ID	2210
Name	B202001 - Windows
Installation Year	1945
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	35 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	300 / SF
Unit Cost	\$107.92
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$31,955.11

Description

Original Windows: Are single-paned glass set in painted wood. Window frames are presumed to be original. The windows are casement pairs of various sizes with a variety of light patterns. Wood-framed screens are installed on the interior side of the windows.

Condition Narrative

Deficiencies observed during the assessment include damaged glazing, degraded and missing sealant, rot, worn framework and trim, water damage on surrounding surfaces, air/moisture leakage, damaged hardware, inoperable cranks, wear and fatigue. The deterioration is anticipated to progress due to age and exposure to the elements, and may lead to moisture infiltration and a weakening of integrity. Complete restoration or replacement is recommended.

Recommendations

Recommendations #1 - Windows	
Rec ID	2415
Type	Life Cycle Replacement
Year	2026
Cost	\$39,943.89

Replace Windows

Element Description	
Element ID	2211
Name	B202001 - Windows
Installation Year	1960
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	35 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	432 / SF
Unit Cost	\$107.92
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$46,015.36

Description

South Addition Windows: are single-paned glass set in aluminum frames.

Condition Narrative

Deficiencies observed during the assessment include damaged glazing, degraded sealant, water damage on surrounding interior surfaces, air/moisture leakage, damaged hardware, inoperable sashes, wear and fatigue. The deterioration is anticipated to progress due to age and exposure to the elements, and may lead to moisture infiltration and a weakening of integrity. Replacement is recommended.

Recommendations

Recommendations #1 - Windows	
Rec ID	2416
Type	Life Cycle Replacement
Year	2026
Cost	\$57,519.20

Replace Windows

Element Description	
Element ID	2212
Name	B203024 - Exterior Doors - Wood
Installation Year	1945
Condition	4 - Poor (1 to 2 Years)
Expected Useful Life	25 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	5 / Each
Unit Cost	\$4,812.16
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$23,748.01

Description

Exterior door assemblies include painted wood panels that are hinge-mounted within painted wood frames. Select door panels include vision lights composed of single-paned glass.

Condition Narrative

Deficiencies observed during the assessment include delamination / rot, discolored finishes, air or moisture leakage, worn hardware, damaged or missing weather stripping, wear and fatigue. Replacement or restoration is recommended.

Recommendations

Recommendations #1 - Exterior Doors - Wood	
Rec ID	2417
Type	Life Cycle Replacement
Year	2026
Cost	\$29,685.01

Replace Exterior Doors - Wood

B30 Roofing

Element Description	
Element ID	2213
Name	B301005 - Gutters and Downspouts
Installation Year	2000
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Renewal Year	2028
Quantity / Unit of Measure	120 / LF
Unit Cost	\$13.97
Difficulty / Regional / Soft Cost / Replacement	2.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$3,309.21

Description

Gutters and downspouts are installed in some areas for the collection of storm water runoff. The downspouts discharge onto landscaped surfaces at ground level.

Condition Narrative

Minor deficiencies were observed. Replacement is recommended next time the roof coverings are replaced.

Recommendations

Recommendations #1 - Gutters and Downspouts	
Rec ID	2418
Type	Life Cycle Replacement
Year	2028
Cost	\$4,136.52

Replace Gutters and Downspouts

Element Description	
Element ID	2214
Name	B301022 - Conventional - Modified Bitumen
Installation Year	2000
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	22 Years
Remaining Useful Life	2 Years
Renewal Year	2028
Quantity / Unit of Measure	591 / SF
Unit Cost	\$20.55
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$17,980.75

Description

Low-sloped roof surfaces are covered with a two-ply modified bituminous roofing assembly consisting of reinforced layers of modified asphalt with a granule surface cover.

Condition Narrative

Installation year is estimated. No significant deficiencies or leaks were observed or reported. The system, based on age, has surpassed its expected useful life and may experience weakening of integrity over time, resulting in moisture infiltration, damage to internal elements, and disruption to building operations. Replacement is recommended in the short term.

Recommendations

Recommendations #1 - Conventional - Modified Bitumen	
Rec ID	2419
Type	Life Cycle Replacement
Year	2028
Cost	\$22,475.93

Replace Conventional - Modified Bitumen

Element Description	
Element ID	2215
Name	B301027 - Asphalt Shingles
Installation Year	2000
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	15 Years
Remaining Useful Life	2 Years
Renewal Year	2028
Quantity / Unit of Measure	750 / SF
Unit Cost	\$5.88
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$6,529.01

Description

Pitched roof surfaces are covered with architectural asphalt shingles.

