



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
MARCH 15, 2023 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 February 15, 2023 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Michael Woods
Project Number: AN23-003 – Annexation for One Oak
Project Location: 230 E. International Speedway Blvd.
Project Description: Annex 0.76 acres
2. Applicant Name: Michael Woods
Project Number: SMLU23-004 – Comprehensive Plan Amendment
Project Location: 230 E. International Speedway Blvd.
Project Description: Land use change for 0.76 acres from County Urban Medium Intensity to City Highway Commercial
3. Applicant Name: Michael Woods
Project Number: Z23-005 – Rezoning for One Oak
Project Location: 210 & 230 E. International Speedway Blvd.
Project Description: Rezone 2.32 acres from Volusia County B-4CA and B-4 (General Commercial) to City of DeLand C-2 (General Commercial)

OTHER BUSINESS

1. Election of officers.

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, FEBRUARY 15, 2023 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Ms. Comella, Chairperson

ROLL CALL

Harper Hill	Present
Nora Lewis	Absent
Don Liska	Present
Buz Nesbit	Present
Albert Neumann	Absent
Jeremy Owens, <i>Vice Chairperson</i>	Absent
Virginia Comella, <i>Chairperson</i>	Present

Quorum: Yes

Present – Carol Kuhn, Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Melissa Winsett, Senior Planner; Emily Ragusa, Community Development Coordinator; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn will provide a verbal report at the next meeting.

MINUTES

1. Mr. Hill moved to approve the December 14, 2022 Meeting Minutes. Mr. Liska seconded the motion. The motion passed unanimously.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Ms. Comella read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Ray Bahrami, City Engineer, on behalf of the City of DeLand
Project Number: AN23-001 – Annexation of lots 21-26 of the Clark Harper Plat for property owned by the city
Project Location: 0.996 acres located northwest of the intersection of S. Garfield Ave. & E. New Hampshire Ave.
Project Description: Annexation of 0.996 acres of property owned by the City of DeLand.

Public Participation: Carol Kuhn, Planning Director, spoke and answered questions from the board on behalf of the City of DeLand, applicant.

Mr. Liska moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed unanimously.

2. Applicant Name: Nick Gluckman, Taylor Morrison, Inc.
Project Number: SP22-247 - Class IV Site Plan, Yardly DeLand
Project Location: Southeast intersection of Martin Luther King Blvd (CR 4101) and Cassadaga Road
Project Description: Request to develop build-to-rent multi-family development with 233 units, designed to reflect a single-family residential neighborhood with individual units.

Public Participation: Mark Watts, on behalf of Applicant, spoke and answered questions from the board.

Mr. Hill moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed 3 to 1, with member Nesbit dissenting.

OTHER BUSINESS

1. Ms. Kuhn announced the election of officers will be held at the March 15, 2023 meeting when more Planning Board members are present.

ADJOURNMENT

The meeting ended at 5:51 p.m.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

March 15, 2023

A. APPLICATION: AN23-003

Requested Action: Annexation of 0.76 acres of property into the City limits of DeLand

Location: 230 E. International Speedway Blvd.

Petitioner: Michael Woods, Cobb Cole

Owner: W. Volusia Columbian Club

Size of parcel(s): ± 0.76 acre

Parcel ID: 700402020010

Land Use Designation & Zoning of Subject Property:

Future Land Use: Volusia County: Urban Medium Intensity UMI

Existing Zoning: Volusia County: B-4CA

Existing Use: “Knights of Columbus”, vacant

B. SURROUNDING LAND USE & ZONING:

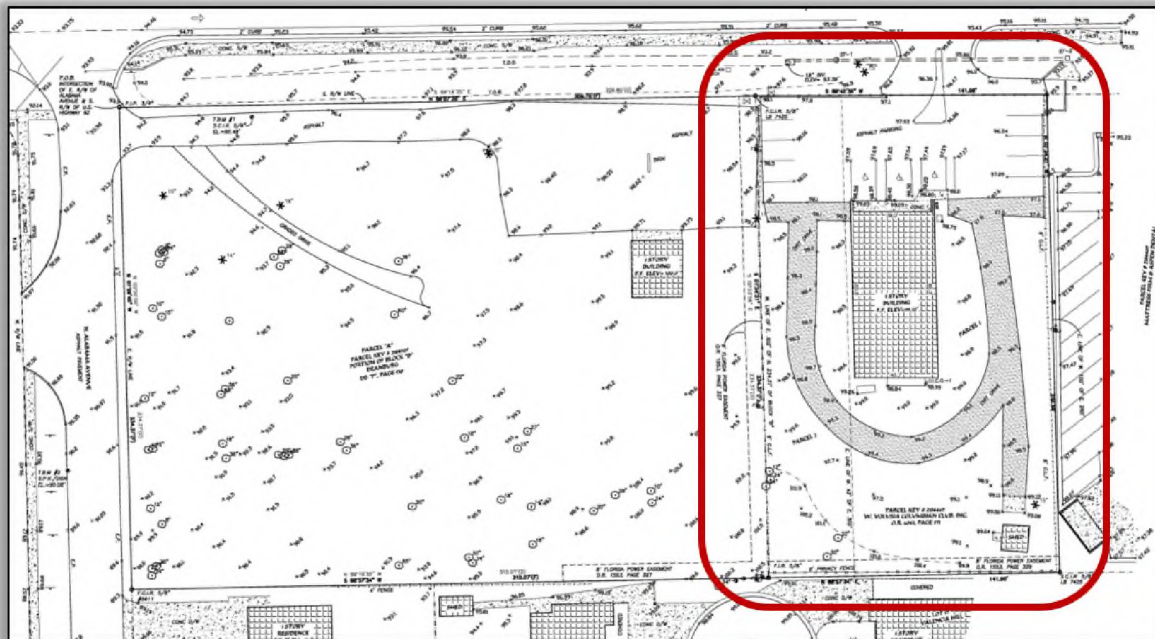
	LAND USE	ZONING
North:	HC	C-2
South:	VC: UMI	VC: R-4A
East:	HC	VC: B-4
West:	HC	C-2

C. PHYSICAL CHARACTERISTICS:

The subject property is located in unincorporated Volusia County and is currently zoned VC: B-4CA (Volusia County General Commercial) with a future land use designation of County UMI (Urban Medium Intensity). The proposed annexation consists of ± 0.76 acres of property located on the south side of E. International Speedway Blvd., between N. Alabama Ave. and N. Amelia Ave., addressed as 230 E. International Speedway Blvd. The subject property does not appear to contain any wetlands nor does it lie within the 100-year flood zone. The parcel is already a developed property with an existing $\pm 3,500$ sq. ft. building, formerly known as the "Knights of Columbus". The applicant has submitted concurrent applications for a future land use amendment (SMLU23-004) and a rezone (Z23-005). All site improvements will require review and approval of a separate site plan or other development application.

D. PUBLIC SERVICES & UTILITIES:

The City's Utilities Department determined the closest City water main is an 8" main on E. International Speedway Blvd., and the closest city sewer main is an 8" gravity main located on Amelia Ave., by the driveway for Valvoline (within 400 LF). Both the Police and Fire Departments will confirm that there is also adequate public safety protection available.



E. GROWTH MANAGEMENT PLAN CONSISTENCY:

The subject property is addressed as 230 E. International Speedway Blvd. and is 0.76 acres in size. Concurrent to this zoning application, the applicant submitted a request for a future land use amendment (SMLU23-004), as well as an application requesting to rezone the subject property (Z23-005). The property is situated between two properties already within the city limits of DeLand. The applicant is proposing the future land use designation be amended to City HC, Highway Commercial, the same as the property to the west and east, and compatible with the requested C-2 zoning district. Currently, the property is vacant, but was previously the location of the “Knights of Columbus” club. To the north is International Speedway Blvd. and to the south is unincorporated property, containing a single-family residential subdivision.

F. ANALYSIS:

The City’s guidelines for annexation require a property be sufficiently **contiguous** to property already within the city limits and to be accessible to public services provided, such as city water and sewer services. In addition, the State requires the property be **reasonably compact, non-circuitous**, and **does not create an enclave**. The subject property does not create an enclave, is contiguous to the City of DeLand, is reasonably compact and is non-circuitous. To the north, east and west of the parcel is all within the city’s jurisdiction. The annexation of this parcel would eliminate the existing enclave. The parcel is contiguous to the city to the north by ± 142 ft., to the east by ± 232 ft. and to the west by ± 234 ft.

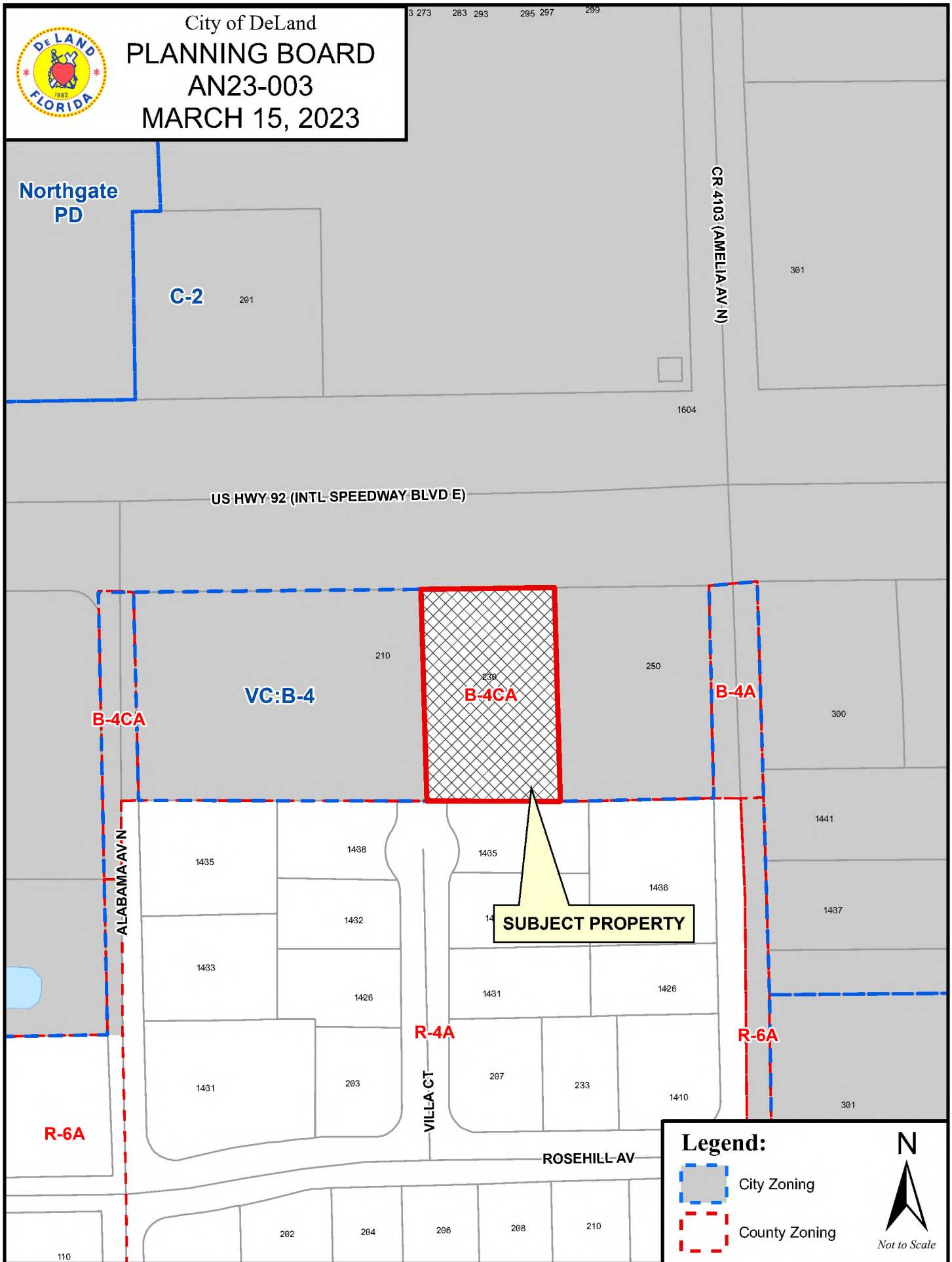
G. RECOMMENDATION:

