



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
DECEMBER 14, 2022 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 minutes from the November 16, 2022 meeting.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: Kenneth Ashley
Project Number: V22-233
Project Location: 627 S. Adelle Ave.
Project Description: A variance to reduce the required number of interior parking spaces from 2 spaces to 0 spaces.
2. (Withdrawn)
Applicant Name: Kenneth Ashley
Project Number: V22-234
Project Location: 920 E. Carolina Ave.
Project Description: Variance to reduce the required 4 off-street parking spaces (2 interior, 2 exterior), to 1 exterior parking space.
3. Applicant Name: Douglas Falasco
Project Number: V22-236
Project Location: 217 W. Michigan Ave.
Project Description: To reduce the side and rear setback for accessory structures from 7.5 feet to 5.5 feet.

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Mark Watts
Project Number: AN22-168 – Annexing 10.22 acres of property for Int'l Speedway Townhomes PD
Project Location: North side of Greens Dairy Rd., east of N. Spring Garden Ave.
Project Description: Annex 10.22 acres
2. Applicant Name: Mark Watts
Project Number: SMLU22-169 – Comprehensive Plan Amendment
Project Location: East of N. Spring Garden Ave., north and south of Greens Dairy Rd.
Project Description: Land use change for 33.55 acres from County Urban Low Intensity and City Business Retail to Medium Density Residential and Mixed Commercial.
3. Applicant Name: Mark Watts
Project Number: Z22-170 – Rezoning for Int'l Speedway Townhomes PD (Longbranch)
Project Location: East of N Spring Garden Ave., north and south of Greens Dairy Rd.
Project Description: Rezone 33.55 acres from VC: R-3, VC: R-3C and VC: R-3A to Int'l Speedway Townhomes PD, a mixed-use development
4. Applicant Name: Mark Watts
Project Number: Z22-171 – Rezoning for Spring Garden Townhomes
Project Location: West side of N. Spring Garden south of Plymouth, north of Minnesota
Project Description: Rezone 14.74 acres from C-2 (General Commercial) to Spring Garden Townhomes Planned Development to develop a multi-family residential project
5. Applicant Name: Pieter Ambachtsheer
Project Number: SMLU22-241 - Comprehensive Plan Amendment
Project Location: 3.66 acres of property located in the northwest quadrant of the intersection of Cassadaga Rd. and I-4
Project Description: Change of FLU from County ULI to City IND
6. Applicant Name: Pieter Ambachtsheer
Project Number: Z22-220 – Rezoning for Cassadaga Road Warehouse and Storage
Project Location: Northwest quadrant of the intersection of Cassadaga Rd. and I-4
Project Description: Rezone 3.66 acres from R-4, Urban Single Family Residential (Volusia County) to M-1, Industrial (City of DeLand)
7. Applicant Name: George Dennison
Project Number: AN22-244 – Annexation
Project Location: 309 W. Taylor Road
Project Description: Annex 3.023 acres
8. Applicant Name: George Dennison
Project Number: SMLU22-246 – Comprehensive Plan Amendment
Project Location: 309 W. Taylor Road
Project Description: Land use change for 3.023 acres from County Urban Medium Intensity and Commercial to City of DeLand Highway Commercial
9. Applicant Name: George Dennison
Project Number: Z22-248 – Rezoning
Project Location: 309 W. Taylor Road

Project Description: Rezone 3.023 acres from R-4, Urban Single Family Residential (Volusia County) and B-4C Commercial (Volusia County) to C-2, Highway Commercial (City of DeLand)

OTHER BUSINESS

ADJOURNMENT