Condition Narrative

Age is estimated. Deficiencies observed during the assessment include granule loss. The deterioration is anticipated to progress due to age and exposure to the elements, and may lead to a weakening of integrity, and system failure. Replacement is recommended in the short term.

Recommendations

Recommendations #1 - Asphalt Shingles	
Rec ID	2420
Type	Life Cycle Replacement
Year	2028
Cost	\$8,161.26

Replace Asphalt Shingles

Element Description	
Element ID	2216
Name	B301099 - Other Roof Coverings
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Renewal Year	2028
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost / Replacement	1.25 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$6,168.75

Description

Pitched roof surface on the decorate eave structure is covered with cementous shingles, presumed to be original to the building.

Condition Narrative

According to laboratory testing performed prior to the assessment, these shingles were confirmed to contain asbestos. Proper safety and material removal/disposal protocols should therefore be adhered to during future repair/replacement activities, in accordance with applicable governing regulations. Renewal factor increased to provide an abatement allowance.

Recommendations

Recommendations #1 - Other Roof Coverings	
Rec ID	2421
Type	Life Cycle Replacement
Year	2028
Cost	\$7,710.94

Replace Other Roof Coverings

C Interiors

C10 Interior Construction

Element Description	
Element ID	2217
Name	C101001 - Fixed Partitions
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	75 Years
Remaining Useful Life	4 Years
Renewal Year	2030
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$15.42
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$30,226.01

Description

Interior fixed partitions generally include plaster on lath and gypsum drywall. Gypsum board or plaster on lath is affixed to ceiling structures.

Condition Narrative

Deficiencies observed during the assessment include worn surfaces and minor cracks in wall surfaces, typical of older buildings.

Recommendations

Recommendations #1 - Fixed Partitions	
Rec ID	2422
Type	Life Cycle Replacement
Year	2030
Cost	\$37,782.51

Replace Fixed Partitions

Element Description	
Element ID	2218
Name	C101028 - Interior Guardrails and Screens
Installation Year	1945
Condition	2 - Good (6 to 10 Years)
Expected Useful Life	50 Years
Remaining Useful Life	4 Years
Renewal Year	2030
Quantity / Unit of Measure	15 / LF
Unit Cost	\$178.22
Difficulty / Regional / Soft Cost / Replacement	2.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$5,277.09

Description

Fixed guardrails of painted metal construction are base-mounted along floor openings at the stairs.

Condition Narrative

Guardrails had been temporarily removed at time of assessment to facilitate moving furniture out of the second floor. Guardrails are in good condition, only in need of a fresh coat of paint after re-installation. However, they do not meet current code for height or baluster spacing, so replacement is recommended.

Recommendations

Recommendations #1 - Interior Guardrails and Screens	
Rec ID	2423
Type	Life Cycle Replacement
Year	2030
Cost	\$6,596.37

Replace Interior Guardrails and Screens

Element Description	
Element ID	2219
Name	C102008 - Interior Doors - Hollow Metal or Wood
Installation Year	1980
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2031
Quantity / Unit of Measure	9 / Each
Unit Cost	\$1,540.00
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$13,679.82

Description

Interior door assemblies include a mixture of painted wood doors within wood frames. Hardware is a mixture of various ages of modern hardware, with only a few historic pieces remaining.

Condition Narrative

Deficiencies observed during the assessment include worn and faded finishes and worn hardware. Repairs recommended.

Recommendations

Recommendations #1 - Interior Doors - Hollow Metal or Wood	
Rec ID	2424
Type	Life Cycle Replacement
Year	2031
Cost	\$17,099.78

Replace Interior Doors - Hollow Metal or Wood

Element Description	
Element ID	2220
Name	C104022 - Universal / Gender Neutral Washroom Refurbishment
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	25 Years
Remaining Useful Life	1 Year
Renewal Year	2027
Quantity / Unit of Measure	2 / Per Washroom
Unit Cost	\$11,062.44
Difficulty / Regional / Soft Cost / Replacement	1.20 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$26,204.71

Description

The all gender washrooms consist of a floor mounted water closet with flush tank, a vanity mounted lavatory, and a tub. The washroom interior finishes include tile flooring, painted plaster on wall surfaces, and painted plaster ceilings.