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.

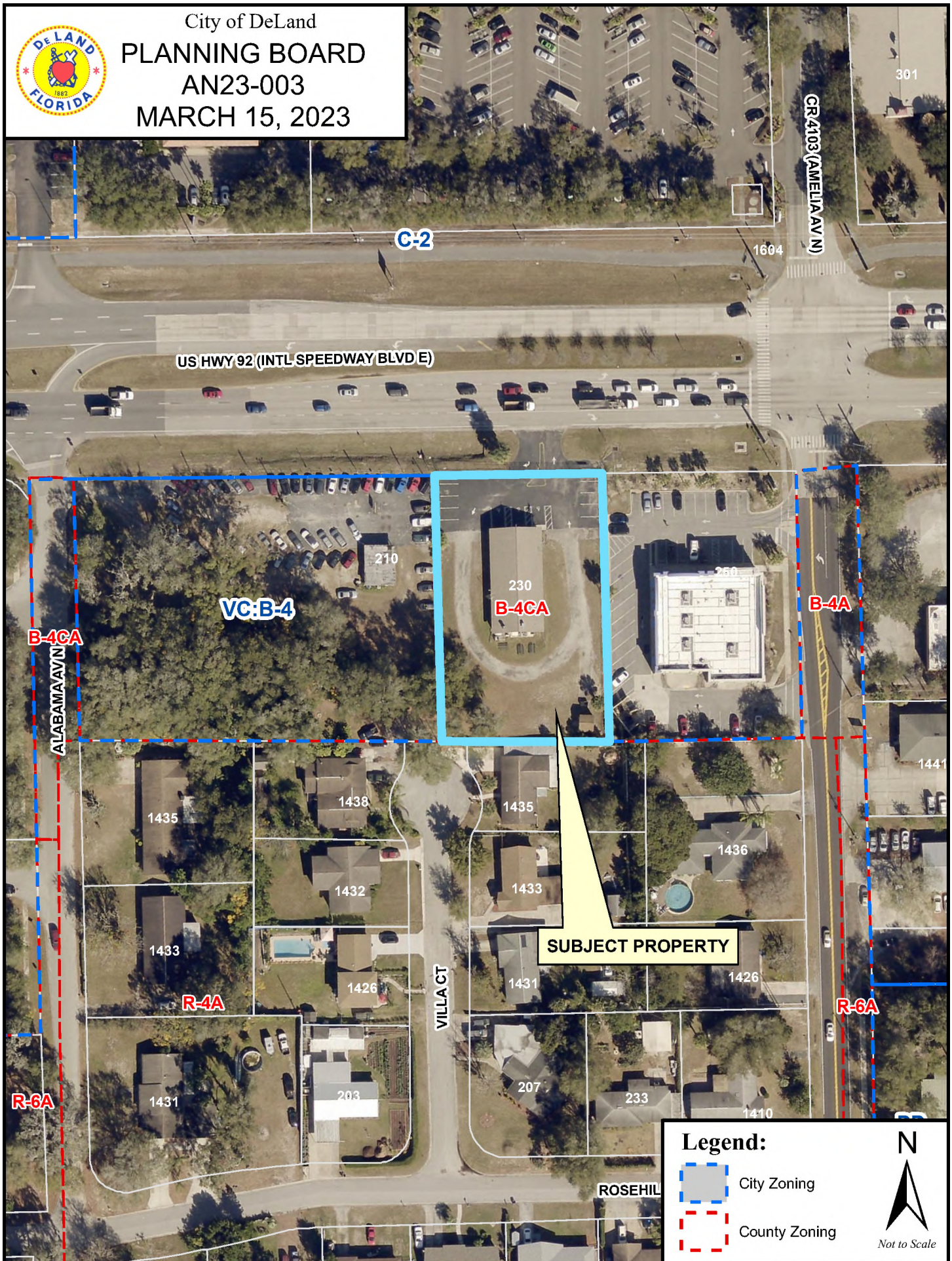


City of DeLand
PLANNING BOARD
AN23-003
MARCH 15, 2023





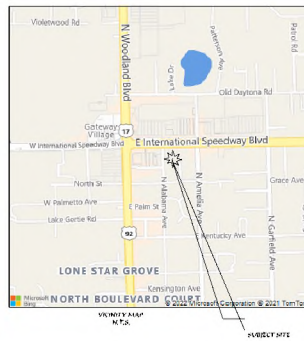
City of DeLand
PLANNING BOARD
AN23-003
MARCH 15, 2023



Legend:

- City Zoning
- County Zoning





THE NORTH 234.37 FEET BLOCK 60TH, LING SOUTH OF U.S. HIGHWAY 90TH, DEANDARS, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK "H" AT PAGE 530 IN THE PUBLIC RECORDS OF HOLLYWOOD COUNTY, FLORIDA, EXCEPT THE EAST 352.00 FEET THEREOF.

THE ABOVE DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ALASKA AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90TH AND RUN S 89°05'21" E, ALONG THE SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 90TH A DISTANCE OF 119.07 FEET, THEREIN 119.07 FEET, TO A POINT; THENCE S 89°05'21" E, ALONG THE SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 90TH A DISTANCE OF 119.07 FEET, THEREIN 119.07 FEET, TO A POINT; THENCE S 89°05'21" E, ALONG THE EAST RIGHT OF WAY LINE OF ALASKA AVENUE A DISTANCE OF 234.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE WEST 100 FEET OF THE EAST 200 FEET OF THE NORTH 2.84.37 FEET OF THE SOUTH 31.3.38 FEET OF BLOCK B, DEARBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 830, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

THE WEST 42 FEET OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 316.58 FEET OF BLOCK 8, BEGINNING A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSHA COUNTY, FLORIDA, LESS AND PORTION LYING IN THE ROAD FRONT OF WAY.

LEGEND - ALPHABETICALLY		
(A) AIRCRAFT	APR	APRIL
(B) BOMBING	AS	ASSEMBLY
(C) CARGO	AS	ASSEMBLY
(D) DUTY	AS	ASSEMBLY
(E) ENGINE	AS	ASSEMBLY
(F) FUEL	AS	ASSEMBLY
(G) GEAR	AS	ASSEMBLY
(H) HULL	AS	ASSEMBLY
(I) INSTRUMENT	AS	ASSEMBLY
(J) JET	AS	ASSEMBLY
(K) KITCHEN	AS	ASSEMBLY
(L) LAMP	AS	ASSEMBLY
(M) MACHINE	AS	ASSEMBLY
(N) NAME	AS	ASSEMBLY
(O) OIL	AS	ASSEMBLY
(P) PUMP	AS	ASSEMBLY
(Q) QUANTITY	AS	ASSEMBLY
(R) RACE	AS	ASSEMBLY
(S) SCHEDULE	AS	ASSEMBLY
(T) TANK	AS	ASSEMBLY
(U) TANK	AS	ASSEMBLY
(V) TANK	AS	ASSEMBLY
(W) TANK	AS	ASSEMBLY
(X) TANK	AS	ASSEMBLY
(Y) TANK	AS	ASSEMBLY
(Z) TANK	AS	ASSEMBLY
(AA) TANK	AS	ASSEMBLY
(AB) TANK	AS	ASSEMBLY
(AC) TANK	AS	ASSEMBLY
(AD) TANK	AS	ASSEMBLY
(AE) TANK	AS	ASSEMBLY
(AF) TANK	AS	ASSEMBLY
(AG) TANK	AS	ASSEMBLY
(AH) TANK	AS	ASSEMBLY
(AI) TANK	AS	ASSEMBLY
(AJ) TANK	AS	ASSEMBLY
(AK) TANK	AS	ASSEMBLY
(AL) TANK	AS	ASSEMBLY
(AM) TANK	AS	ASSEMBLY
(AN) TANK	AS	ASSEMBLY
(AO) TANK	AS	ASSEMBLY
(AP) TANK	AS	ASSEMBLY
(AQ) TANK	AS	ASSEMBLY
(AR) TANK	AS	ASSEMBLY
(AS) TANK	AS	ASSEMBLY
(AT) TANK	AS	ASSEMBLY
(AU) TANK	AS	ASSEMBLY
(AV) TANK	AS	ASSEMBLY
(AW) TANK	AS	ASSEMBLY
(AX) TANK	AS	ASSEMBLY
(AY) TANK	AS	ASSEMBLY
(AZ) TANK	AS	ASSEMBLY
(BA) TANK	AS	ASSEMBLY
(BB) TANK	AS	ASSEMBLY
(BC) TANK	AS	ASSEMBLY
(BD) TANK	AS	ASSEMBLY
(BE) TANK	AS	ASSEMBLY
(BF) TANK	AS	ASSEMBLY
(BG) TANK	AS	ASSEMBLY
(BH) TANK	AS	ASSEMBLY
(BI) TANK	AS	ASSEMBLY
(BJ) TANK	AS	ASSEMBLY
(BK) TANK	AS	ASSEMBLY
(BL) TANK	AS	ASSEMBLY
(BM) TANK	AS	ASSEMBLY
(BN) TANK	AS	ASSEMBLY
(BO) TANK	AS	ASSEMBLY
(BP) TANK	AS	ASSEMBLY
(BQ) TANK	AS	ASSEMBLY
(BR) TANK	AS	ASSEMBLY
(BS) TANK	AS	ASSEMBLY
(BT) TANK	AS	ASSEMBLY
(BU) TANK	AS	ASSEMBLY
(BV) TANK	AS	ASSEMBLY
(BW) TANK	AS	ASSEMBLY
(BX) TANK	AS	ASSEMBLY
(BY) TANK	AS	ASSEMBLY
(BZ) TANK	AS	ASSEMBLY
(CA) TANK	AS	ASSEMBLY
(CB) TANK	AS	ASSEMBLY
(CC) TANK	AS	ASSEMBLY
(CD) TANK	AS	ASSEMBLY
(CE) TANK	AS	ASSEMBLY
(CF) TANK	AS	ASSEMBLY
(CG) TANK	AS	ASSEMBLY
(CH) TANK	AS	ASSEMBLY
(CI) TANK	AS	ASSEMBLY
(CJ) TANK	AS	ASSEMBLY
(CK) TANK	AS	ASSEMBLY
(CL) TANK	AS	ASSEMBLY
(CM) TANK	AS	ASSEMBLY
(CN) TANK	AS	ASSEMBLY
(CO) TANK	AS	ASSEMBLY
(CP) TANK	AS	ASSEMBLY
(CQ) TANK	AS	ASSEMBLY
(CR) TANK	AS	ASSEMBLY
(CS) TANK	AS	ASSEMBLY
(CT) TANK	AS	ASSEMBLY
(CU) TANK	AS	ASSEMBLY
(CV) TANK	AS	ASSEMBLY
(CW) TANK	AS	ASSEMBLY
(CX) TANK	AS	ASSEMBLY
(CY) TANK	AS	ASSEMBLY
(CZ) TANK	AS	ASSEMBLY
(DA) TANK	AS	ASSEMBLY
(DB) TANK	AS	ASSEMBLY
(DC) TANK	AS	ASSEMBLY
(DD) TANK	AS	ASSEMBLY
(DE) TANK	AS	ASSEMBLY
(DF) TANK	AS	ASSEMBLY
(DG) TANK	AS	ASSEMBLY
(DH) TANK	AS	ASSEMBLY
(DI) TANK	AS	ASSEMBLY
(DJ) TANK	AS	ASSEMBLY
(DK) TANK	AS	ASSEMBLY
(DL) TANK	AS	ASSEMBLY
(DM) TANK	AS	ASSEMBLY
(DN) TANK	AS	ASSEMBLY
(DO) TANK	AS	ASSEMBLY
(DP) TANK	AS	ASSEMBLY
(DQ) TANK	AS	ASSEMBLY
(DR) TANK	AS	ASSEMBLY
(DS) TANK	AS	

