



**CITY OF DELAND  
REGULAR MEETING OF THE PLANNING BOARD  
AUGUST 12, 2026 AT 5:00 PM  
CITY HALL, COMMISSION CHAMBERS  
120 SOUTH FLORIDA AVENUE**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**VERBAL REPORT ON CITY COMMISSION MEETINGS**

**MINUTES**

1. Approval of the June 10, 2026 Planning Board Meeting minutes.

**VARIANCE OLD BUSINESS**

**VARIANCE NEW BUSINESS**

1. Applicant Name: Natasia Lunceford  
Project Number: V26-131 - Variance  
Project Location: Two lots located in the Moroz Subdivision, generally located southwest of the intersection of E New York Avenue and S Amelia Avenue  
Project Description: Variance request to reduce: (1) the required minimum lot size from 9,000 square feet to 4,500 square feet; (2) the required minimum lot width from 75 feet to 37.5 feet; (3) the required front yard setback from 20 feet to 3 feet; (4) the required rear yard setback from 10 feet to 3 feet; (5) the required side yard setback from 10 feet to 3 feet; and (6) reduce the minimum width for tree protection area from 20 feet to 18 feet.  
Project Planner: Rachel Booth
2. *CONTINUED TO SEPTEMBER 16, 2026 MEETING*  
Applicant Name: Leigh E. Matusick  
Project Number: V26-136 - Variance  
Project Location: 300 Edgewood Boulevard  
Project Description: Variance request to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed  
Project Planner: Sam Nelson

**PLANNING - OLD BUSINESS**

**PLANNING - NEW BUSINESS**

**OTHER BUSINESS**

**ADJOURNMENT**





**CITY OF DELAND  
PLANNING BOARD REGULAR MEETING  
MINUTES  
WEDNESDAY, JUNE 10, 2026 - 5:00 P.M.  
CITY HALL**

**CALL TO ORDER**

The meeting began at 5:00 p.m.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance – Mr. Owens, Chairperson

**ROLL CALL**

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

**Quorum: Yes**

Present – Darren Elkind, City Attorney; Carol Kuhn, Planning Director; Rachel Booth, Deputy Planning Director; Kendall Story, Senior Planner; Chris Carson, Interim Principal Planner; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

**MINUTES**

1. Approval of the May 13, 2026 Planning Board Meeting - Workshop minutes.

The board unanimously voted to approve the May 13, 2026 Meeting Minutes.

**VERBAL REPORT ON CITY COMMISSION MEETINGS**

Ms. Kuhn provided a verbal report.

**VARIANCE OLD BUSINESS**

None.

**VARIANCE NEW BUSINESS**

1. Applicant Name: Trevor Hickman  
Project Number: V26-083 - Variance  
Project Location: 1850 S. Woodland Boulevard  
Project Description: Variance request to allow a reduction of the required class D buffer along the south property line from 30' to 14' and to reduce the required class D buffer along the east property line from 30' to 19'.  
Project Planner: Sam Nelson

Christopher Gmuer, as project engineer, was present and answered questions from the public and the board.

Public Participation: Mike Littlefield spoke about the noise, air quality, and traffic issues that already exist and could potentially be increased if this request is approved. Janet Hohenstein has concerns about existing traffic issues could get worse, and the effect of changes to the impervious surfaces.

Mr. Thiry moved to approve this item. Ms. Lewis seconded the motion. Mr. Liska suggested amending the motion to consider pavers in the driveway addition, to compensate for the increase of impervious surface. Mr. Thiry declined to amend the motion. The motion to approve passed 5 to 1, with Mr. Liska dissenting.

2. Applicant Name: Charles Paiva  
Project Number: V26-100 - Variance  
Project Location: 897 N. Garfield Avenue  
Project Description: Variance request to allow a six-foot fence within the street-side setback area where a maximum of four-feet is allowed.  
Project Planner: Sam Nelson

Charles Paiva, as applicant, was present and answered questions from the board.

Mr. Hill moved to approve this item. Mr. Baumgartner seconded the motion. The motion to approve passed unanimously.

3. Applicant Name: Donald Matthews  
Project Number: V26-086 - Variance  
Project Location: 3501 Treetop Street  
Project Description: Variance request to allow an unenclosed patio cover to encroach 8-feet into the required 20-foot rear setback.  
Project Planner: Chris Carson, AICP

Josie Matthews and Donald Matthews, as applicants, were present and available to answer questions from the board.

Public Participation: Scott Chandler offered support for applicant's request, and stated that he is the HOA president and can confirm that there was a lot of confusion when records were transferred by builder to the management company.