Condition Narrative

Deficiencies observed during the assessment include wear and fatigue, stained and discolored surfaces, broken tiles, and abandoned plumbing fixtures (tub / shower). Refurbishment is recommended.

Recommendations

Recommendations #1 - Universal / Gender Neutral Washroom Refurbishment	
Rec ID	2425
Type	Life Cycle Replacement
Year	2027
Cost	\$32,755.88

Replace Universal / Gender Neutral Washroom Refurbishment

C20 Stairs

Element Description	
Element ID	2221
Name	C201001 - Interior Stair Construction
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	75 Years
Remaining Useful Life	9 Years
Renewal Year	2035
Quantity / Unit of Measure	14 / Per Riser
Unit Cost	\$742.77
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$15,395.39

Description

Interior wood stairs provide access between floor levels. The stairs are finished with oak treads.

Condition Narrative

No significant deficiencies were observed or reported. Stairs are narrow with low ceiling height compared to today's standards.

Recommendations

Recommendations #1 - Interior Stair Construction	
Rec ID	2426
Type	Life Cycle Replacement
Year	2035
Cost	\$19,244.24

Replace Interior Stair Construction

C30 Interior Finishes

Element Description	
Element ID	2222
Name	C301005 - Painted Wall Covering
Installation Year	2015
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	10 Years
Remaining Useful Life	0 Years
Renewal Year	2026
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$3.89
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$7,625.11

Description

A paint finish is applied to most wall surfaces in the building.

Condition Narrative

No significant deficiencies were observed or reported aside from normal wear and tear. The building is unoccupied. Repainting is recommended before new occupants are assigned.

Recommendations

Recommendations #1 - Painted Wall Covering	
Rec ID	2427
Type	Life Cycle Replacement
Year	2026
Cost	\$9,531.38

Replace Painted Wall Covering

Element Description	
Element ID	2223
Name	C302003 - Hardwood Floor
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	30 Years
Remaining Useful Life	19 Years
Renewal Year	2045
Quantity / Unit of Measure	1800 / SF
Unit Cost	\$21.29
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$37,823.81

Description

Interior floor surfaces on most of the first floor are covered with solid oak flooring. The second floor surfaces are covered with solid pine flooring, presumed to be original.

Condition Narrative

Many areas are heavily worn from chairs casters. Sanding and refinishing is recommended before the next occupants are assigned.

Recommendations

Recommendations #1 - Refinish wood flooring	
Rec ID	2428
Type	Aesthetics (Removed)
Year	2027
Cost	\$12,774.00

Sand and refinish all hardwood flooring.

Recommendations #2 - Hardwood Floor	
Rec ID	2430
Type	Life Cycle Replacement
Year	2045
Cost	\$47,279.77

Replace Hardwood Floor

Element Description	
Element ID	2224
Name	C302022 - Vinyl Tile / Sheet Floor
Installation Year	2015
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	15 Years
Remaining Useful Life	2 Years
Renewal Year	2028
Quantity / Unit of Measure	150 / SF
Unit Cost	\$9.30
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$2,065.30

Description

Interior floor surfaces in the space that was originally a kitchen are finished with residential grade vinyl plank flooring. /or; sheeting).

Condition Narrative

Deficiencies observed include scratches and general wear and tear.

Recommendations

Recommendations #1 - Vinyl Tile / Sheet Floor	
Rec ID	2431
Type	Life Cycle Replacement
Year	2028
Cost	\$2,581.62

Replace Vinyl Tile / Sheet Floor

Element Description	
Element ID	2225
Name	C303009 - Veneer Plaster (Stipple) Ceiling
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2031
Quantity / Unit of Measure	1986 / SF
Unit Cost	\$5.07
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$14,907.18

Description

A textured veneer plaster coating is applied to the ceiling structure in some places; gypsum board in others.

Condition Narrative

Deficiencies observed during the assessment include staining and discoloration. Repair is recommended. The recommended repair would be performed as a maintenance activity and therefore a cost has been excluded from this report.