TREE LEGEND

	OAK TREE AND SIZE
	MISCELLANEOUS TREE AND SIZE
	PALM TREE AND SIZE
	PINE TREE AND SIZE
	BAMBOO TREE AND SIZE

SURVEYOR'S NOTES:

THIS IS AN ALTA/BY-PRODUCT TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A FUTURE REVENUE LAND SURVEY AND WATERWAY, AND DOES NOT PROVIDE THE MINIMUM TECHNICAL STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROJECT. EXCEPTED USE.

NEARBY REFERENCES TO THE SOUTH RIGHT-OF-WAY LINE OF THE INTERSECTION, FREEWAY 150/OLYMPIA AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF THE INTERSECTION, FREEWAY 150/OLYMPIA AVENUE, ARE SHOWN FOR INFORMATION. BEARINGS, STATION, PLAIN COORDINATES, IF DEPICTED, ARE NOT PART OF THIS SURVEY. SEE ALSO PLY 443, ZONE EAST DATED 01/20/2011.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF AN ALTA/BY-PRODUCT TOPOGRAPHIC SURVEY ONLY. THIS SURVEY DOES NOT PROVIDE THE MINIMUM TECHNICAL STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROJECT. EXCEPTED USE.

ALL SURVEYED AREAS ENTIRELY UNDER THE TITLE COMMISSION PREPARED BY THIS FIELD TITLE INSURANCE COMPANY, AND NOT A PART OF THIS SURVEY, ARE SHOWN FOR INFORMATION. BEARINGS, STATION, PLAIN COORDINATES, IF DEPICTED, ARE NOT PART OF THIS SURVEY. SEE ALSO PLY 443, ZONE EAST DATED 01/20/2011. THESE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, OR BAY SETBACK LINES. THIS SURVEY IS SUBJECT TO THE FOLLOWING NOTE IN SCHEDULE B-0 OF THE REFERENCED COMMISSION PREPARED BY THIS FIELD TITLE INSURANCE COMPANY.

ITEMS 1-3: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY

ITEM 6: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLANS OF RECORD, RECORDED IN DEED BOOK F, PAGE 530, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (NO PLOTTABLE EASEMENTS)

ITEM 7: PETITION FOR ABANDONMENT OF PUBLIC ROADS RECORDED IN O.R. BOOK 740, PAGE 418, TOGETHER WITH RESOLUTION RECORDED IN O.R. BOOK 740, PAGE 419. (NO PLOTTABLE EASEMENTS)

ITEM 8: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1553, PAGE 327. (DEPicted HEREON)

ITEM 9: COVENANT TO SUPPORT ANNEXATION RECORDED IN O.R. BOOK 1584, PAGE 522. (NO PLOTTABLE EASEMENTS. ONLY AFFECTS EASTERLY 100' OF SUBJECT PARCEL A)

5) NO UNDERGROUND UTILITIES, UNDERGROUND ENVIRONMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

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

7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12127C, COMMUNITY PANEL NUMBER 0470 1/4, MAP REVISED 2/18/14.

Date Signed: _____

Registered Land Surveyor and Mapper

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Page 1

20310 AHOON PLACE
WESLEY CHAPEL, FLORIDA 35545
PH: (813) 973-2092
FAX: (813) 973-2122
E-Mail: don@selterra-surveying.com

[illegible]

E. INTERNATIONAL SPEEDWAY & N. ALABAMA AVE.
VOLUSIA COUNTY, FLORIDA

DESIGNED BY:
N/A

DRAWN BY:
ABT

CHECKED BY:
ABT

SCALE: DATE:
= 20' 8-30-21

PARTY CHIEF:
RE

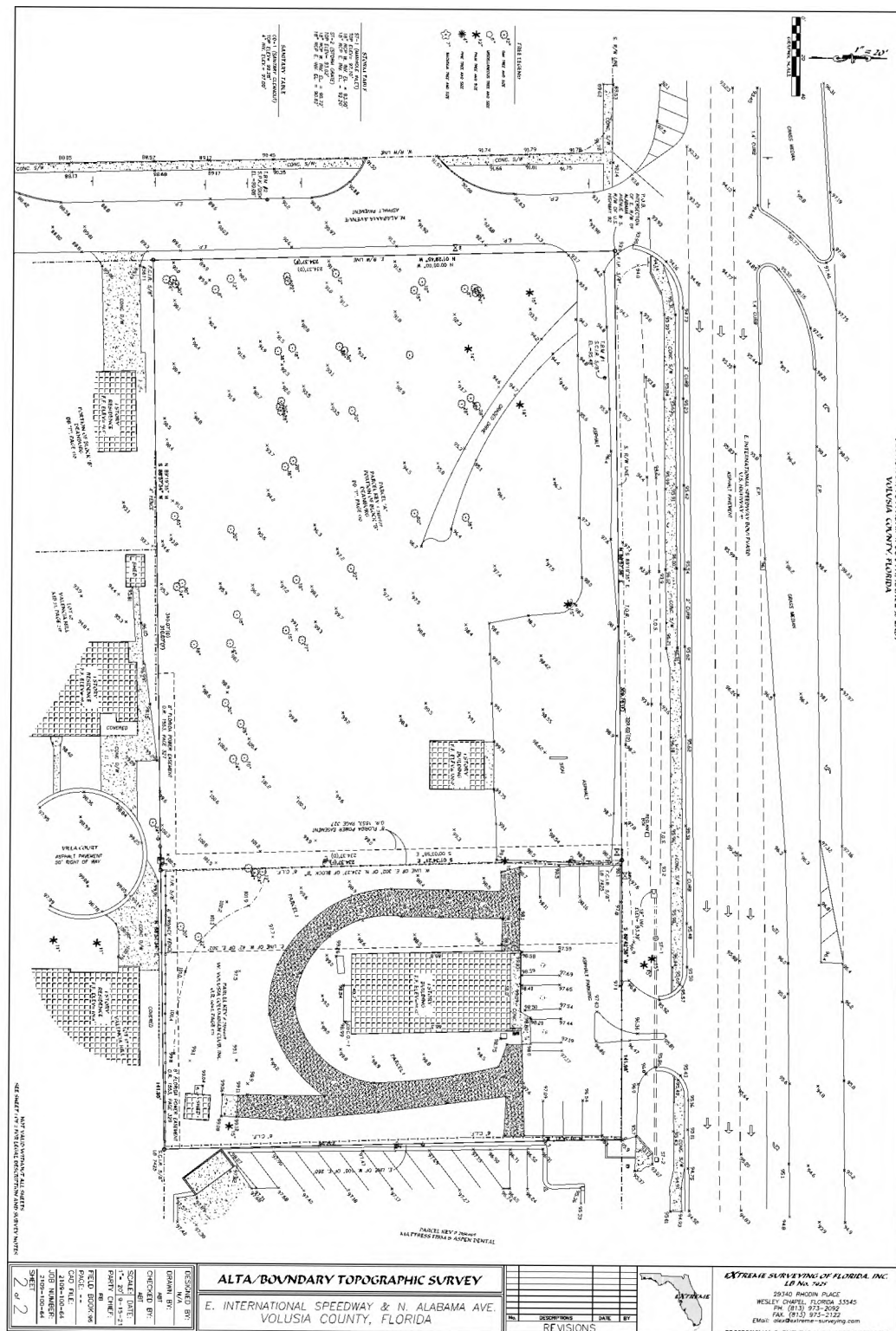
FIELD BOOK: 96

AGE: --

AD FILE:
2108-100-62

OB NUMBER:
2108-100-62

SHEET
1 of 2



LEGAL DESCRIPTION
7004-02-02-0010

7004-02-02-0010:

PARCEL 1:

THE WEST 100 FEET OF THE EAST 260 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

PARCEL 2:

THE WEST 42 FEET OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS:

A PORTION OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ALABAMA AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY #92; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID U.S. HIGHWAY #92, N 88°57'36" E, 309.76 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF SAID BLOCK B AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY #92, N 89°42'36" E, 141.98 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST LINE OF THE WEST 100 FEET OF THE EAST 260 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF SAID BLOCK B, S 01°34'21" E, 232.56 FEET; THENCE S 88°57'34" W, 141.95 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF SAID BLOCK B; THENCE ALONG SAID LINE, N 01°34'21" W, 234.37 FEET TO THE POINT OF BEGINNING.