Mr. Baumgartner moved to approve this item. Ms. Lewis seconded the motion. The motion to approve passed 5 to 1, with Mr. Owens dissenting.

## **PUBLIC PARTICIPATION PROCEEDINGS**

Mr. Owens read the Public Participation procedures.



**OLD BUSINESS**

None.

**PLANNING – NEW BUSINESS**

1. Applicant Name: Chris Blurton - Interplan LLC  
Project Number: PSB26-051 – Preliminary Plat  
Project Location: ±2.64 acres located at 2217 S. Woodland Boulevard  
Project Description: Preliminary Plat for Country Club Pointe Redevelopment  
Project Planner: Kendall Story

Gilberto Corral, engineer at Interplan LLC, was present and available to answer questions from the board.

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

**OTHER BUSINESS**

1. An update to the Land Development Code update was provided by Ms. Kuhn.

**ADJOURNMENT**

The meeting ended at 6:10 p.m.



## PLANNING DIVISION STAFF REPORT TO PLANNING BOARD

**A. DATE:** August 12, 2026

**APPLICATION NO.:** V26-131

**STAFF PLANNER:** Rachel Booth, CNU-A, *Deputy Planning Director*

**APPLICANT:** Paul Moorman, Owner

**REQUEST:** To reduce the following required minimum standards:

1. Lot size from 9,000 square feet to 4,500 square feet;
2. Lot width from 75 feet to 37.5 feet;
3. Front yard setback from 20 feet to 3 feet;
4. Rear yard setback from 10 feet to 3 feet;
5. Side yard setback from 10 feet to 5 feet; and
6. Minimum tree protection area width from 20 feet to 18 feet.

### B. APPLICABLE REGULATIONS:

**Article II**                      **Primary Uses**  
                                            Sec. 33-17.16 – *C-2 General Commercial District*

**Article VI**                      **Tree Protection Area**  
                                            Sec. 33-57.07(b)4 – *Tree Protection Area*

### C. SITE FACTORS:

**Location:** E New York Ave

**Parcel Size:** ± 0.10 acres

**Existing Zoning:** C-2 General Commercial

**Existing Land Use:** Downtown Commercial

|               | <b>SURROUNDING USE:</b> | <b>SURROUNDING ZONING:</b> |
|---------------|-------------------------|----------------------------|
| <b>North:</b> | Downtown Commercial     | C-2 General Commercial     |
| <b>South:</b> | Downtown Commercial     | C-2 General Commercial     |
| <b>East:</b>  | Downtown Commercial     | C-2 General Commercial     |
| <b>West:</b>  | Downtown Commercial     | C-2 General Commercial     |

### C-2 Lot Dimension Requirements

| <b>Minimum Lot Size (Feet):</b> | <b>Required</b> | <b>Proposed</b> |
|---------------------------------|-----------------|-----------------|
| <b>Size</b>                     | 9,000 SF        | 4,500 SF        |
| <b>Width</b>                    | 75'             | 37.5'           |

### C-2 Building Setback Requirements

| Minimum Lot Setbacks (Feet): | Required | Proposed |
|------------------------------|----------|----------|
| <b>Front</b> (East)          | 20'      | 3'       |
| <b>Rear</b> (West)           | 10'      | 3'       |
| <b>Side</b> (North)          | 10'      | 5'       |
| <b>Side</b> (South)          | 10'      | N/A      |

### C-2 Tree Protection Area Requirement

| Minimum TPA (Feet): | Required | Proposed |
|---------------------|----------|----------|
| <b>Width</b>        | 20'      | 18'      |

**D. BACKGROUND:** The subject property is  $\pm 0.10$  acre, as consolidated, and is located southwest of the intersection of E New York Avenue and S Amelia Avenue, within the Moroz subdivision, originally platted in 1952. The property is currently vacant and undeveloped; however, overall subdivision development includes buildings, and existing parking in the rear of the property to be utilized as shared parking through the entire development. The existing parking area includes approximately 24 shared spaces with four spaces per lot or eight once consolidated. The site currently consists of two separate lots; however, the applicant is working with the City of DeLand to complete a lot consolidation. The property, owned by the applicant since 2012, is zoned C-2 (General Commercial) and the future land use is Downtown Commercial (DC).

**E. ANALYSIS:** The property, part of the 1952 Moroz Subdivision, is located southwest of the intersection of E New York Avenue and S Amelia Avenue. The applicant has provided a concept plan depicting multiple nonconforming standards, including a lot size of approximately  $\pm 4,500$  square feet; a width of 37.5 feet; setbacks of 3 feet from the east front property line, 5 feet from the northern side property line, and 3 feet from the west side property line; and an 18-foot tree protection area width. None of these dimensions comply with the district's standards, rendering the property nonconforming.