Recommendations

Recommendations #1 - Veneer Plaster (Stipple) Ceiling	
Rec ID	2432
Type	Life Cycle Replacement
Year	2031
Cost	\$18,633.98

Replace Veneer Plaster (Stipple) Ceiling

D Services

D20 Plumbing

Element Description	
Element ID	2226
Name	D202001 - Domestic Water Piping and Fittings
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	40 Years
Remaining Useful Life	4 Years
Renewal Year	2030
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$3.74
Difficulty / Regional / Soft Cost / Replacement	1.20 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$8,797.30

Description

The building domestic water distribution consists of copper domestic cold and hot water supply risers and lines. The cold water is supplied from the municipality. The distribution includes a water meter, backflow preventer device, valves, fittings and pipe insulation.

Condition Narrative

Some has been upgraded over the years, some appears to be original. No deficiencies observed or reported, but based on age, recommend replacement.

Recommendations

Recommendations #1 - Domestic Water Piping and Fittings	
Rec ID	2433
Type	Life Cycle Replacement
Year	2030
Cost	\$10,996.62

Replace Domestic Water Piping and Fittings

Element Description	
Element ID	2227
Name	D203001 - Sanitary Waste and Vent Piping and Fittings
Installation Year	1945
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	50 Years
Remaining Useful Life	4 Years
Renewal Year	2030
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$4.26
Difficulty / Regional / Soft Cost / Replacement	1.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$12,525.56

Description

The building sanitary waste drainage consists of pipe soil stacks and drain lines. The drainage is connected to the municipal sewer system. The drainage includes vents, traps, cleanouts and floor drains.

Condition Narrative

No deficiencies observed or reported, but based on age recommend replacement, including sanitary waste piping to the point of connection to the city waste line.

Recommendations

Recommendations #1 - Sanitary Waste and Vent Piping and Fittings	
Rec ID	2434
Type	Life Cycle Replacement
Year	2030
Cost	\$15,656.95

Replace Sanitary Waste and Vent Piping and Fittings

D30 HVAC

Element Description	
Element ID	2228
Name	D303021 - Refrigerant DX Condensing Units - Under 5 Tons
Installation Year	2018
Condition	2 - Good (6 to 10 Years)
Expected Useful Life	18 Years
Remaining Useful Life	9 Years
Renewal Year	2035
Quantity / Unit of Measure	1 / Each
Unit Cost	\$3,841.82
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$3,791.88

Description

Building cooling includes an air cooled DX condensing unit.

Condition Narrative

No major deficiencies noted. Building is vacant and system can be reused at another building if needed.

Recommendations

Recommendations #1 - Refrigerant DX Condensing Units - Under 5 Tons	
Rec ID	2435
Type	Life Cycle Replacement
Year	2035
Cost	\$4,739.85

Replace Refrigerant DX Condensing Units - Under 5 Tons

Element Description	
Element ID	2229
Name	D303041 - Split System Air Conditioning Systems
Installation Year	2018
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	18 Years
Remaining Useful Life	9 Years
Renewal Year	2035
Quantity / Unit of Measure	1 / Each
Unit Cost	\$6,243.17
Difficulty / Regional / Soft Cost / Replacement	0.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$3,081.00

Description

Building cooling includes a split air conditioning system. The system includes the condenser, evaporator, and refrigerant piping.

Condition Narrative

No noted deficiencies.

Recommendations

Recommendations #1 - Split System Air Conditioning Systems	
Rec ID	2436
Type	Life Cycle Replacement
Year	2035
Cost	\$3,851.26

Replace Split System Air Conditioning Systems

Element Description	
Element ID	2230
Name	D304001 - Air Distribution Systems
Installation Year	1986
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	50 Years
Remaining Useful Life	10 Years
Renewal Year	2036
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$11.23
Difficulty / Regional / Soft Cost / Replacement	0.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$11,006.42

Description

The building air distribution consists of flexible supply ductwork.

Condition Narrative

No noted deficiencies.

Recommendations

Recommendations #1 - Air Distribution Systems	
Rec ID	2437
Type	Life Cycle Replacement
Year	2036
Cost	\$13,758.03

Replace Air Distribution Systems

D50 Electrical

Element Description	
Element ID	2231
Name	D501031 - Electrical Distribution Systems
Installation Year	1980
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2031
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$5.65
Difficulty / Regional / Soft Cost / Replacement	0.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$5,537.51

Description

The electrical distribution consists of switchboards, panelboards, transformers, disconnects, feeders and associated equipment. The feeders are insulated copper wire in rigid metal conduit. The distribution is fed by the main service disconnect.