CONTAINS .76 ACRES, MORE OR LESS.

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

March 15, 2023

A. APPLICATION NO.: SMLU23-004

APPLICANT: Michael Woods, Cobb Cole

REQUEST: To amend the land use designation from Volusia County UMI (Urban Medium Intensity) to City of DeLand HC (Highway Commercial)

B. SITE FACTORS:

Location: 230 E. International Speedway Blvd.
Parcel ID: 700402020010
Parcel Size: ± 0.76 acres
Land Use: VC UMI
Existing Use: “Knights of Columbus”, Vacant

	SURROUNDING USE:
North:	HC (Highway Commercial)
South:	VC: UMI (VC Urban Medium Intensity)
East:	HC (Highway Commercial)
West:	HC (Highway Commercial)

C. REQUESTED ACTION & HISTORY:

A request is being made for the future land use designation to be amended for a parcel located at 230 E. International Speedway Blvd. The request is to change the future land use designation from Volusia County Urban Medium Intensity (VC: UMI), to City of DeLand Highway Commercial (HC). The parcel is currently uninhabited, but was previously the location of the “Knights of Columbus”. *A concurrent application to rezone the property, as well as the adjacent property to the west (210 E. International Speedway Blvd.) from VC: B-4/B-4CA to C-2 (Z23-005) was also submitted.*

D. CHRONOLOGY OF PAST EVENTS:

The request to amend the future land use designation consists of 0.76 acres of property owned by W. Volusia Columbian Club. With a current future land use designation of VC: UMI, the density for residential uses allows up to 8 dwelling units per acre, and the commercial floor area ratio is a maximum of 0.5 F.A.R. If the land use is changed to City HC, the density for residential uses allows up to 16 dwelling units per acre, and the commercial floor area ratio is a maximum of 1.0 F.A.R. The subject property has an existing building on site that is vacant. The applicant is unsure whether or not the existing building will be kept. However, any work done will require the proper permits as well as an approved site plan.

E. ALTERNATIVES & 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.

1. Availability of Public Facilities (water, sewer, solid waste, drainage, traffic, recreation, and schools if residential):

SMLU23-004

1 of 4

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- a. The subject property is within the city's service area for both water and sewer and availability has been confirmed.
- b. If a Traffic Impact Analysis is required for the subject property, it will be reviewed with the site plan.
- c. The change in designation will not generate a new demand for recreational facilities.
- d. Volusia County already provides a sanitary landfill for the disposal of solid waste. The landfill has adequate capacity at this time.
- e. The City can provide an adequate LOS of Fire/Rescue & Police service.

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 City of DeLand Comprehensive Plan, the Highway Commercial (HC) land use designation, "includes office uses, service-oriented and commercial establishments which provide retail and related goods and services to local/sub-regional and regional markets". Where adjacent to residential uses, significant buffering and landscaping is required to minimize negative impacts.



3. **Future Land Use Map:** The proposed change in the land use designation to Highway Commercial will be shown on the revised Future Land Use Map.
4. **Location of Lakes, Floodplains, and Wetlands:** The property does not appear to contain bodies of water or wetlands.
5. **Analysis of Natural Resources:**
 - a. *Soil types:* Astatula Fine Sand, 0-8% slope
 - b. *Presence of Endangered Species:* None known of at this time.
6. **Existing and Future Impact upon Infrastructure Capacity:**
 - a. *Water* – obtained from City – availability confirmed
 - b. *Sewer* – obtained from City – availability confirmed
 - c. *Drainage* – The City adheres to the County's 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture for future development will be addressed on-site and will be reviewed with the site plan application.
 - d. *Solid Waste* – Solid waste services are available for the property.
 - e. *Transportation* – Staff does not have an estimate of future traffic generations as a site plan has not been submitted. Per 2021 Volusia County Traffic Counts, this segment of US 92 has a current Daily LOS of "C", and an Allowable LOS of "E".
 - f. *Fire/Rescue Service* – The City can provide an adequate LOS of Fire/Rescue service.

- g. Police Service* - The City can provide an adequate LOS of Police protection.
7. **Impact upon Recreation and Open Space:** No need for new recreational facilities is anticipated as recreational facilities are not needed for commercial property.
 8. **New Public Facilities Needed to Serve Land Use:** No need for new public facilities is anticipated as services such as water/sewer and public safety are already in place.
 9. **Impact Upon Existing Deficiencies:** As identified in the City's Comprehensive Plan, drainage is the only existing deficiency within the City. Any future development on this site will be required to manage its own stormwater mitigation and minimize any off-site stormwater impacts that the development may create.
 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 as this is not a publicly-funded project.
 11. **Impact upon Adopted Five-Year Schedule in Capital Improvements Element:** The proposed land use amendment will not require revision to the City's adopted Five-Year Capital Improvement Program as this is not a publicly-funded project.
 12. **Compatibility with Existing Zoning Classification:** The existing zoning classification may be amended upon approval of the land use amendment to C-2 (General Commercial) which is compatible with the HC (Highway Commercial) future land use. The zoning request is being reviewed concurrent to the land use amendment.
 13. **Will the proposed land use change impact schools?** The proposed amendment is to HC (Highway Commercial); this will not have an impact on schools as it is not a residential use.
 14. **How does this proposal fit with the guidelines developed for DeLand 2050 and the City's Strategic Plan?**
 - a. Located in the Urban Core/Employment Center Overlay (Category 1) – “retains the existing land use and development pattern in place” – *Consistent* – it is located along US 92 (International Speedway Blvd.) and adjacent to other general commercial uses such as the dental office to the east. Additionally, HC land use is consistent with the city’s future land use map where the majority of parcels east and west of the subject property are already designated as HC.
 - b. DeLand 2050 Land Use Guidelines: “...Concentrate development at the core of the city or at **transit-oriented** sites and corridors. The **urban core** is the key area to focus development, maintaining a strong job base and taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion.”– *Consistent* – the redevelopment of the subject property would utilize public services that are already in place and available. Additionally, the property is located directly north of a mixture of single-family residential homes as well as apartments known as “Amelia Place” apartments. They are all within walking distance of the subject property.

F. 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 LOS. The proposed land use designation, HC (Highway Commercial), is consistent with the surrounding area, and is

not expected to create any land use incompatibilities. The subject property is situated between two commercial uses and fronts a highway (US 92).

G. STAFF RECOMMENDATION: Staff recommends approval of the proposed amendment of the subject property's future land use designation from VC: UMI (VC: Urban Medium Intensity), to City of DeLand's HC (Highway Commercial) land use.

H. 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)

1. Schools (population)
2. Transportation
3. Sanitary Sewer
4. Potable Water
5. Recreation
6. Solid Waste
7. Stormwater Drainage

Impact Analysis Table 4 (Theoretical Max.)

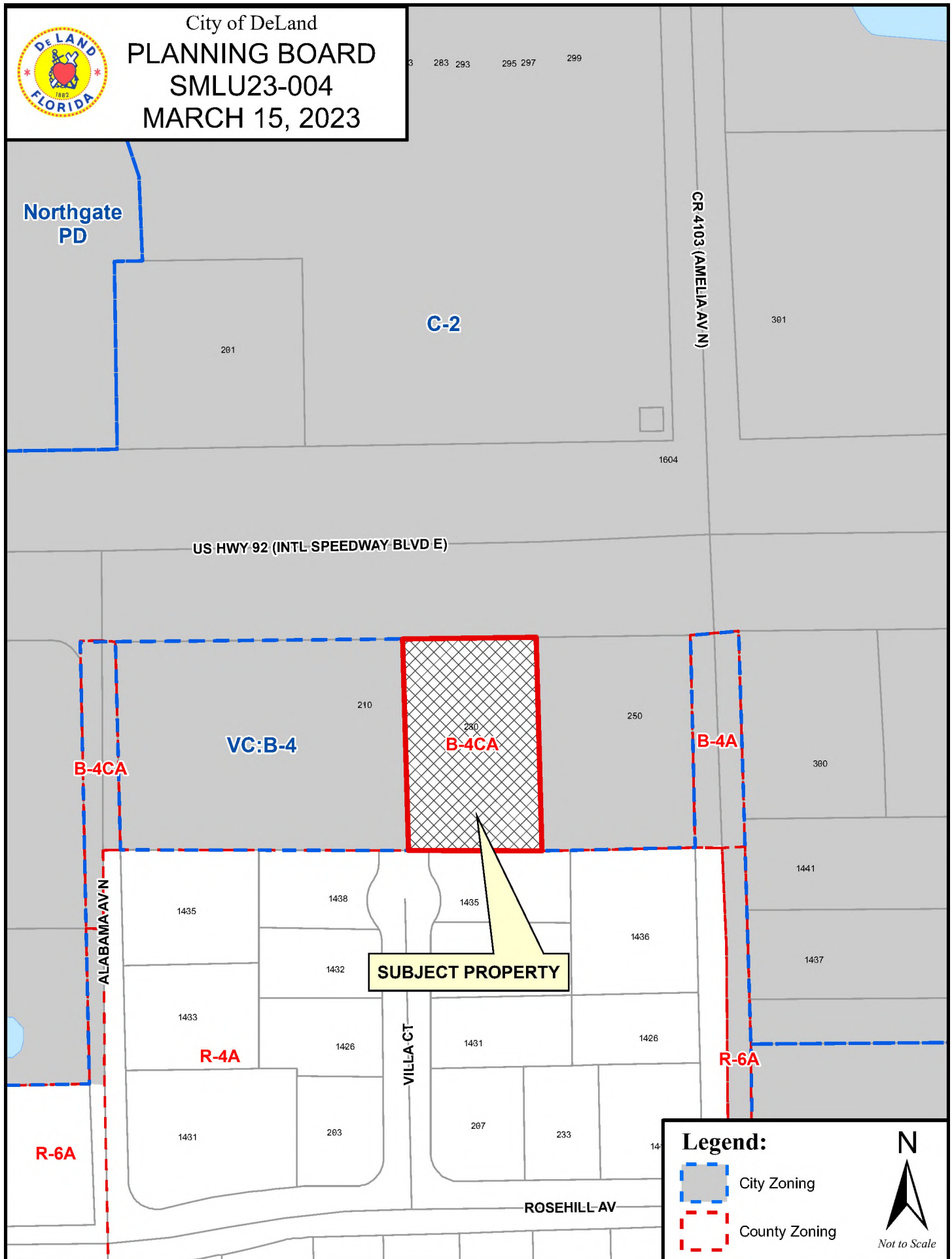
Development Variable	EXISTING Future Land Use	PROPOSED Future Land Use	Net Change
	<i>Theoretical Maximums</i>		
Permitted Density/Intensity	8 du/acre; FAR 0.5	16 du/acre; FAR 1.0	8 du/acre; 0.5 FAR
Dwelling Units	6	12	+6
Non-residential Sq. Ft.	16,500 sq. ft.	33,100 sq. ft.	+16,600
1. Population	14	29	+15
2. PM Peak Hr. Trips/Daily Trips	109 peak/898 ADT	218 peak/1802 ADT	+109/+904
3. Sanitary Sewer (gallons/day)	1,200/1,650	2,400/3,310	+1,200/+1,660
4. Potable Water (gallons/day)	1,800/1,650	3,600/3,310	+1,800/+1,660
5. Solid Waste (pounds/day)	45/165	93/331	+48/+166
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	0.1	0.2	+0.1