**F. VARIANCE JUSTIFICATION:**

To facilitate redevelopment consistent with the surrounding area, the applicant is requesting variances to reduce the minimum lot size and lot width, and the front, side, and rear setbacks and the tree protection area width. These minimums are established by Sections 33-17.16 and 33-57.07(b)4 of the Land Development Regulations for the C-2 (General Commercial) zoning district. Given the property's existing size and configuration, which do not meet these requirements, approval of the requested variances is necessary to facilitate redevelopment.

### **ALTERNATIVES CONSIDERED**

Staff also considered whether rezoning the property to C-2A would be a more appropriate approach, as the C-2A zoning district is the only district compatible with the Downtown Commercial future land use designation and offers development standards better suited to this type of infill project. However, rezoning the subject property alone would constitute spot zoning, as there are no other C-2A properties within the subdivision, or directly adjacent to this subdivision.

**G. VARIANCE CRITERIA:** Per Section 33-103.03, as amended, the Planning Board will consider the following criteria in making a determination concerning the granting or denial of the requested variance:

**(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.**

The subject property, comprising two lots platted in 1952 as part of the Moroz Subdivision, predates the City's current Land Development Code. The width and area of the individual platted lots make it impossible to fully comply with current lot-dimension, setback, and tree protection area width requirements. These conditions are peculiar to this historic platting and are not shared by lots developed under current standards within the same zoning district. The requested variances will allow the property to develop in a manner consistent with this historic pattern, rather than imposing today's development standards which would make the other lots unbuildable.

**(2) Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s).**

Literal interpretation and enforcement of these Land Development Regulations would restrict the applicant's right to reasonably develop the subject lots, a right commonly afforded to other properties in the same zoning district, including those of similar dimensions that were developed under previous standards and remain in lawful use today. This creates an unnecessary and undue hardship for the applicant, stemming directly from the lots' original size and configuration.

**(3) Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district.**

Granting these variances does confer special privileges compared with other similarly zoned properties. However, the other lots within the Moroz Subdivision developed in a manner consistent with the with the requested deviation, established pattern, with comparable dimensions and reduced setbacks already existing and in use. The relief, including reductions in setback and tree protection area width would extend a development opportunity unavailable to other lots with a similar zoning, use, density, or development pattern.

**(4) The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.**

The property's C-2 zoning designation and requested variances are consistent with the Comprehensive Plan and the general intent and purpose of the Land Development Regulations. The requested variances reflect the prevailing development pattern in the established subdivision. These zoning district standards limit the property's ability to comply with a similar development pattern. Accordingly, the granting of the variances will not be injurious to surrounding properties or detrimental to the public welfare.

**(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.**

The requested reductions are the minimum necessary to provide a reasonable development opportunity on the lot, whose original area and width are roughly half of the current requirements. Each requested variance, including the setback and tree protection area width reductions, is tailored to address the site constraints created by the existing subdivision configuration, and lesser relief would permit reasonable use of the lot.

**(6) The special conditions or circumstances are not the result of actions of the applicant or owner.**

The lot area, width, and configuration giving rise to the requested variances, including the setback and tree protection area width reductions, were established by the original plat of the Moroz Subdivision, decades before the adoption of the current Land Development Code standards and the applicant's acquisition of the property. These conditions are therefore inherent to the property and are not the result of any action by the applicant.

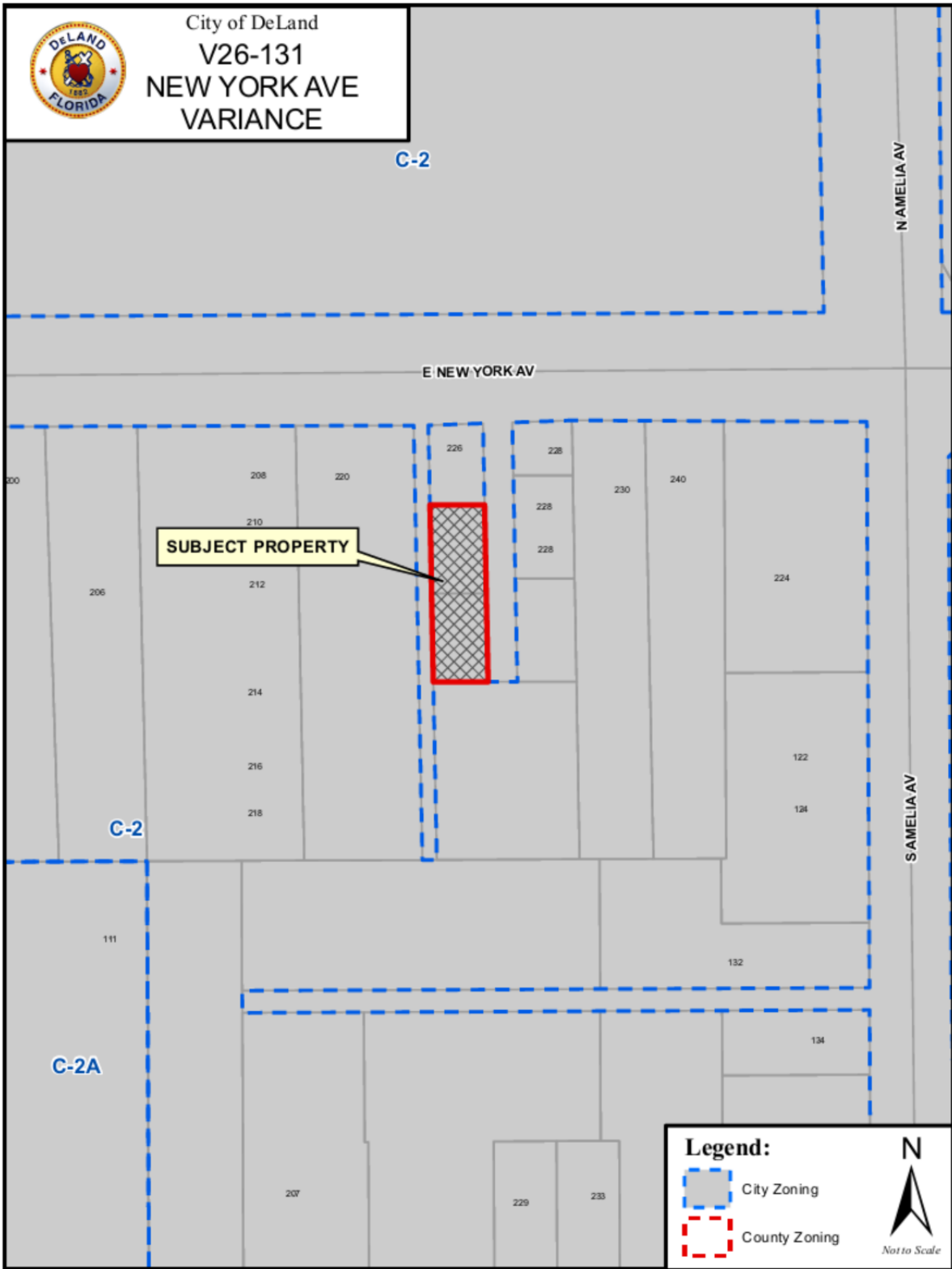
**H. STAFF SUMMARY:** The applicant seeks variances to reduce the minimum lot size, lot width, building setbacks, and tree protection area width to facilitate redevelopment of two lots within the C-2 zoning district. Platted in 1952 as part of the Moroz Subdivision, the lots predate the City's current Land Development Code and do not comply with the applicable development standards governing the site, including minimum lot size, lot width, required setbacks, and tree protection area requirements. As a result, the lots cannot be reasonably developed under the current Land Development Code without the requested variances. Variances are therefore necessary to enable redevelopment that is compatible with the established development pattern of the surrounding neighborhood. While the request does not fully satisfy all of the applicable hardship criteria, the property's nonconformities result from its historic platting rather than any action by the applicant. Similar lot dimensions and reduced setbacks are common among nearby properties, and the requested reductions, including the tree protection area width, are consistent with the existing development pattern and are unlikely to be injurious to surrounding properties or detrimental to the public welfare.

The Planning Board may choose to grant this variance request, grant this variance request with conditions, or deny this variance request

## **ATTACHMENTS:**

- Aerial
- Zoning Map
- Concept Plan
- Property Images













**SUBJECT PROPERTY LOOKING NORTH**



**SUBJECT PROPERTY LOOKING SOUTH**





**SUBJECT PROPERTY LOOKING NORTHWEST**



**SUBJECT PROPERTY EXISTING PARKING LOT LOOKING NORTH**





City of DeLand  
V26-131  
NEW YORK AVE  
VARIANCE





City of DeLand  
V26-131  
NEW YORK AVE  
VARIANCE

C-2

N AMELIA AV

E NEW YORK AV

SUBJECT PROPERTY

C-2

S AMELIA AV

C-2A

Legend:

-  City Zoning
-  County Zoning







## Planning Division

### Memorandum

**TO:** Planning Board

**DATE:** August 12, 2026

**FROM:** Sam Nelson, Planner I

**SUBJECT: Request to Continue Variance Application V26-136 for the property located at 300 Edgewood Blvd**

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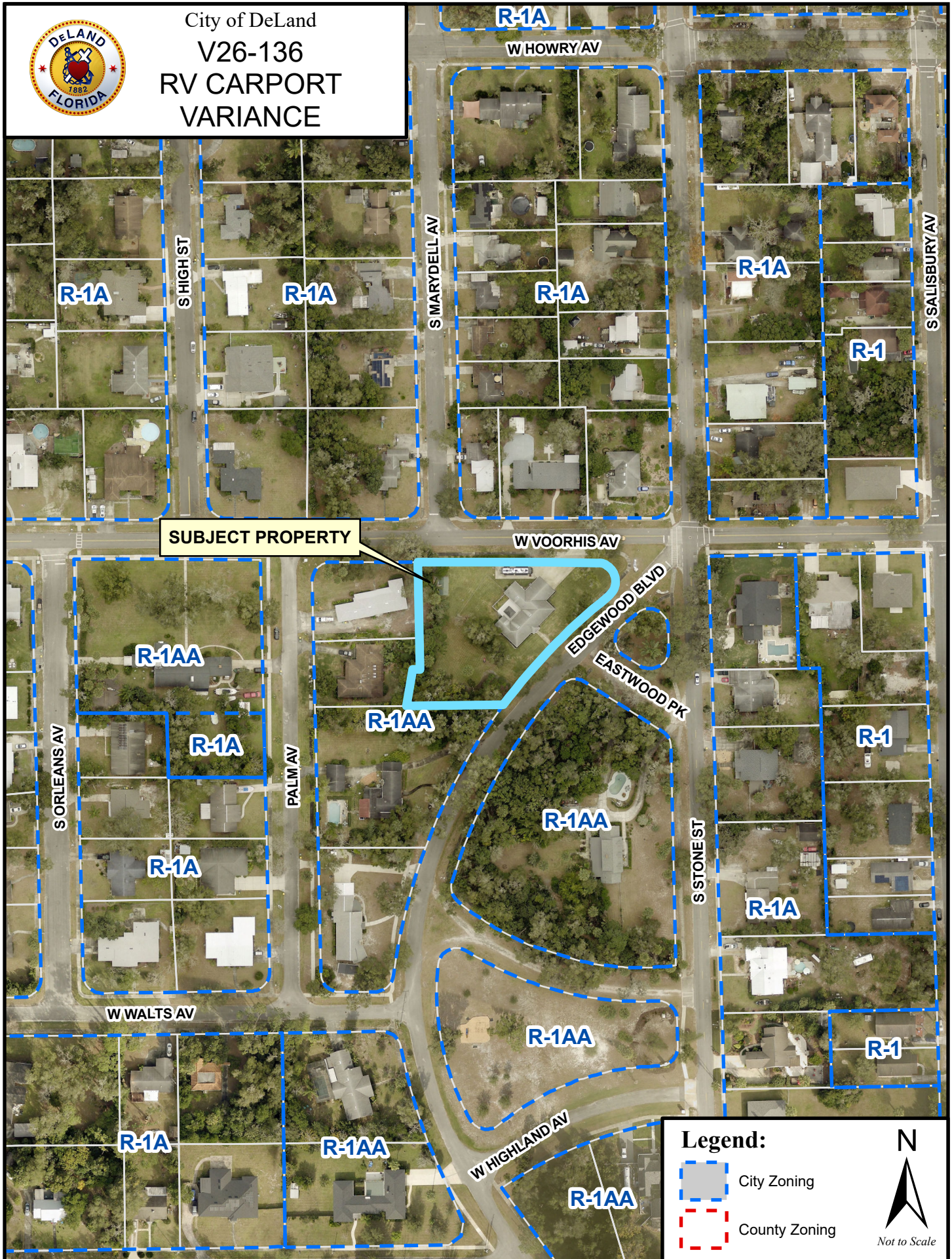
The applicant has requested the continuance of the above-referenced application from the August 12, 2026, Planning Board meeting to the September 16, 2026, Planning Board meeting so that they would be able to attend in-person.

Staff recommends that the Planning Board vote to continue variance application V26-136 to the September 16, 2026 meeting date.





City of DeLand  
V26-136  
RV CARPORT  
VARIANCE







City of DeLand  
V26-136  
RV CARPORT  
VARIANCE