Condition Narrative

Electrical distribution appears to have been added over time, with the most recent upgrade around 1980. The system, based on age, is approaching or is past its expected useful life and can experience electrical or thermal breakdown over time which can eventually result in failure. Remnants of knob and tube wiring is visible in the attic, but it does not appear to be in use. Replacement is recommended in the short term.

Recommendations

Recommendations #1 - Electrical Distribution Systems	
Rec ID	2438
Type	Life Cycle Replacement
Year	2031
Cost	\$6,921.89

Replace Electrical Distribution Systems

Element Description	
Element ID	2232
Name	D502002 - Interior Lighting Systems
Installation Year	1990
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	35 Years
Remaining Useful Life	5 Years
Renewal Year	2031
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$7.93
Difficulty / Regional / Soft Cost / Replacement	0.50 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$7,772.12

Description

The building interior lighting includes a mixture of LED, fluorescent, and incandescent light fixtures.

Condition Narrative

No significant deficiencies were observed. Lighting has been upgraded over the years and it is presumed would be upgraded as needed to meet future needs.

Recommendations

Recommendations #1 - Interior Lighting Systems	
Rec ID	2439
Type	Life Cycle Replacement
Year	2031
Cost	\$9,715.15

Replace Interior Lighting Systems

Element Description	
Element ID	2233
Name	D503010 - Data Systems
Installation Year	2005
Condition	3 - Fair (3 to 5 Years)
Expected Useful Life	15 Years
Remaining Useful Life	5 Years
Renewal Year	2031
Quantity / Unit of Measure	1986 / SF Building
Unit Cost	\$3.60
Difficulty / Regional / Soft Cost / Replacement	1.00 / 0.82250 / 1.20000 / 1.2500
Element Cost	\$7,056.66

Description

The building data system consists of a fiber feed from the campus network, switchgear, ethernet cabling and wall outlets.

Condition Narrative

At time of assessment, all end point devices and switchgear had been removed. Wiring and wall outlets remain. Based on age, wiring should be upgraded to meet modern technology requirements.

Recommendations

Recommendations #1 - Data Systems	
Rec ID	2440
Type	Life Cycle Replacement
Year	2031
Cost	\$8,820.82

Replace Data Systems

May 18, 2026

Historic Preservation Board
City of DeLand

Re: Architectural Detail & Salvage Assessment
635 N. Bert Fish Drive
Stetson Campus

On May 15, at the request of the Facilities Management Dept. of Stetson, Florida Victorian conducted an hours tour of this structure to determine the condition of the architectural detailing & determine what building component salvage might be appropriate & cost-effective.

Reportedly built in 1945, this original private residence is Mediterranean Revival transitioning to Mid-Century Modern with exterior New Mexico detailing.

Mediterranean architectural components include exterior pairs of six lite wood casement hinged windows with metal crank opening mechanisms. Several one story extensions have parapet walls with flat or slightly sloped hidden roofs & drainage openings. Sloped roof overhangs over the one story areas on three sides of the building protect those casement units. Diamond shaped large roof shingles provide further detailing.

Several exterior block curved arches with stucco surface make a subtle suggestion of New Mexico Pueblo entryways .

Somewhat jarring to the traditional romance of the Mediterranean exterior, particularly on the south building portion, is the late Mid-Century addition of horizontal aluminum crankout jalousie windows, possibly added in the early 1960s' during a building renovation.

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Interior architectural detailing is fairly limited as commercial fire & safety codes required the University to replace most original doors with modern slab doors & commercial very ugly hardware. Exterior entryways have also been compromised by necessary poured concrete handicapped access with generic iron railings.

Interior tongue & groove wood flooring appears in very good condition if it has not been sanded & refinished too many times.

There is approximately 1000 square feet of 2 ¼ inch oak flooring & maybe up to 600 square feet of 3 ¼ inch pine flooring that could be salvaged for reuse.

Most of the casement window units are badly deteriorated with lost or weathered glazing & surface paint & sagging or rotted joints with rotted exterior sills. Some are still salvageable for reuse after repairs.

Structural cracks in some exterior walls suggest foundation problems.

Combined with several large roof shingle areas reportedly containing asbestos hazards and exorbitant costs to Stetson to restore or replace all exterior windows, it appears that Stetson has a valid request for demolition after salvage approval for this obsolete structure that is not contained within the designated Stetson Historic District.

Respectfully,



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