Notes:

1. Population: 2.44 persons per household (per 2020 Census)
2. Transportation: ITE Trip Generation Manual, 11th Edition; Retail < 40ksf (822): 6.59 PM PEAK/1,000 sq. ft.; 54.45 AADT/1,000 sq. ft.
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day
6. Stormwater Drainage: LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)



City of DeLand
PLANNING BOARD
SMLU23-004
MARCH 15, 2023



Legend:

-  City Zoning
-  County Zoning



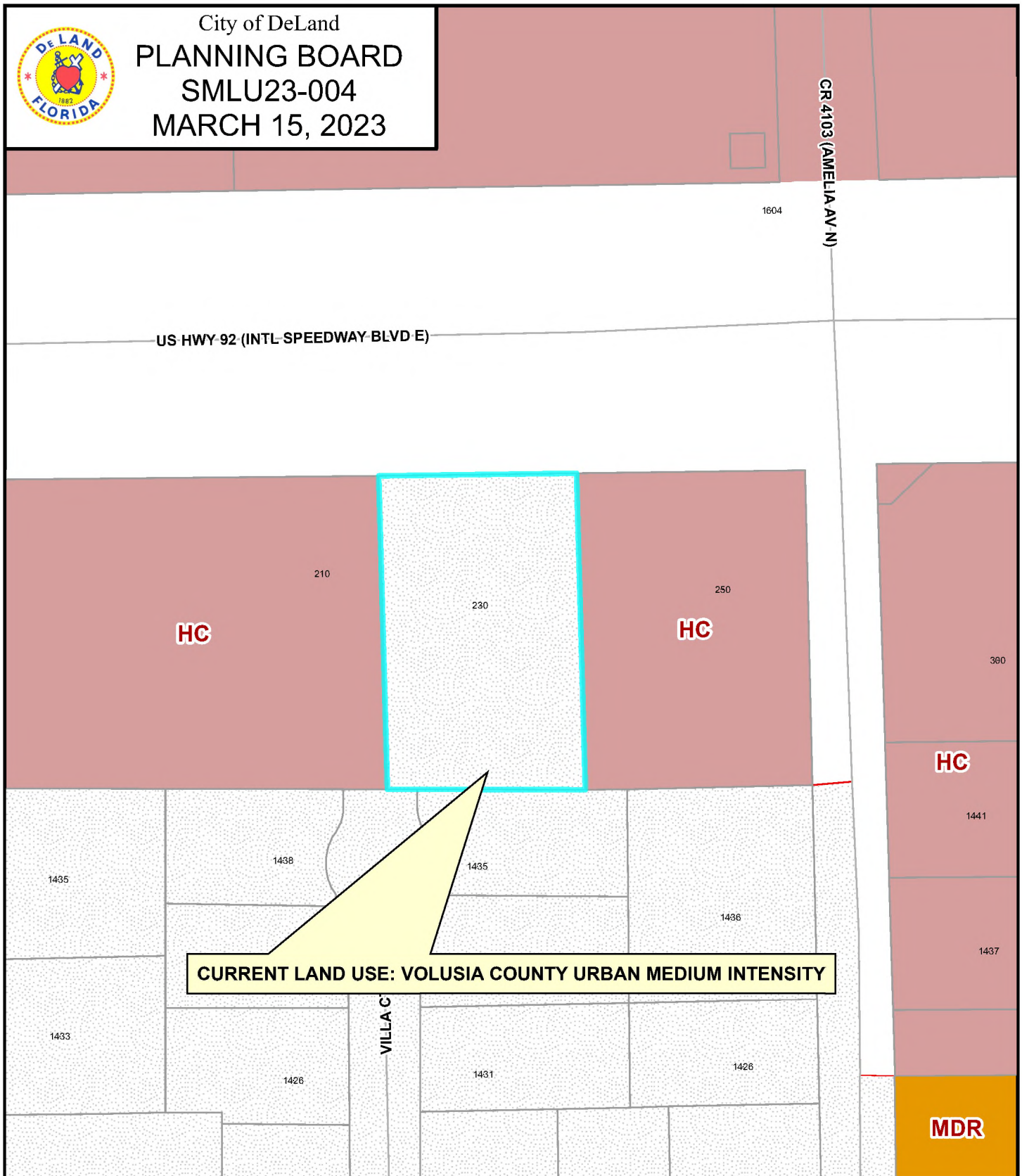


City of DeLand
PLANNING BOARD
SMLU23-004
MARCH 15, 2023





City of DeLand
PLANNING BOARD
SMLU23-004
MARCH 15, 2023



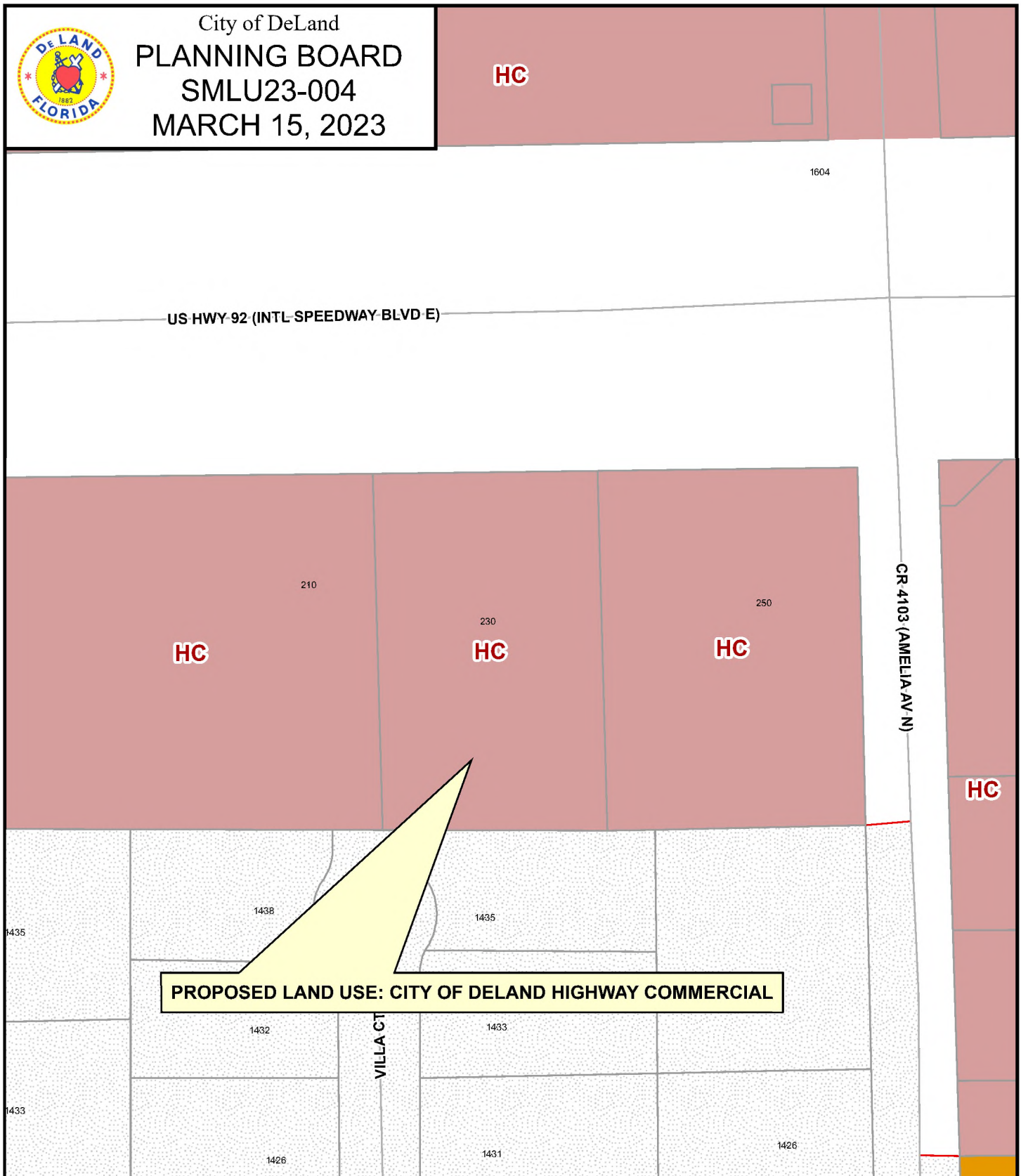
DeLand Future Land Use:

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
PLANNING BOARD
SMLU23-004
MARCH 15, 2023



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



LEGAL DESCRIPTION
7004-02-02-0010

7004-02-02-0010:

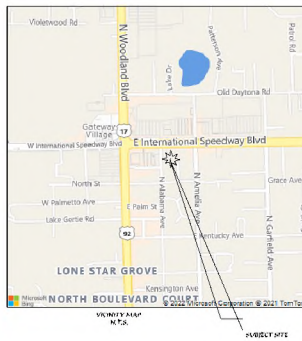
PARCEL 1:

THE WEST 100 FEET OF THE EAST 260 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

PARCEL 2:

THE WEST 42 FEET OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

CONTAINS .76 ACRES, MORE OR LESS.



THE NORTH 234.37 FEET RADIUS B/C, LING SOUTH OF U.S. HIGHWAY 902, DEANDARS, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK "T" AT PAGE 530 IN THE PUBLIC RECORDS OF HOLLAND COUNTY, FLORIDA, EXCEPT THE EAST 352.00 FEET THEREOF.

THE ABOVE DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ALASKA AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 902 AND RUN S 89°05'21"E 6, ALONG THE SAID RIGHT OF WAY LINE OF U.S. HIGHWAY 902 A DISTANCE OF 119.07 FEET, THEREIN 119.07 FEET, 258°56'00" E, A DISTANCE OF 234.37 FEET, THEREIN 234.37 FEET, A DISTANCE OF 119.07 FEET, THEREIN 119.07 FEET, 258°56'00" E, A DISTANCE OF 234.37 FEET, THEREIN 234.37 FEET, A DISTANCE OF 119.07 FEET, THEREIN 119.07 FEET, 258°56'00" E, A DISTANCE OF 234.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE WEST 100 FEET OF THE EAST 200 FEET OF THE NORTH 2.84.37 FEET OF THE SOUTH 31.3.38 FEET OF BLOCK B, DEARBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 830, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

PARCEL 2

THE WEST 42 FEET OF THE EAST 302 FEET OF THE NORTH 234.27 FEET OF THE SOUTH 316.58 FEET OF BLOCK B, DRAINAGE, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P. PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

[illegible]

TREE LEGEND

	OAK TREE AND SIZE
	MISCELLANEOUS TREE AND SIZE
	PALM TREE AND SIZE
	PINE TREE AND SIZE
	BACHMAN TREE AND SIZE

[illegible]

 Alan B. Thompson, Jr., D.L.S.
 State of Texas No. 5318
 Registered Land Surveyor and Mapper

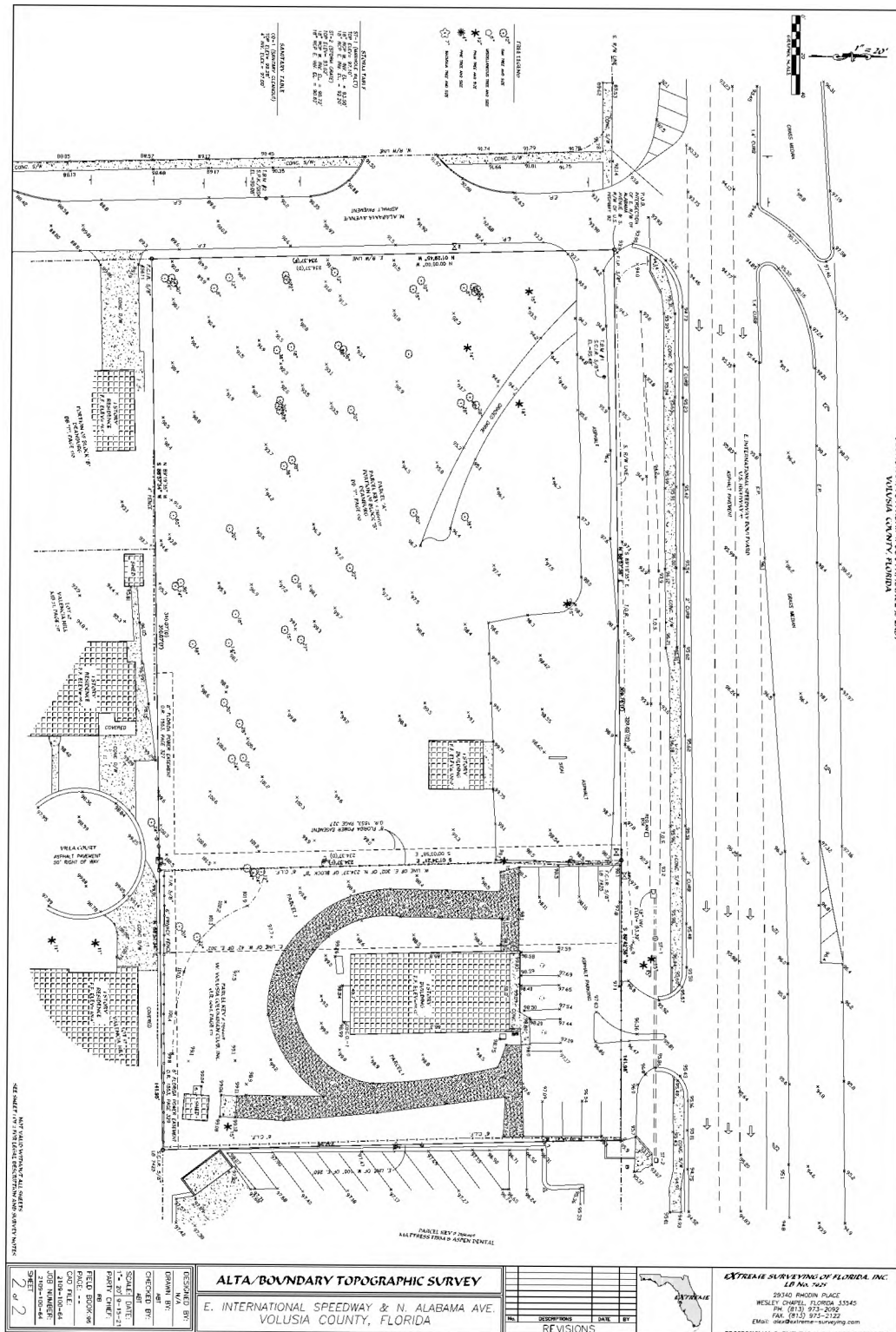
Date Signed: _____
 Last Date of Field Survey: 9-14-21

20310 HOOVER PLACE
WESLEY CHAPEL, FLORIDA 33545
PH: (813) 973-2092
FAX: (813) 973-2122
E-Mail: charles@terra-surveying.com

[illegible]

ALTA/BOUNDARY TOPOGRAPHIC SURVEY
E. INTERNATIONAL SPEEDWAY & N. ALABAMA AVE.
VOLUSIA COUNTY, FLORIDA

DESIGNED BY:	N/A
DRAWN BY:	ABT
CHECKED BY:	ABT
SCALE:	DATE:
1" = 20'	8-30-21
PARTY CHIEF:	
RB	
FIELD BOOK:	96
PAGE:	--
CAD FILE:	
2108-100-62	
JOB NUMBER:	
2108-100-62	
SHEET	
1 of 2	



**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

March 15, 2023

A. APPLICATION NO.: Z23-005

APPLICANT: Michael Woods, Cobb Cole

REQUEST: Rezone from County B-4/B-4CA (General Commercial), to City of DeLand C-2 (General Commercial)

APPLICABLE REGULATIONS:

Article IV OVERLAY AND FLOATING ZONES

Sec. 33-32 – Planned Development District.

Article XII ADMINISTRATION AND ENFORCEMENT

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

B. SITE FACTORS:

Location: 210 & 230 E. International Speedway Blvd.
Parcel ID: 700402020050; 700402020010
Parcel Size: ±2.32 acres
Land Use: HC, Highway Commercial
Existing Zoning: Volusia County B-4/B-4CA
Existing Use: “Knights of Columbus”, vacant

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	HC (Highway Commercial)	C-2 (General Commercial)
South:	VC: UMI (VC Urban Medium Intensity)	VC: R-4A (VC: Urban Single Family)
East:	HC (Highway Commercial)	VC: B-4/B-4CA (VC: General Commercial)
West:	HC (Highway Commercial)	C-2 (General Commercial)

C. ANALYSIS:

The subject property consists of 210 & 230 E. International Speedway Blvd. and totals 2.32 acres in size. Concurrent to this zoning application, the applicant submitted a request to annex part of the property located at 230 E. International Speedway Blvd. (AN23-003) (0.76 acres out of the entire 2.32 acre site), as well as a request for a future land use amendment (SMLU23-004). The property is sandwiched in between two properties already within the city limits of DeLand. The applicant is proposing the future land use designation be amended to City HC, Highway Commercial, the same as the property to the west and east, and compatible with the requested C-2 zoning district. Currently, the property is vacant, but was previously the location of the “Knights of Columbus” club and is currently zoned for commercial uses (B-4).

The applicant submitted a conceptual plan for the subject property. The development plan illustrates a stand-alone quick service restaurant and a 3-unit commercial plaza, with uses such as restaurant and retail, all of which are compatible with the proposed C-2 zoning district. Prior to development of any kind, an approved site plan is required.



Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing a 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 development is consistent with the Comprehensive Plan with an underlying land use designation of HC, Highway Commercial; the HC designation accommodates a full range of sales and service activities such as the proposed plan. Additionally, to both the east and west of the subject property is HC land use.

The proposed development program is consistent with uses that align with the C-2 zoning designation and maintains the same general character of the surrounding area.

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

The rezoning of this property should not impact any environment or natural resources. It is considered a redevelopment property, as it was previously developed and contains existing structures. Said structure is currently vacant.

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

Subsequent commercial development of the currently vacant, unoccupied property will increase the taxable value of the subject property and allow it to be developed in a way that will match the character of the surrounding property.

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

The proposed use of the property is anticipated to have little to no impact on governmental services, as existing services, such as police and fire, are already available.

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

The subject property is located on one of the city's main entryways into the city and lies within the Emerging Area Gateway Overlay District. According to section 33-36 of the land development code, the purpose of the gateway overlay districts is to:

- *Ensure that the main streets and entryways to the City of DeLand are developed into well-landscaped, scenic gateways;*
- *Provides uniform design standards to promote high quality new development;*
- *Promote redevelopment and adaptive reuse of existing properties in a manner consistent with the historic character of the city;*

- *Prevent visual pollution caused by unplanned and uncoordinated uses, buildings and structures;*
- *Utilize natural and transplanted trees to shade and soften the appearance of nonresidential parking areas; and*
- *Maximize pedestrian access and safety.*

When developed, the property will be held to the gateway overlay standards, therefore meeting the intent of said section of the code.

6. Was there a mistake in the original classification?

There was no known mistake.

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

The subject property lies on a main thoroughfare that is already commercial in nature. The C-2 zoning request is appropriate for its location is supported by both the underlined land use of Highway Commercial, the 2050 Vision, as well as the city's Future Land Use Map.

When developed, all applicable development regulations will apply, including the Emerging Gateway Overlay standards, as previously discussed, as well as architectural standards stated in Sec. 33-94, Community Design Standards. This will add value to the affected area.

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

It is not anticipated that there will be any adverse impacts upon public health, safety or welfare as a result of this zoning change, and this rezoning would make the property consistent with the surrounding Highway Commercial land uses.

D. CONCLUSION:

The Applicant is proposing to rezone the subject property to the C-2 zoning district which is compatible with the HC (Highway Commercial) future land use designation, as well as the existing characteristics of the area.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval of zoning change from VC B-4/B-4CA (General Commercial), to City of DeLand C-2 (General Commercial).

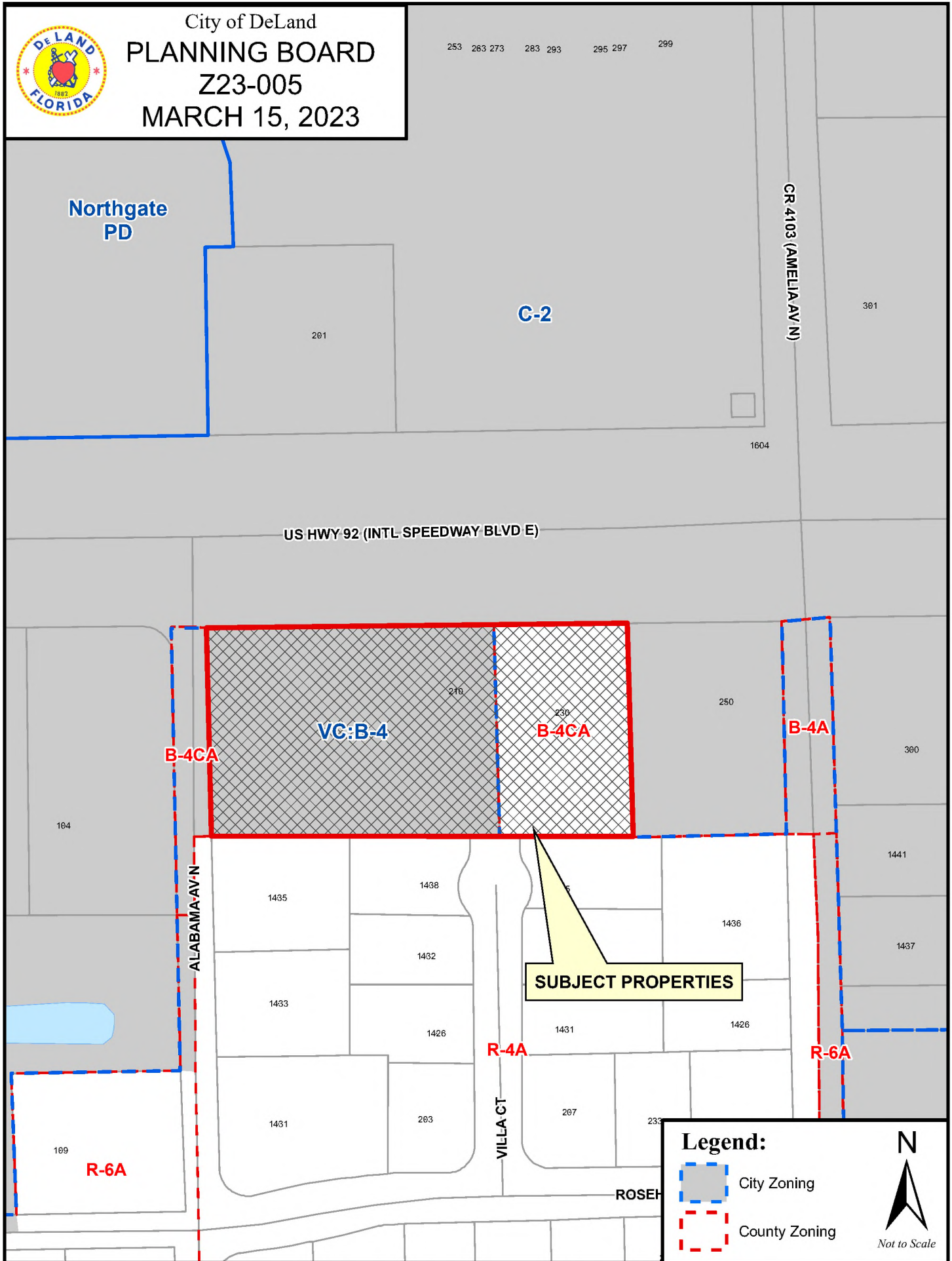


City of DeLand
PLANNING BOARD
Z23-005
MARCH 15, 2023





City of DeLand
PLANNING BOARD
Z23-005
MARCH 15, 2023



LEGAL DESCRIPTION
7004-02-02-0010 & 7004-02-02-0050

PARCEL A (7004-02-02-0050):

THE NORTH 234.37 FEET OF BLOCK "B", LYING SOUTH OF U.S. HIGHWAY #92, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK "P" AT PAGE 530 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT THE EAST 302.00 FEET THEREOF, AND RESERVING THE NORTH 50 FEET THEREOF FOR A PUBLIC ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ALABAMA AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY #92 AND RUN S 89°19'35" E, ALONG THE SAID RIGHT OF WAY LINE OF U.S. HIGHWAY #92, A DISTANCE OF 309.80 FEET; THENCE RUN S 00°03'58" E, A DISTANCE OF 234.37 FEET; THENCE N 89°19'35" W, A DISTANCE OF 310.07 FEET; THENCE RUN NORTH ALONG THE EAST RIGHT OF WAY LINE OF ALABAMA AVENUE A DISTANCE OF 234.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.56 ACRES, MORE OR LESS.

TOGETHER WITH:

7004-02-02-0010:

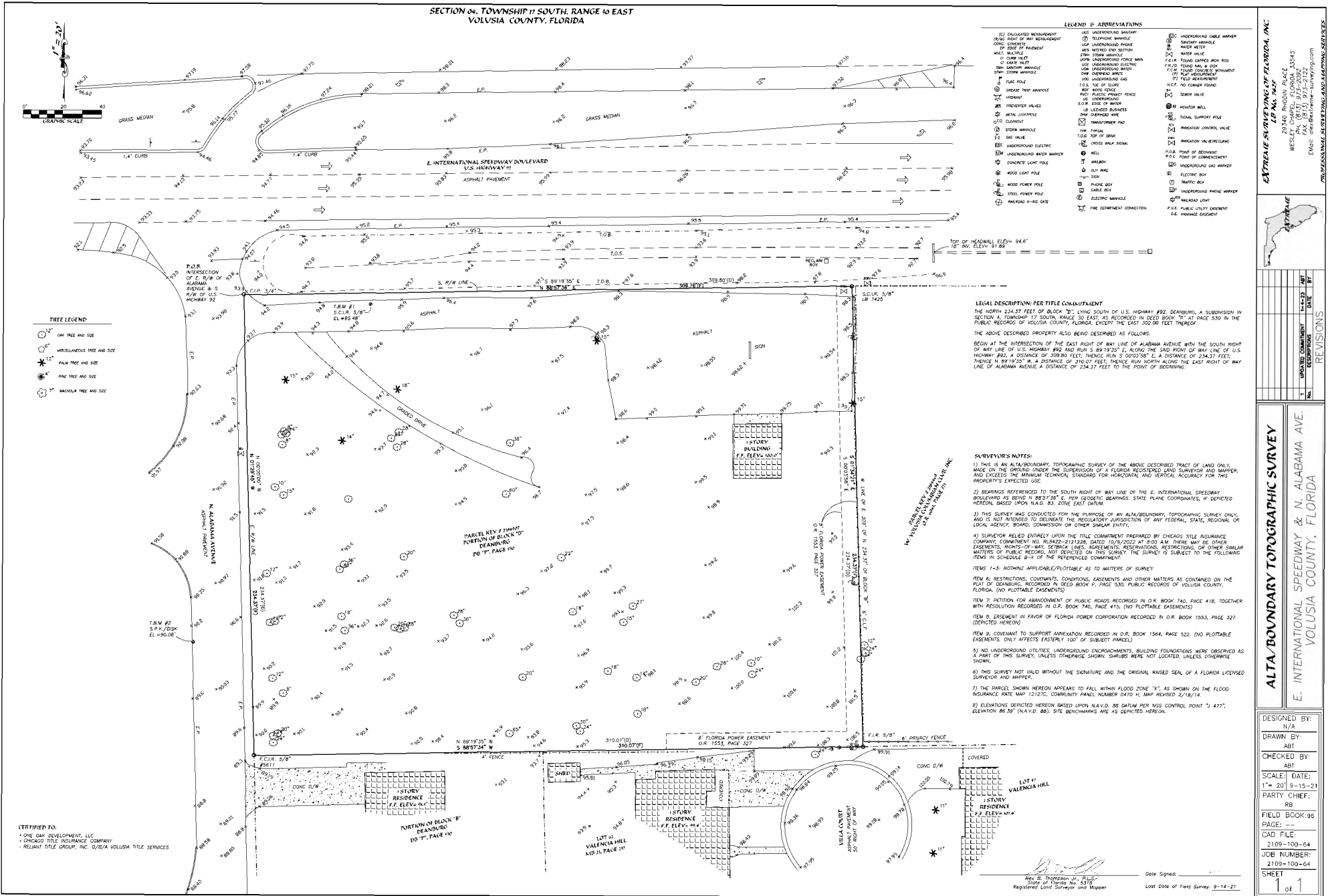
PARCEL 1:

THE WEST 100 FEET OF THE EAST 260 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

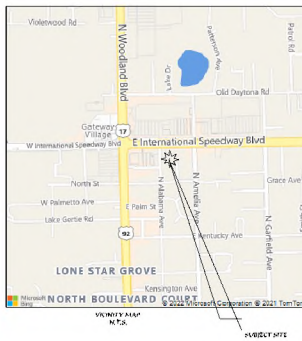
PARCEL 2:

THE WEST 42 FEET OF THE EAST 302 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 313.38 FEET OF BLOCK B, DEANBURG, A SUBDIVISION IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK P, PAGE 530, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS AND PORTION LYING IN THE ROAD RIGHT OF WAY.

CONTAINS .76 ACRES, MORE OR LESS.



SECTION 06, TOWNSHIP 17 SOUTH, RANGE 40 EAST
VOLUSIA COUNTY, FLORIDA



LEGEND - ADDRESS/FILING	
(1) CALCULATED MEASUREMENT	(10) UNDERGROUND UTILITY MARKER
(2) EXISTING EASEMENT	(11) EXISTING EASEMENT
(3) EXISTING EASEMENT	(12) EXISTING EASEMENT
(4) EXISTING EASEMENT	(13) EXISTING EASEMENT
(5) EXISTING EASEMENT	(14) EXISTING EASEMENT
(6) EXISTING EASEMENT	(15) EXISTING EASEMENT
(7) EXISTING EASEMENT	(16) EXISTING EASEMENT
(8) EXISTING EASEMENT	(17) EXISTING EASEMENT
(9) EXISTING EASEMENT	(18) EXISTING EASEMENT
(19) EXISTING EASEMENT	(19) EXISTING EASEMENT

FIELD EXPLANATION	
(1) SURVEY POINT	(1) SURVEY POINT
(2) SURVEY POINT	(2) SURVEY POINT
(3) SURVEY POINT	(3) SURVEY POINT
(4) SURVEY POINT	(4) SURVEY POINT
(5) SURVEY POINT	(5) SURVEY POINT
(6) SURVEY POINT	(6) SURVEY POINT
(7) SURVEY POINT	(7) SURVEY POINT
(8) SURVEY POINT	(8) SURVEY POINT
(9) SURVEY POINT	(9) SURVEY POINT
(10) SURVEY POINT	(10) SURVEY POINT

LEGAL DESCRIPTION: PER TITLE COMMITMENT

PARCEL 1:
THE NORTH 234.37 FEET OF ALONG "S" LONG SOUTH OF U.S. HIGHWAY 92, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 17 SOUTH, RANGE 40 EAST, AS SHOWN IN DEED BOOK 10, PAGE 234 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION THEREOF.
THE ABOVE DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ALABAMA AVENUE WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 AND RUN S 89° 00' 00" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92, A DISTANCE OF 234.37 FEET, THENCE S 89° 00' 00" E, A DISTANCE OF 15.00 FEET, THENCE S 89° 00' 00" E, ALONG THE EAST RIGHT-OF-WAY LINE OF ALABAMA AVENUE, A DISTANCE OF 234.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:
THE WEST 100 FEET OF THE EAST 300 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 234.37 FEET OF BLOCK 10, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 17 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 10, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION THEREOF IN THE NORTH POINT OF WAY.
PARCEL 3:
THE WEST 42 FEET OF THE EAST 200 FEET OF THE NORTH 234.37 FEET OF THE SOUTH 234.37 FEET OF BLOCK 10, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 17 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 10, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION THEREOF IN THE NORTH POINT OF WAY.

PREPARED BY: [Signature]
1) THIS IS AN ALTA BOUNDARY TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PARCELS OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND ACCORDS THE ANNUAL TECHNICAL STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROJECT'S EXPECTED USE.
2) REFERENCE IS MADE TO THE SOUTH RIGHT-OF-WAY LINE OF THE E. INTERNATIONAL SPEEDWAY, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 17 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 10, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION THEREOF.
3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA BOUNDARY TOPOGRAPHIC SURVEY ONLY, AND IS NOT BEING USED TO DETERMINE THE LOCATION, ORIGIN, OR DATE OF ANY EASEMENT, STATE, FEDERAL, OR LOCAL, AFFECTING THE SURVEYED LAND.
4) SUPERVISOR HAS REVIEWED THE TITLE COMMITMENT PREPARED BY CHANDLER TITLE INSURANCE COMPANY, COMPANY NO. 100423, DATED 10/10/2023, AT 10:00 A.M. AND UNDER NO PRELIMINARY, DATED 10/10/2023, AT 10:00 P.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, OR OTHER LANDS, ADJACENT, SEPARATE, OR INTERESTING, OF WHICH THE SURVEYED LANDS ARE NOT BEING USED TO DETERMINE THE SURVEY. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-1 OF THE REFERENCED COMMITMENT.
ITEMS 1-3: NOTHING APPLICABLE/NOTABLE AS TO MATTERS OF SURVEY.
ITEM 4: INTERFERING EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS AS CONTAINED ON THE PLAT OF RECORD, RECORDED IN DEED BOOK 10, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS AND PORTION THEREOF.
ITEM 5: EASEMENTS FOR ABANDONMENT OF PUBLIC RIGHTS RECORDED IN D.B. BOOK 740, PAGE 418, TOGETHER WITH RESOLUTION RECORDED IN D.B. BOOK 740, PAGE 418, (NO PLATABLE EASEMENTS).
ITEM 6: EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN D.B. BOOK 1000, PAGE 387, (DISPUTED VERSION).
ITEM 7: COVENANT TO SUPPORT MAINTENANCE RECORDED IN D.B. BOOK 1000, PAGE 322, (NO PLATABLE EASEMENTS). ONLY MATTERS EXISTING FOR OF SUBJECT PARCELS.
ITEM 8: NO UNDERGROUND UTILITIES, ENCUMBRANCES, ENCUMBRANCES, OR OTHER MATTERS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. OTHERS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
ITEM 9: THIS SURVEY WAS MADE WITHOUT THE SIGNATURE AND THE ORIGINAL, RESSER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ITEM 10: THE PARCELS SHOWN HEREIN APPEAR TO FALL WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP 22127C, COMPLETION NUMBER 2019-10, MAP REVISED 2/18/14.
ITEM 11: ELEVATIONS DETECTED HEREIN BASED UPON NAVD83 ARE DATUM PER NEES CONTROL POINT 7, 4177, ELEVATION 10.00 FEET NAVD83, AND SITE ELEVATIONS ARE AS DETECTED HEREIN.

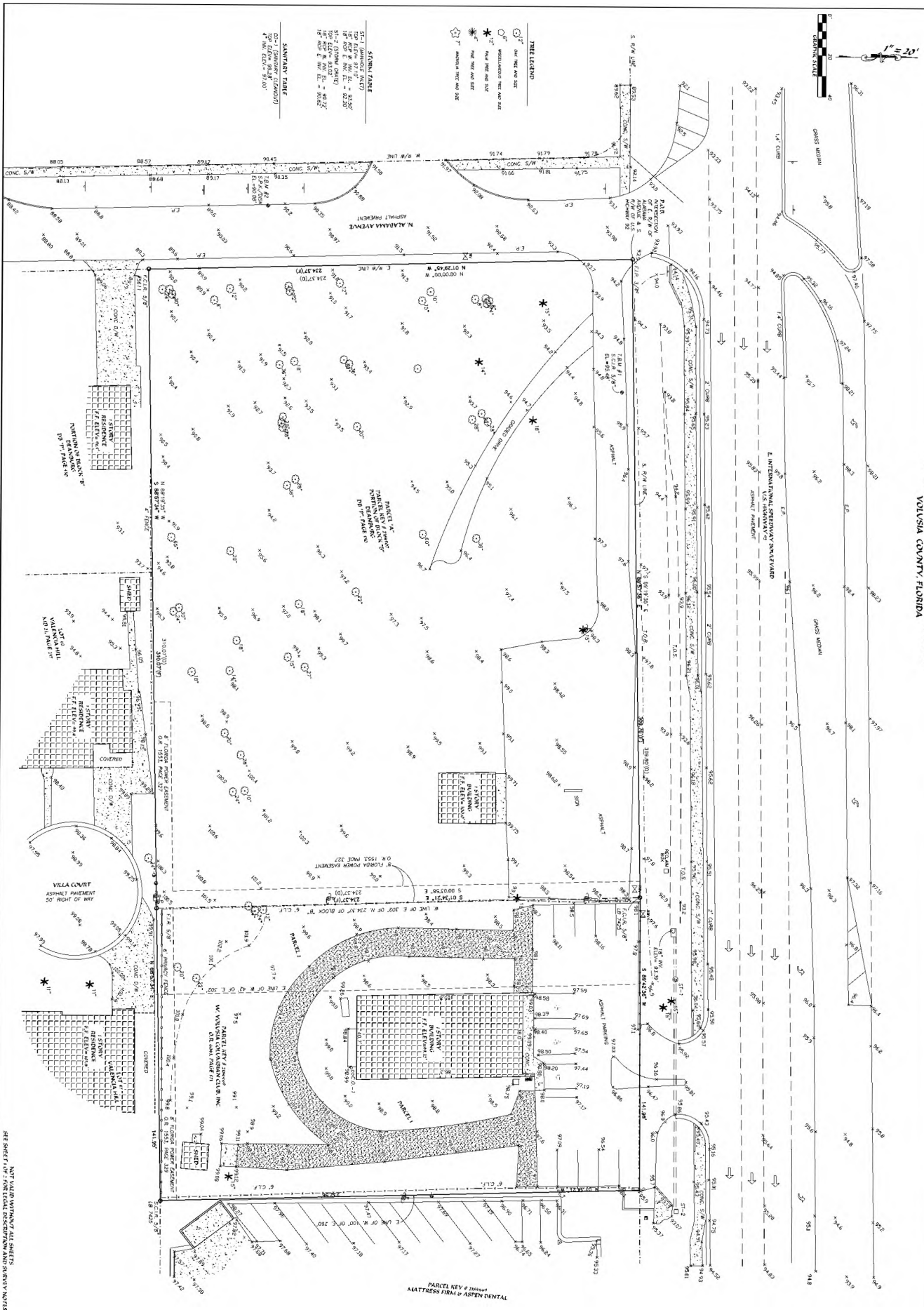
ALTA BOUNDARY TOPOGRAPHIC SURVEY
E. INTERNATIONAL SPEEDWAY & N. ALABAMA AVE.
VOLUSIA COUNTY, FLORIDA

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20' (8-10-21)
PARTY CHIEF: [Signature]
FIELD BOOK 96
PAGE: 1
JOB NUMBER: 2108-100-02
SHEET: 1 of 2

REVISIONS

NO.	DATE	DESCRIPTION
1	8-10-21	ISSUED FOR PERMIT
2	8-10-21	ISSUED FOR PERMIT
3	8-10-21	ISSUED FOR PERMIT
4	8-10-21	ISSUED FOR PERMIT
5	8-10-21	ISSUED FOR PERMIT
6	8-10-21	ISSUED FOR PERMIT
7	8-10-21	ISSUED FOR PERMIT
8	8-10-21	ISSUED FOR PERMIT
9	8-10-21	ISSUED FOR PERMIT
10	8-10-21	ISSUED FOR PERMIT

SECTION 24, TOWNSHIP 7 SOUTH, RANGE 10 EAST
VOLUSIA COUNTY, FLORIDA



NOT TO SCALE
SEE SHEET 147 FOR TOTAL DESCRIPTION AND SURVEY NOTES

DESIGNED BY:	DRAMA BT
CHECKED BY:	DRAMA BT
SCALE:	DATE: 11-20-10
PARTY CHIEF:	RB
FIELD BOOK:	36
CAD FILE:	2109-109-64
JOB NUMBER:	109-109-64
SHEET:	2 of 2

ALTA/BOUNDARY TOPOGRAPHIC SURVEY
E. INTERNATIONAL SPEEDWAY & N. ALABAMA AVE.
VOLUSIA COUNTY, FLORIDA

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		



EXTREME SURVEYING OF FLORIDA, INC.
LEAD NO. 7437
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH: (813) 875-2082
FAX: (813) 875-2122
E-Mail: alex@extreme-surveying.com
PROFESSIONAL SURVEYING AND MAPPING SERVICES

CITY OF DELAND
Request for Commission Action
March 15, 2023

SUBJECT: Election of officers.

DEPARTMENT: Planning

PREPARED BY:

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT: