



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
OCTOBER 11, 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 minutes from the September 13, 2023 meeting.

VARIANCE OLD BUSINESS

1. Applicant Name: Mark Brenchley
Project Number: V23-147 – Variance
Project Location: 1712 N. Woodland Blvd.
Project Description: Variance to (1) increase the maximum height of a proposed ground sign from 8' to 12'; and (2) increase the maximum area of combined wall signage from 45.75 sq. ft. to 109.2 sq. ft.
Staff Planner: Kendall Story

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

1. Applicant Name: Michael Woods – Cobb Cole
Project Name: Z23-104 – PD Rezoning for Taylor Ridge
Project Location: ±26.011 acres located 1298 S Blue Lake Ave
Project Description: Change of Zoning from Volusia County A-2 Rural Agriculture, to Taylor Ridge Planned Development, for 65 single family homes
Staff Planner: Kendall Story

PLANNING - NEW BUSINESS

1. Applicant Name: Michael Wojtuniak
Project Number: Z23-034 – Amendment to Toyota Planned Development
Project Location: 1701 S. Woodland Blvd.
Project Description: Request for an amended and restated Planned Development known as DeLand Toyota, for the purposes of creating one overall development plan with the addition of a proposed

8,000 SF bldg.

Staff Planner: Kendall Story

2. Applicant Name: Mark Watts, Esq., Cobb Cole
 Project Number: CSB23-160 – Combined Preliminary and Final Plat for Coastline Lofts
 Project Location: ±1 acre located at the SW corner of Florida and Ohio Ave.
 Project Description: 14 Units
 Staff Planner: Belinda Williams-Collins

3. Applicant: City of DeLand
 Project Name: LDR23-196 – LDR Text Amendment
 Project Location: N/A
 Project description: Text change to add doggie daycare as an allowed use where veterinary clinics with inside overnight boarding and no outdoor runs or kennels are permitted and update Section 33-12 to add a definition for doggie daycare.
 Staff Planner: Carol Kuhn

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING**

MINUTES

WEDNESDAY, SEPTEMBER 13, 2023 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:05p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

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

Quorum: Yes

Present – Carol Kuhn, Planning Director; Deborah Glick, Deputy Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Sam Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Mr. Nesbit proposed amendment as to New Item 1, LDR23-139, to reflect a discussion about permanent makeup being combined with tattoo establishments.

Mr. Liska moved to approve the August 9, 2023 Meeting Minutes with Mr. Nesbit's proposed amendment. Mr. Hill seconded the motion. The motion passed unanimously.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

None.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Mark Watts, Esq., Cobb Cole
Project Number: PSB23-057 – Preliminary Plat
Project Location: ±14.72 acres located on the west side of S Spring Garden south of Plymouth Ave
Project Description: Preliminary Plat, 90-unit Townhouse development
Staff Planner: Belinda Williams-Collins

Public Participation: Mark Watts, Esq., as Applicant, spoke and answered questions from the board. Mr. Nesbit commented that while he supports the project, he would like to see drainage be placed at the end of the streets.

Ms. Lewis moved to approve the request with Planning staff comments: all outstanding forestry and architecture comments to be addressed prior to City Commission. Mr. Liska seconded the motion. The motion to approve passed unanimously.

2. Applicant: Strickland Smith, Heidt Design, LLC
Project Name: PSB23-086, Cresswind Phase 2, 3
Project Location: ± 89.08 acres located east of Lake Winnemissett and north of Service Road (a.k.a. the old alignment of E. SR 44)
Project description: Preliminary plat, Phase 2,3 improvements for 233 single-family lots
Staff Planner: Belinda Williams-Collins

Public Participation: Mark Watts, Esq., on behalf of Applicant, spoke and answered questions from the board. Raul Rumbaut asked about the pontoon boats and potential manatees that they may harm. Mr. Watts responded that there are no known manatees since it is a closed body of water. Felicia Demeere expressed concerns about the developments impact on traffic along 44, which already has delays during the day. Mr. Elkind responded with information on future improvements being made.

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

3. Applicant Name: Michael Woods, Esq., Cobb Cole
Project Name: AN23-103 – Annexation for Taylor Ridge
Project Location: ±28.667 acres located at 1298 S Blue Lake Ave

Project Description: To annex 28.667 acres into the corporate limits of DeLand
Staff Planner: Kendall Story

Public Participation: Michael Woods, Esq., on behalf of Applicant, spoke and answered questions from the board. Raul Rumbaut asked what the benefit of annexing this property into the city would be. Ms. Kuhn responded that by annexing, the project would have access to utility and other city services. Felicia Demeere asked to clarify if no services would be available unless the property was annexed? Mr. Elkind clarified that an owner would be able to obtain utility services from the county should the City not approve the annexation.

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

4. Applicant Name: Michael Woods, Esq., Cobb Cole
Project Name: SMLU23-102 – Comprehensive Plan Amendment for Taylor Ridge
Project Location: ±26.011 acres located at 1298 S Blue Lake Ave
Project Description: Change of FLU from VC Rural to TRD Transitional Residential Development
Staff Planner: Kendall Story

Public Participation: Michael Woods, Esq., on behalf of Applicant, spoke and answered questions from the board. Ms. Lewis expressed her concerns with this property not being a transitional property in comparison to the surrounding developments. J.C. Figueredo spoke against the rezoning due to concerns of increased flooding issues to surrounding developments. Would like flooding issues to be mitigated and resolved before any further development is allowed. Greg Heeter spoke against due to concerns of standing water already pooled in the ponds. Ms. Lewis expressed concern about the applicability of the TRD land use designation for this property. Ms. Kuhn reviewed the requirements for a TRD designation.

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

5. Applicant Name: Michael Woods – Cobb Cole
Project Name: Z23-104 – PD Rezoning for Taylor Ridge
Project Location: ±26.011 acres located 1298 S Blue Lake Ave
Project Description: Change of Zoning from VC A-2 Rural Agriculture, to Taylor Ridge PD, for 65 single family homes
Staff Planner: Kendall Story

Public Participation: Michael Woods, Esq., on behalf of Applicant, spoke and answered questions from the board. The definition of clustering was read by Ms. Lewis. Sean Fortier, of Kelly, Collins & Gentry, Inc., also spoke and answered questions from the board as to elevation, flood zoning, confirming the property is a closed basin, and will contain dry ponds. Mr. Owens reviewed this project's elements to fulfill the TRD extra credit intent.

J.C. Figueredo spoke against, would like more data to be presented including soil samples, elevation maps, as he is concerned with flooding issues. Christine Wise spoke in favor of the project, states she owns the property northwest of the project, and the developer has been working with them since even before they purchased the property, and they have addressed each of her concerns brought forward to date. States smaller lots would also limit accessibility. Greg Heeter spoke against, would like for different structures to be considered.

Ms. Lewis moved to deny the request. Mr. Nesbit seconded the motion for purposes of discussion. The motion failed 2 to 4 with members Nesbit, Neumann, Hill and Owens dissenting.

Ms. Lewis voted to deny because she doesn't feel it meets the TRD transitional intent. Mr. Hill states he disagrees and he feels it is a good project compared to other potential possibilities, and is hoping the developer works to mitigate potential stormwater issues. Mr. Liska states that the developer could have been more creative with the concept brought forward, however in defense of the developer, there is 44% green space. Ms. Lewis stated there was a missed opportunity to for creativity, such as with townhomes, and the TRD was built for such clustering. Mr. Hill disagrees, and believes this would be the least impactful plan that could be brought forward, with the developer taking in the neighbors' concerns. Ms. Lewis stated the non-clustering makes it less affordable, leading to less diversity in the area. Mr. Neumann believes the project has met the requirements for the zoning designation, and this would be a good compromise. Mr. Nesbit agrees with Ms. Lewis that the development would not offer much of a transition compared to surrounding developments, however he feels the proposed project is better than other options that could have been presented. His main concern is with stormwater, considering that the area is already marshy, but recognizes the developer's efforts. Mr. Owens recognizes previous applicants were not being approved for too much clustering,

Mr. Nesbit moved to approve the request with staff's condition that the applicant provide an updated school concurrency letter prior City Commission approval, and board comments including an opportunity for any member of the neighborhood to meet with the developer and their team to get a better understanding of their plans as to stormwater, that applicant add the Low Impact Design requirements to the Stormwater section and that a Retained Stormwater Section be added to Section K. Mr. Hill seconded the motion. The motion to approve passed 5 to 1, with member Lewis dissenting.

6. Applicant Name: Mark Watts, Esq., Cobb Cole
Project Name: Z23-123 – Manchester Neighborhood PD Amendment
Project Location: ±38.5 acres located at 801 Sol Y Sombra
Project Description: 1st Amendment to the Manchester Neighborhood PD to permit multi-family and single-family uses in the Future Development Tract (Phase 2A and 2B).
Staff Planner: Kendall Story

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

Raoul Rumbaut expressed concern because they cleared an area for access road that contained trees for a buffer. Mr. Owens responded that they will review permitted plans compared to what's been done. *Note: Mr. Rumbaut's concerns were as to Phase 1B which are not a part of this application.*

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

7. Applicant Name: Nick Everly, Evans Engineering
Project Name: Z23-167 – Pointe Grand Apartments PD Amendment
Project Location: ±14.57 acres located southeast of the intersection of Clear Lake Rd. and N. Spring Garden Ave.
Project Description: 1st Amendment to the Pointe Grand Apartments PD, requesting a reduction in parking spaces required to allow for 27 covered parking spaces
Staff Planner: Kendall Story

Public Participation: Mark Watts, Esq., on behalf of Applicant, spoke and answered questions from the board. Raoul Rumbaut expressed concerns with traffic hazards, due to the traffic light close to the ingress/egress being on a downhill.

Ms. Lewis moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed 4 to 2, with members Nesbit and Neumann dissenting.

8. Applicant Name: Nick Everly, Evans Engineering
Project Name: SP23-068 – Pointe Grand Apartments – Class IV Site Plan
Project Location: ±14.57 acres located southeast of the intersection of Clear Lake Rd. and N. Spring Garden Ave.
Project Description: Class IV site plan for 204 multi-family apartments known as Pointe Grand Apartments
Staff Planner: Kendall Story

Public Participation: David Evans, Evans Engineering, on behalf of Applicant, spoke and answered questions from the board.

Raoul Rumbaut inquired as to the distance between the closest building to the Cascades on the north. Mr. Evans responded that the distance is approximately 100ft.

*Staff's condition of approval: subject to applicant providing a Reservation Certificate from Volusia County Schools.

Ms. Lewis moved to approve the request, with a note to explore a rear ingress/egress, and if not possible to at least make it an accessible for pedestrians. Mr. Liska seconded the motion. The motion to approve passed 4 to 2, with members Nesbit and Neumann dissenting. Mr. Neumann expressed concern for traffic due to the sole ingress/egress. *Motion did not specifically reference the condition of approval.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting ended at 9:57 p.m.

**PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD
October 11, 2023**

A. APPLICATION NO: V23-147

APPLICANT: Mark Brenchley, for Waters Car Wash

REQUEST: 1. Increase the allowed building sign area from 45.75 sq. ft. to 109.2 sq. ft.
2. Increase the allowed height for a ground sign from 8 ft to 12 ft in the Emerging Gateway Overlay

APPLICABLE ORDINANCES: *Sec. 33-75. Permitted permanent accessory signs; Sec. 33-36. Gateway overlay districts.*

LOCATION: 1712 N. Woodland Blvd.

PARCEL SIZE: +/- 1.10 acres

BUILDING FRONTAGE: 30.5 LF

AREA CALCULATIONS: Multiply the building frontage by a factor of 1.5 feet; maximum height of monument sign is 8 feet (Emerging Gateway Corridor)

EXISTING ZONING/USE: Woodland Crossings PD, Vacant/BR Business Retail

	SURROUNDING USE:	SURROUNDING ZONING:
NORTH:	(VC) Commercial; (VC) Residential	(VC) B-4AC, General Commercial
SOUTH:	Business Retail	PD, Planned Development
EAST:	Highway Commercial	C-2, General Commercial
WEST:	Business Retail	PD, Planned Development

DOES THE APPLICANT OWN PROPERTY WHICH IS ADJACENT TO THE PROPERTY FOR WHICH HE OR SHE SEEKS A VARIANCE? Yes ☐ No ☒

- B. CHRONOLOGY:** In anticipation of a future car wash on Lot 2 (Woodland Crossings Planned Development), the applicant applied for an amendment to the Planned Development. On May 18, 2022, the City Commission approved an amendment to the Woodland Crossings PD to add “automobile service stations” to the list of permitted uses (Woodland Crossings PD Amendment, Z22-057). A car wash is considered an automobile service station use in the Land Development Regulations.

On April 17, 2023, the City Commission approved a replat of the subject property (Replat of Lot 2 Woodland Crossings, FSB22-218). The purpose of the replat was to reallocate the Tree Protection Areas (TPA) to increase the buildable area on Lot 2. Following the replat, a site plan for a new car wash was approved for the subject property.

An application was filed on July 17, 2023 requesting two signage variances:

1. A request to increase the allotted square footage of wall signage;
2. A request to increase the maximum height of a new monument sign.

At the August 9, 2023 Planning Board meeting, the board voted to continue the variance, per the applicant’s request. The applicant requested to continue the item for the purpose of revising the sign plans, reducing the variance request with regard to wall sign square footage.

<i>Allotted wall signage by code:</i>	<i>45.75 square feet</i>
<i>Original variance request (wall signage):</i>	<i>347.5 square feet</i>
<i>Revised variance request (wall signage):</i>	<i>109.2 square feet</i>

The board moved to continue the application (V23-147) to allow for resubmittal and staff review.

- C. ANALYSIS:** The subject property is Lot 2 of the Woodland Crossings Plat and is part of the Woodland Crossings Planned Development (PD). The PD agreement does not address signage standards, and therefore, defaults to the code. According to Sec. 33-36 of the Land Development Regulations, the subject property is within the Emerging Gateway Overlay District. This overlay restricts the height of all ground signs to a maximum height of 8’. However, the applicant is requesting a variance to allow a 12-foot tall ground sign, 150% larger than the allowed monument sign height.

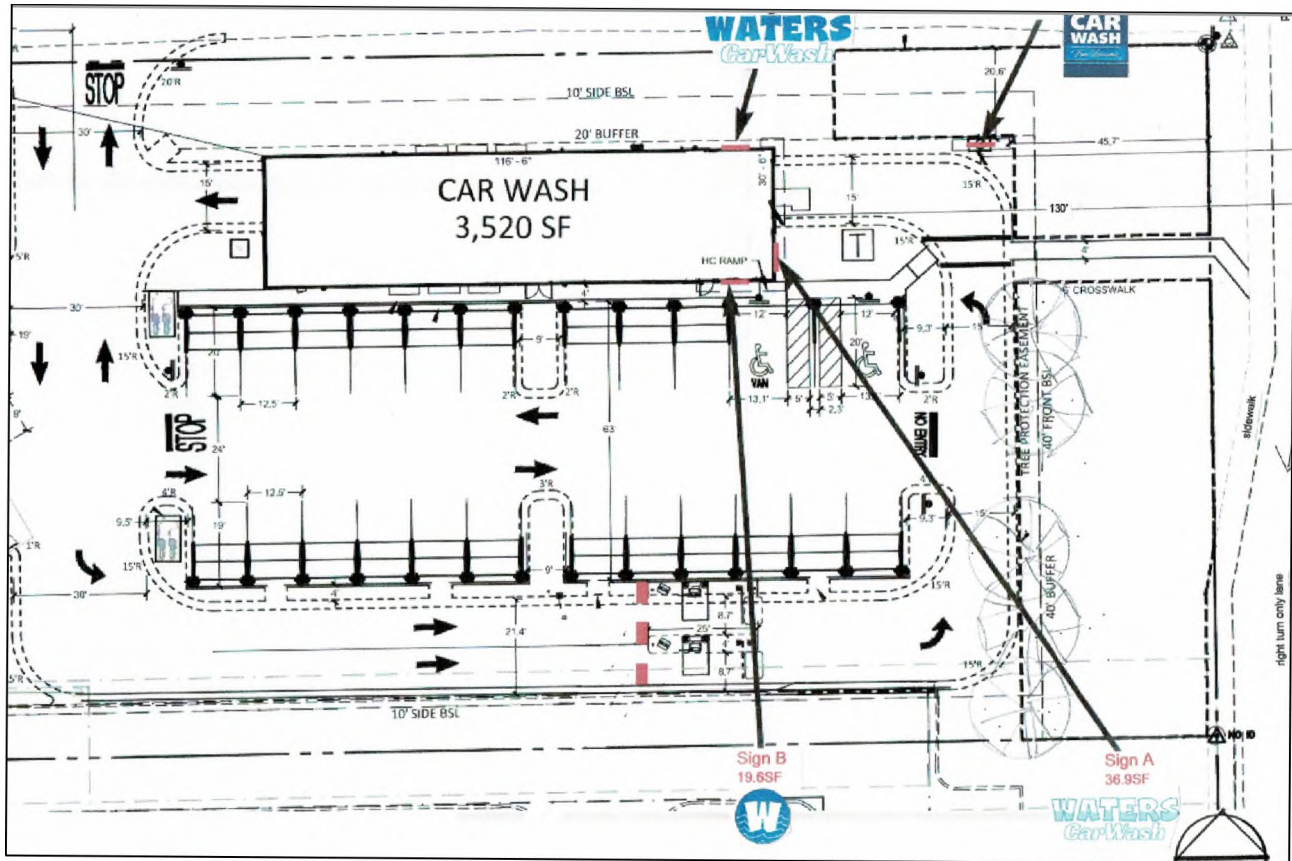
Emerging Gateway Overlay	
Ground Signs	
Max. Height	8’
Proposed Height	12’
Wall Signs	
Max. Area	45.75 sq. ft.
Proposed Area	109.2 sq. ft.

For building wall signage, the maximum allowable area is determined by Sec. 33-75. In this section, for buildings that have 50 feet or less of building frontage, the maximum sign area is calculated by multiplying the building front foot (length of building that faces the street) by a factor of 1.5 feet. The new Waters Car Wash building will have approximately 30.5 feet of building frontage, therefore the maximum wall sign area permitted would be 45.75 sq. ft., total. However, the applicant is requesting a variance to increase the sign area to 109.2 sq. ft. of building signage, 238.7% larger than the allowed sign area.

Allocation of the Proposed Wall Signs:

36.9 sq. ft.	Sign A
19.6 sq. ft.	Sign B2
52.7 sq. ft.	Sign D
109.2 sq. ft.	TOTAL

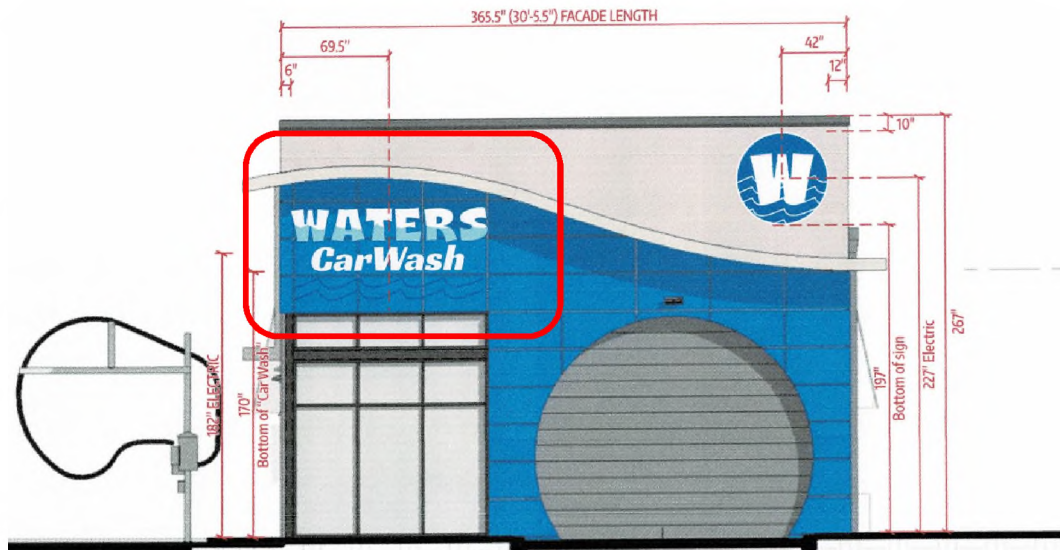
SITE PLAN



**SIGN “A”
(36.9 sf)**



SIGN “A” location

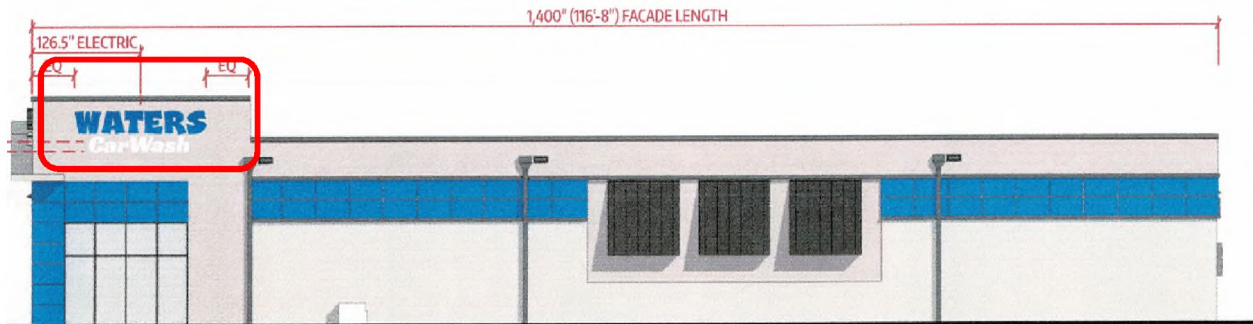


EAST ELEVATION

**SIGN “B2”
(19.6 sf)**

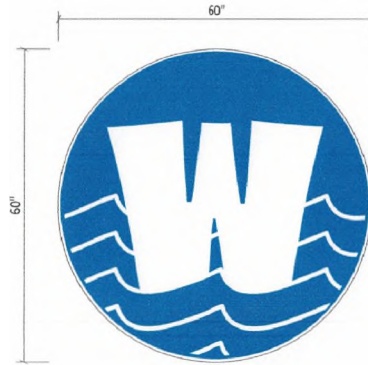


SIGN “B2” location

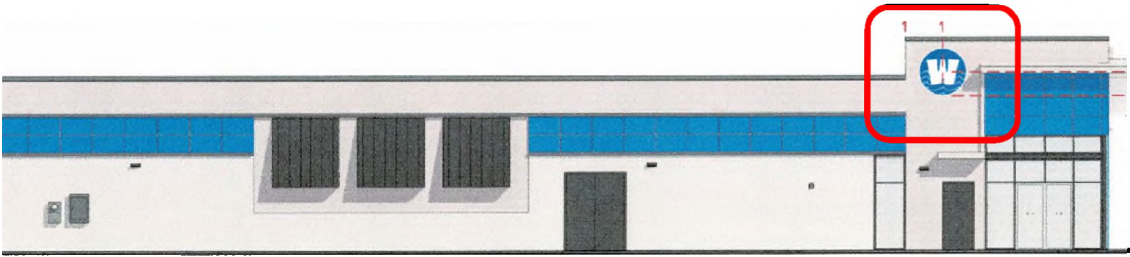


NORTH ELEVATION

**SIGN “D”
(52.7 sf)**

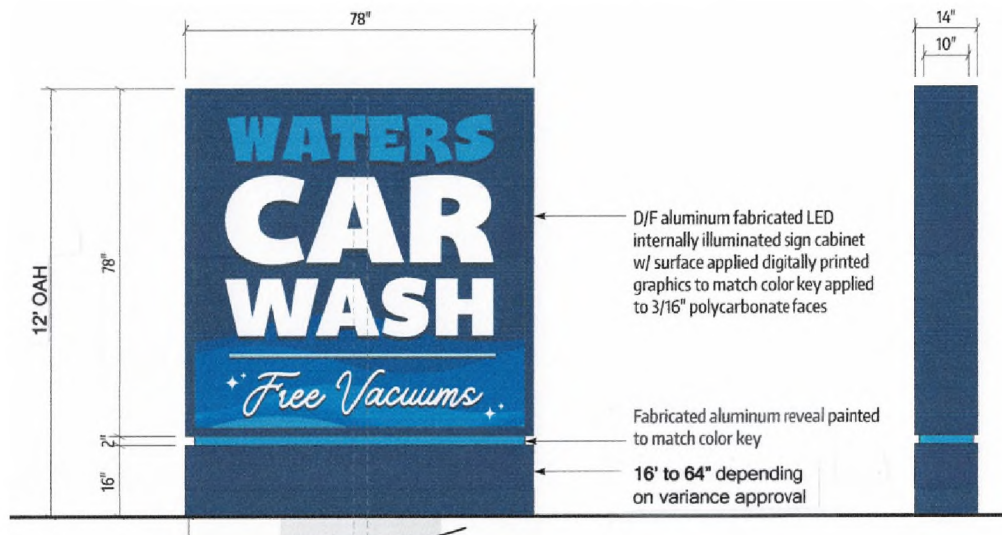


SIGN “D” location



SOUTH ELEVATION

MONUMENT SIGN



D. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board will consider the following criteria when deciding whether or not to grant or deny 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.

There is nothing peculiar about the rectangular shape of the land or structure involved which would be considered unique to the subject property. In fact, the recent replat expanded the buildable area in anticipation of a future car wash on Lot 2. This lot directly fronts Woodland Boulevard, and the car wash will be visible from the right-of-way. The applicant would be allowed 45.75 sq. ft. of building signage and an 8-foot monument sign. Buildings similar in size and orientation can be found along Woodland Boulevard and these buildings comply with the allowed sign area (see table below).

<i>Business Name</i>	<i>Linear Frontage of Building</i>	<i>Signage</i>
Waffle House	24 LF	14.25 sq. ft.
Insight Credit Union	60 LF	26.1 sq. ft.
Woodland Dental	42.6 LF	42.5 sq. ft.
Tropical Café	24.4 LF	29 sq. ft.
KFC	30 LF	35 sq. ft.

2. Granting the variance request will not confer the applicant any special privilege that is denied by the development code to other lands, building, or structures in the same zoning district.

The Waters Car Wash would be allowed 45.75 sq. ft. of signage, based on the 30.5 linear feet. The applicant is requesting 238.7% larger than the allowed sign area.

The height of monument (ground) signs for properties that are situated on one of the city's gateway overlay districts is described in Sec. 33-36 Gateway Overlay Districts of the city's Land Development Regulations. According to this section, the subject property is situated on one of the city's gateway roads, known as the Emerging Gateway Overlay district. For such properties, the maximum height of a monument sign is 8' tall. Granting a variance to increase the height to 12' tall would be a special privilege granted to the applicant that is not enjoyed by others within the same gateway overlay.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot, or existing structures(s).

The request for additional signage is not justifiable because an increase in the permitted signage is not a common right enjoyed by others within the overlay, or with buildings with similar building frontage. According to the city's Land Development Regulations, the applicant is permitted to build a monument sign up to 8' tall.

4. The granting of the variance will be in harmony with the general intent and purpose of this code and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Approval of the variance would negatively impact the Emerging Gateway area and would not be in harmony with the surrounding properties. The intent of the overlay district Sec. 33-36 is ensuring that the main streets and entryways to the city are developed in a uniform design and promote the city's historic character. A 12-foot sign would be out of character with the Emerging Gateway Corridor.

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

Reasonable use of the land can be achieved with strict adherence to standards that were written into the city's code. Without the variance for wall signage, the business is able to have up to 45.75 sq. ft. of building signage. Additionally, the code allows reallocation of the signage area on the sides of buildings as well, as long as the maximum area is not exceeded.

A variance to allow a 12' tall monument sign is not needed to make reasonable use of the land. Based on the approved site plan, the building will be highly visible from the right-of-way, and the 8-foot monument sign will further draw attention to the business.

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

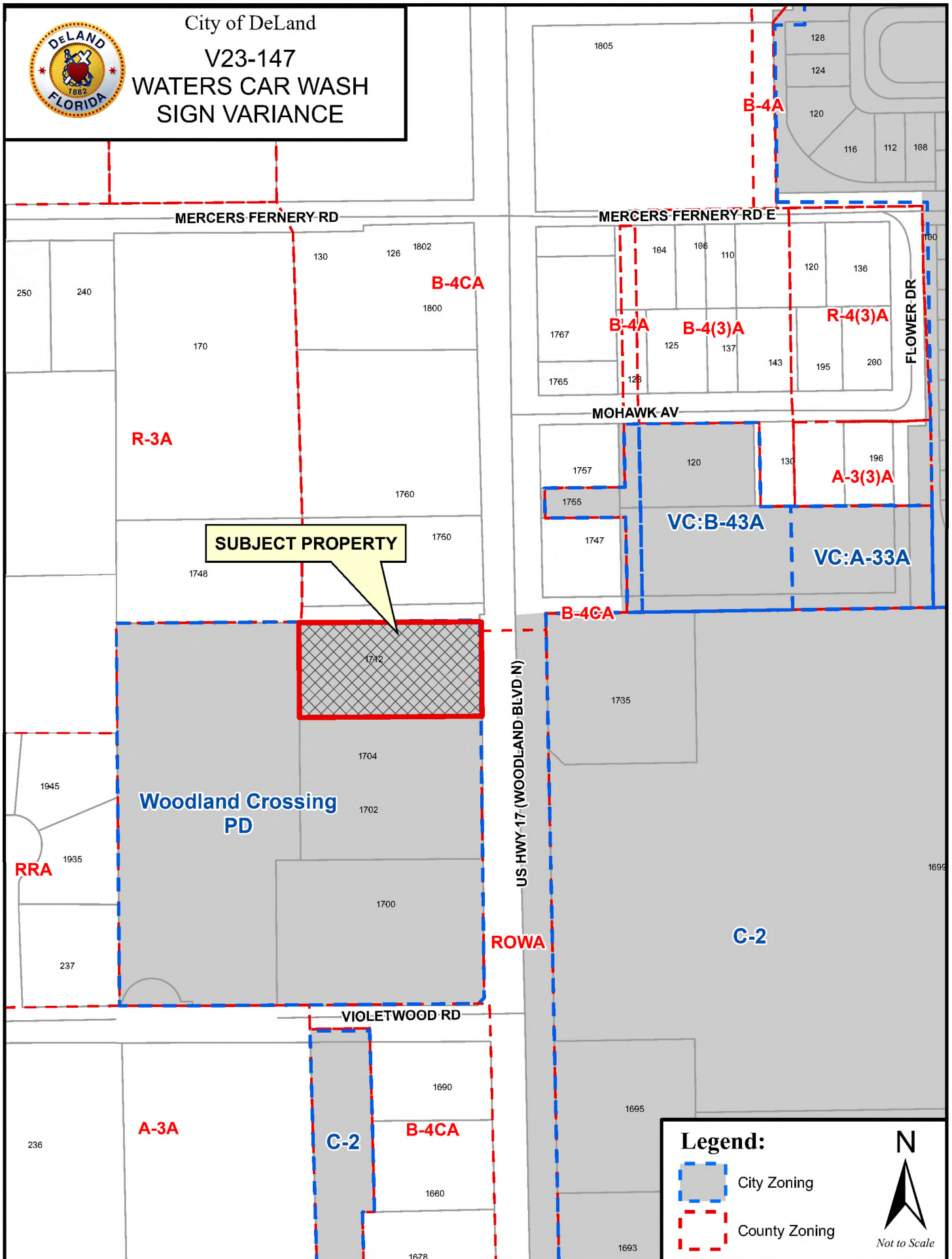
The building site, which was chosen by the applicant, is a highly visible parcel and the car wash use was anticipated at the time of the recent PD amendment and replat to increase the buildable area.

- E. STAFF SUMMARY:** There is no hardship in this case, as defined by the Land Development Regulations. Since the variance request must be evaluated on its own merits, the proposed signage would result in an additional 63.45 sq. ft. of wall signage. The applicant's request for 109.2 square feet of building signage is 238.7% more than what is allowed by the Land Development Regulations, and an additional 4' to the height of the monument sign, which is 150% beyond that of which is allowed.

Staff does not support the variance request, as it results in an unnecessary and substantial increase to what is permitted by code, and said increases are not justifiable, based on the variance criteria described above.



City of DeLand
V23-147
WATERS CAR WASH
SIGN VARIANCE



Legend:

- City Zoning
- County Zoning





City of DeLand
V23-147
WATERS CAR WASH
SIGN VARIANCE



WATERS CARWASH VARIANCES (WOODLAND CROSSINGS PD) – V23-147

PLANNING BOARD OCTOBER 11, 2023

Variances Requested:

*Wall Sign **Area** Variance:*

- a. Building frontage (Woodland): 30.5 LF
- b. Building length: 116.6 LF
 - i. Permitted wall signage: 45.75 sf
 - ii. Proposed wall signage: 109.2 sf

*Monument Sign **Height** Variance:*

- c. Permitted height: 8'
- d. Proposed height: 12'

Hardship:

Applicant's Description of Hardship:

- a. The Property Owners and the operator of the proposed carwash; Summit Wash Holdings declare that Deland's sign ordinance, which limits a maximum sign area to 1.5 SF of sign area to one linear foot of building frontage facing the street, creates a hardship for this very narrow building. The maximum sign area imposed on this very narrow commercial building does not "promote a balanced system of sign control that accommodates both the need for a well-maintained, safe and attractive community and the need for effective business identification, advertising and communication." as is the Intent of the sign code 33.71.02 (b).
- b. Additionally, it is the Intent of the code 33.71.02 (c) "to permit signs that are...": Compatible with their surroundings. Designed, constructed, installed and maintained in a manner which does not endanger public safety or unduly distract motorists.
- c. Appropriate to the type of activity to which they pertain.
- d. Large enough to convey sufficient information about the owner or occupants of a particular property, the products or services available on the property, or the activities conducted on the property and small enough to satisfy the needs for regulation.
- e. "Reflective of the identity and creativity of individual occupants."

Narrative:

Applicant's Narrative:

The above findings are self-evident with regard to this parcel and proposed use and exactly comply with the 33-71 General Provisions...specifically 33.71.10 Findings and 33.71.02 Intent. Installation of wall signage on the side elevations is important for use identification and way finding purposes, especially the south elevation which faces a retail shopping center and parking lot which is indirectly connected to this use by a 24' private access easement and associated PD planned development considerations.



Square Footage Calculation:

Code: 1 sf for each LF of building frontage
along the primary street frontage.

Calculation: $1.5' \times 30.5' = 45.75 \text{ sf}$

Allowed: 45.75 sf

Used Total: 109.2 sf

Sign A: 36.9 sf

Sign B.2: 19.6 sf

Sign D: 52.7 sf



EL.1

East Elevation

Scale: 3/16" = 1'-0"

EGAN
SIGN

222 North Kenhorst Boulevard, Reading, PA 19607 | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

WATERS
CarWash

Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:**Color Key:****Layout Date:**

04/24/2023 - JG

Revision Date:

06/05/2023 - JG

06/14/2023 - SK

File Name:

30660_DeLand.pdf
Project Number: 30660

Square Footage Calculation:

Code: 1 sf for each LF of building frontage
along the primary street frontage.

Calculation: $1.5' \times 30.5' = 45.75$ sf

Allowed: 45.75 sf

Used Total: 109.2 sf

Sign A: 36.9 sf

Sign B.2: 19.6 sf

Sign D: 52.7 sf



Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:

Color Key:

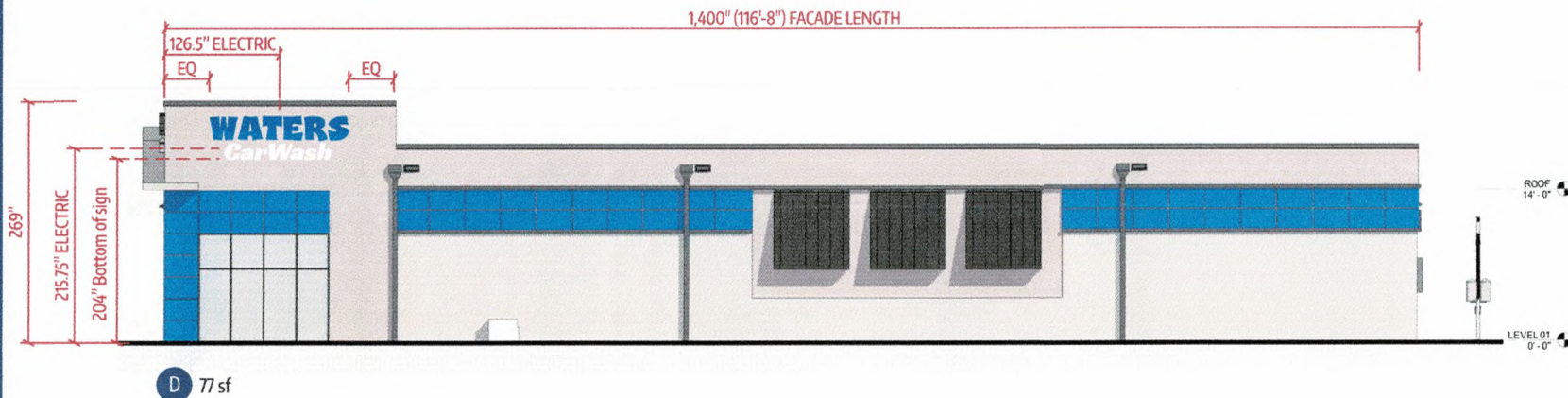
Layout Date:

04/24/2023 - JG

Revision Date:

06/05/2023 - JG

06/14/2023 - SK



EL.2

North Elevation

Scale: $3/32" = 1'-0"$

EGAN
SIGN

222 North Kenhorst Boulevard, Reading, PA 19607 | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

File Name:
30660_DeLand.pdf
Project Number: 30660

Square Footage Calculation:

Code: 1 sf for each LF of building frontage
along the primary street frontage.

Calculation: $1.5 \times 30.5' = 45.75 \text{ sf}$

Allowed: 45.75 sf

Used Total: 109.2 sf

Sign A: 36.9 sf

Sign B.2: 19.6 sf

Sign D: 52.7 sf



Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:

Color Key:

Layout Date:

04/24/2023 - JG

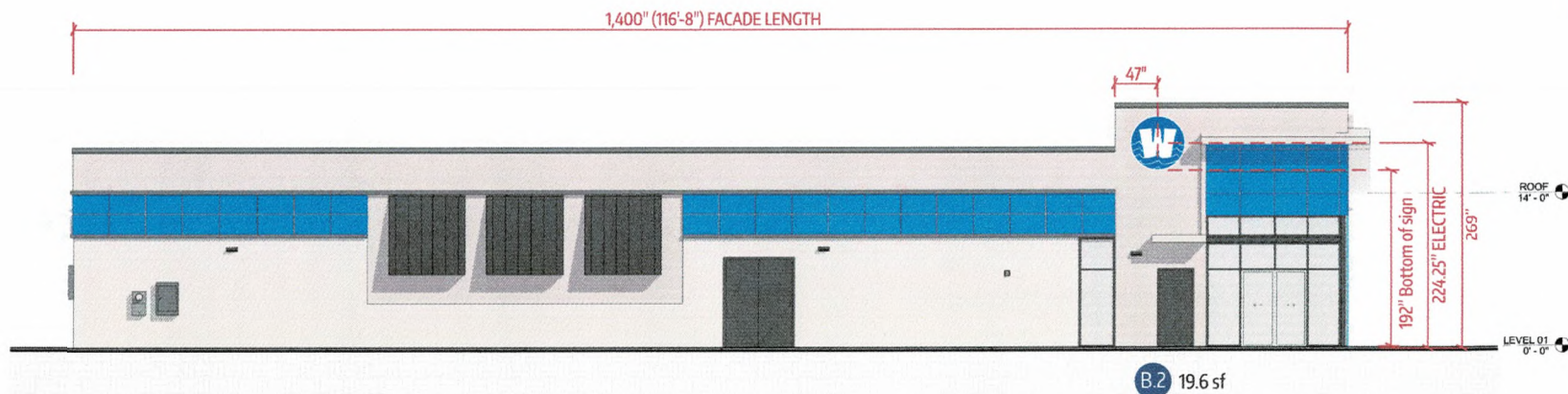
Revision Date:

06/05/2023 - JG

06/14/2023 - SK

File Name:

30660_DeLand.pdf
Project Number: 30660



EL.3 South Elevation

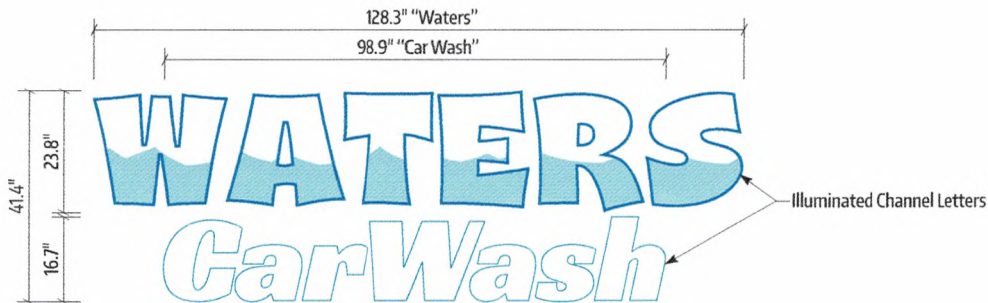
Scale: $3/32" = 1'-0"$

EGAN
SIGN

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Sign Management Made Simple



Electrical Notes:

Sign company will make final connection to existing sign circuits when available, within 6' of sign which falls within the scope of ES license provided. If the circuit is further than 6', the installing sign company can mount a UL approved remote transformer enclosure at the final connection point & run secondary wire to sign. If no circuit is available, the customer is responsible for contracting a licensed electrician or contractor for a dedicated 20 amp circuit to connect within 6' of the sign & have a visible marked breaker in the service panel

Signs must have:

- 1.) A minimum of 1 dedicated single phase 120V 20A circuit
- 2.) Junction box installed within 6' of sign
- 3.) 3 wires: line, ground & neutral



Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:

Illuminated Channel Letters
(36.9 Sq Ft)

Qty: 1

Provide LED illuminated channel letters per detail; flush mounted to facade.

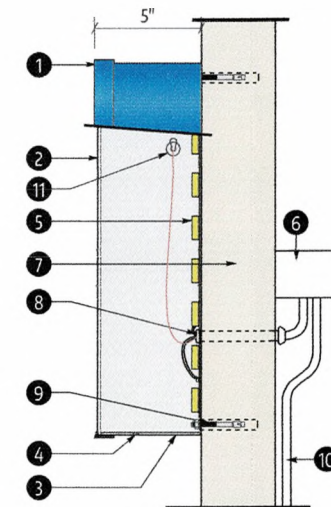
NIGHT RENDERING



CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

- (1) 1" PLASTIC TRIM CAP
- (2) 3/16" THK POLYCARBONATE FACE W/ DIGITALLY PRINTED GRAPHICS
- (3) .040 ALUMINUM RETURN (.063 BACK) PAINTED TO MATCH TRIM
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE (BRICK)
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (1/4"x5" ANCHORS)
- (10) EXISTING 120 VOLT SERVICE
- (11) TOGGLE DISCONNECT SWITCH

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Color Key:

- White
- CMYK: 58 | 14 | 0 | 0
PMS 298 C
- CMYK: 100 | 91 | 32 | 21
PMS 540 C
- CMYK: 90 | 65 | 0 | 10
PMS 3506 C
- Digitally Printed Graphics

Layout Date:

04/24/2023 - JG

Revision Date:

06/05/2023 - JG
06/14/2023 - SK

A

Illuminated Channel Letters

Scale: 1/2" = 1'-0"

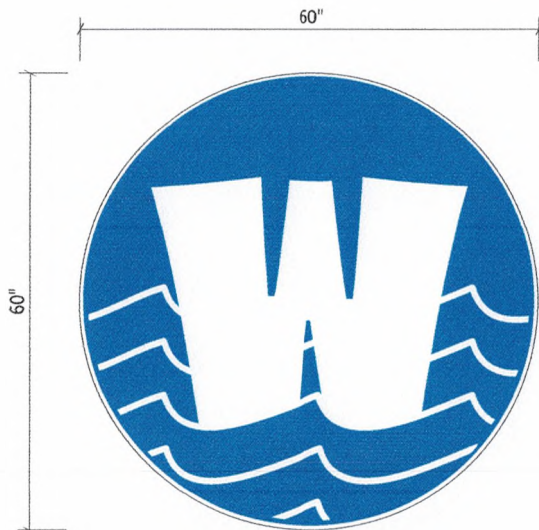
EGAN
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Sign Management Made Simple

File Name:
30660_DeLand.pdf
Project Number: 30660



NIGHT RENDERING



B.2

Illuminated Sign Cabinet

Scale: 3/4" = 1'-0"

EGAN
SIGN

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This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

CROSS SECTION OF UL LISTED SIGN CABINET w/ LEDS

- (1) 1" to 1.5" METAL RETAINER; PAINTED WHITE
ATTACHED w/ COUNTERSINK SCREWS
- (2) 3/16" THK WHITE POLYCARBONATE FACE w/
DIGITALLY PRINTED GRAPHICS
- (3) EXTRUDED ALUM. SIGN CABINET w/
.080" BACK; PAINTED WHITE
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) WHITE LEDS
- (6) LED POWER SUPPLY
- (7) FACADE (BRICK)
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE(1/4"x5" ANCHORS)
- (10) EXISTING 120 VOLT SERVICE
- (11) TOGGLE DISCONNECT SWITCH

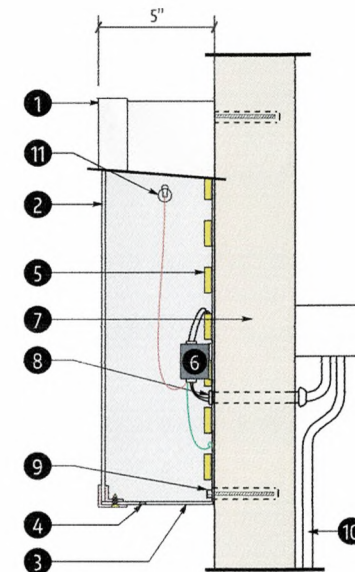
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

Electrical Notes:

Sign company will make final connection to existing sign circuits when available, within 6' of sign which falls within the scope of ES license provided. If the circuit is further than 6', the installing sign company can mount a UL approved remote transformer enclosure at the final connection point & run secondary wire to sign. If no circuit is available, the customer is responsible for contracting a licensed electrician or contractor for a dedicated 20 amp circuit to connect within 6' of the sign & have a visible marked breaker in the service panel

Signs must have:

- 1.) A minimum of 1 dedicated single phase 120V 20A circuit
- 2.) Junction box installed within 6' of sign
- 3.) 3 wires: line, ground & neutral



Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:

Illuminated Sign Cabinet
(19.6 Sq Ft)

Qty: 1

Provide S/F LED internally illuminated aluminum cabinet and white polycarbonate faces w/ digitally printed graphics to match color key; flush mounted to facade.

Color Key:

White
CMYK: 90 | 65 | 0 | 10
PMS 3506 C

Layout Date:

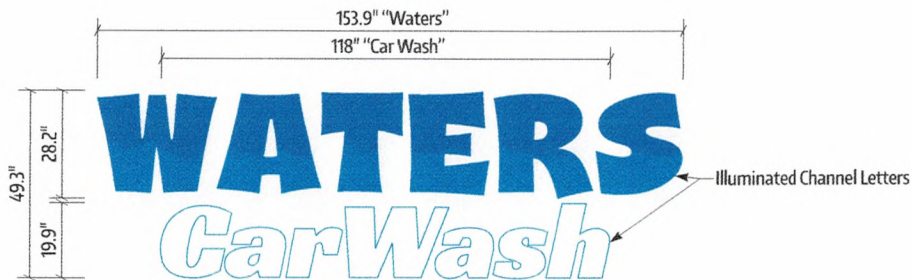
04/24/2023 - JG

Revision Date:

06/05/2023 - JG
06/14/2023 - SK

Sign Management Made Simple

File Name:
30660_DeLand.pdf
Project Number: 30660



Electrical Notes:

Sign company will make final connection to existing sign circuits when available, within 6' of sign which falls within the scope of ES license provided. If the circuit is further than 6', the installing sign company can mount a UL approved remote transformer enclosure at the final connection point & run secondary wire to sign. If no circuit is available, the customer is responsible for contracting a licensed electrician or contractor for a dedicated 20 amp circuit to connect within 6' of the sign & have a visible marked breaker in the service panel

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- 3.) 3 wires: line, ground & neutral



Client:

Summit Wash Holdings
3801 PGA Blvd.
Suite 600
Palm Beach Gardens, FL 33410

Location Address:

Waters Car Wash
1740 N. Woodland Blvd.
DeLand, FL 32720

Description:

Illuminated Channel Letters
(52.7 Sq Ft)

Qty: 1

Provide LED illuminated channel letters per detail; flush mounted to facade.

NIGHT RENDERING

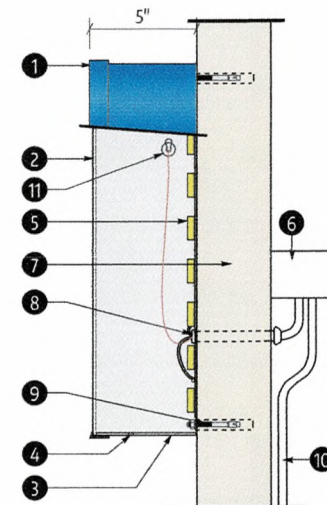


CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

- (1) 1" PLASTIC TRIM CAP
- (2) 3/16" THK POLYCARBONATE FACE W/ DIGITALLY PRINTED GRAPHICS
- (3) .040 ALUMINUM RETURN (.063 BACK) PAINTED TO MATCH TRIM
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE (BRICK)
- (8) LOW VOLTAGE CLASS 2 POWER LINE
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Color Key:

- White
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PMS 298 C
- CMYK: 100 | 91 | 32 | 21
PMS 540 C
- CMYK: 90 | 65 | 0 | 10
PMS 3506 C
- Digitally Printed Graphics

Layout Date:

04/24/2023 - JG

Revision Date:

06/05/2023 - JG
06/14/2023 - SK

D Illuminated Channel Letters

Scale: 3/8" = 1'-0"

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Sign Management Made Simple

File Name:
30660_DeLand.pdf
Project Number: 30660



Planning Department

Memorandum

TO: Planning Board

DATE: October 11, 2023

FROM: Carol Kuhn, Planning Director

FILE: Taylor Ridge PD (Z23-104)

SUBJECT: Public Hearing Redo for the Taylor Ridge Planned Development Rezoning

The rezone for Taylor Ridge PD was originally heard by the Planning Board on September 13, 2023. However, due to a noticing error with the posted public notice signs, the Planned Development application must be reheard by Planning Board. This application has been re-noticed per the City's development regulations.

At the September meeting, the Planning Board voted to recommend approval of the Taylor Ridge PD rezone to the City Commission, with conditions. The conditions required that the applicant provide an updated school concurrency letter prior to the City Commission meeting; to add the Low Impact Design requirements to the Stormwater section of the PD Agreement; and that a Retained Stormwater Section be added to Section K. of the Agreement. Additionally, the board requested that the applicant be available to meet with neighbors wanting to gain a better understanding of the Taylor Ridge PD and to discuss any stormwater concerns that they may have.

The agenda packet being provided for the October 11, 2023 Planning Board meeting contains the same staff report that was provided for during the September 13, 2023 hearing. However, the current agenda packet includes an updated version of the PD Agreement in response to comments made by the Planning Board. . The updated version includes changes made to the LID standards, the picnic area, common space, and the amenity descriptions. Additionally, the applicant provided an updated school concurrency letter, dated September 28, 2023 which is included in the Planning Board Packet.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

September 13, 2023

APPLICATION NO.: Z23-104

STAFF PLANNER: Kendall Story

APPLICANT: Mr. Michael Woods, Esq., Cobb Cole

REQUEST: Amend the existing zoning designation from Volusia County's A-2 to City of DeLand's Taylor Ridge PD

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.

A. SITE FACTORS:

Location:	Northwest corner of S. Blue Lake Ave. & E. Taylor Rd.
Parcel Size:	± 26.011 acres
Land Use:	Transitional Residential Development (TRD)
Existing Zoning:	Volusia County A-2 – Rural Agriculture
Existing Use:	Undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Rural; LDR	VC: A-2; Saddlebrook PD
South:	VC: Rural; New Community Development	Bridle Oaks PD; Victoria Park PD
East:	VC: Rural	VC: A-3
West:	VC: Urban Low Intensity	VC: RA; VC: A-4

B. ANALYSIS:

The proposed development consists of ± 26.011 acres of vacant, wooded land, located on the northwest corner of S. Blue Lake Ave. & E. Taylor Rd. The applicant is requesting to rezone the subject property from Volusia County's A-2, Rural Agriculture, to City of DeLand's Taylor Ridge Planned Development. A portion of the subject property was originally platted in 1925 as the Carroll & Marshall Plat, which consisted of 200 residential lots, approximately 25' wide and 140' deep. The Taylor Ridge PD will be a residential planned development, consisting of 65 single-family lots.

The applicant has submitted concurrent applications for an annexation (AN23-103) and for a future land use amendment (SMLU23-102) to change the future land use designation from Volusia County's Rural to City of DeLand's Transitional Residential Development (TRD).

There is a 100' wide power line easement that runs north to south at the center of the property which will remain clear. There is also an access easement for the abutting property to the west which provides the property owner of 1275 E. Taylor Rd. to reach the right-of-way. The applicant will continue to provide access for the abutting property via a 25' wide easement running to the west of the powerline easement. Access to Taylor Ridge will be from S. Blue Lake Ave. and E. Taylor Rd.

The proposed PD Development Agreement allows a maximum of 65 single-family lots. The conceptual plan proposes 65 lots that will be 60-ft wide. Each parcel will be designed to accommodate 4 parking spaces (2 driveway spaces and 2 garage spaces). An additional 32 on-street parking spaces will be provided throughout the development for visitors.

The project will have an overall density of approximately 2.5 units per acre. In general, unless otherwise stated in the PD Agreement, the development standards will mirror the R-1 district regulations from the city's land development regulations.



As required by section 33-57.07(b) of the land development regulations, a minimum of 15% of the subject property will be dedicated as Tree Protection Area (TPA). The development will be required to maintain a minimum setback of 25' from abutting residential properties to the north and west.

Per Ordinance 2019-10, residential buffers along arterial or collector roads shall contain a berm along with the required plant material to screen the view of the roadway. If existing vegetation provides appropriate screening, a berm would not be required. Residential

subdivisions along collector roads such as S. Blue Lake Ave., and arterial roads such as E. Taylor Rd., shall be at least 40' wide adjacent to the roadway and follow the Type D buffer standards. Additionally, E. Taylor Rd. is part of the Emerging Gateway Corridor which contains supplemental buffer standards that supersede the general landscape code requirements.

School Concurrency: A school concurrency letter dated November 22, 2021 was provided by the applicant. Although the letter from the school board offers no objections to the development, a more current letter is required.

Stormwater: Stormwater ponds are located to the north and west of the subject property. In addition to these ponds, the Taylor Ridge development includes elements of low impact development (LID) design. Supplemental plantings will enhance the functionality and aesthetics of these ponds using littoral plantings for wet ponds and Florida-Friendly plants for dry ponds.

If the stormwater design provides for surface connectivity between the two proposed ponds at the southeast corner of the project, a bioswale will be provided. Furthermore, if a surface swale is required within the amenity tract, a bioswale will be provided so long as there is no negative impact to existing historic trees on the amenity tract. The swales will act as an amenity with Florida friendly plants that require no fertilizers or irrigation and rocks to help control erosion.

History: On February 21, 2022, a petition for annexation, land use amendment to Low Density Residential and a rezone to the Taylor Ridge PD went before the City Commission. The proposed development did not make it past the annexation phase, receiving a 4-1 vote (Apgar) to deny the annexation. The original plan for Taylor Ridge PD proposed a 71-unit residential development.

Since the original denial in 2022, substantial changes have been made to the design of the Taylor Ridge PD. These changes include a reduction of the proposed density from 2.73 dwelling units per acre, to 2.5 dwelling units per acre; lot widths for all properties will be a minimum of 60' wide, versus 50' wide as originally proposed. The development includes internal sidewalks and bike lanes, enhanced recreational amenities and is within a mile of an arterial roadway in accordance with the TRD requirements.

On June 15, 2023, the Technical Review Committee recommended that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing remaining Staff comments.

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 proposed development abuts the Saddlebrook residential Planned Development as well as unincorporated County acreage estates to the west; the Victoria Park residential Planned Development to the south; and residential unincorporated County acreage to the north and east. These nearby plats to the south and west have lot sizes averaging around 50-70 ft. in width, with houses built roughly between the 2000's and 2010's. Proposed lot sizes in the subject development are of a similar range as those found in both Saddlebrook and Victoria Park; and at an overall density of 2.5 dwelling units per acre, it is of a similar intensity to Saddlebrook's 3.10 dwelling units per acre.

Additionally, according to the Comprehensive Plan, a density bonus of up to 25% (2.5 units per acre) is allowed in the TRD land use designation if the following criteria are met:

- A. Internal trail and bike lanes with connection to adjacent trails and natural areas are constructed throughout the development area.
- B. Sidewalks and bike lanes are provided throughout the development area.
- C. The project must be located within a mile of an arterial, interstate or the Sun Rail stations.

D. A least three enhanced on-site amenities such as a recreation center, pool, clubhouse, fitness center, dog park, etc. are constructed to serve the residents. Community enhancements are being provided in the Taylor Ridge PD. These enhancements include:

- Mulched pathways running from a centralized amenity parcel to Taylor Rd.
- An 8' wide multi-use sidewalk that connects natural areas throughout the development
- And 3 enhanced on-site amenities which will include:
 1. A fenced-in dog park
 2. A playground for children in the neighborhood.
 3. A community gathering area with a large pavilion that offers picnic tables, grills for the residents to use and outdoor games such as "horseshoes".

The development is consistent with the Comprehensive Plan, in that the underlying land use of Transitional Residential Development allows up to 2.5 dwelling units per acre when applying the 25% density bonus and meeting the criteria and performance standards of said land use.

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

The subject site is heavily wooded and the proposed development would reduce the tree coverage significantly. However, the PD Agreement and associated plan will ensure that tree preservation areas, buffering and other tree requirements meet the minimum requirements of the Land Development Regulations. A density bonus in the TRD land use designation allows for uses such as single-family residential development, cluster development and 2, 3 and 4 family residential development. The development must include additional preservation of open space. The Taylor Ridge PD provides 11.5 acres of open space, totaling 44% of the site. The proposed development should not have any other negative impacts on the environment or natural resources on the site or in the surrounding area. An endangered species report will be required at time of the preliminary subdivision plat.

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

The infusion of newer homes in this project should have a positive impact on the general area and potentially raise overall values. Additionally, the subject property's proximity to a major transportation corridor will benefit the new residents of the development.

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

Governmental services such as potable water, sewer, code enforcement, police, and fire are available for the subject property and will be provided by the City.

The City's Utilities Department has indicated that there is both water and sewer capacity to serve a development of this size.

Volusia County Schools provided a Finding of Adequate Capacity Letter, dated November 22, 2021. Per the letter, the student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at all school levels. Currently, the DeLand planning area (west) for Freedom Elementary, DeLand Middle, and DeLand High is at or over 100% but below 115% for both elementary and middle school levels, and 120% for the high school level, for concurrency. Based on this, the school district has no objections to the proposed development plan. However, this letter was provided at the time of the first application in 2021. Therefore, the applicant must provide an updated concurrency letter from the school board prior to City Commission approval.

Based on information provided in the Trip Generation Memo provided by the applicant and the ITE Trip Generation Manual (10th edition), 71 dwelling units would generate approximately 754 average daily trips; this is an increase of 470 trips based on the current VC A-2 zoning district. A full Traffic Impact Analysis will not be required because the projected average daily trips are less than 1,000 trips.

The subject property is on S. Blue Lake Ave. to the east which is categorized as a major collector road. To the south of the subject property is E. Taylor Rd., which is categorized as a minor arterial road.

The portion of S. Blue Lake Ave. roadway affected by the proposed development currently operates at a Daily LOS of “C”, per the latest Volusia County Traffic Counts, with an Allowable LOS of “E”. This segment can handle an additional 5,400 daily trips before reaching capacity.

The portion of E. Taylor Rd. roadway affected by the proposed development currently operates at a Daily LOS of “C” per latest Volusia County Traffic Counts, with an Allowable LOS of “E”. This segment can handle an additional 6,270 daily trips before failing.

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 abuts less dense, rural, unincorporated residential/agricultural land as well as incorporated developments that are similar to the proposed Taylor Ridge PD. The proposed development is within the city’s Urban Core; according to the DeLand 2050 Land Use guide, this area is the key area to focus development, and maintain a strong job base, taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion.

6. Was there a mistake in the original classification?

There was no mistake in the original classification.

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

The proposed development abuts the Saddlebrook residential Planned Development as well as unincorporated County acreage estates to the west; the Victoria Park residential Planned Development to the south; and residential unincorporated County acreage to the north and east. These nearby plats to the south and west have similar lot sizes, with houses built

roughly between the 2000's and 2010's. The infusion of newer homes in this project could have a positive impact on the general area and potentially raise overall values.

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

There is no indication at this time that the new proposal will create additional impacts upon public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development. Impacts, if any, to the surrounding County roadway network will be required to be mitigated proportionally by the developer.

C. CONCLUSION:

The Applicant is proposing a rezoning from Volusia County's A-2 to a Planned Development in order to develop the subject property for 65 detached, single-family units. Submittal of a preliminary and final plat will be required to ensure the provisions of the Planned Development Agreement are satisfied, as determined by TRC Staff, Planning Board, and City Commission.

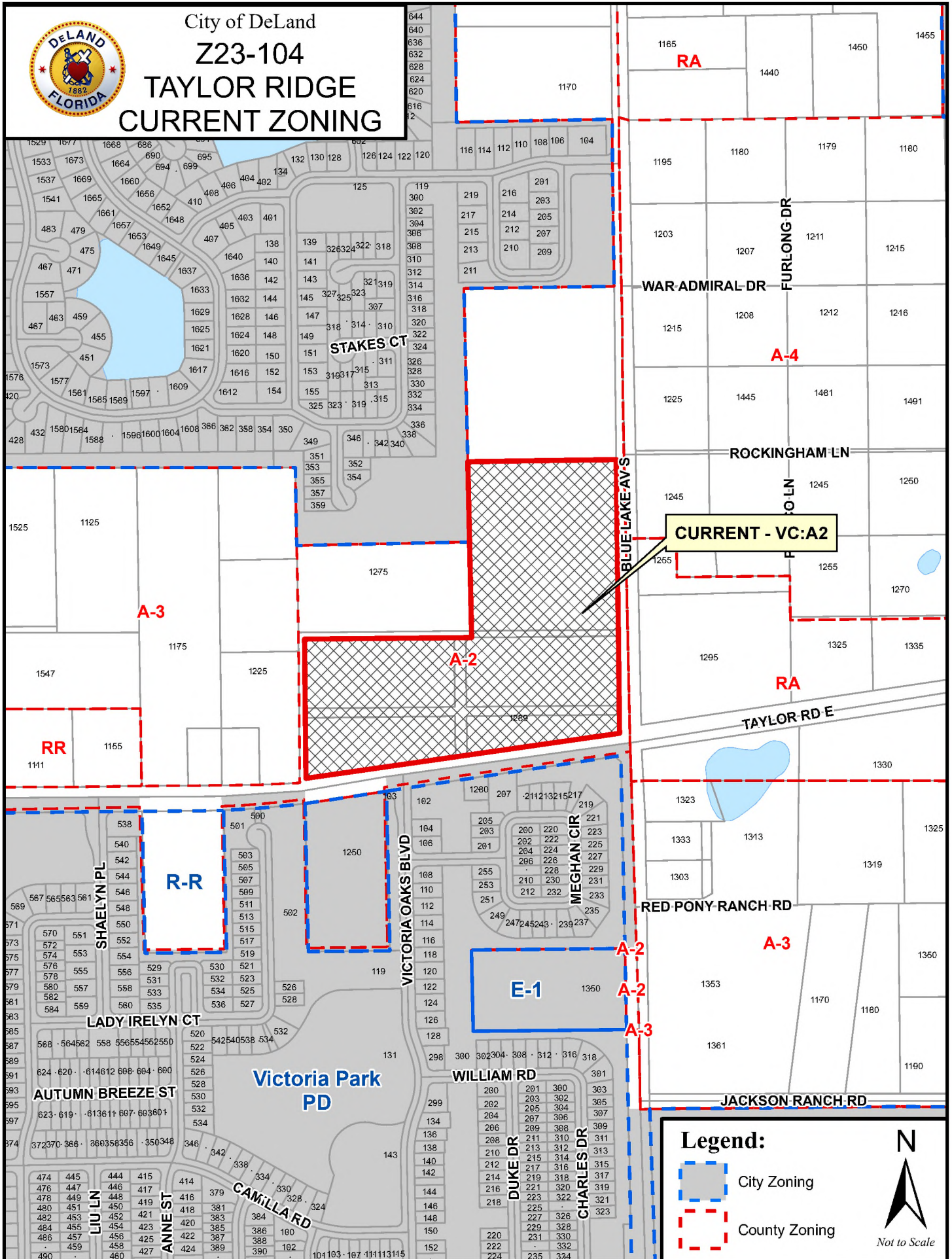
D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the zoning request to the City Commission with a recommendation for approval of this rezoning request from Volusia County's A-2 to "Taylor Ridge PD", subject to addressing all comments from Staff and the Planning Board and subject to the following condition(s):

1. The applicant shall provide an updated school concurrency letter prior City Commission approval.

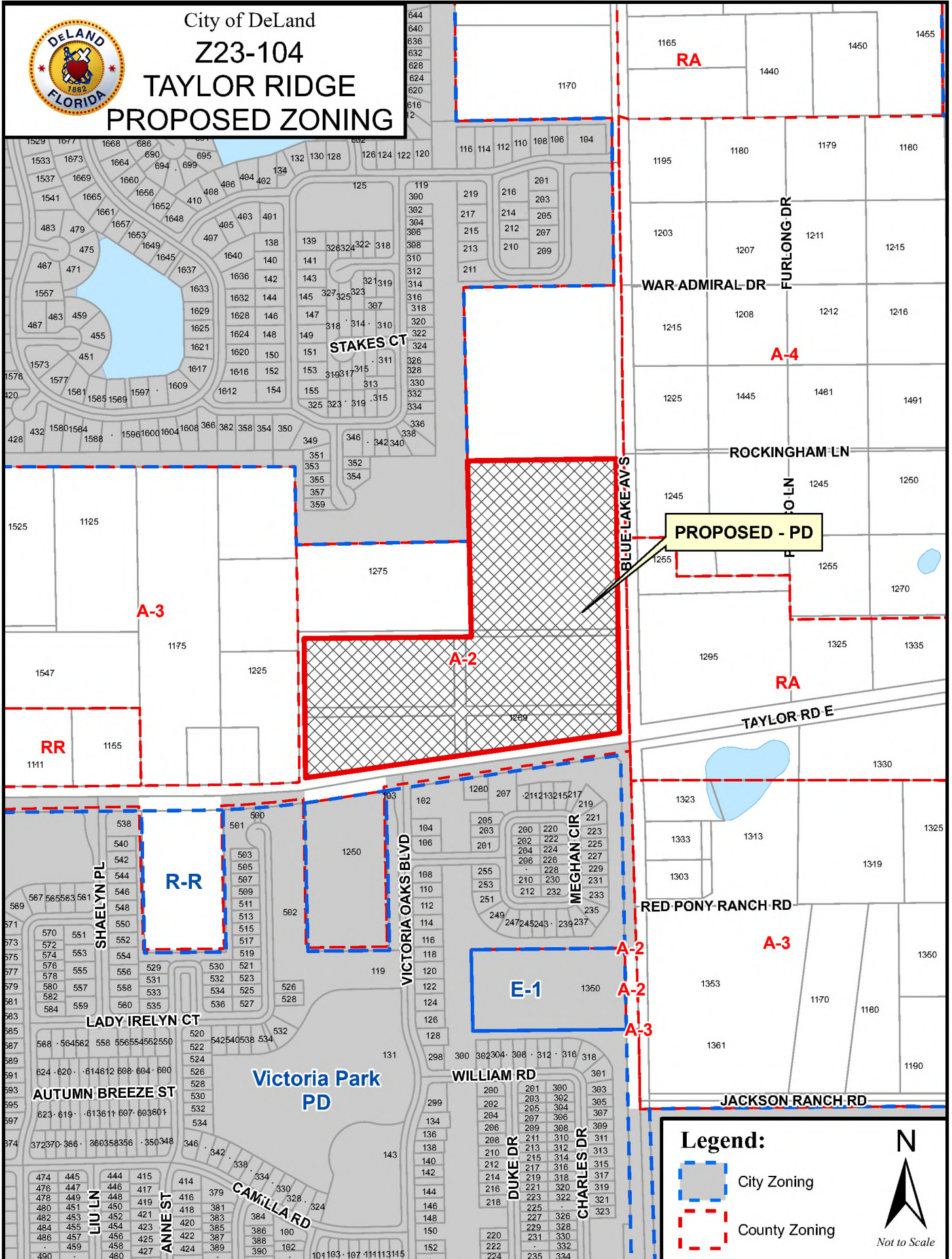


City of DeLand
Z23-104
TAYLOR RIDGE
CURRENT ZONING



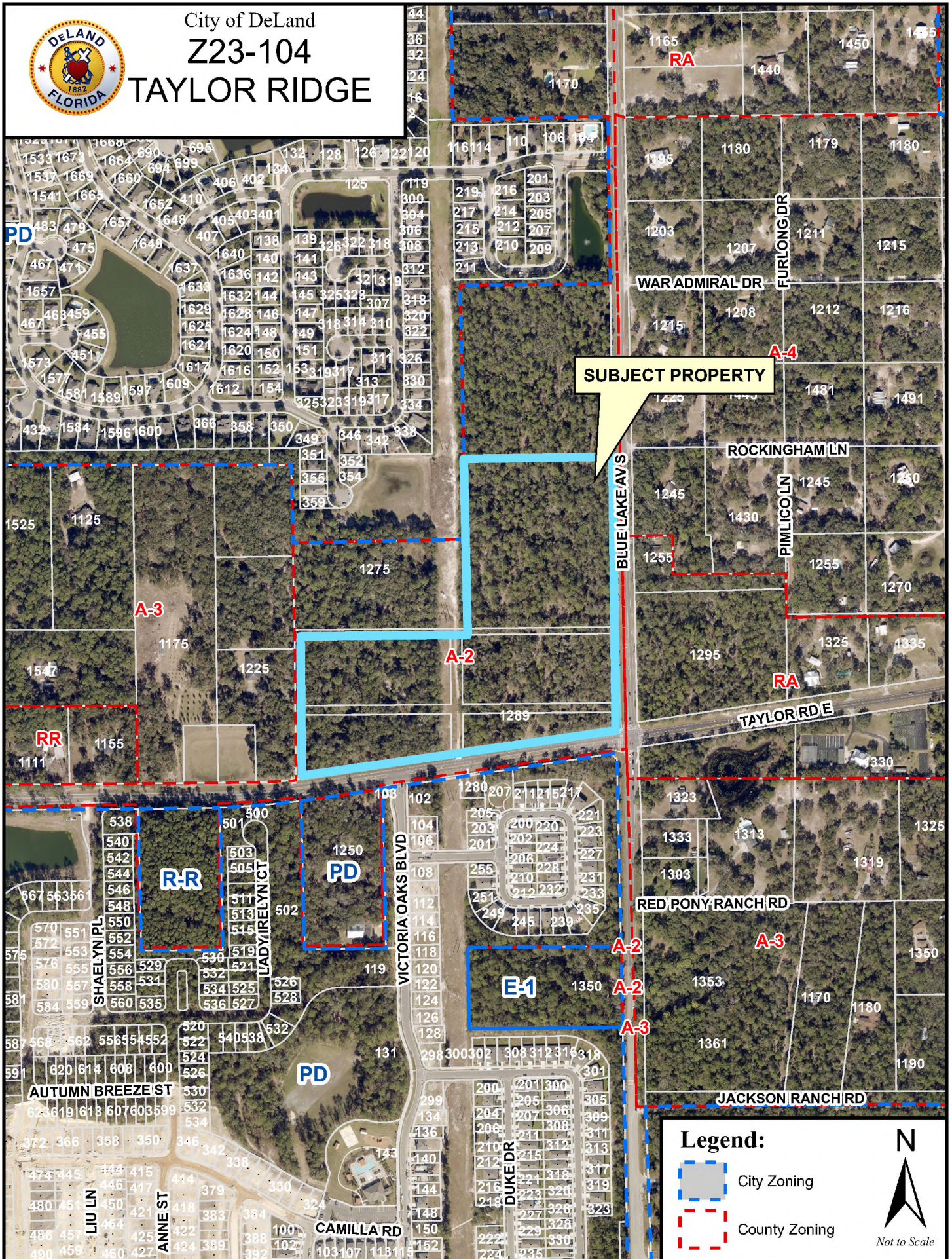


City of DeLand
Z23-104
TAYLOR RIDGE
PROPOSED ZONING





City of DeLand
Z23-104
TAYLOR RIDGE



Legend:

- City Zoning
- County Zoning



1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Case # Z23-104, Application of

5 TLC Blue Lake, LLC

6 ORDINANCE # 20____ - ____

7
8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM COUNTY A-2 TO

10 TAYLOR RIDGE PD

11
12 The application of TLC Blue Lake, LLC, hereinafter, "Applicant", for rezoning was
13 heard by and before the City Commission, DeLand Florida, on _____, 20____,
14 Based upon the verified Application and other supporting documents, maps, charts,
15 overlays, other evidence and instruments; the advice, report, and recommendations of
16 the Community Development, and other Departments and agencies of DeLand, Florida;
17 and the testimony adduced and evidence received at the Public Hearing on this
18 Application by the Planning Board on _____, 20____, and otherwise being
19 fully advised, the City Commission does hereby find and determine as follows:
20

GENERAL FINDINGS

A. That the application of TLC Blue Lake, LLC was duly and properly filed herein on _____, 2023 as required by law.

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

C. That the Applicant is the Contract Purchaser of a 26.01 +/- acre parcel of land which is the subject of this application and which land is situated in DeLand, Florida.

D. That the Applicant has complied with the Planned Development Plan provision as required by Land Development Regulations Ordinance No. 2013-11, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance No. 2013-11, as amended.

F. That the owner of the properties, TLC Blue Lake, LLC, agrees with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

A. That the applicant has applied for a change of zoning from the present zoning classification of the parcels described in Exhibit "A" from County A-2 to Taylor Ridge PD (Planned Development).

B. That the said rezoning to a PD is consistent with both the City of DeLand Comprehensive Plan Ordinance No. 1990-04, as amended, and the intent and purpose of the City of DeLand Development Regulations Ordinance No. 2013-11, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS ____ DAY OF _____, 20____, AS FOLLOWS:

A. That the Application of TLC Blue Lake, LLC, a Florida limited liability company, for the rezoning of the subject parcels is hereby granted.

B. That the zoning classification of the subject parcels described in Exhibit "A" attached hereto is hereby amended from County A-2 to Taylor Ridge PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance No. 2013-11, as amended.

1 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
2 show the rezoning of said parcels to Taylor Ridge PD.

3
4 D. That the City of DeLand, Land Development Regulations Ordinance No.
5 2013-11, as amended, is consistent with the provisions of the "Development Agreement"
6 as hereinafter set forth in this Ordinance and with respect to any conflict between Land
7 Development Regulations Ordinance No. 2013-11, as amended, and the "Development
8 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.
9 2013-11, as amended, shall govern with respect to any matter not covered by the
10 "Development Agreement". The City of DeLand will ensure overall compliance with this
11 Ordinance.

12
13 E. Unless otherwise provided for herein the City of DeLand, Land
14 Development Regulations Ordinance No. 2013-11, as amended, shall apply to the PD in
15 the same manner as the R-1 zoning classification.

16
17 F. Except as otherwise stated herein, nothing in the Development Agreement
18 is intended to abridge the requirements of Ordinance No. 2013-11, as amended, and any
19 other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept. The properties shall be developed as Taylor Ridge PD, substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel.

B. Planned Development Plan. The Planned Development Plan shall consist of the Development Plan Map prepared by Kelly, Collins & Gentry, Inc., and dated September 12, 2023 and this Development Agreement. The Planned Development Map is hereby approved and incorporated in this Development Agreement by reference as Exhibit "B". The Planned Development Plan shall be filed and retained for public inspection in the Planning Department and it shall constitute a supplement to the Official Zoning Map of the City of DeLand.

C. Amendments. All amendments of the Planned Development Plan, other than those deemed by the Planning Department to be minor amendments as set out in Land Development Regulations Ordinance No. 2013-11, as amended, shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel.

D. Subdivision Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and landfill, a final plat of the area to be subdivided, consisting of a single phase, shall be submitted for review and approval in

1 the manner required by Article 13 of the City of DeLand Land Development Regulations,
2 Ordinance No. 2013-11, as amended.

3
4 E. Unified Ownership. The applicant or his successors shall maintain unified
5 ownership of the subject parcels until after issuance of the Final Subdivision Plat
6 Development Order.

7
8 F. Phases of Development. Development of the Property shall be
9 accomplished in a single phase.

10
11 G. Land Uses Within the PD. The location and size of said land use areas are
12 shown on the Development Plan Map, Exhibit "B". The following land uses shall be
13 allowed as permitted principal uses and structures along with their customary accessory
14 uses and structures:

15 Permitted Uses within Residential Areas:

16 1. Single-Family Residences:

17 Single-family dwellings, except mobile homes, and their customary
18 accessory uses.

19 Family day care home.

20 Mini and neighborhood parks.

21 Community uses including but not limited to passive recreation areas
22 with gazebo.

23 Accessory structure per Section 33-28.09.

H. Development Standards. All development for the property shall rely upon the standards set forth below as identified on the Planned Development Plan. Where this document is silent, the R-1 Zoning regulations shall apply.

1. Single-Family Residences:

a. Maximum unit count: 65

	60' Lots
1. Minimum lot area:	6,900 sq. ft.
2. Minimum lot width:*	60 ft.
3. Minimum lot length:	115 ft.
4. Minimum building setbacks:	
a. Front yard to garage face/door:	25 ft.
b. Front yard to structure:	15 ft.
c. Rear yard:	20 ft.
d. Side yard:	5 ft.
e. Side street	15 ft.
5. Min. screen enclosure setbacks:	
f. Rear yard screen enclosure	5 ft.
g. Side yard screen enclosure	5 ft.
Side street screen enclosure:	15 ft.
6. Min. pool and accessory structure setbacks:	
h. Side setback for pools and accessory	5 ft.

structures:	
i. Side street setback for pools and accessory structures:	15 ft.
j. Rear setback for pools and accessory structures:	5 ft.
7. Minimum floor area:	1300 sq. ft.
8. Maximum lot coverage:	65%
9. Maximum building height:	35 ft.
10. Maximum number of lots:	Subject only to total lot limit of 65

* The minimum lot width and area must be 15% greater than the standard for an interior lot.

+ Lots fronting a curve must be at least 50 feet wide at the street line.

2. Accessory Structures. Unless otherwise stated herein, all accessory structures shall meet the development standards of Section 33-28 of the Land Development Regulations Ordinance No. 2013-11, as amended.

3. Parking Standards

1. Off-Street Parking: Each parcel shall be designed to accommodate no less than two (2) parking spaces via use of an on-parcel driveway and two (2) spaces in an internal garage. All driveway parking spaces shall be a minimum of nine (9) feet wide by twenty (20) feet long (per each vehicle).

2. On-Street Parking:

a. On-street parking, as illustrated on Exhibit "B", shall be provided in various locations within the Property.

- 1 b. No less than 31 on-street parking spaces shall be provided.
- 2 c. On-street parallel parking is 8.5 feet by 22 feet measured to
- 3 back of drop curb (minimum eight feet (8') of asphalt and up to one half foot
- 4 (0.5') of drop curb).
- 5 d. Perpendicular parking spaces are sized 9 feet by 20 feet.
- 6 e. Cross sections of the roadway illustrating typical design for
- 7 parking on one or both sides of the street are included in Exhibit "B".

8 4. Sidewalks: Sidewalks shall be provided throughout the subdivision and
9 along its exterior roadways pursuant to the terms and obligations of Section 33-90.04 of
10 the City's Land Development Code and as shown in Exhibit "B".

11 5. Subdivision Entryways: Entryways into the subdivision shall screen the
12 sides of any proposed single-family dwellings by one of the following methods or
13 combination of methods: 1) Perimeter roadway buffers shall be extended along any
14 roadway entrance into the subdivision, a minimum distance of 100 feet complying with
15 Buffer Standard "B"; 2) Stormwater facilities with fountain and with perimeter landscaping
16 sufficient to obscure the view of adjacent dwellings.

17 6. Signage: Signage for the subdivision shall be provided per the Land
18 Development Regulations. One monument sign identifying the subdivision shall be placed
19 at the entrance along East Taylor Road and one monument sign identifying the
20 subdivision shall be placed at the entrance along South Blue Lake Avenue. The entrance
21 along East Taylor Road shall be designated as the primary entrance.

22 7. Open Space. Open Space and Common Area shall meet the requirements
23 of the Land Development Regulations Ordinance No. 2013-11, and are as provided in the
24 Planned Development Map.

1 8. Design. The homes within the development shall have a mixture of design
2 facades, and the same façade and home design shall not be used on lots within three (3)
3 lots of each other on the same side of the street, nor may the same façade and home
4 design be used directly across the street from each other. The homeowner's association
5 shall ensure that an individual lot owner seeking building permits shall demonstrate
6 compliance with this Section as part of the construction permit submittal for a lot.

7 9. Model Homes and Temporary Sales Offices. Up to four (4) model homes
8 and one (1) home for a temporary sales office may be constructed. Construction of the
9 model homes and temporary sales office may commence upon approval of a preliminary
10 plat and final construction plans and completion of a stabilized access to the model homes
11 and temporary sales office for emergency vehicles and the provision of acceptable water
12 supply for fire protection during construction. However, neither the model homes nor the
13 temporary sales office may be occupied nor otherwise issued a temporary or a final
14 certificate of occupancy until final plat approval for said phase and acceptance of the
15 roadway and all water and sewer infrastructure by the City of DeLand.

16 10. Exterior Buffer/Landscaping. Notwithstanding the landscape requirements
17 provided for herein along the Subdivision Entryways, the perimeter buffers of the
18 subdivision shall comply with the landscape buffer width and planting requirements
19 provided for in Section 33-92.02 of the City of DeLand Land Development Code. As
20 shown on Exhibit "B", the buffer widths shall be as follows:

Perimeter Buffer-all areas except adjacent to power line easement	40-foot buffer, Type B
Perimeter Buffer, along the eastern edge of the power line easement	15-foot buffer, Type B
S. Blue Lake Ave.- Road Frontage	40-foot buffer, Type D

11. Compliance. In the event that future development cannot comply with the standards set forth herein, then said entitlements shall be processed through an amendment to this Development Agreement which will comply with state law as for the rezoning of property.

I. Environmental Considerations. The development shall comply with the requirements for preservation of environmental resources as set forth in the Land Development Regulations Ordinance No. 2013-11, as amended. This includes compliance with the Land Development Regulations regarding analysis, preservation and mitigation for historic trees. Tree Protection Areas (TPAs) preserving a minimum of 15% of the net developable area, which excludes required right-of-way dedication areas and on-site easements, shall be required and maintained as shown on Exhibit "B". Tree Protection Areas are proposed as shown on Exhibit "B" and may be modified based upon an updated tree survey so long as the minimum 15% of net developable areas is preserved and the ultimate configuration is finalized at final site plan. Nothing shall prevent the grading of Tree Protection Areas prior to creation of said areas, but any portion of the property with grading shall require replanting as provided for in the Land Development Regulations.

The development has been laid out in a manner to best accommodate the existing topography, drainage, and known environmental conditions identified on the property. In addition, all landscaping, including buffers, shall predominantly utilize Florida-Friendly Landscaping, as defined by the University of Florida/Institute of Food and Agricultural

Sciences ("UF/IFAS") Center for Landscape Conservation and Ecology, native, or low-water plant material.

1. The City shall grant mitigation credit for Live Oak trees measuring 2" DBH to 5" DBH and maintained in TPAs. If said provision regarding 2"-5" Live Oak trees within the TPAs is utilized, the City will require an additional conservation easement to prevent the future removal of said trees as the default provisions of the Land Development Code only protects trees 6" DBH or larger. Credit for preservation of these 2"-5" Live Oak trees shall be based on an actual tree survey rather than a statistical analysis.

2. Due to the City's recognition that Laurel Oaks larger than 20" DBH are nearing the end of their lifespan, any Laurel Oak 20" DBH or larger removed from the Property during development will require reduced replacement of one 3" caliper canopy tree for each Laurel Oak removed. Each 3" caliper canopy tree shall receive 2" DBH credit towards tree replacement calculations.

3. Street trees may be planted within the rights of way within the Property and said trees may be included in mitigation calculations. However, if any such trees are planted, the HOA shall be responsible for the maintenance of said trees. Moreover, the HOA shall also be responsible to repair any and all impacts upon the right of way infrastructure created by the presence of said trees, including any road or sidewalk facilities.

4. A tree survey is required as part of the review process for the project. The survey shall be conducted based on the following standards:

- a. The Applicant will survey all specimen and historic trees.
- b. For non-specimen or non-historic trees, the Applicant will engage an arborist to identify statistically significant sample area(s). Sample areas are

1 to be identified based upon cover types of species. The sample area for
2 each cover type must have an area that is at least 10 percent of its total
3 area and may not be less than one acre in size. The Applicant's arborist
4 shall provide the City Forester with the proposed sample areas for review,
5 comment and approval. The proportionate area of each statistically
6 significant sample area will be calculated as a percentage of the overall
7 property area.

8 c. Upon approval of the statistically significant sample areas by the City
9 Forester, the Applicant will cause all trees 6 inches DBH and larger to be
10 identified and surveyed in the selected sample area.

11 d. The tree density determined by the survey of the sample area(s) will
12 be used to determine tree replacement or mitigation requirements. The tree
13 mitigation requirements will be weighted based on the proportionate area
14 represented by each sample area.

15 5. Street tree installation, based upon the approved landscape plan, shall be
16 required on a lot-by-lot basis and must be planted prior to the issuance of a certificate of
17 occupancy for that particular lot.

18 6. Each lot must have at a minimum one front yard tree and one tree for every
19 2,500 square feet of lot area.

20 7. Palm trees and understory trees from the City of DeLand List of Approved
21 Tree Replacement Species shall account for no more than 25 percent of trees on
22 individual lots.

23
24 J. Sewage Disposal, Potable Water and Reclaimed Water. Provision for

1 sewage disposal, potable and reclaimed water needs of the PD will be provided in
2 accordance with the Comprehensive Plan, Ordinance No. 1990-04, as amended, the
3 Land Development Regulations Ordinance No. 2013-11, as amended, and State of
4 Florida Administrative Code 64E-6.

5
6 K. Stormwater Drainage.

7 1. Provision for stormwater retention shall be in accordance with the Land
8 Development Regulations Ordinance No. 2013-11, as amended. All stormwater retention
9 systems will be designed to meet all required governmental regulations.

10 2. LID – Low Impact Design Elements: The following Low Impact Development
11 elements shall be provided:

12 a. Stormwater Plantings. All stormwater ponds shall utilize
13 supplemental plantings to enhance the functionality and/or aesthetics of the
14 stormwater system. Littoral plantings shall be utilized if viability is likely –
15 i.e. if a stormwater pond is designed to remain wet. If a pond is designed
16 to remain dry and littoral plantings are unlikely to survive, the supplemental
17 plantings shall be Florida Friendly plants.

18 b. Swales. If the stormwater design provides for surface connectivity
19 between the two proposed ponds at the southeast corner of the project, a
20 bioswale will be provided. Furthermore, if a surface swale is required within
21 the amenity tract, a bioswale will be provided so long as there is no negative
22 impact to existing historic trees on the amenity tract. The swales will act as
23 an amenity with Florida friendly plants that require no fertilizers or irrigation
24 and rocks to help control erosion.

1 c. Maintenance Requirements. Unless specifically dedicated to the
2 City of DeLand, the maintenance of Low Impact Design Elements shall not
3 be the responsibility of the City of DeLand.
4

5 L. Access and Transportation System Improvements. All access and
6 transportation system improvements shall be provided in accordance with the Land
7 Development Regulations, Ordinance No. 2013-11, as amended. The parcel shall be
8 developed in substantial accordance with the following access and transportation system
9 improvements:

10 1. Access Points. Access to the site will be from East Taylor Road and
11 South Blue Lake Avenue. The Planned Development Plan indicates the anticipated
12 connection locations; however, the final locations may vary due to final engineering
13 design and permitting considerations.

14 2. Transportation System Improvements. Transportation system
15 improvements will be provided as required by permitting agencies and as needed
16 according to the Traffic Impact Analysis (TIA) for the project.

17 3. Private Access Easement. A private access easement no less than
18 twenty-five feet (25') in width shall be granted to the adjoining property owner in the
19 location depicted on the Planned Development Map.
20

21 M. Internal Roadways. All rights-of-way will be a minimum of fifty (50) feet
22 wide, and constructed in accordance with the Land Development Regulations, Ordinance
23 No. 2013-11, as amended. All internal roads will be dedicated to the City. The dead-end
24 parking area shown on the Planned Development Map will accommodate fire trucks and

1 garbage trucks, as determined by the City Engineer.

2
3 N. Homeowners Association. The Applicant shall create a homeowners
4 association (HOA). The charter and by-laws of said association and any other
5 agreements, covenants, easements or restrictions shall be furnished to the City of
6 DeLand at the time of creation. The Applicant shall be responsible for recording said
7 information in the Public Records of Volusia County, Florida. Also, the applicant shall
8 bear and pay all costs for recording all of the aforementioned documents.

9 As stated above, the City shall encourage a mixture of design facades within the
10 development, and the Applicant shall avoid a repeating sequence of designs and shall
11 not utilize the same design on lots within 3 single-family lots of each other on the same
12 side of the street. The homeowners' association shall ensure that an individual lot owner
13 seeking building permits shall demonstrate compliance with this Section as part of the
14 construction permit submittal for the lot.

15 With respect to the enforcement of said agreements, covenants, easements or
16 restrictions entered into between the Applicant and the owners or occupiers of property
17 within the Taylor Ridge PD, the City of DeLand shall only enforce the provisions of the
18 "Development Agreement" and City of DeLand Land Development Regulations
19 Ordinance No. 2013-11, as amended, whichever is applicable, and not the private
20 agreements entered into between the aforementioned parties.

21
22 O. Reverter Provision: The terms of this Development Agreement shall be
23 vested upon issuance of a final development order for the first phase of the development,
24 which shall occur within five (5) years from the effective date of the ordinance which

adopts the Planned Development Plan unless the City Commission, for good cause shown, extends the time period indicated in this paragraph. If not vested by said date, the Planned Development Plan shall expire and will be of no further force or effect and no development shall occur on the subject property until it is rezoned. The City Commission may rezone the subject property as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, if the Planned Development Plan expires.

P. On-Site Burning of Cleared Vegetation Prohibited: Vegetation and other biomass cleared from the Property during development may not be incinerated on-site.

Q. Community Enhancements:

1. Community Activity Enhancements:

- a. Centralized Amenity Parcel consisting of:
 - i. an open play field (approximately 150'x80')
 - ii. a mulched picnic area, covered by a 600 sf sunshade
 - iii. Four (4) picnic tables (with concrete slab beneath each)
 - iv. Two (2) charcoal BBQ grill stations adjacent to picnic area
 - v. An area for horseshoe and or cornhole adjacent to picnic area
- b. Mulched pathways running from Centralized Amenity Parcel south to Taylor Road and also around SW retention pond.
- c. Four Exercise Stations located along mulch trail.
 - i. One (1) ExoPod
 - ii. One (1) Pull Up Station

- iii. One (1) Stepper
- iv. One (1) Air Walker
- d. Tot Lot dedicated activity area with the following playground equipment.
 - i. Swing Set
 - ii. Slide & Tower
 - iii. Bench
 - iv. Shade Sail
- e. Fenced dog park approximately 50' x 80' with bench for dog owners.

2. In accordance with the TRD land use category, the allowable density of this project is set at no more than 2.5 du/ac, granted pursuant to the clustering of the subdivision and the enhanced amenities provided for in the paragraph above.

R. Binding Effect of Plans; Recording; and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and his successor in title or interest. The Taylor Ridge PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article XII of the City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended.

This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Planning Department for placement in

1 the public file. The date of recording of this document shall constitute the effective date
2 of the Taylor Ridge PD or its subsequent amendments. The applicant shall pay all filing
3 costs for recording documents.

4
5 DONE and ORDERED by the City Commission, City of DeLand, Florida, this ____
6 day of _____, 20____.

7
8 [remainder of page left blank]
9

1 ATTEST: City Commission of DeLand Florida
2

3
4 Michael P. Pleus
5 City Manager
6

Chris Cloudman
Mayor

7 STATE OF FLORIDA

8 CITY OF DELAND
9

10 The foregoing instrument was acknowledged before me by means of ☐ physical
11 presence or ☐ online notarization this ____ day of _____, 20____, by
12 Michael P. Pleus and Chris Cloudman, as City Manager and Mayor of the City of
13 DeLand, respectively, on behalf of the City of DeLand, and who are personally
14 known to me.

15
16 NOTARY PUBLIC, STATE OF FLORIDA

17 Type or Print Name:

18
19 Commission No.: _____

20 My Commission Expires: _____

1 WITNESSES:

2 APPLICANT
3 **TLC Blue Lake, LLC**
4 a Florida limited liability company

5
6
7 By: _____
8 ANDREW J. OROSZ
9 Authorized Representative

10
11
12 Printed Name _____
13

14
15
16
17
18 Printed Name _____
19

20
21 STATE OF _____
22 COUNTY OF _____
23

24 The foregoing instrument was acknowledged before me by means of ☐ physical presence
25 or ☐ online notarization this ____ day of _____, 20____, by ANDREW J.
26 OROSZ, as an Authorized Representative of TLC Blue Lake, LLC, who is personally
27 known to me or who has produced _____ as identification.
28
29

30
31 NOTARY PUBLIC, STATE OF FLORIDA

32 Type or Print Name:

33 _____
34 Commission No.: _____

35 My Commission Expires: _____
36
37
38
39
40

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 17 South, Range 30 East, Volusia County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 22, Township 17 South, Range 30 East, Volusia County, Florida thence S01°09'26"E 1357.82 feet along the East boundary of said Southeast 1/4 to the Northeast corner of the Southeast 1/4 of said Southeast 1/4; thence S88°57'54"W 30.00 feet to a point on the West right of way line of Blue Lake Avenue as shown on Volusia County right of way map Project #1335 for the POINT OF BEGINNING; thence S01°09'26"E 678.79 feet along said West right of way line; thence N89°11'44"E 5.00 feet along said right of way line; thence S01°09'26"E 451.92 feet along said right of way line to a point on the South right of way line of Taylor Road as shown on Volusia County right of way map Project #1113-4-5/P4172-3; thence S81°19'36"W 1250.26 feet along said right of way line to the beginning of a tangent curve concave Northerly and having a radius of 3481.24 feet and a central angle of 01°00'58"; thence Westerly 61.73 feet along the arc of said curve and said right of way line to a point on the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Southeast 1/4; thence N01°06'37"W 631.00 feet along said West boundary to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Southeast 1/4; thence N89°11'44"E 662.65 feet along the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Southeast 1/4 to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Southeast 1/4; thence N01°08'02"W 676.25 feet along the West boundary of the Northeast 1/4 of the Southeast 1/4 of said Southeast 1/4 to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Southeast 1/4; thence N88°57'54"E 632.36 feet along the North boundary of the Northeast 1/4 of the Southeast 1/4 of said Southeast 1/4 to the Point of Beginning.

CONTAINING: 26.011 acres, more or less.

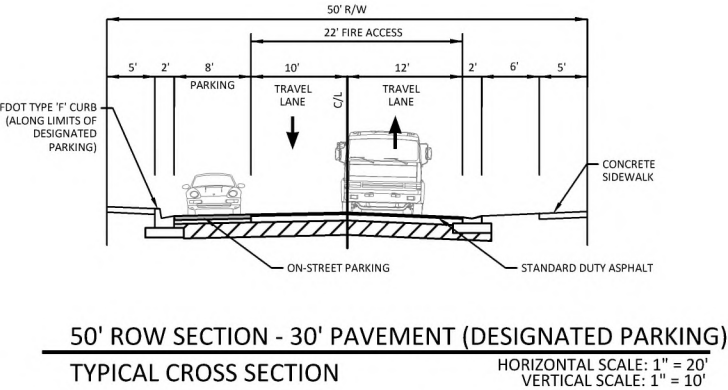
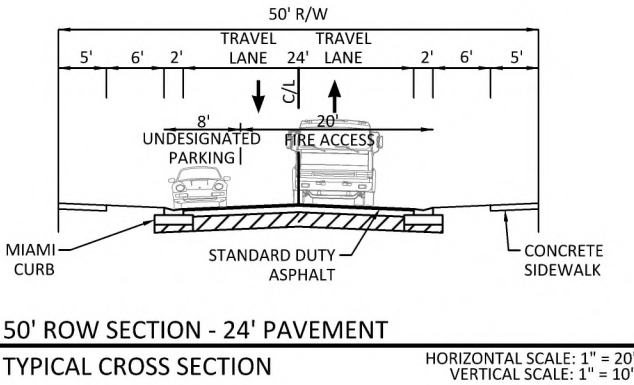
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EXHIBIT "B"
PLANNED DEVELOPMENT PLAN



CITY OF DELAND SITE DATA

TOTAL PROJECT AREA:	26.01 AC	
RESIDENTIAL LOT AREA	10.70 AC	41%
INTERNAL RIGHT OF WAY	3.66 AC	14%
ACCESS EASEMENT	0.19 AC	0.7%
OPEN SPACE (INCLUDES TREE PROTECTION AREA & AMENITY TRACT)	11.46 AC	44%
STORMWATER TRACTS	3.48 AC	13%
AMENITY TRACT	0.87 AC	
TREE PROTECTION (15% MIN)*	4.39 AC*	17%
POWERLINE EASEMENT	1.14 AC	
OTHER OPEN SPACE	1.59 AC	
DENSITY ALLOWED	2.50 du/ac	
DENSITY PROVIDED	2.50 du/ac	
*FINAL TREE PRESERVATION AND OPEN SPACE TRACTS WILL BE DETERMINED WITH CONSTRUCTION PLANS, BUT MINIMUMS WILL BE MAINTAINED.		
TOTAL AREA	26.01 AC	100%



LEGEND:	COUNT:	PERCENT:
60' LOT	65	100 %
TOTAL:	65 LOTS/UNITS	
LID SWALE		
TREE PROTECTION		
MULCH PATH		

KELLY, COLLINS & GENTRY, INC.
100 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 888-7858 FAX (407) 888-1488

KCG

REVISION

DATE

PREPARED FOR:
HANOVER COMPANY

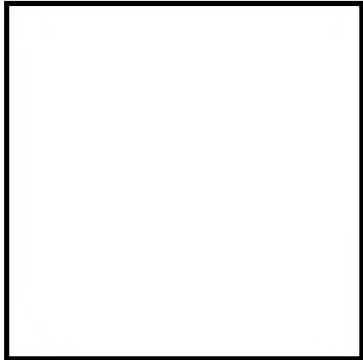
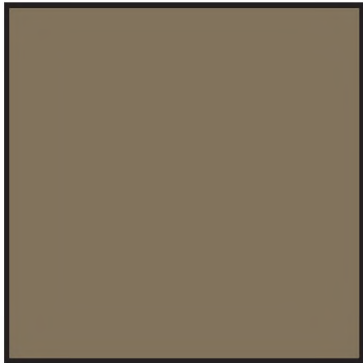
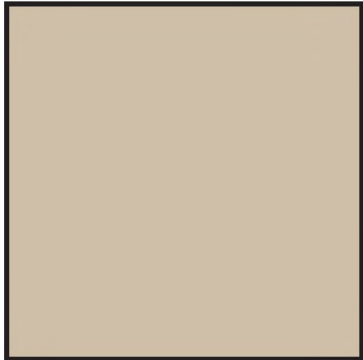
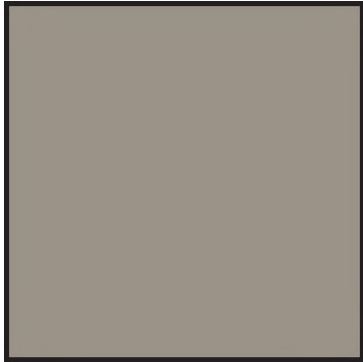
PROJECT:
TAYLOR RIDGE SUBDIVISION

CONCEPT PLAN

DRAWN: DGR
DESIGN: SCF
CHECKED: SCF
JOB NO.: 1512.000
DATE: 08/11/2023
SHEET
1 OF 1

LOGO

COLOR PALETTE



*TAYLOR RIDGE, LOCATED IN DELAND, FLORIDA, IS A NEW MASTER PLANNED COMUNITY EM-
BRACING A LOW IMPACT DEVELOPMENT & PRESERVATION APPROACH.*

CORE VALUES OF THE COMMUNITY

ACTIVE LIFESTYLE ENGAGING NATURAL ENVIRONMENT:

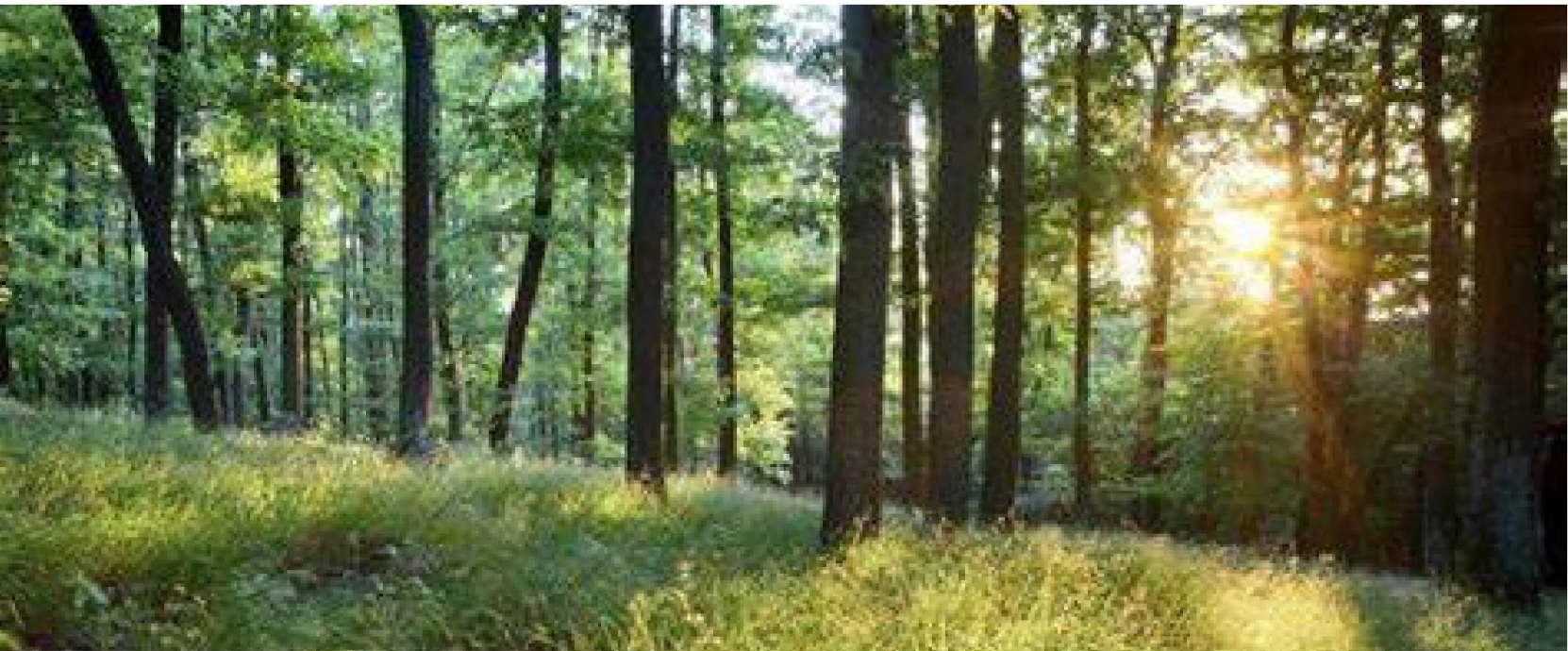
Using the preserved areas of the site, the community attempts to embrace the human interaction with nature using a trail network connecting passive and active recreation, a dog walk, and a central gathering space amid a bio-swale with trail heads & boardwalks that weave through the neighborhood and promote walking, biking, and engagement with nature. Interpretive signage is planned in special areas to communicate the benefit of the natural features to cultivate an appreciation and stewardship among the residents and non-resident users.

PRESERVATION:

The community planning has taken a granular approach to work within the natural environment and retain substantial areas of existing trees and open space with access to natural areas.

SUSTAINABILITY:

Low impact development strategies are being incorporated throughout. Mulched trail networks to reduce impervious areas, bioswales to convey stormwater, reduced turf areas, and providing alternatives for automobile use within the community are all strategies being employed within Taylor Ridge.



2023.08.08

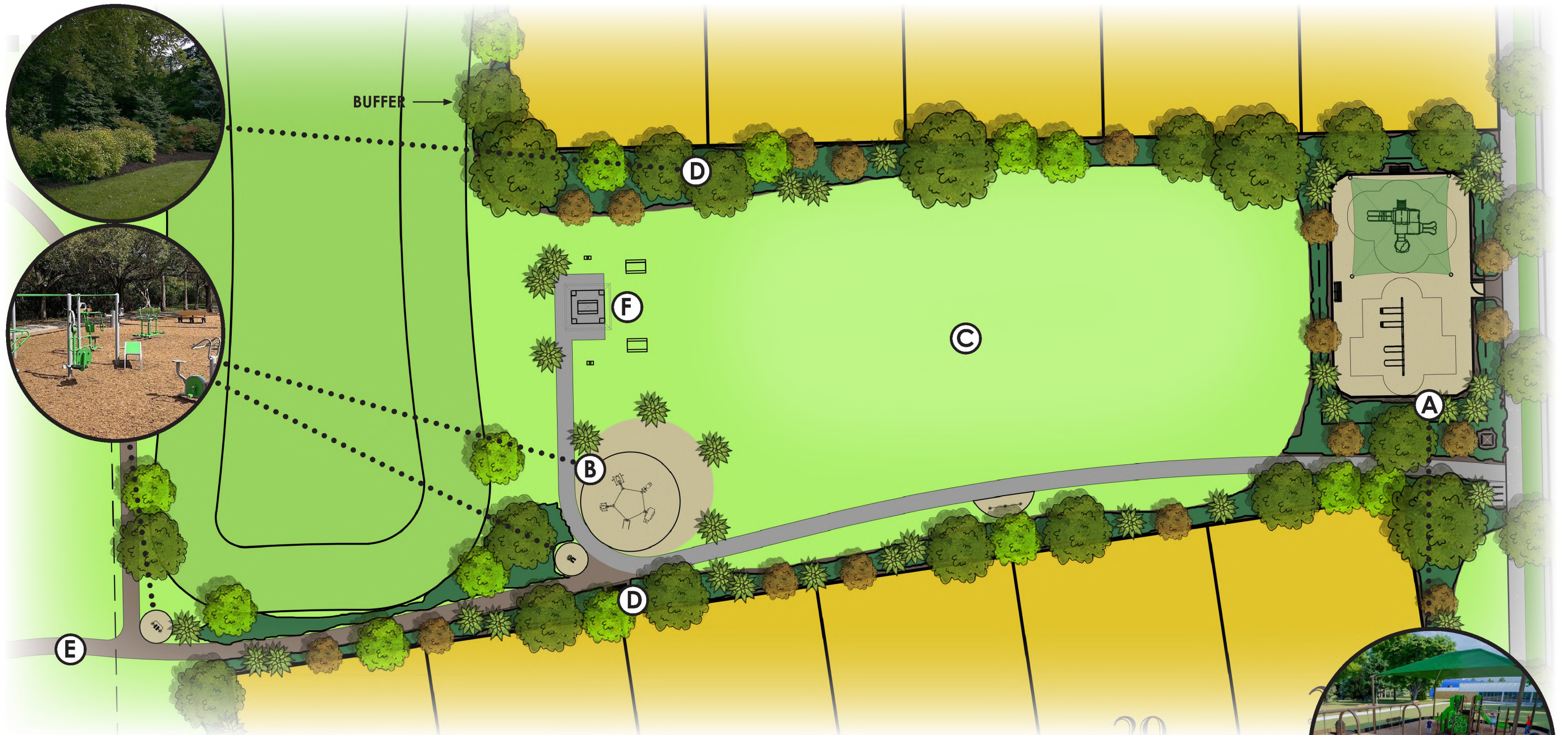
LEGEND:

- 5 MIN. WALK RADIUS
- 5' WALKING PATH
- 5' MULCH TRAIL
- 8' MULTI-USE PATH



PROJECT #2021.188

2023.08.08



LEGEND:

- (A) TOT LOT/SHADE SAIL (B) EXERCISE EQUIPMENT (C) PLAY FIELD (D) LANDSCAPE BUFFER (E) MULCH PATH (F) SHELTER/TABLES/GRILLS



AMENITY PARK
PROJECT #2021.188



SITE PLAN

1"=30'
2023.08.08



LEGEND:

(A) DOG PARK

(B) DOG PLAY EQUIP.

(C) OPEN FIELD

(D) LANDSCAPE BUFFER

(E) MULCH PATH



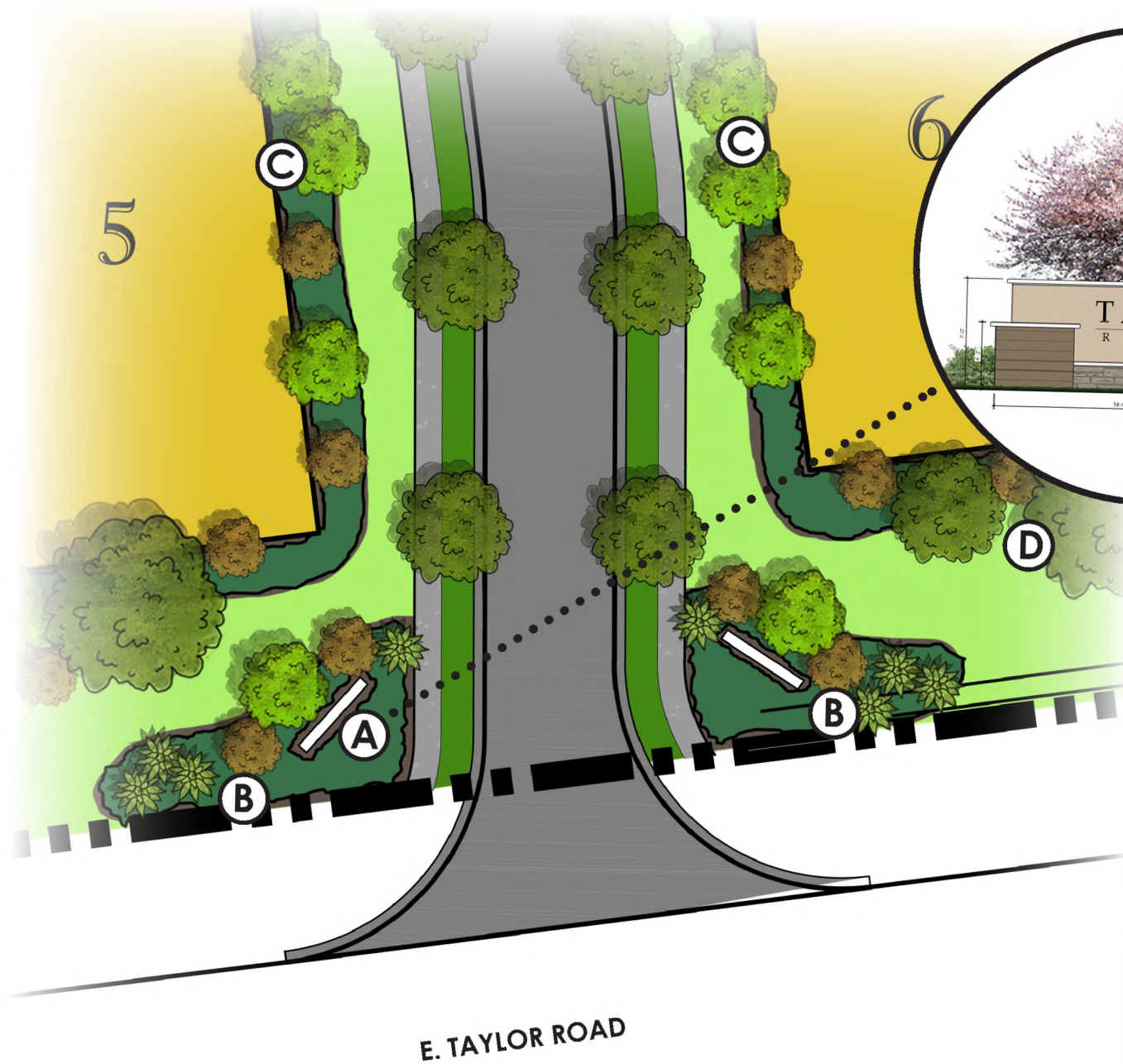
DOG PARK

PROJECT #2021.188

SITE PLAN

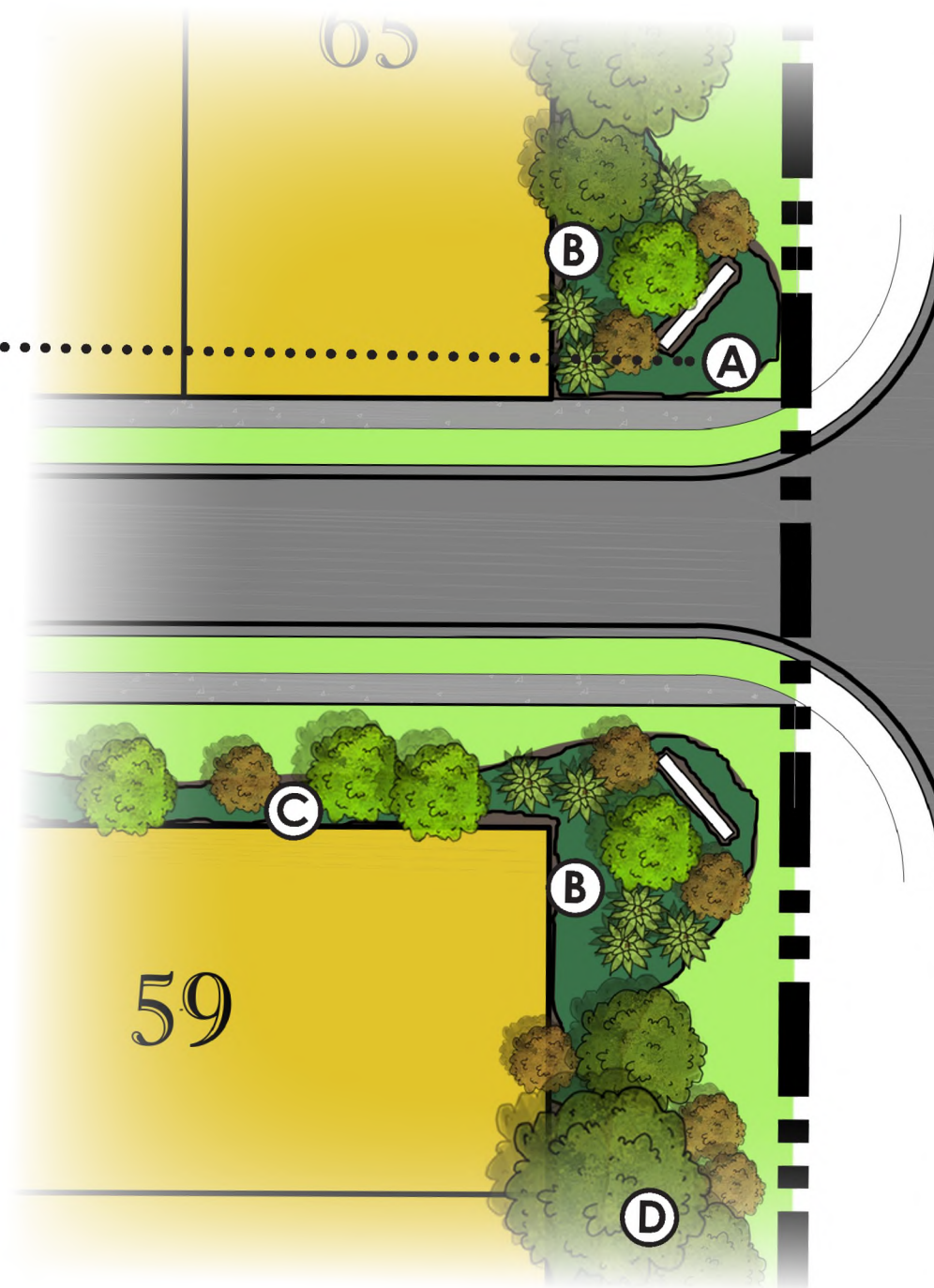
1"=30'

2023.08.08



E. TAYLOR ROAD

SOUTH ENTRANCE



S. BLUE LAKE AVENUE

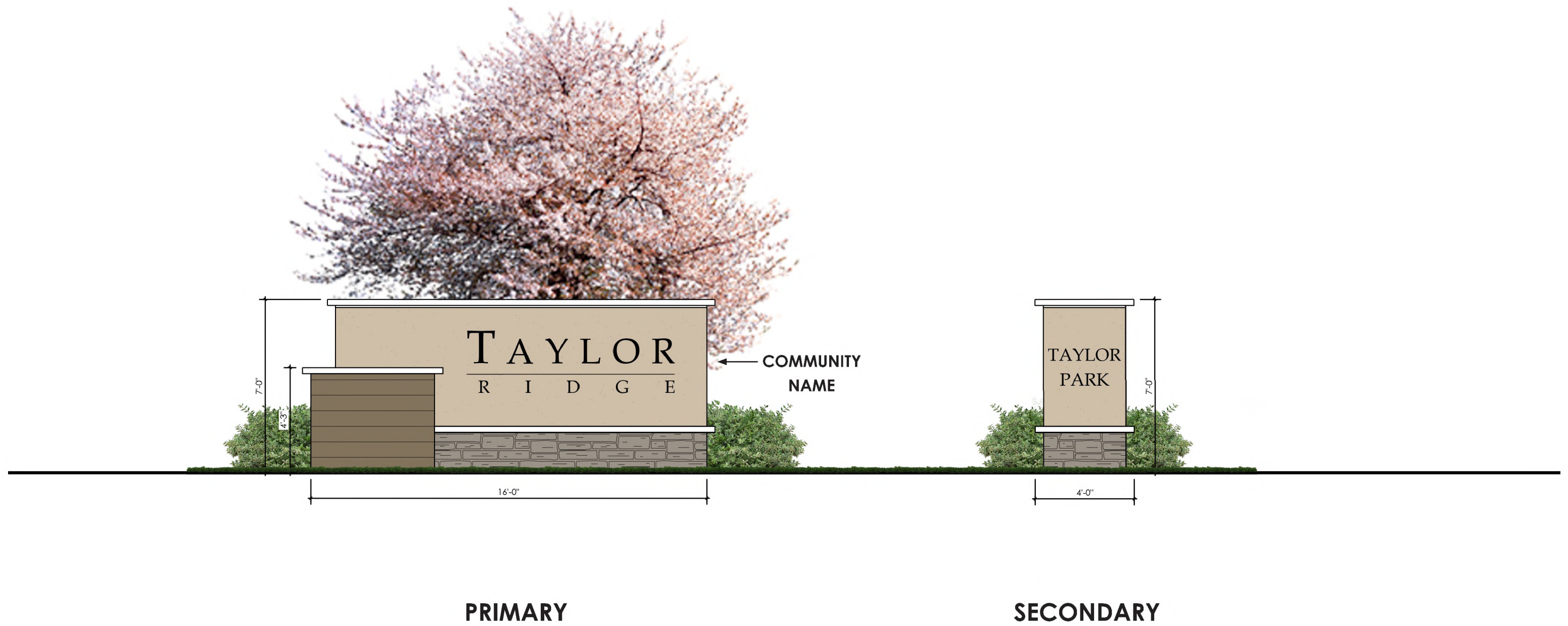
EAST ENTRANCE

LEGEND:

- (A) ENTRY SIGN
- (B) ENHANCED PLANTING
- (C) LANDSCAPE BUFFER
- (D) TREE PROTECTION AREA



COMMUNITY ENTRANCE
PROJECT #2021.188



ENTRY SIGNAGE
PROJECT #2021.188

ELEVATION **1/2"=1'**
2023.08.08



Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County
Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

**School Adequate Capacity Determination
Finding of Adequate Capacity Letter**

September 28, 2023

Mr. Michael J. Woods, Esq
Cobb Cole
231 N Woodland Blvd
DeLand, FL 32720

RE : Taylor Ridge PD – City of DeLand
School Concurrency Case # 21-11-01-001-A (Amendment)

Dear Mr. Woods:

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 reviewed the information for the proposed project known as Taylor Ridge PD associated with 26+/- acres of property located at or near the intersection of S Blue Lake Rd and E Taylor Rd within DeLand city limits. Proposed project would now provide sixty-five (65) single family units.

The district uses a county wide Student Generation Rate (SGR) of (0.258) per single family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate seventeen (17) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	65	17
Multifamily Dwelling Unit	0.137	0	0
Manufactured Home Dwelling Unit	0.052	0	0
	Total	65	17

When performing 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.

FACILITIES SERVICES
3750 OLSON DRIVE ♦ DAYTONA BEACH, FL 32124
PHONE: (386) 947-8786 ♦ FAX (386) 506-5056

Table 2

Schools	SY 2023/24 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Freedom Elementary	752	98%	No	6
DeLand Middle	1,090	97%	No	3
West CSA (DeLand High)	2,874	107%	No	6
Other				2

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the high school level. However, the concurrency service area (CSA) for DeLand High is at or over 100% but below 115% 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.

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 current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50806.

Sincerely,



Leineriza V. Divina
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Kendall Story, Senior Planner, City of DeLand
James F. Roberts, VCSB Planning Services Project File



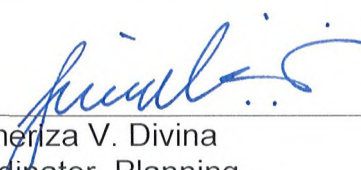
Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Taylor Ridge PD
VCSB Project #	21-11-01-001-A (Amendment)
Jurisdiction Project #	
Parcel ID Numbers	7022-00-00-0090; 7022-00-00-0191
Project Location	S Blue Lake Rd and E Taylor Rd
Potential Residential Units	65 Single Family Homes
Property Owner/Applicant	Michael J Woods, Esq – Cobb Cole
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.



Leinerza V. Divina
Coordinator, Planning

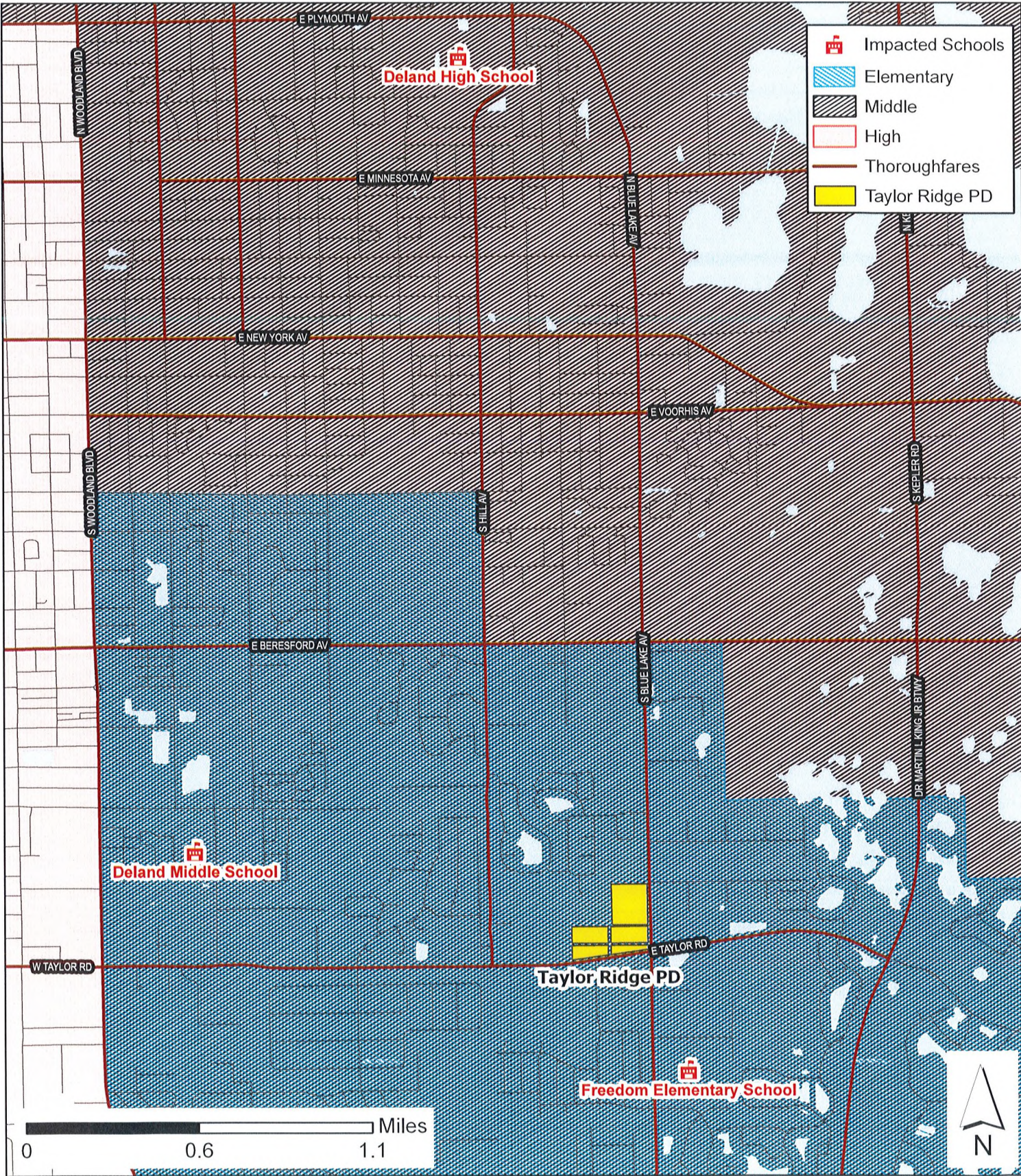
September 28, 2023
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Taylor Ridge PD



Created by Facilities Services
September 2023



Ms. Story,

As a member of the JCC I am forwarding my response to the annexation request for Parcel IDs 7022-00-00-0090 and 7022-00-00-0191 – Northwest corner of S. Blue Lake Av, and E. Taylor Rd. For the purpose of full disclosure I am a resident in close proximity to this request.

These parcels were brought before the Volusia County PLDRC for a rezoning request for a residential subdivision. They received a recommendation of denial by the board. The main concern I had was the major flooding we had in the Southeast quadrant of S. Blue Lake Av. And E. Taylor Rd. There has been some belief the root cause was the continual saturation of the ground by the reclaimed water in the Sawyers Landing Subdivision. There was enough water coming over E. Taylor Rd during the last major rain event to close the road for days and when there is any rain event we tend to have standing water in that Southeast quadrant for a longer period of time. I also have some concern for the residence in the Saddlebrook Subdivision to the north of this request as they have had some major issues with erosion from storm water runoff. I believe another high density subdivision in this area will have a negative impact on the adjoining property owners in the area. I appreciate consideration for my many concerns with regards to addressing the request for these parcels to be annexed into the city for the purpose of a residential subdivision.

Thank you,

Ronnie Mills

Chairman of the Volusia County PLDRC

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

October 11, 2023

A. APPLICATION NO.: Z23-034

APPLICANT: Michael Wojtuniak, P.E.

REQUEST: Request for an amended and restated Planned Development known as DeLand Toyota, for the purposes of creating one overall development plan with the addition of a proposed 8,000 SF bldg.

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: 1701 S. Woodland Blvd.
Parcel Size: ±10.43 acres
Land Use: City of DeLand HC (Highway Commercial)
Existing Zoning: Toyota Planned Development
Existing Use: Car dealership

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Highway Commercial; Low Density Residential	R-1B
South:	VC: Urban Medium Intensity; Low Density Residential	VC: R-4
East:	VC: Urban Medium Intensity	VC: R-4
West:	VC: Commercial	DeLand Toyota PD; VC: B-5

B. ANALYSIS:

The subject property currently known as Parks DeLand Toyota consists of 5 lots that have been assembled over time. Each time more property was added to the development, the PD was amended to include the new parcel(s).

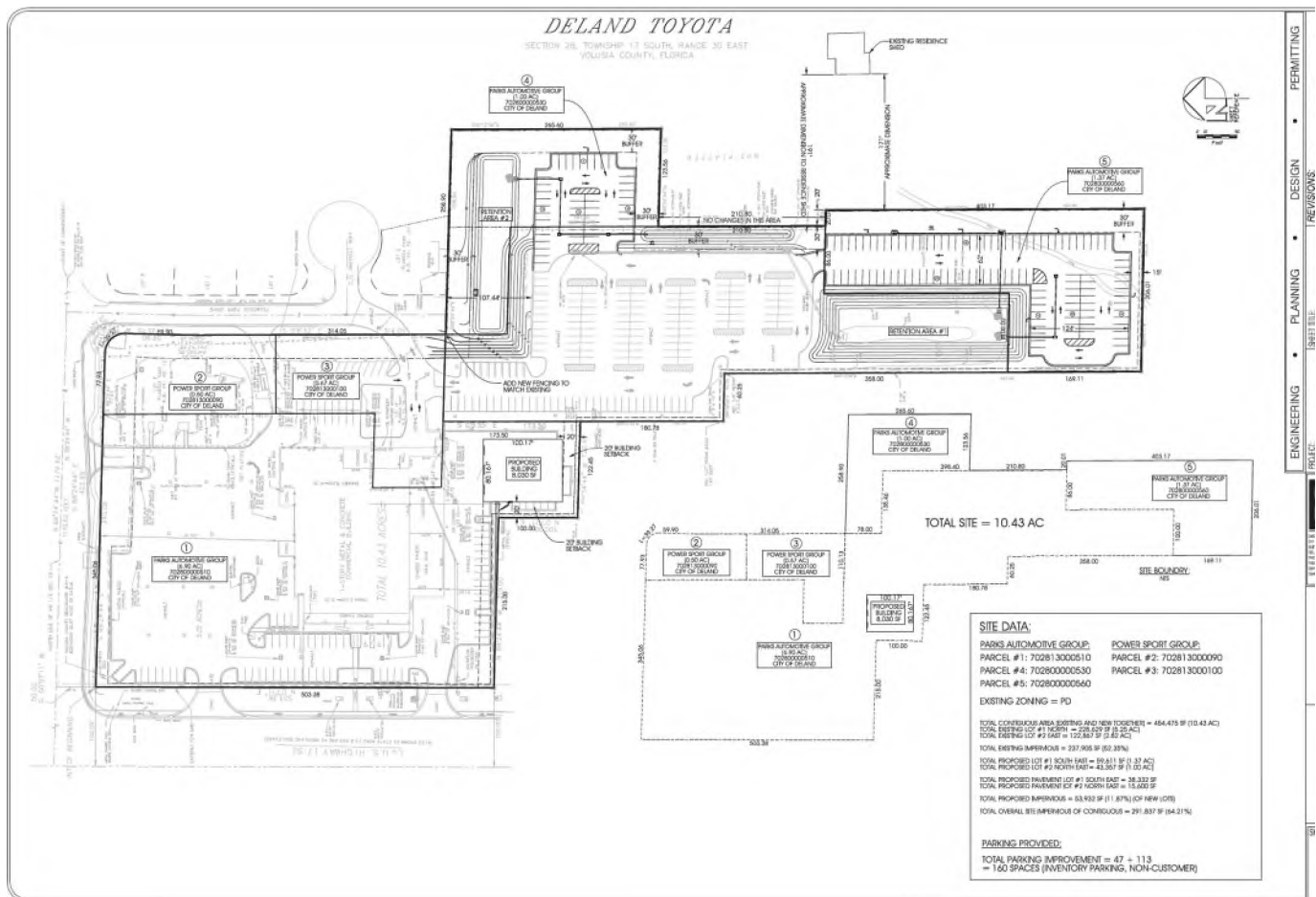
On January 17, 2012, the property located at 1701 S. Woodland Blvd. received zoning approval to rezone to Parks DeLand Toyota PD, Planned Development. The development was originally approved for 5.25 acres in size. Later, the owner of the dealership purchased additional property from the neighbor to the east, Mr. Vincent Gould. In order to incorporate the new land, the PD was amended on November 16, 2015 (1st Amendment to the PD) and on April 4, 2022 (2nd Amendment to the PD). In all, the PD consists of 10.43 acres of property, and on February 22, 2023 the applicant requested to once again amend the PD to allow for an 8,000 sq. ft. building to the development. However, when reviewing the plans, staff came across some issues. At some point in the past, the original parcel was divided, and this not only created multiple parcels, but it created non-conformities such as parcel lines cutting through one of the buildings and setbacks not being met.

In an effort to “clean up” the DeLand Toyota PD, the applicant is amending and restating the PD to encompass all 10.43 acres of property and the development standards, creating one cohesive property. Unfortunately, it became evident that not all parcels could be combined into one because they are not owned by the same LLC.

Being that the non-conformities already exist, a statement has been added to the amended and restated agreement (section B. Unified Ownership) that acknowledges that the applicant is not currently able to combine the two parcels owned by Power Sports Group, stating,

“...in order to facilitate the amended and restated PD, it will be recognized as one development. As such, the alteration of the footprint of the existing structure that has been constructed across the parcel lines shall be prohibited and shall remain under unified ownership, until such time as the parcels can be combined.”

CONCEPT PLAN:



The Technical Review Committee recommended at their July 20, 2023 meeting that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing all remaining Staff comments. All comments have since been addressed.

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 property to the west of Lot 1 and Lot 2 is the current DeLand Toyota dealership, the majority of which have car-related services as their primary use. Lot 2 directly abuts residential homes to the north. Because of that, the concept plan situates a retention pond, plus a 30' wide landscape buffer, between the residential properties and the dealership. To the east is the subject property's parent parcel; and a 30' wide landscape buffer will also be provided to protect its residential character from the proposed use.

The development is consistent with the Comprehensive Plan in that the underlying land use designation is HC, Highway Commercial. The HC land use designation is consistent with land uses for adjacent City and County properties along the US Highway 17-92 corridor.

The proposed development program is consistent with the existing Toyota PD and maintains the same general character and pattern 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 as the site is already developed.

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

Subsequent commercial development of the vacant parcel will increase the taxable value of the subject property and allow for expansion of the car dealership.

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.

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

This property is located east of US 17-92, and is adjacent to the limits of the City of DeLand. The proposed zoning change will facilitate site improvements, and it is consistent with the pattern of nearby land uses and zoning.

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 proposed rezoning is simply clarifying the development plan of the established car dealership business and allowing the addition of an 8,000 sq. ft. building, and should not have any effect upon 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 rezoning.

C. CONCLUSION:

The Applicant is proposing to amend and restate the existing development agreement for the subject property known as DeLand Toyota PD Agreement to create one, overall development plan and allow for the addition of a small building. The proposed use will not create additional traffic.

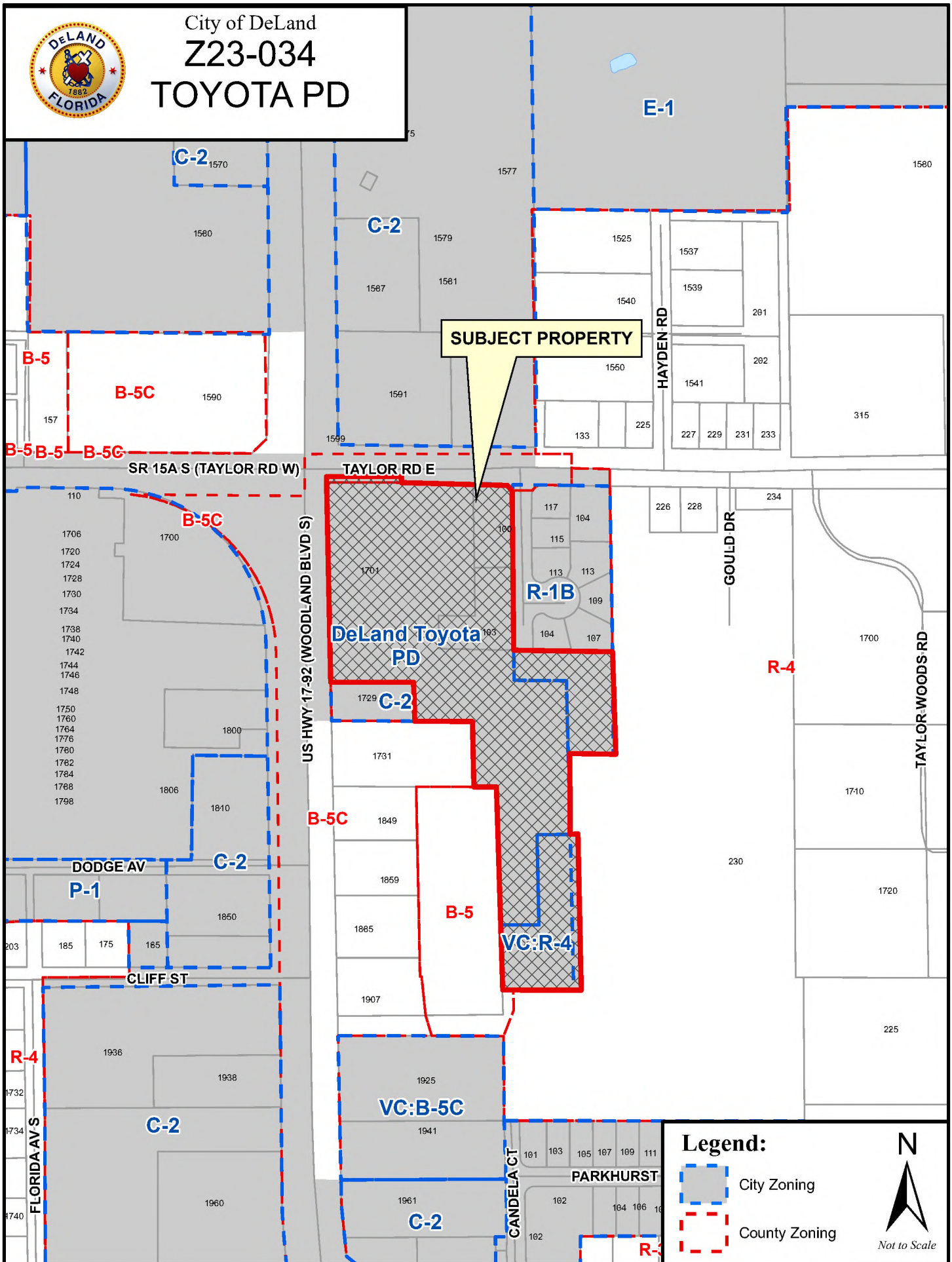
D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the Amended and Restated DeLand Toyota PD Agreement and development plan.

L:\COMMDEV\PLANNING\Staff Reports\2023\PB\ SR-Z23-034 PARKS DELAND TOYOTA AMENDED AND RESTATED PD



City of DeLand
Z23-034
TOYOTA PD



Legend:

- City Zoning
- County Zoning





City of DeLand
Z23-034
TOYOTA PD



FIRST AMENDED AND RESTATED
DELAND TOYOTA PLANNED DEVELOPMENT AGREEMENT
IN THE CITY COMMISSION OF THE
CITY OF DELAND, FLORIDA

IN RE: ZE-11-29, Application of
PARKS AUTOMOTIVE GROUP, LLC
ORDINANCE # _____
(# to be Provided After Commission Approval)

ORDER AND RESOLUTION
GRANTING A REQUEST FOR CHANGE OF ZONING FROM **C-2** TO
DELAND TOYOTA PD (PLANNED DEVELOPMENT) (see below)

This First Amended and Restated Planned Development Agreement of the *Parks Automotive Group, LLC*, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on **(public hearing date)**. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development, and other Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on **(public hearing date)**, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of *Parks Automotive Group, LLC* was duly and properly

1 filed herein on **(filing date)** as required by law.

2
3 B. That all fees and costs which are by law, regulation, or Ordinance required to
4 be borne and paid by the applicant have been paid.

5
6 C. That the applicant is the **owner of a 10.43-acre parcel of land** which is
7 situated in DeLand, Florida. This parcel of land is described more particularly in the
8 legal description, a true copy of which is attached hereto as Exhibit "A".

9
10 D. That the Applicant has complied with the concept plan provision as required
11 by Land Development Regulations Ordinance #2013-11, as amended.

12
13 E. That the Applicant has complied with the "Due Public Notice" requirements of
14 the City Commission, Land Development Regulations Ordinance #2013-11, as amended.

15
16 F. That the owner of the property, **Parks Automotive Group, LLC**, agrees with
17 the provisions of the Development Agreement.

18
19 FINDINGS REGARDING REZONING

20
21 A. That the Applicant has applied for a change of zoning from the present
22 zoning classification(s) of the parcel described in Exhibit "A" from **DELAND TOYOTA PD**
23 **and R-4 to entirely DELAND TOYOTA PD.**

1 B. That the said rezoning to a PD is consistent with both the City of DeLand
2 Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the
3 City of DeLand Land Development Regulations Ordinance #2013-11, as amended, and
4 does promote the public health, safety, morals, general welfare and orderly growth of the
5 area affected by the rezoning request.

6
7 NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF
8 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY
9 COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS
10 DAY OF _____, A.D., _____, AS FOLLOWS:

11
12 A. That the Application of *Deland Toyota* for the rezoning of the subject parcel is
13 hereby granted.

14
15 B. That the zoning classification of the subject parcel described in Exhibit "A",
16 attached hereto, is hereby amended from **DELAND TOYOTA PD** and **R-4** as described in
17 Article VII of the City of DeLand, Land Development Regulations Ordinance #2013-11, as
18 amended.

19
20 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
21 show the rezoning of said parcel to **DELAND TOYOTA PD**.

22
23 D. That the City of DeLand Land Development Regulations Ordinance #2013-
24 11, as amended, is consistent with the provisions of the "Development Agreement" as

hereinafter set forth in this Ordinance and with respect to any conflict between Land Development Regulations Ordinance #2013-11, as amended, and the "Development Agreement", the provisions of the "Development Agreement" shall govern. Ordinance #2013-11, as amended, shall govern with respect to any matter not covered by the "Development Agreement." The City of DeLand, will ensure overall compliance with this Ordinance.

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance #2013-11, as amended, shall apply to the **DELAND TOYOTA PD** in the same manner as the **C-2** zoning classification.

F. Nothing in this Ordinance shall abridge the requirements of any City of DeLand Ordinance other than Ordinance #2013-11, as amended. Timing and review procedures contained in this Order and Resolution may be modified to comply with the City of DeLand Land Development Regulations, Ordinance #2013-11, as amended. Further, nothing in the Development Agreement is intended to abridge the requirements of Ordinance #2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as a PD substantially in accordance with the Overall Development Plan. The Overall Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel.

1 1. Overall Development Plan The Overall Development Plan shall
2 consist of the Conceptual Site Plan prepared by ***Engineered Permits, Inc.*** and this
3 Development Agreement. The Overall Development Plan is hereby approved and
4 incorporated in this Ordinance by reference as Exhibit "B". The Overall Development Plan
5 shall be filed and retained for public inspection in the Planning Department and it shall
6 constitute a supplement to the Official Zoning Map of the City of DeLand.

7 2. Amendments. All amendments of the Planned Development Plan,
8 other than those deemed by the Planning Department to be minor amendments as set out
9 in Ordinance #2013-11, as amended, shall require the review and recommendation of the
10 Planning Board and action by the City Commission in the same manner as a rezoning of
11 the parcel.

12
13 3. Final Site Plan Approval. After the Planned Development Plan is
14 recorded, and prior to issuance of any permits for construction, including clearing and
15 landfill, a Final Site Plan shall be prepared and submitted for review and approval in the
16 manner required by Article XII of the City of DeLand, Land Development Regulations
17 Ordinance #2013-11, as amended.

18
19 B. Unified Ownership. The Applicant or his successors shall maintain unified
20 ownership of the subject parcel until after issuance of the *Final Site Plan Development*
21 *Order.* *The PD contains 10.43 acres of contiguous property, comprised of two parcels*
22 *(702813000090 and 702813000100). The applicant is unable to combine these two*
23 *parcels at the current time. However, in order to facilitate the amended and restated PD, it*
24 *will be recognized as one development. As such, the alteration of the footprint of the*

existing structure that has been constructed across the parcel lines shall be prohibited and shall remain under unified ownership, until such time as the parcels can be combined

C. Phases of Development. The development of the PUD shall occur in 1 phase, including the new parking areas, and construction of the new service building.

D. Land Uses Within the PD. The development of the parcel shall be consistent with the uses prescribed for each area within the proposed **DELAND TOYOTA PD**. The location and size of said land use areas are shown on the Overall Development Plan, Exhibit "B". The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

- Art, dance, modeling and music schools.
- Auction parlors.
- Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer, light and heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)
- Automobile body shops.
- Automobile driving schools.
- Automobile service stations, types A, B and C.
- Bars and liquor stores.
- Beauty and barber shops.
- Bowling alleys.
- Building material sales and storage.
- Car washes.
- Catering services.
- Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)
- Contractor's shop, storage and equipment yard. (Ord. No. 82-20, § IX, 12-9-82)

- 1 - Convenience stores with more than eight vehicular service positions per fuel
2 dispenser island. (Ord. No. 2004-20, § V, 12-16-04)
- 3 - Cultural art centers. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 4 - Day care centers (refer to subsection 72-293(6)). (Ord. No. 2004-20, § V, 12-
5 16-04)
- 6 - Dental laboratories. (Ord. No. 90-34, § 34, 9-27-90)
- 7 - Employment agencies.
- 8 - Essential utility services. (Ord. No. 84-1, § III, 3-8-84)
- 9 - Exempt excavations (refer to subsection 72-293(15)) and/or those which
10 comply with division 8 of the Land Development Code of Volusia County
11 [article III] and/or final site plan review procedures of this article. (Ord. No. 84-
12 1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 34, 9-27-90)
- 13 - Exempt landfills (refer to subsection 72-293(16)). (Ord. No. 89-20, § VI, 6-20-
14 89; Ord. No. 90-34, § 34, 9-27-90)
- 15 - Financial institutions.
- 16 - Fire stations. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 17 - Flex office/warehouse facility. (Ord. No. 2004-20, § V, 12-16-04)
- 18 - Funeral homes.
- 19 - Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or
20 other coin-operated amusements.
- 21 - General offices. (Ord. No. 82-20, § VIII, 12-9-82)
- 22 - Government-sponsored civic centers. (Ord. No. 92-6, § XXXVI, 6-4-92)
- 23 - Hardware/home improvement retail center. (Ord. No. 98-25, § VII, 12-17-98;
24 Ord. No. 2004-20, § V, 12-16-04)
- 25 - Health clubs or spas.
- 26 - Houses of worship. (Ord. No. 2004-20, § V, 12-16-04)
- 27 - Laundry and dry-cleaning establishments.
- 28 - Libraries. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 29 - Marine engine repair and service.
- 30 - Medical and dental clinics. (Ord. No. 2004-20, § V, 12-16-04)
- 31 - Mini-warehouses which meet the requirements of subsection 72-293(5). (Ord.
32 No. 82-20, § IX, 12-9-82)

- 1 - Museums. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 2 - Nightclubs.
- 3 - Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of
- 4 Ordinances of the County of Volusia). (Ord. No. 94-4, § XXXIX, 5-5-94; Ord.
- 5 No. 2002-22, § X, 11-7-02)
- 6 - Pawnshops.
- 7 - Pest exterminators.
- 8 - Printing and engraving, including photostating and publishing.
- 9 - Private clubs. (Ord. No. 84-1, § XXXII, 3-8-84)
- 10 - Public schools. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 11 - Publicly owned parks and recreational areas. (Ord. No. 92-6, § XXXVII, 6-4-92)
- 12 - Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XXXVII, 6-4-
- 13 92)
- 14 - Radio and television broadcasting stations.
- 15 - Recycling collection center. (Ord. No. 90-34, § 34, 9-27-90)
- 16 - Restaurants, types A and B. (Ord. No. 84-1, § XXXI, 3-8-84)
- 17 - Retail sales and services.
- 18 - Retail specialty shops.
- 19 - Rug cleaning establishments.
- 20 - Sweepstakes centers (refer to subsection 72-290(12)). (Ord. No. 2011-06, § II,
- 21 3-17-11)
- 22 - Tailors.
- 23 - Taxicab stands.
- 24 - Theaters.
- 25 - Travel agencies.
- 26 - Veterinary clinics.
- 27 - Welding and soldering shops.
- 28 - Wholesale-retail nursery.
- 29
- 30 E. Development Standards.

Parcel 702800000510:

1. Minimum lot area: 9,000 square ft
2. Minimum lot width and/or depth: 75 ft
3. Maximum lot coverage: 80 %
4. Maximum building height: 80 ft
5. Proposed building:

Dimensions: 100.17 ft x 80.17 ft

Size: 8,030 square ft

Setbacks:

a. 20 ft (West)

b. 20 ft (South)

6. Landscape buffer requirements:

North: Area abutting E Taylor Rd 30 ft

East: Project interior 0 ft

South: Area adjacent to the south parking spaces 15 ft

West: Area adjacent to on-site retention pond and
Parking spaces 5 ft

7. Off-street parking requirements:

North East: Total New Parking Lot #1: 111 Spaces

South East: Total New Parking Lot #2: 47 Spaces

8. Perimeter Building Setbacks:

Front Setback: 20 ft

Side Setback (West): 20 ft

9. *Signage requirements:*

Building Signage: Woodland Blvd – Signage Totaling 100 SF

Taylor Ave – Signage totaling 100 SF

All other signage to comply with the City of Deland land development regulations.

Parcel 702813000090:

1. *Minimum lot area:* 9,000 square ft

2. *Minimum lot width and/or depth:* 75 ft

3. *Maximum lot coverage:* 80 %

4. *Maximum building height:* 80 ft

5. *Landscape buffer requirements:*

North: Area abutting E Taylor Rd 30 ft

East: Area abutting Plumosus Park Dr. 5 ft

South: Prcject interior 0 ft

West: Prcject interior 0 ft

6. *Perimeter Building Setbacks:*

Front Setback, abutting E Taylor Rd: 20 ft

Side Setback, abutting Plumosus Park Dr. 20 ft

7. *Signage requirements:*

All signage to comply with the City of Deland land development regulations.

Parcel 702813000100:

- 1. Minimum lot area: 9,000 square ft
- 2. Minimum lot width and/or depth: 75 ft
- 3. Maximum lot coverage: 80 %
- 4. Maximum building height: 80 ft
- 5. Landscape buffer requirements:

North: Prcject interior 0 ft

East: Area abutting Plumosus Park Dr. 5 ft

South: Prcject interior 0 ft

West: Prcject interior 0 ft

6 Perimeter Building Setbacks:

Side Setback, abutting Plumosus Park Dr. 20 ft

7. Signage requirements:

All signage to comply with the City of Deland land development regulations.

Parcel 702800000530:

- 1. Minimum lot area: 9,000 square ft
- 2. Minimum lot width and/or depth: 75 ft
- 3. Maximum lot coverage: 80 %
- 4. Maximum building height: 80 ft
- 5. Landscape buffer requirements:

<u>North:</u>	<u>Area abutting County zoning, R-4</u>	<u>30 ft</u>
<u>East:</u>	<u>Area east of proposed parking lot #2</u>	<u>30 ft</u>
<u>South:</u>	<u>Project interior</u>	<u>0 ft</u>
<u>West:</u>	<u>Project interior</u>	<u>0 ft</u>

6. *Perimeter Building Setbacks:*

Side Setback, abutting Plumosos Park Dr. 20 ft

7. *Signage requirements:*

All signage to comply with the City of Deland land development regulations.

Parcel 702800000560:

1. *Minimum lot area:* 9,000 square ft
2. *Minimum lot width and/or depth:* 75 ft
3. *Maximum lot coverage:* 80 %
4. *Landscape buffer requirements:*

East: Area east of proposed parking lot #1 30 ft

South: Area South of proposed parking lot # 1 15 ft

West: Area West of proposed parking lot # 1 5 ft

5. *Signage requirements:*

All signage to comply with the City of Deland land development regulations.

1
2
3 F. Environmental Considerations. All existing trees to be preserved will be
4 protected during construction. Protective barriers shall be constructed prior to clearing
5 around all trees designed to remain. Absolutely no fill, building materials, trash, or other
6 objects shall be placed inside these barriers. No equipment will be parked or stored inside
7 these barriers. If fill is deposited adjacent to these areas, a suitable temporary or
8 permanent retaining structure shall be constructed to prevent siltation of the barricade
9 area. Contractor is responsible for maintaining preserved trees during construction.
10

11 G. Sewage Disposal and Potable Water. Provision for sewage disposal and
12 potable water needs of the PD will be provided in accordance with the Comprehensive
13 Plan, Ordinance No.1990-04, as amended, the Land Development Regulations Ordinance
14 #2013-11, as amended, and State of Florida Administrative Code 64E-6.
15

16 H. Stormwater Drainage. Provision for stormwater retention shall be in
17 accordance with the Land Development Regulations Ordinance #2013-11, as amended.
18

19 I. Access and Transportation System Improvements. All access and
20 transportation system improvements shall be provided in accordance with the Land
21 Development Regulations, Ordinance #2013-11, as amended. The parcel shall be
22 developed in substantial accordance with the following access and transportation system
23 improvements:

24 1. Access. *Existing access points along US Highway 17, Taylor Rd, and*
25 *Plumosus Park Drive, shall remain.*

1
2 J. Reverter Provision: The City Commission may rezone any portion of the
3 project which has not secured a **Class II** development order on or before 5 years from the
4 effective date of this ordinance as may be necessary or appropriate to protect adjoining
5 properties or the public health, safety and welfare, unless the City Commission, for good
6 cause shown, shall extend the time period indicated in this paragraph.

7
8 K. Binding Effect of Plans; Recording; and Effective Date. The Planned
9 Development Plan, including any and all amendments shall bind and inure to the benefit of
10 the Applicant and his successor in title or interest. The **DELAND TOYOTA PD** zoning,
11 provisions of the "Development Agreement," and all approved plans shall run with the land
12 and shall be administered in a manner consistent with Article XII of the City of DeLand
13 Land Development Regulations Ordinance #2013-11, as amended.

14
15 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
16 Court and recorded within forty-five (45) days following execution of the document by the
17 City Commission, in the Official Records of Volusia County, Florida. One copy of the
18 document, bearing the book and page number of the Official Record in which the
19 document was recorded, shall be submitted to the Planning Department for placement in
20 the public file. The date of recording of this document shall constitute the effective date of
21 the **DELAND TOYOTA PD** or its subsequent amendments. The applicant shall pay all
22 filing costs for recording documents.

DONE and ORDERED by the City Commission, City of DeLand, Florida, this
____ day of _____ (mo/yr).

ATTEST:

City Commission of DeLand Florida

Michael Pleus
City Manager

Robert Apgar
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me this _____ day of
_____ (mo/yr), by Michael Pleus and Robert Apgar, as City
Manager and Mayor, City of DeLand, respectively, on behalf of the City of
DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: _____

My Commission Expires: _____

1
2 WITNESSES:
3
4

5 _____
6 *Applicant's Name, Title & Corporation*
7

8
9 _____
10 *Applicant's Name, Title & Corporation*
11

12
13 _____
14 *Owner of Property (if other than applicant)*
15
16
17

18
19 The foregoing instrument was acknowledged before me this _____ day of
20 _____ (mo/yr), by (N A M E), who is personally
21 known to me or who has produced _____ as
22 identification.
23
24
25

26 NOTARY PUBLIC, STATE OF FLORIDA

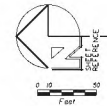
27 Type or Print Name:

28 _____
29 Commission No.: _____

30 My Commission Expires: _____
31
32

DELAND TOYOTA

SECTION 28, TOWNSHIP 17 SOUTH, RANGE 3D EAST
VOLUSIA COUNTY, FLORIDA



TOTAL SITE = 10.43 AC

SITE DATA:

<u>PARKS AUTOMOTIVE GROUP:</u>	<u>POWER SPORT GROUP:</u>
PARCEL #1: 702813000510	PARCEL #2: 702813000090
PARCEL #4: 702800000530	PARCEL #3: 702813000100
PARCEL #5: 702800000560	

EXISTING ZONING = PD

TOTAL CONTIGUOUS AREA (EXISTING AND NEW TOGETHER) = 454,475 SF (10.43 AC)
TOTAL EXISTING LOT #1 NORTH = 226,629 SF (5.25 AC)
TOTAL EXISTING LOT #2 EAST = 122,867 SF (2.82 AC)
TOTAL EXISTING IMPERVIOUS = 237,905 SF (52.35%)
TOTAL PROPOSED LOT #1 SOUTH EAST = 59,611 SF (1.37 AC)
TOTAL PROPOSED LOT #2 NORTH EAST = 43,357 SF (1.00 AC)
TOTAL PROPOSED PAVEMENT LOT #1 SOUTH EAST = 38,332 SF
TOTAL PROPOSED PAVEMENT LOT #2 NORTH EAST = 15,600 SF
TOTAL PROPOSED IMPERVIOUS = 53,932 SF (1.187%) (ON NEW LOTS)
TOTAL OVERALL IMPERVIOUS OF CONTIGUOUS = 291,837 SF (64.21%)

PARKING PROVIDED:

TOTAL PARKING IMPROVEMENT = 47 + 113
= 160 SPACES (INVENTORY PARKING, NON-CUSTOMER)

ENGINEERING	•	PLANNING	•	DESIGN	•	PERMITTING
-------------	---	----------	---	--------	---	------------

REVISIONS:	DATE	BY	REASON
1	11/11/11	11/11/11	11/11/11

EXHIBIT SITE PLAN

PROJECT: DELAND TOYOTA EXPANSION LOT



D: HCCP CD 1 DMPT 5 000,
111, 2791 2, 44486400,
A 174
E 11, 15, 40, 175
P: 1 E 155-2 2002
E 11, 15, 40, 175
E 11, 15, 40, 175
E 11, 15, 40, 175
E 11, 15, 40, 175

MICHAEL WOJTUNIAK, P.E.,
P.E., NCE, 66334
MAIL: mwojtun@attending.org

SHEET NO.

1 OF 1

***THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. WOUTUNIAK, P.E. ON 5/18/2023. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. UNLESS THE RAISED SEAL HAS BEEN UTILIZED. ***

**PLANNING STAFF REPORT
To
PLANNING BOARD**

September 11, 2023

APPLICATION: CSB23-160

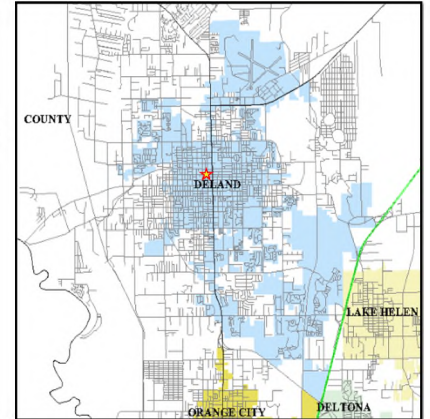
SUBJECT: Combined Preliminary & Final Plat for Coastline Lofts

STAFF PLANNER: Belinda Williams-Collins, AICP

1. Location: 316 N. Florida Ave.

2. Applicant: Mark Watts Esq., Cobb Cole
DeLandia LLC, owner

3. Size: 0.596 ± acre



4. Existing Zoning & Land Use:

Land Use: Vacant, undeveloped
Zoning: C2-A (Downtown Commercial)

5. Surrounding Conditions:

SURROUNDING USE:

SURROUNDING ZONING:

North	Low density Residential	R-1A&H (Single-family, Historic)
South	Downtown Commercial	R-1A/C-2A (Single-family, Downtown Commercial)
East	Downtown Commercial	C-2A (Downtown Commercial)
West	Downtown Commercial	R-1A (Single-family)

6. Applicable Regulations: Land Development Regulations, Article 13.
Subdivision of land Sec. 33-146.05

7. Physical Characteristics: The site is vacant and undeveloped.

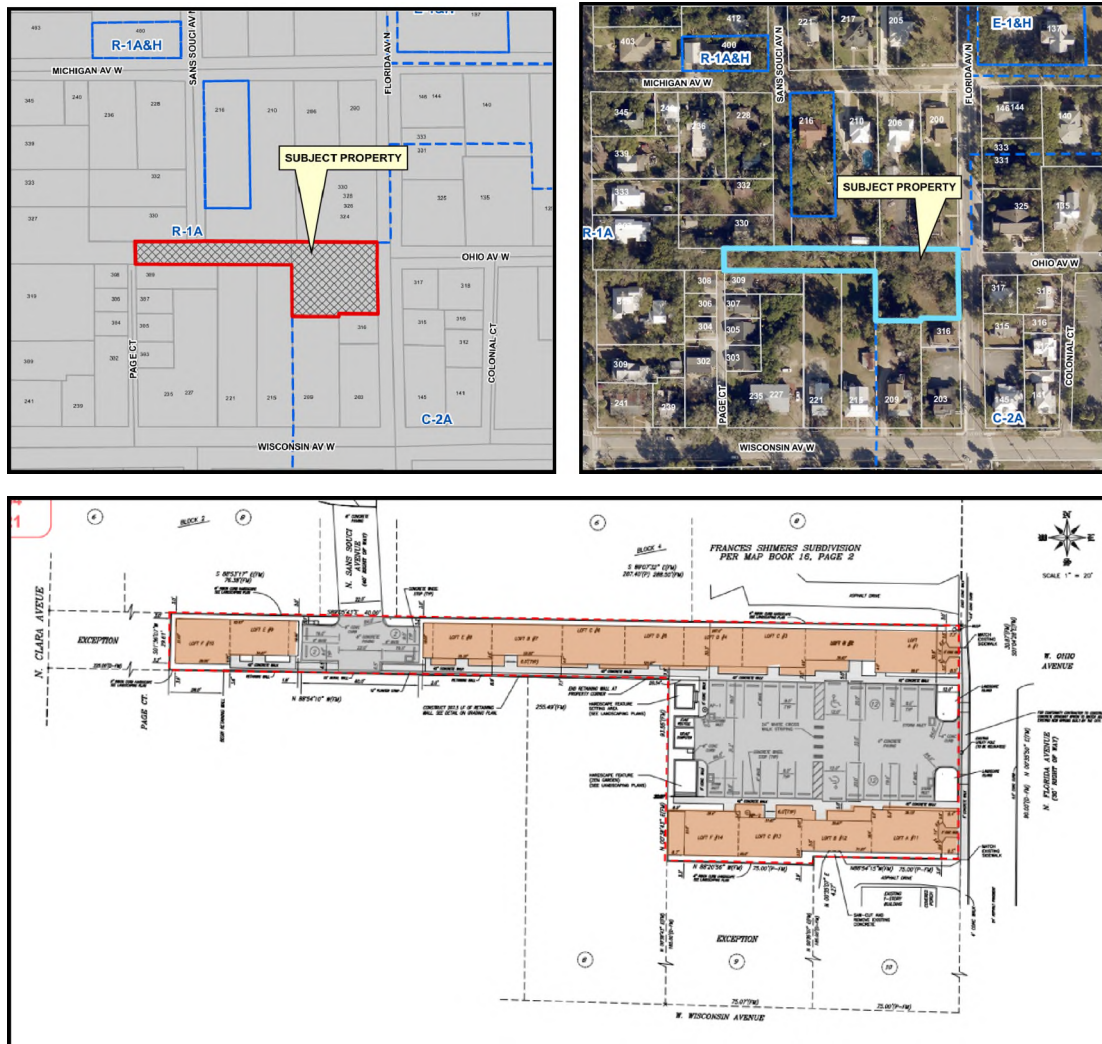
8. Public Utilities and Service:

Water: The proposed development will be served by City potable water facilities.

Sewer: The proposed development will be served by City sanitary sewer facilities.

9. Type of Development:

This site is located on N. Florida Ave. on the west side of its intersection with W. Ohio Ave. The applicant is seeking approval for development of 14 townhomes on a 0.596-acre parcel. The development is comprised of 3 separate structures divided into a 2-unit, 8-unit and 4-unit buildings surrounding a common parking lot. The primary point of access is on Florida Ave. and a second point of access exists on San Souci to serve buildings along the northern edge of the site.



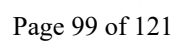
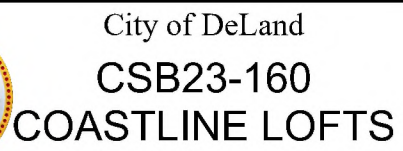
10. Analysis:

The property has a C-2A zoning designation and there essentially are no lot and building requirements to be met. The site plan for this project (SP19-064) was approved on September 13, 2021 and a development order was issued. The reduced setback for the structures allowed in C-2A resulted in building code issues if the Commercial Building Code was applied. As a solution, the applicant requested individual ownership for the units requiring platting each unit on an individual lot thus allowing the buildings to be constructed under the Residential Building Code. The combined plat demonstrates the detailed graphic information for the overall subdivision concept for the entire parcel of land (preliminary plat) as well as the straightforward illustration of how division of the property will be executed (final plat).

On September 21, 2023 the Technical Review Committee recommended that the Combined Preliminary and Final Plat be granted approval and be forwarded to the Planning Board. The Volusia County School Board issued a certificate of concurrency for the site and estimates that 2 students would be generated as a result of this development.

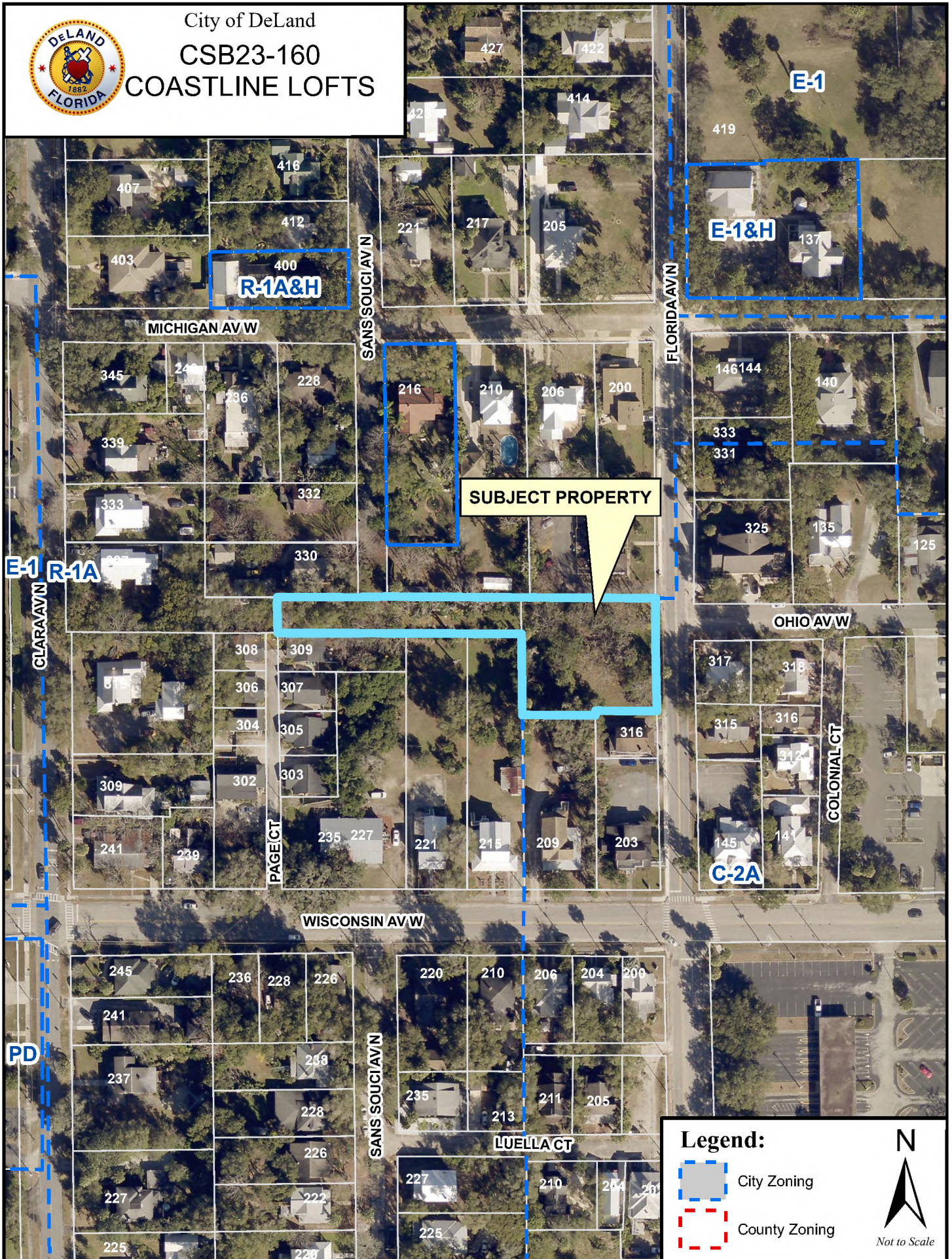
11. Recommendation:

Staff recommends approval of the plat by the Planning Board and that the plans be forwarded to the City Commission for approval.





City of DeLand
CSB23-160
COASTLINE LOFTS

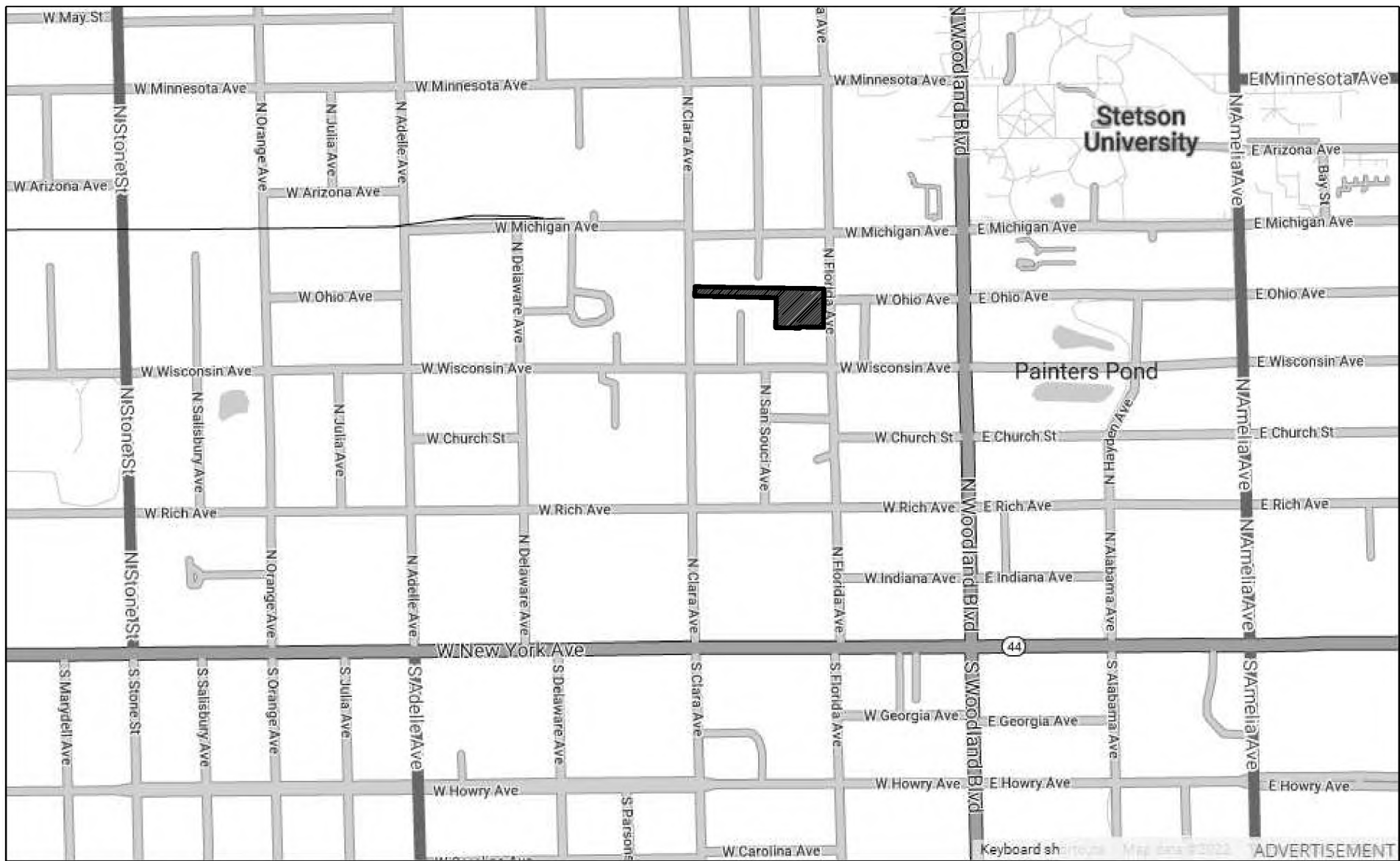


COASTLINE LOFTS

SHEET 1 OF 2



LOCATION SKETCH
NOT TO SCALE



General Notes:

1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
2. Bearings shown hereon are based on the South Line of *FRANCES SHIMERS SUBDIVISION PER MAP BOOK 16, PAGE 2* as being S 89°07'19" E.
3. NOTICE: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easement granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Services Commission.
4. Tract A, common area, to be owned and maintained by The Coastline Lofts Association.

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREET, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to city specifications and standards and all applicable regulations in the COASTLINE LOFTS Subdivision or that a guarantee of the installation of the required improvements in a manner according to Section 33-147 has been received.

City Engineer _____ Date _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

The DeLand City Commission hereby approved the Final Plat for the COASTLINE LOFTS SUBDIVISION.

Date _____ Mayor, City of DeLand (Seal)

PLAT PREPARED BY: BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION - L.B. #2791
995 W. VOLUSIA AVE, DELAND, FLORIDA 32720, PH (386)-734-8050

PLAT INDEX

PAGE 1 of 2: COVER SHEET
PAGE 2 of 2: PLAT MAP

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statute.

City Surveyor _____ P.L.S. No. _____ Date _____ (Seal)

MAP BOOK PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DELANDIA, LLC, BEING THE FEE SIMPLE OWNERS OF THE DESCRIBED LANDS IN THE ATTACHED PLAT, ENTITLED "COASTLINE LOFTS", LOCATED IN THE CITY OF DELAND, COUNTY OF VOLUSIA, FLORIDA, DO HEREBY DEDICATE SAID LANDS AND PLATS FOR THE USES AND PURPOSES THEREIN EXPRESSED AND GRANTS: THE FEE SIMPLE TITLE TO "COASTLINE LOFTS COMMON AREA" TO THE COASTLINE LOFTS ASSOCIATION.

IN WITNESS WHEREOF, DELANDIA, LLC HAS CAUSED THESE PRESENTS TO BE SEALD AND ATTESTED TO BY ITS OFFICERS NAMED BELOW AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO ON THIS _____ DAY OF _____, 2023.

DELANDIA, LLC
SHANNON COVEN _____
MANAGER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE)
WITNESS (SIGNATURE)

WITNESS (PRINTED)
WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023 BY SHANNON COVEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC AFFIX
NOTARY STAMP OR SEAL

PRINTED NOTARY NAME

NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

TITLE/RANK _____

MY COMMISSION EXPIRES: _____ COMMISSION
NO.: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor, does hereby certify that on JUNE 14, 2022, he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and complies with all requirements of Chapter 177, Florida Statutes; and that said land is located in Volusia County.

SEAL

Dated _____ By _____
Robert R. Evers P.S.M. No. 5675

CERTIFICATE OF CLERK

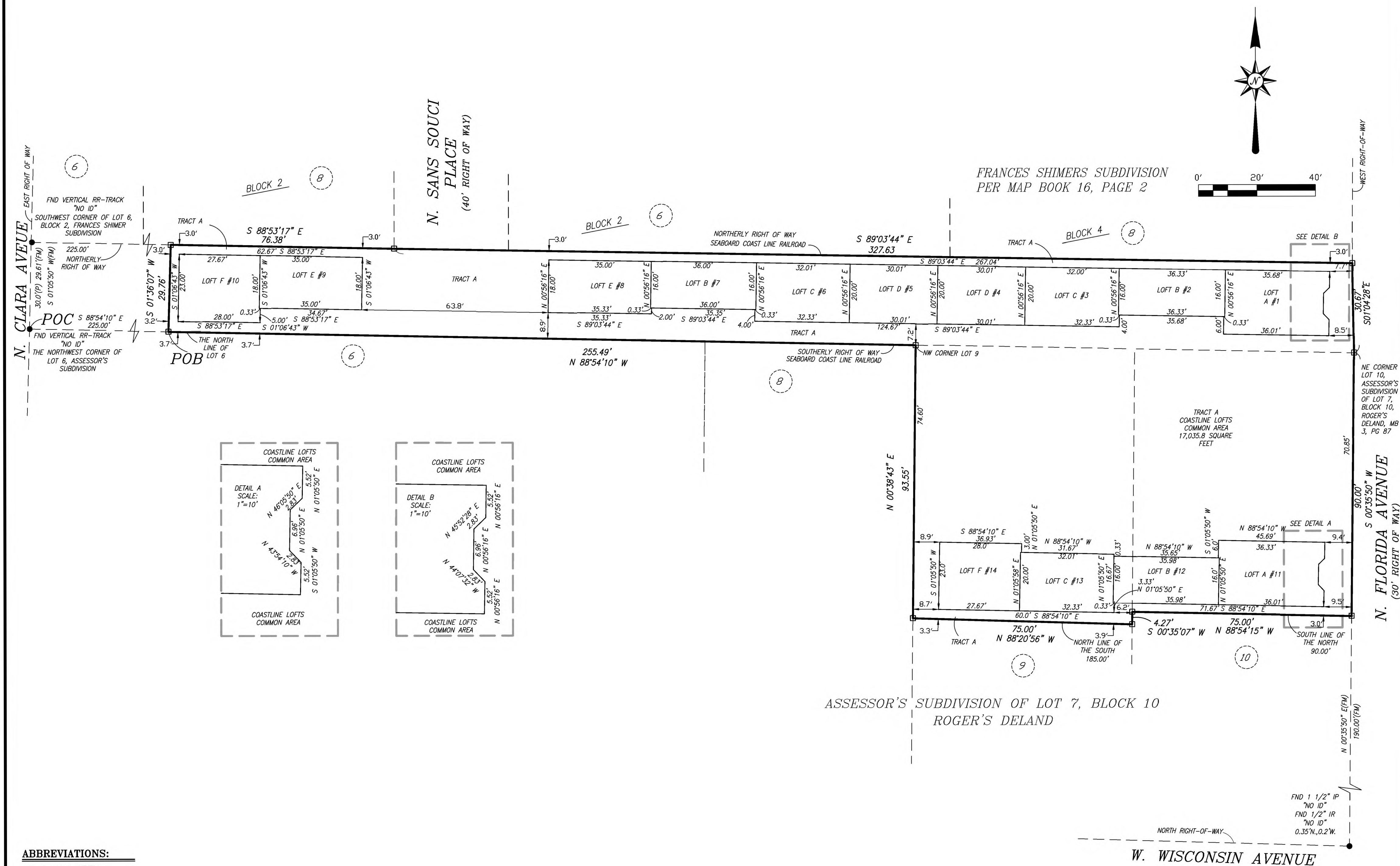
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____
File No. _____

Deputy Clerk
Clerk of the Circuit Court in and
for Volusia County, Florida.

COASTLINE LOFTS

MAP BOOK
PAGE

SHEET 2 OF 2



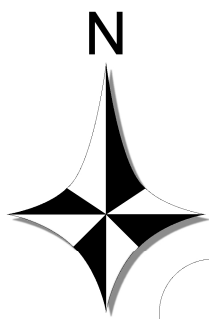
ABBREVIATIONS:
MB = MAP BOOK
OR = OFFICIAL RECORD
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
SF = SQUARE FEET
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS = REGISTERED LAND SURVEYOR
LB = LICENSED BUSINESS

LEGEND:
PERMANENT REFERENCE MONUMENT/SET (LB 2791) -----□
PERMANENT CONTROL POINT/SET (LB 2791) -----●
1/2" RE-RDD/SET (LB 2791) -----○

PLAT PREPARED BY:
BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.
995 W. VOLUSIA AVE. DELAND, FLORIDA 32720, PH (904)-734-8050



APPROVED
SP19-064
9/13/2021



Scale: 1/16" = 1'

Design by:

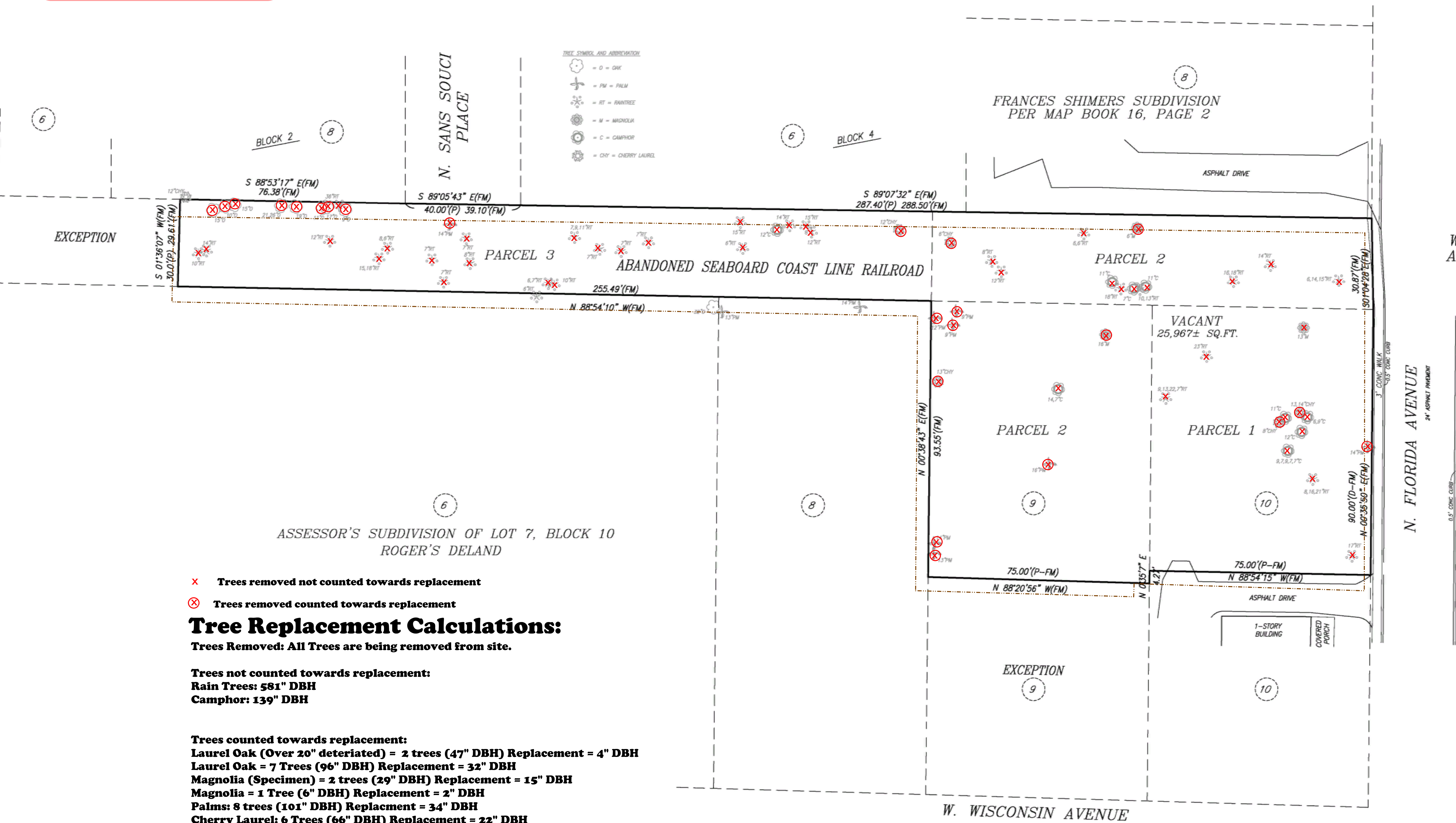
Evolving Landscapes
David L. Schroeder, MLA, RLA
131 E. New York Ave.
Suite 213
DeLand, FL 32724
Lic # LA6667223
(407) 234-2514
david@evolvinglandscapes.com

Coastline Lofts

Tree Replacement

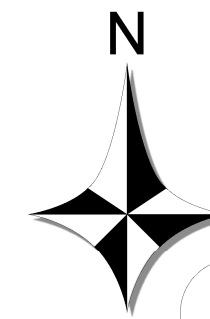
DeLandia
N. Florida Ave.
DeLand, FL 32720

Page
4/4





APPROVED
SP19-064
9/13/2021



Scale: 1/16" = 1'

Design by:

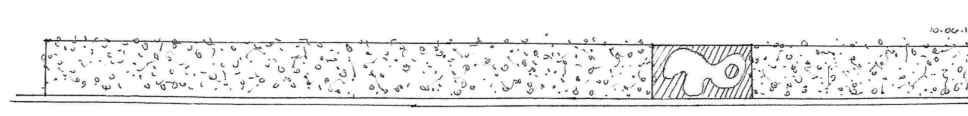
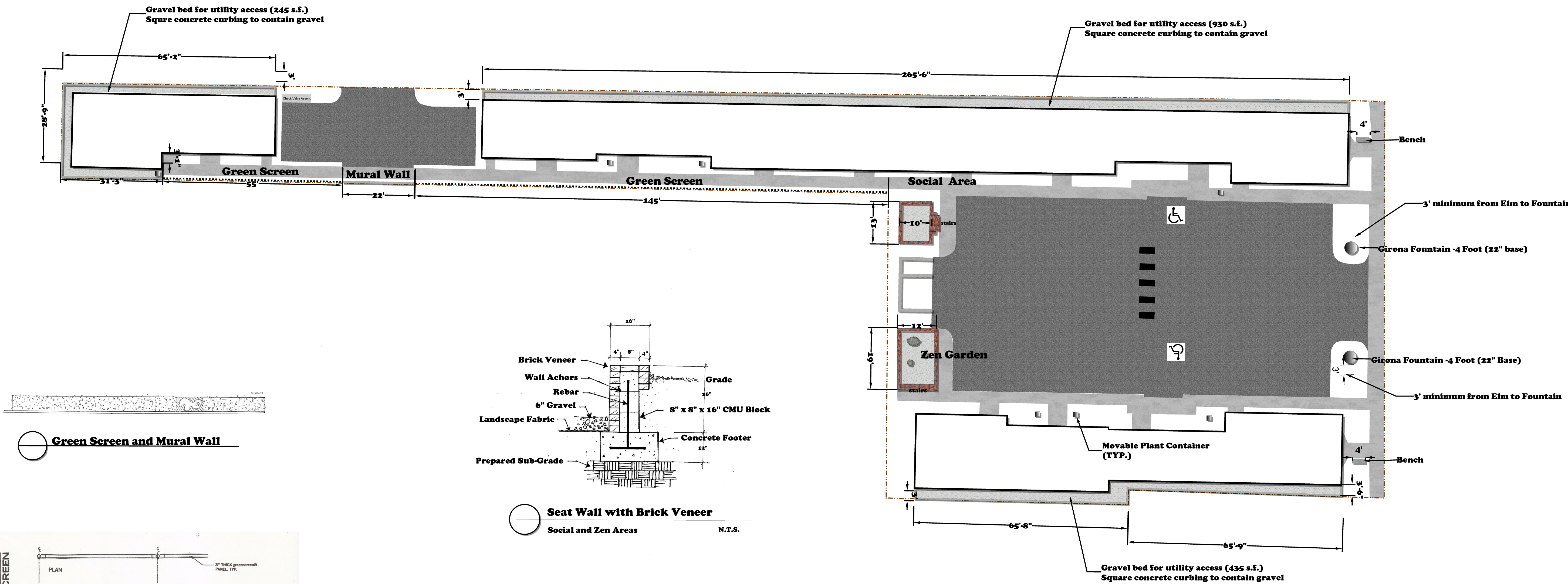
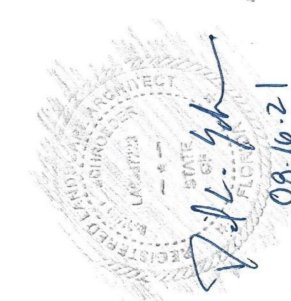
Evolving Landscapes
David L. Schroeder, MLA, RLA
131 E. New York Ave.
Suite 213
DeLand, FL 32724
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(407) 234-2514
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Coastline Lofts

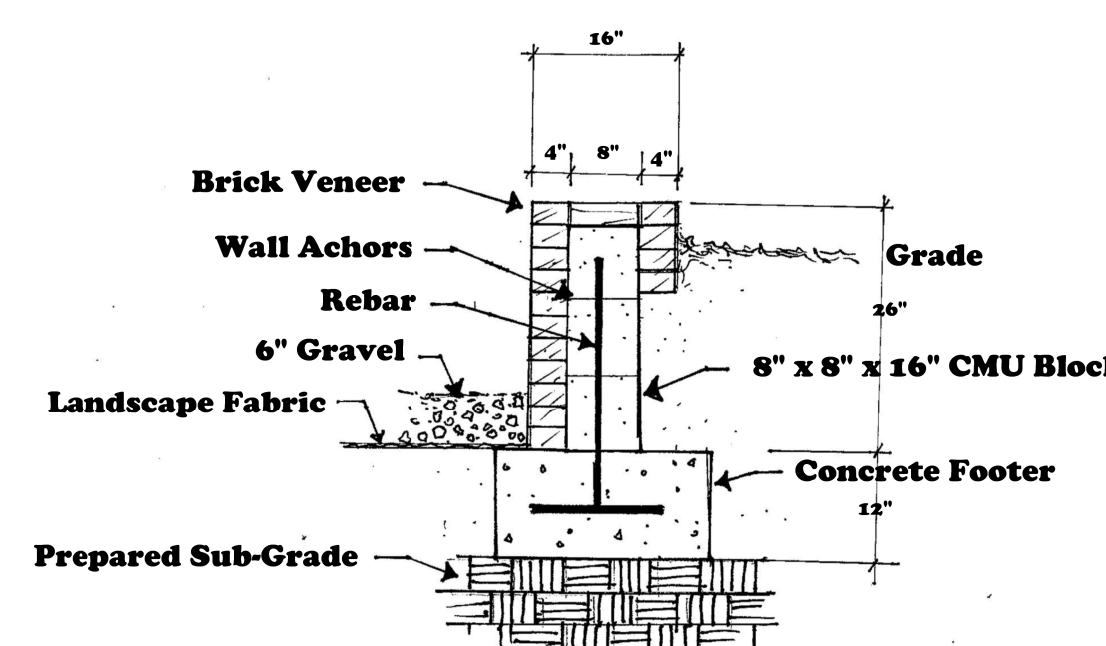
Hardscape Plan

DeLandia
N. Florida Ave.
DeLand, FL 32720

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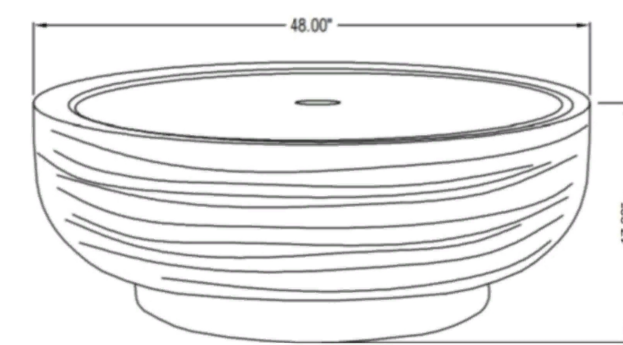


Green Screen and Mural Wall



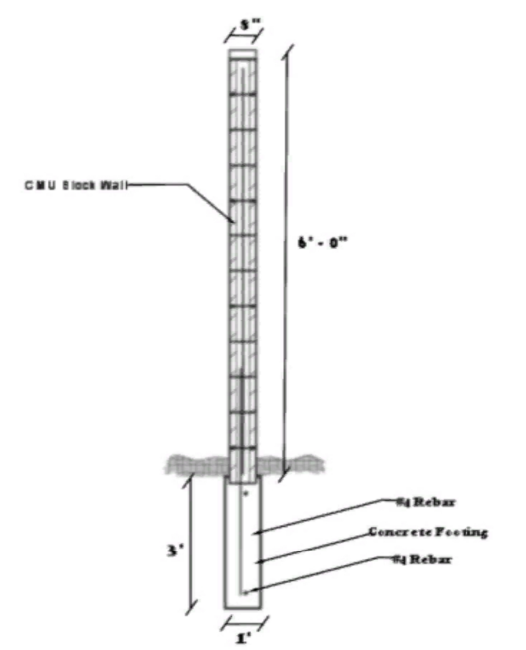
Seat Wall with Brick Veneer
Social and Zen Areas
N.T.S.

Includes an electric, UL-listed pump.
No plumbing is needed as water recirculates within the fountain.
Plugs into any standard 3-prong 110V electrical outlet.



CAMPANIA GIRONA FOUNTAIN (FT-103)
533 LBS

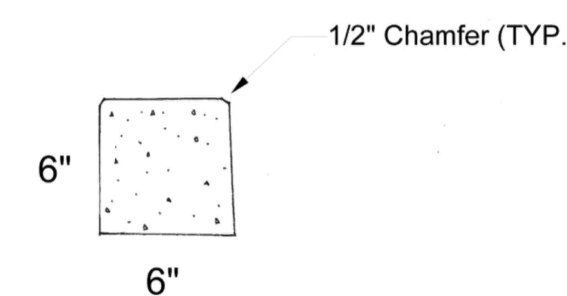
Campania Girona Fountain NTS



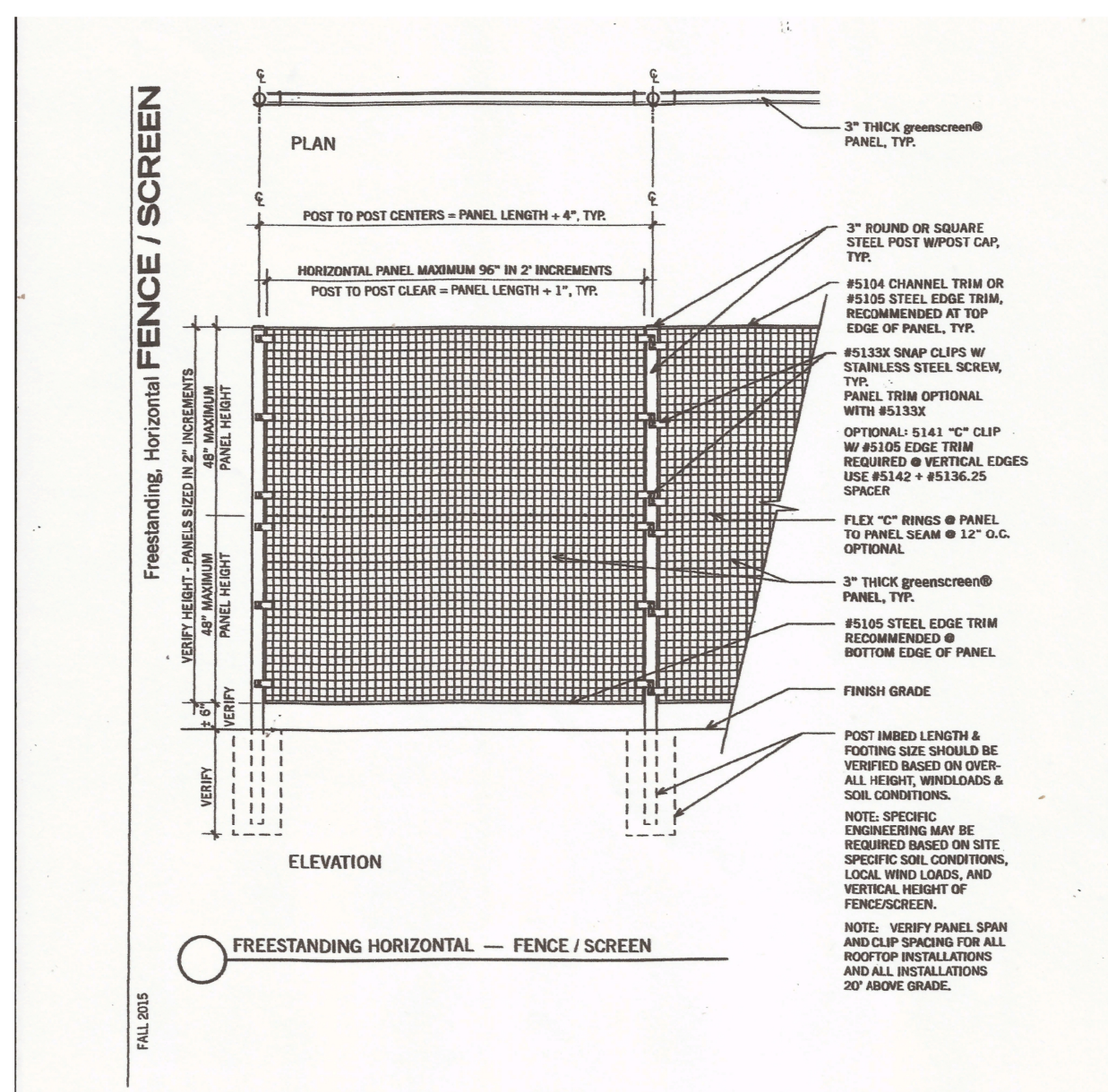
CMU Block Wall (Mural Wall)

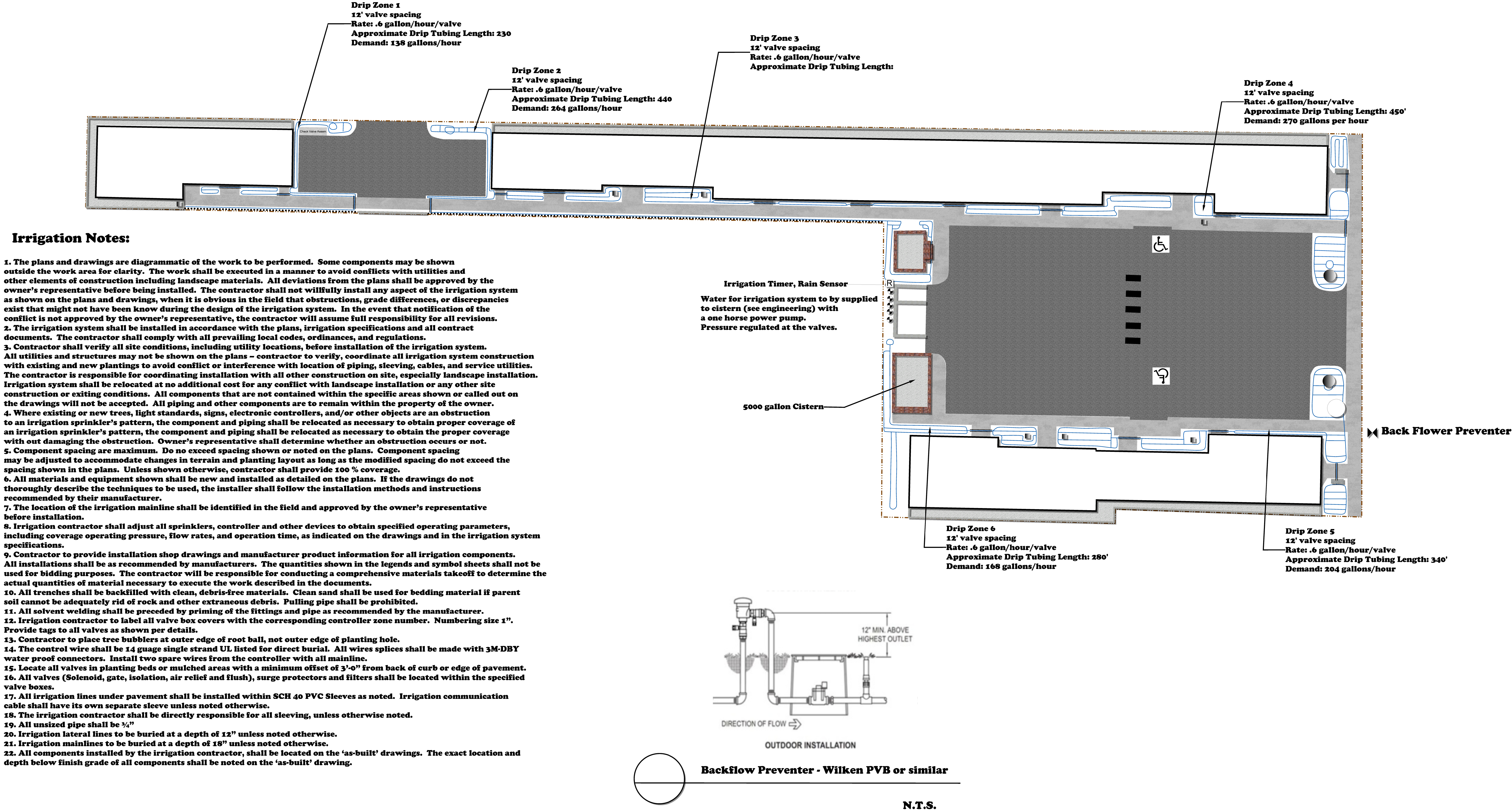
N.T.S.

Notes:
Expansion joints every 40 minimum.
28-Day Concrete Strength: 3500 psi



Ribbon Curb
N.T.S.





Landscape Specifications:

1. Florida #1: All plant material shall be Grade Florida No. 1 or better in quality as designated in the most recent publication of "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and consumer services.
2. Existing Plants: If existing plants interfere with proposed plants, existing plants shall be removed unless otherwise indicated.
3. Mulch: Tree and shrub beds shall be top dressed with 3" of mini pine bark. Groundcovers, annuals, and perennials beds shall be top dressed with 1.5" of either shredded melaleuca or shredded eucalyptus mulch.
4. Quantities: In the event of disparity between the quantities shown on plan versus quantities in plant list, the plan shall control.
5. Unforeseen Conflicts: Contractor shall not willfully install any portion of the landscape plan as shown on the drawings when it is obvious in the field that unforeseen obstructions, grade differences, standing water, soil conditions, or other conflicts exist, such unforeseen conflicts shall be brought to the attention of the owner's representative and the landscape architect prior to installation.
6. Substitutions: No substitutions or variations of any plant material or its installed location will be permitted without the prior written consent of the landscape architect.
7. Containers: If gallonage for plants or trees is shown they shall be container grown and the size shown shall represent the minimum allowable gallonage. In all cases the plant specified size shall govern over the gallonage indicated.
8. Topsoil: Topsoil material, if required, shall be free of all hard clots, weeds, stones over 1" in diameter, clay, hard pan, noxious or otherwise undesirable plants, sod, insects, seeds, or materials which may be harmful to growth.
9. Weeds: If present, the contractor shall be responsible to remove any weeds from planting and sod areas prior to the installation of proposed plant material and mulch cover.
10. Grading: Unless otherwise stated on these plans, the landscape contractor shall fine grade all areas to be planted and sodded in order to eliminate bumps and depressions. Fine grading shall be defined as the final 3" of grade to be achieved. The ground shall be graded lower at sidewalks, driveways and other hard services to accept the 3" of mulch.
- Grade shall slope back to existing grade within 1 to 3 feet.
11. Staking: All trees and palms are to be staked according to the details in these plans. If the contractor prefers to use other staking methods than shown in the details, he or she must submit proposed staking details to the landscape architect for approval prior to installation. The landscape contractor shall straighten, repair, and/or replace any plants damaged by failure to properly stake or guy any trees and palms on site, at their own expense.
12. Drainage: The landscape contractor shall ensure that this work does not interrupt existing or proposed drainage patterns and shall notify the owner's representative immediately shall a conflict arise. Contractors are responsible for all landscape/sod areas to properly drain away from buildings/structures.
13. Specification: The landscape architect shall be permitted the right during installation, to reject any and all plant material and workmanship which is his or her opinion does not meet the requirements of these specifications.
14. Turnover: Contractor shall contact owner's representative for a turnover date to include a walk-through and acceptance of work by the landscape architect, any work deemed unacceptable shall be corrected immediately and re-inspected as scheduled.
15. Guarantee: Contractor shall guarantee and replace all installed plant material for one (1) calendar year starting from the turnover date for work found acceptable. Any corrected work shall have a proportional extension of warranty once approved. Any sick or dead material shall be replaced immediately. The landscape contractor shall not be responsible to honor any warranty for the loss of any plant material caused by flooding, fire, abnormal freezing temperatures, winds over 50 mph, lightning, or other natural disaster, or any loss/damage caused by vandalism or negligence on the part of the owner.
16. Call Before You Dig: Contractor shall notify Sunshine 811 and have utilities located, prior to digging, by calling 811. Contractor shall not plant trees within 3' of an underground utility, either as located or shown on the plan, without first obtaining written permission by the owner's representative.

Scale: 1/16" = 1'

Design by:

Evolving Landscapes
131 E. New York Ave. Suite 213 DeLand, FL 32724
David L. Schroeder, MLA, RLA
Lic # LA6667223
(407) 234-2514
david@evolvinglandscapes.com

Coastline Lofts

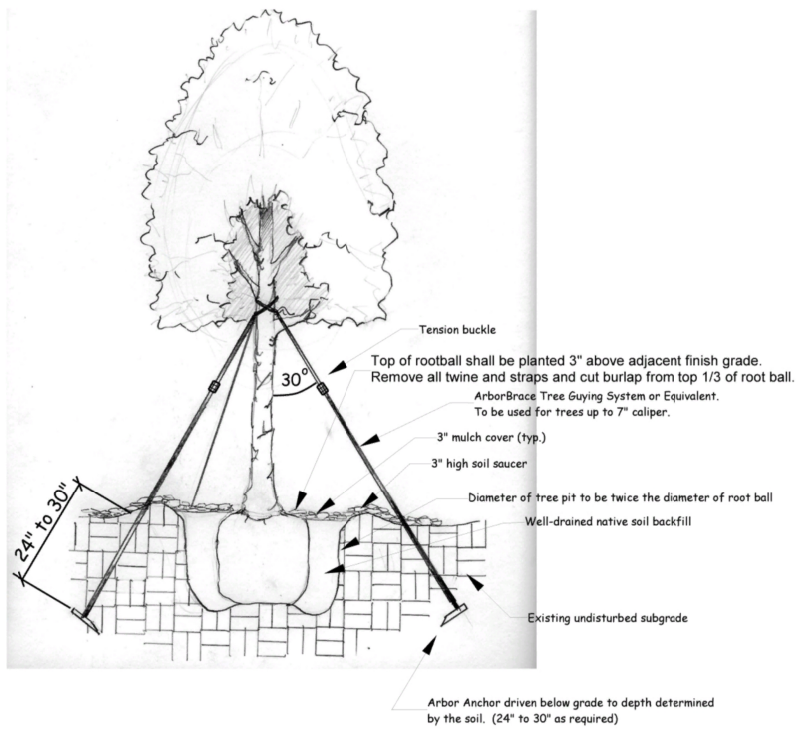
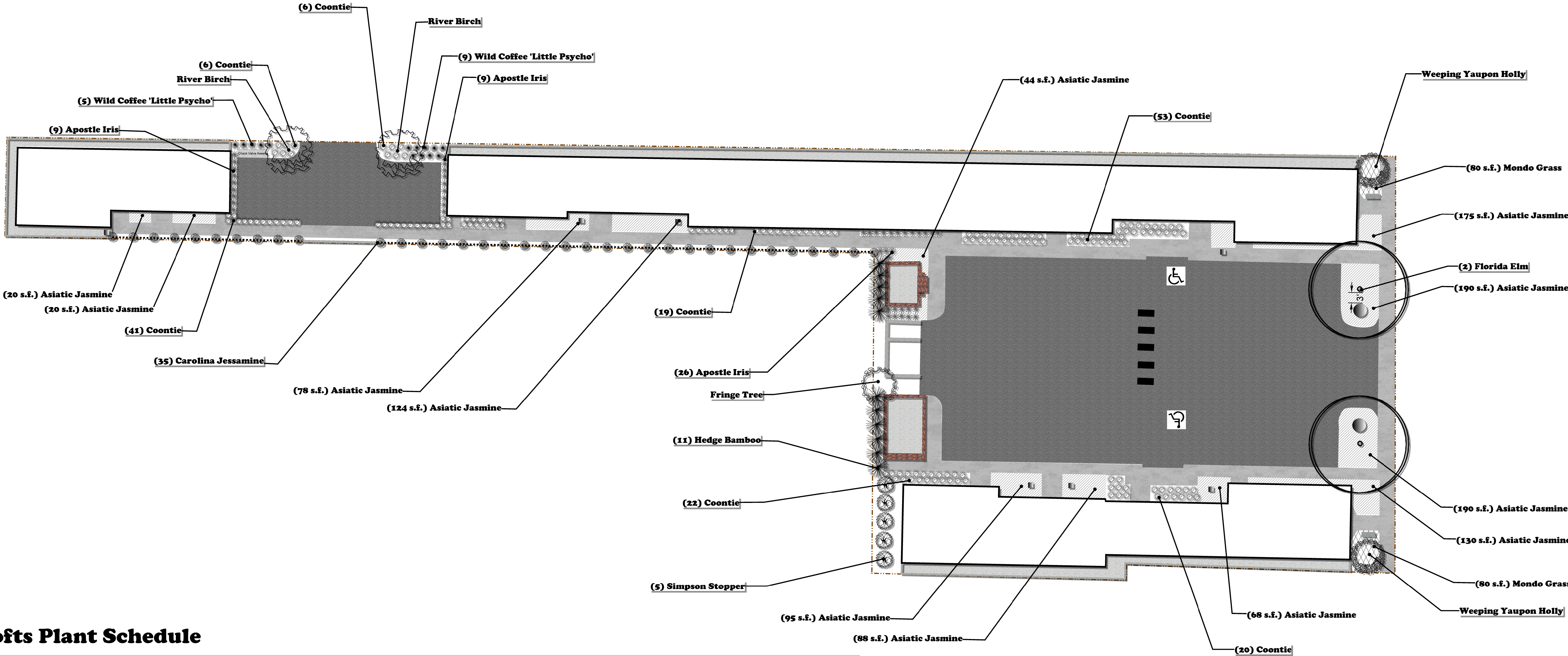
Planting Plan

DeLandia
N. Florida Ave.
DeLand, FL 32720

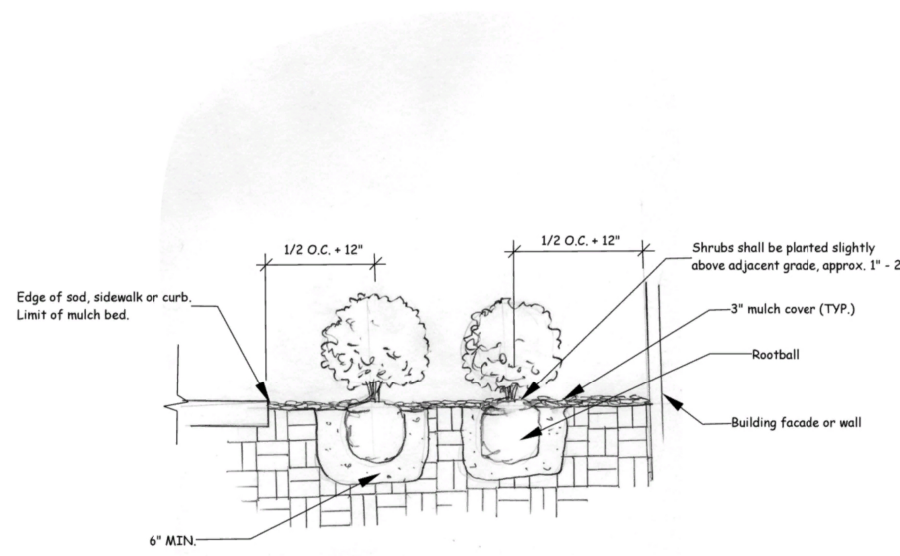
Page
2/4

Coastline Lofts Plant Schedule

Quantity	Common Name	Botanical Name	DBH	Spread	Height	Size	Native	Notes
Trees								
2	Florida Elm	Ulmus americana var. floridana	3.5"		12'+	100 gal	Yes	
2	Weeping Yaupon (Multi-trunk)	Ilex vomitoria 'Pendula'	3"	5'+	9'+	100 gal	Yes	
1	Persimmon	Diospyros virginiana	3"	5'+	9'+	100 gal	Yes	
2	River Birch (Triple Trunk)	Betula nigra "Duraheat"	3"	5'+	9'+	100 gal	Yes	
Shrubs								
5	Simpson Stopper	Myrcianthes fragrans				15 gal	Yes	Excellent bird forage and habitat
11	Hedge Bamboo	Bambusa multiplex 'Alphonse Karr'				15 gal		Clumping bamboo. Yellow and green stripes
15	Wild Coffee 'Little Psycho'	Psychotria nervosa 'Little Psycho'				3 gal	Yes	
167	Coontie	Zamia pumila				2 gal	Yes	
Groundcovers + Vines								
35	Carolina Jessamine	Gelsemium sempervirens				3 gal	Yes	
44	Apostle Iris	Iris Neomarica caerulea 'Regina'				3 gal		
1092	Asiatic Jasmine	Trachelospermum asiaticum				1 gal		
160	Mondo Grass	Ophiopogon japonicus				1 gal		



Tree Planting Detail
N.T.S.



Shrub Planting Detail
N.T.S.



APPROVED
SP19-064
9/13/2021

SITE DEVELOPMENT PLANS

FOR

COASTLINE RAILROAD LOFTS

N. Florida Avenue, DeLand, Florida

INDEX OF SHEETS

- 1 KEY SHEET
- 2 GENERAL NOTES
- 3 SITE DATA AND LAYOUT PLAN
- 4 GRADING PLAN
- 5 PAVING AND GRADING DETAILS
- 6 UTILITY PLAN
- 7-9 WATER SYSTEM DETAILS
- 10 SANITARY DETAILS
- 11 UTILITY MARKER BALL LOCATORS

UTILITY CONTACTS

POWER: DUKE ENERGY
Bill Benton
400 N. Spring Garden Ave.
DeLand, Florida 32720
Phone: (386) 943-3902

FDOT-DISTRICT FIVE: FLORIDA DEPARTMENT OF TRANSPORTATION
David R. Schappel, P.E., Contract Engineer
1650 North Kepler Road
DeLand, Florida 32724
Phone: (386) 740-3410
Fax: (386) 736-5292
david.schappel@dot.state.fl.us

TELEPHONE: AT&T FLORIDA
Scott Lorenz
132 Commerce Way
Sanford, Florida 32771
Phone: (407) 302-7611

GAS: FLORIDA PUBLIC UTILITIES
Johnn Hill, Engineering Manager
450 South Highway 17-92
DeBary, Florida 32713
Phone: (386) 668-2600
jhill@fpu.com

WATER & SEWER: CITY OF DELAND UTILITY DEPARTMENT
James Ailes, Utilities Director
1101 S. Amelia Ave.
DeLand, Florida 32724
Phone: (386) 626-7250
Fax: (386) 740-6851
ailes@deland.org

CABLE: SPECTRUM
Jerry Kaiser, Construction Supervisor
1195 S. Woodland Blvd.
DeLand, Florida 32724
Phone: (386) 463-0442

SITE DEVELOPMENT PLANS – COASTLINE RAILROAD LOFTS

City Use Only



LOCATION MAP

CONTACTS

Contractor:
Ken Goldberg
Ken Goldberg Construction Company
DeLand, FL 32724
(386) 804-3732
kenbo@gbergconstruction.com

Engineer:
Bechtol Engineering
605 W. New York Ave.
DeLand, FL 32720
(386) 734-8444
tb@bechtol.com

Project Manager:
Denny Williams
605 W. New York Ave.
DeLand, FL 32720
(386) 837-6565
1975rotaryengine@gmail.com

Surveyor:
Blackwell & Associates
Land Surveyor's, Inc.
995 W. Volusia Avenue
DeLand, FL 32720
(386) 734-8050

Thomas Bechtol, P.E., State of Florida, License No. 38538
This item has been digitally signed and sealed by Thomas Bechtol, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

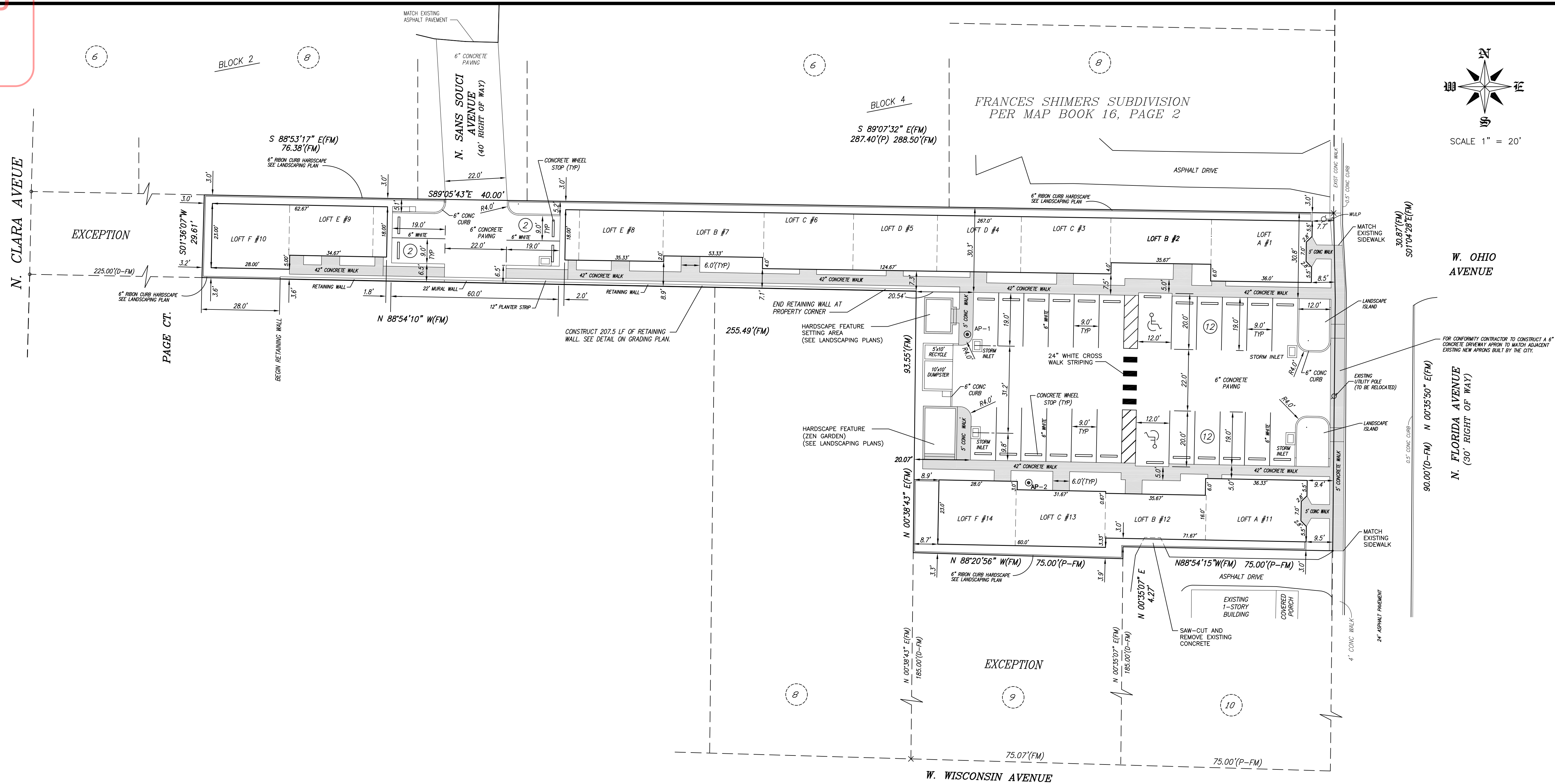
BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
Certificate of Authorization No. 5492

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- Page 108 of 121



APPROVED
SP19-064
9/13/2021



RIGHT-OF-WAY USE:

- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. INDEX #17346.
- ALL REFLECTIVE MARKERS ARE TO BE PLACED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17352.
- ALL SIGNS ARE TO BE PLACED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17301 & THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- CONTRACTOR SHALL HAVE IN PLACE DURING CONSTRUCTION A WORK ZONE TRAFFIC CONTROL PLAN PER FDOT STANDARD INDEX #602.
- FOR ADDITIONAL DETAILS SEE FDOT STANDARD INDEX NUMBERS 11860, 11863, 17302, 17344, 17355, AND 17358.

LEGEND:

- = EXISTING ELEVATIONS
- = PROPOSED ELEVATIONS
- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- = DRAINAGE FLOW
- = SILT FENCE
- = TRAFFIC FLOW
- AP-2 = SOIL BORING

CONSTRUCTION NOTES:

- THE CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL FIELD LOCATE ALL EXISTING UTILITIES WITHIN OR SURROUNDING THE SITE, FOR POSSIBLE CONFLICT. CONTRACTOR SHALL VERIFY ALL ELEVATIONS OF PROPOSED FACILITIES FOR POSSIBLE CONFLICT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL USE STATE RECOMMENDED "BEST MANAGEMENT PRACTICES" TO MINIMIZE SOIL EROSION, SILTATION, WATER & AIR POLLUTION AND SHALL PROMPTLY RESTORE ANY SUCH DAMAGE. (SEE EROSION CONTROL NOTES)
- CONTRACTOR SHALL RESTORE OFF-SITE AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING CONSTRUCTION.
- CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN ALIGNMENT & GRADE TO AVOID CONFLICT WITH EXISTING UTILITIES, STRUCTURES, TREES OR TO BETTER MATCH EXISTING FIELD CONDITIONS.
- CONTRACTOR SHALL RECORD AND SUBMIT TO PROJECT ENGINEER ACCURATE AS-BUILT INFORMATION.

SITE DATA:

PROPOSED SITE:		
SITE AREA	25,968 Sq.Ft.	0.596 Acres
BUILDINGS	8,939 Sq.Ft.	0.205 Acres
SIDEWALK AREA	2,211 Sq.Ft.	0.051 Acres
PARKING AREA	8,808 Sq.Ft.	0.202 Acres
CONCRETE MISC.	678 Sq.Ft.	0.016 Acres
TOTAL IMPERVIOUS	20,636 Sq.Ft.	0.474 Acres
OPEN SPACE (on site only)	20.53% 5,332 Sq.Ft.	0.122 Acres

City of DeLand Zoning: C2A

Tax Parcel Numbers: 8003-02-00-0030 and 8003-02-00-0040

Soils - S.C.S. #6, Astatula-Urban Land Complex, 0-8% Slopes (type A)

Project Address: 320 N. Florida Avenue, DeLand

100 Year Flood Plain Not Applicable To Project

Contractor shall sod all areas that are disturbed by construction.

Existing vegetation - Large Trees and Underbrush

This Site has no known archaeological or historic resources.

The owner will be responsible for the maintenance of all open space, landscaping, drainage retention areas, and other onsite facilities.

Sewer Service: City of DeLand

Solid Waste: On Site Dumpster

Parking Spaces Required:

Units A, B and D are 1 bedroom Studio = 8 units x 1 parking space = 8 parking spaces.

Units E and F are 2 bedroom = 3 units x 2 spaces = 6 parking spaces.

Units C are 3 bedroom = 3 units x 2 = 6 parking spaces.

Visitor Parking = 0.5 Spaces per Unit = 7 parking spaces.

Total Parking Spaces Required = 27 Spaces (28 Parking Spaces Provided)

PROJECT
SITE DATA AND LAYOUT PLAN
FOR
COASTLINE RAILROAD LOFTS
320 N. FLORIDA AVENUE, DELAND, FLORIDA

DATE	REVISED	REVISION
9/27/19		REVISED SIDEWALKS AND SIDEWALK DETAIL
9/27/19		REVISED SIDEWALKS AND SIDEWALK DETAIL
1/11/20		ADJUSTED BUILDING SETBACKS FOR UNITS 9 AND 10
3/10/20		ADDED HARDSCAPE CONCRETE AREAS
8/10/21		REVISED SETTING AREA

BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
SUITE 200
DELAND, FLORIDA 32701
Phone: 386-794-4444
Certificate of Authorization No. 5492

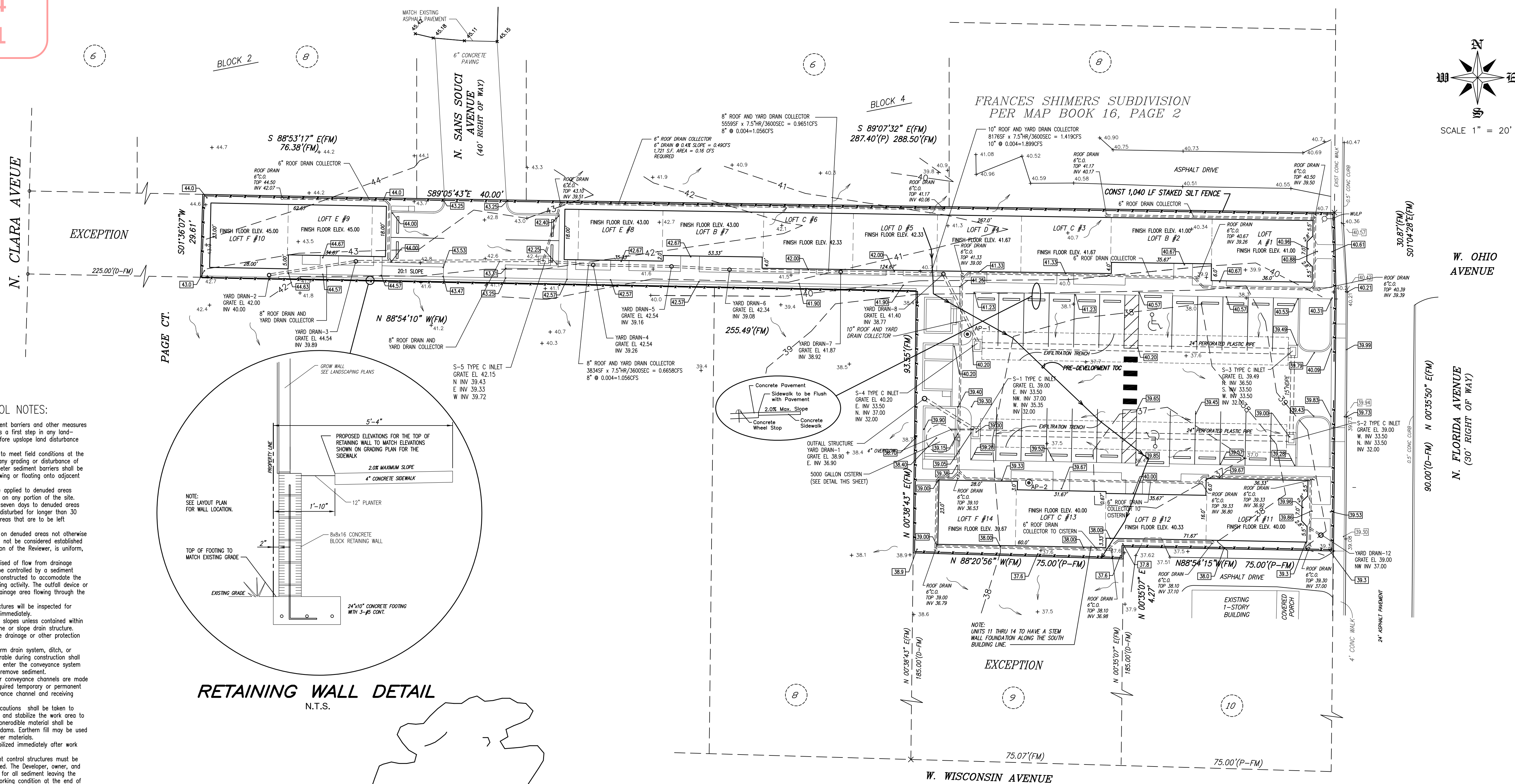
Thomas Bechtol
Digitally signed by Thomas Bechtol
Date: 2021.08.17 15:21:18 -0400

Thomas Bechtol, P.E., State of Florida, License No. 36539
605 WEST NEW YORK AVENUE, SUITE 200, DELAND, FLORIDA 32701
P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

JOB #
011317
SCALE
1"=20'
DATE
6/25/21
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OF
11



APPROVED
SP19-064
9/13/2021

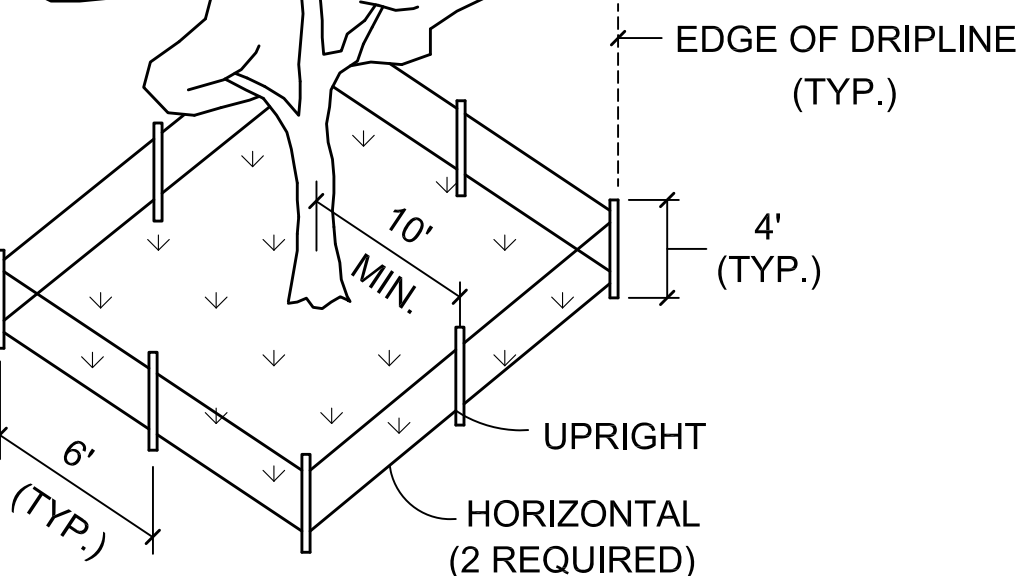
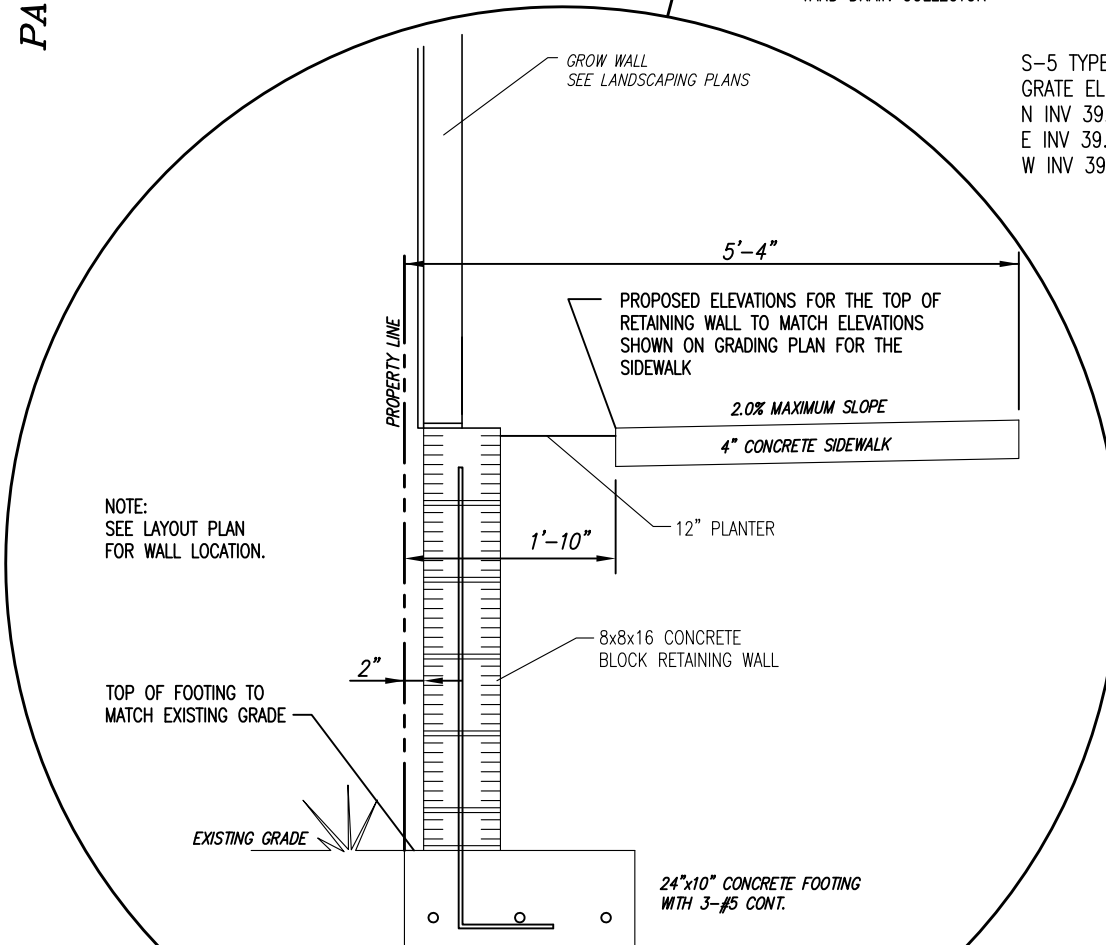


EROSION AND SEDIMENT CONTROL NOTES:

- Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.
- All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating into adjacent properties.
- Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.
- A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the Reviewer, is uniform, mature enough to survive and will inhibit erosion.
- Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.
- After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.
- Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.
- Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
- Sediment will be prevented from entering any storm drain system, ditch, or channel. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- Before temporary or newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.
- When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.
- The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.
- Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The Developer, owner, and/or the contractor shall be continually responsible for all sediment leaving the property. Sediment control measures shall be in working condition at the end of each working day.
- Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracing onto the paved surface. Where sediment is transported onto a public road surface with curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner.
- This provision shall apply to individual subdivision lots as well as to larger land-disturbing activities.
- All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, in the opinion of the Reviewer. Disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
- Properties and waterways downstream from construction sites shall be protected from sediment deposition and erosion.
- Phased projects should be cleared in conjunction with construction of each phase.
- Erosion control design and construction shall follow the requirements in Index Nos. 101, 102, and 103 of FDOT Roadway and Traffic Design Standards.

RETAINING WALL DETAIL

N.T.S.



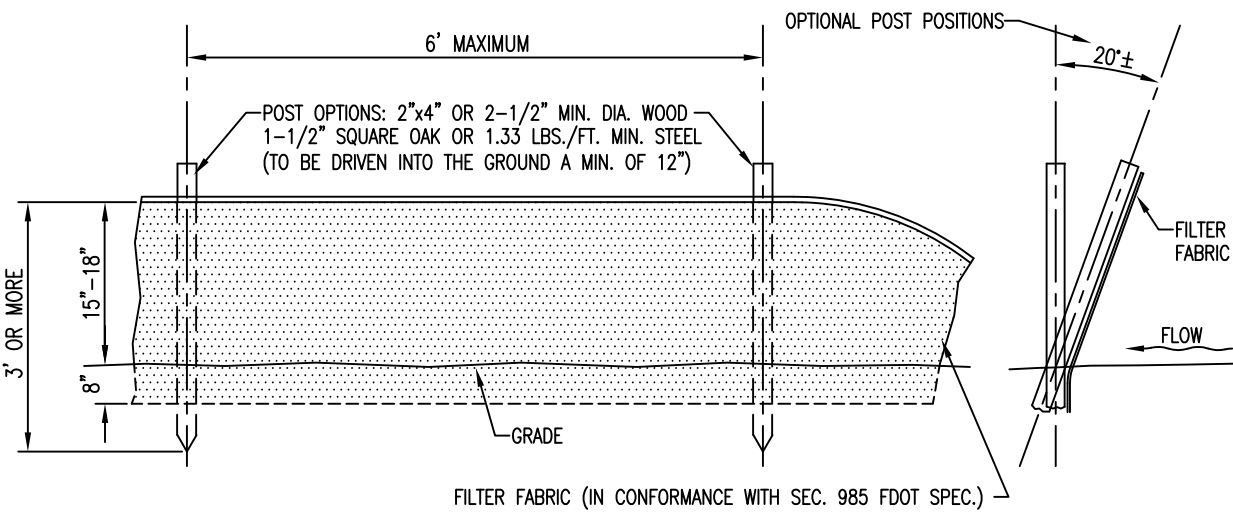
TYP. TREE PROTECTION DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURRING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.



TYPE III SILT FENCE

N.T.S.

LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW
- SILT FENCE
- TRAFFIC FLOW
- AP-2 = SOIL BORING

STORMWATER SYSTEM NOTES:

Owner or their successors will be responsible for maintenance to storm drainage system as approved for construction. System shall be checked for performance several times over the first year after large storms, and annually thereafter. Check weekly for debris clogging inlet grates and pipe entrances. Flush pipe and remove debris/silt prior to 10% loss in system capacity. St. Johns requires the inlets to be cleaned and system inspected annually. If necessary pipes are to be flushed and sediment removed at this time.

Prior to receiving a Certificate of Occupancy The Engineer Of Record shall submit a signed & sealed letter upon completion of construction, to certify all improvements have been installed and completed in accordance with the Approved Plans.

The owner, & his successors, will be responsible for the maintenance of all open spaces, landscaping, drainage retention areas, and other facilities.

Thomas Bechtol
Digitally signed by Thomas Bechtol
Date: 2021.08.17 15:22:04 -04'00'

BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
SUITE 200
TAMPA, FL 33609
Phone: 386-724-4444
Certificate of Authorization No. 5492

Thomas Bechtol, P.E., State of Florida, License No. 36539
I, Thomas Bechtol, P.E., do hereby certify that I am the Engineer of Record for the project described herein, and that I am not considered signed and sealed, and the signature must be verified on any electronic copies.

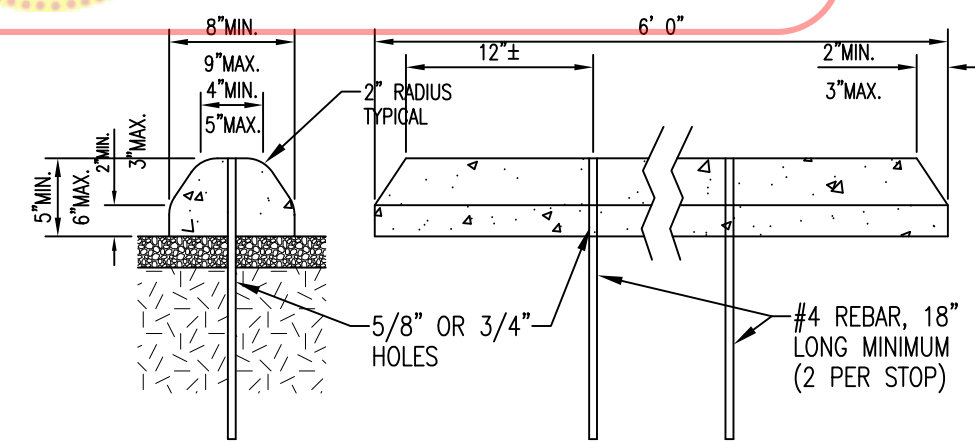
JOB #	031317
SCALE	1"=20'
DATE	6/25/21
DRAWN	DCW
SHEET	4
OF	11

PROJECT
GRADING & DRAINAGE PLAN
FOR
COASTLINE RAILROAD LOFTS
320 N. FLORIDA AVENUE, DELAND, FLORIDA

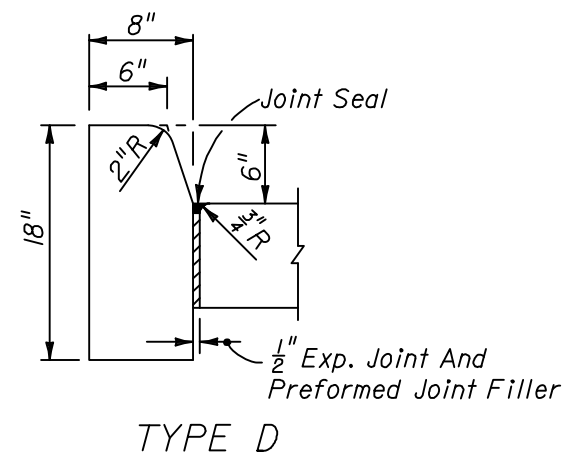
DATE	REVISED	DESCRIPTION
10-4-19		CHANGED FINISH FLOOR ELEVATIONS AND SIDEWALK GRADES
1-8-20		ADDED ROOF DRAIN COLLECTOR INFORMATION
3/10/20		ADDED HARDSCAPE CONCRETE AREAS
6/25/21		ADDED WATER FEATURE AT ENTRANCE
7/28/21		REVISED SIDEWALK GRADES; CHANGED CISTERN AND ADDED ZEN FOUNTAIN



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SP19-064
9/13/2021

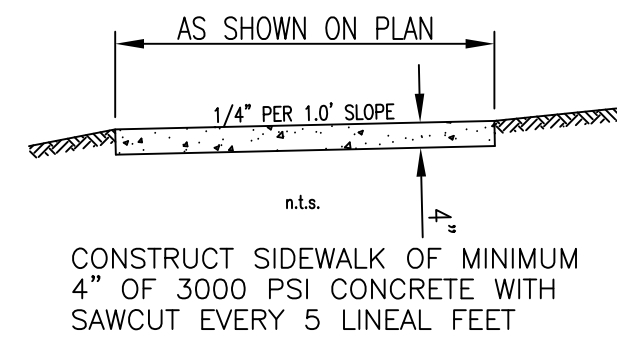


WHEEL STOP DETAIL

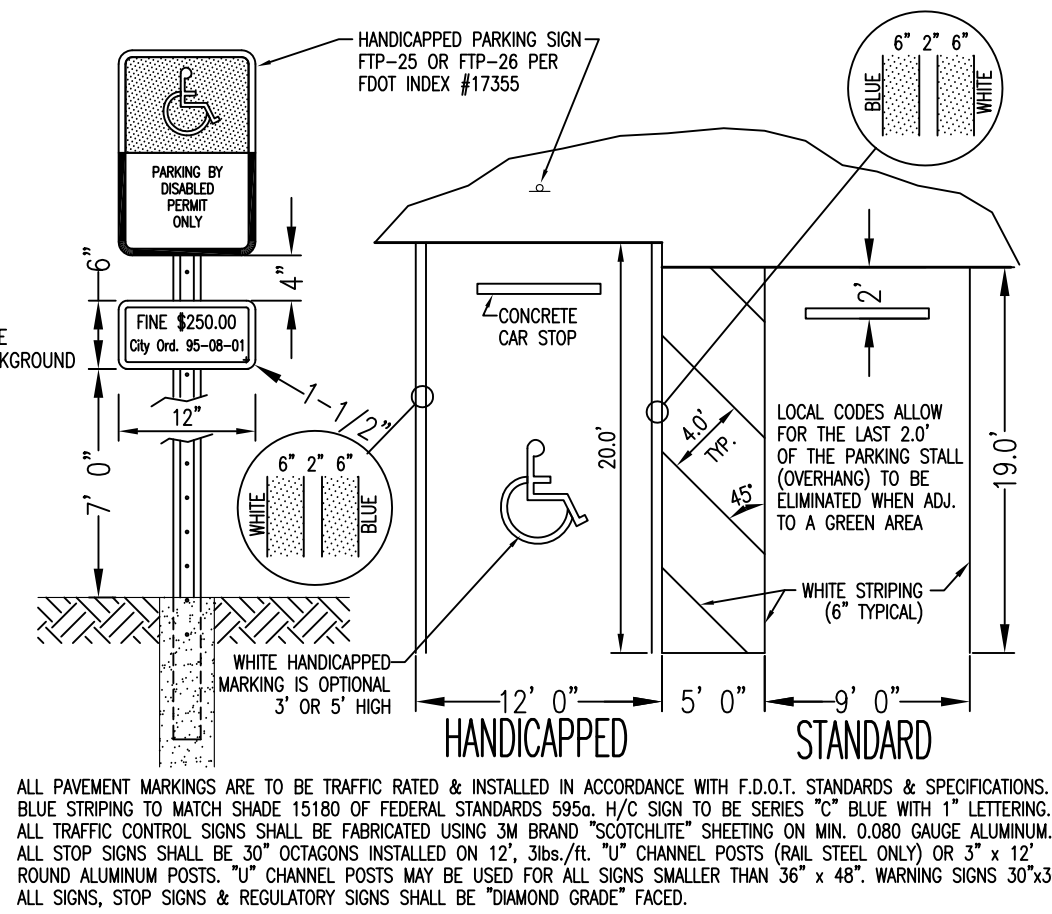
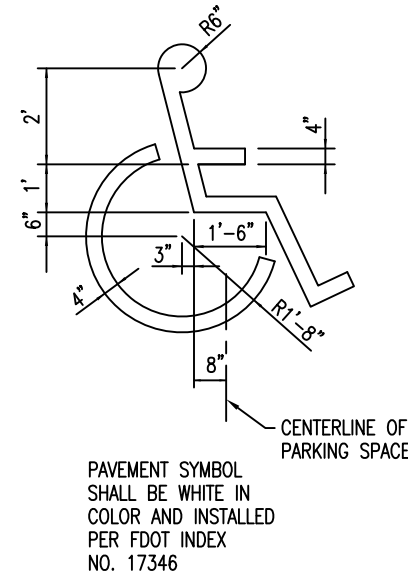


CURB DETAIL

NOTE:
CONCRETE SIDEWALKS, SIDEWALK CURB RAMPS, CURB,
CURB AND GUTTER, CROSSWALKS, STOP MARKING AND
SIGNS MUST COMPLY WITH FDOT STANDARDS AND
SPECIFICATIONS.

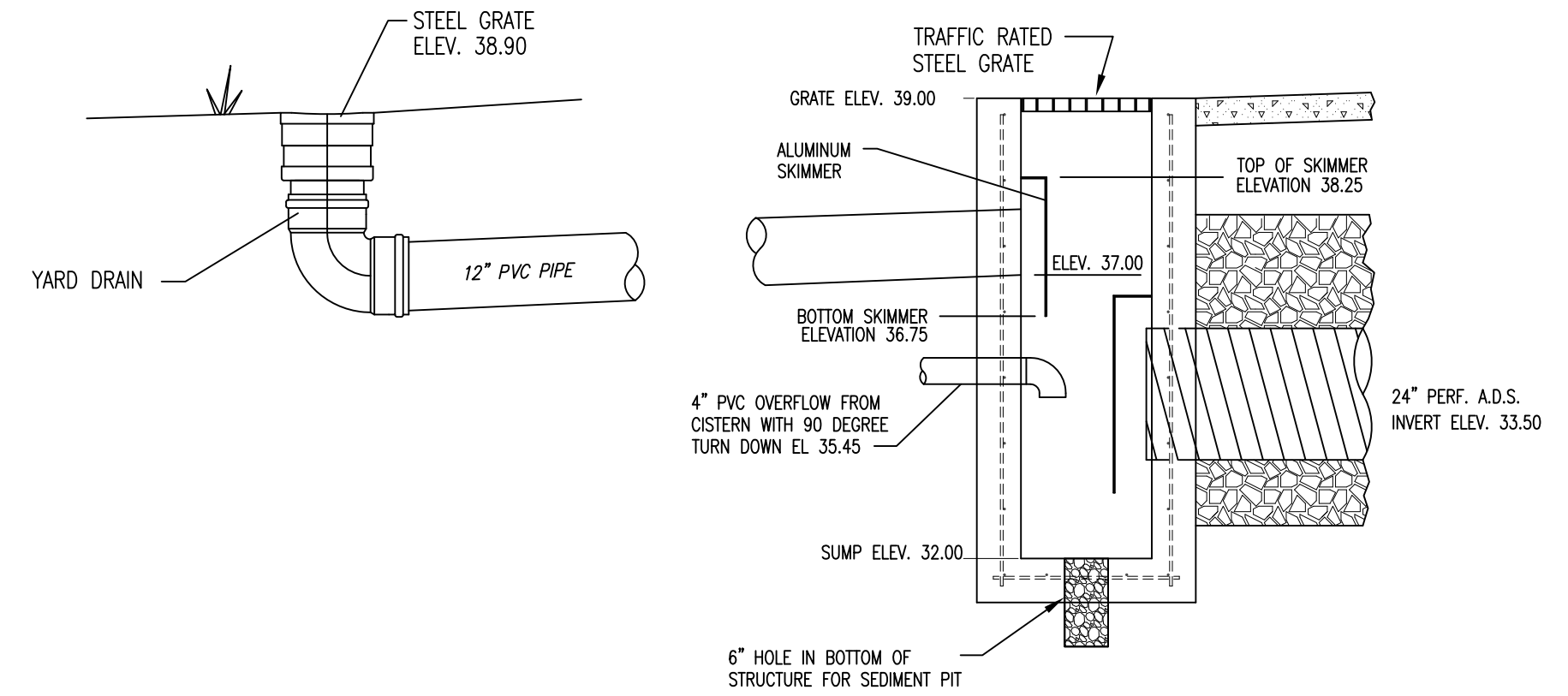


SIDEWALKS

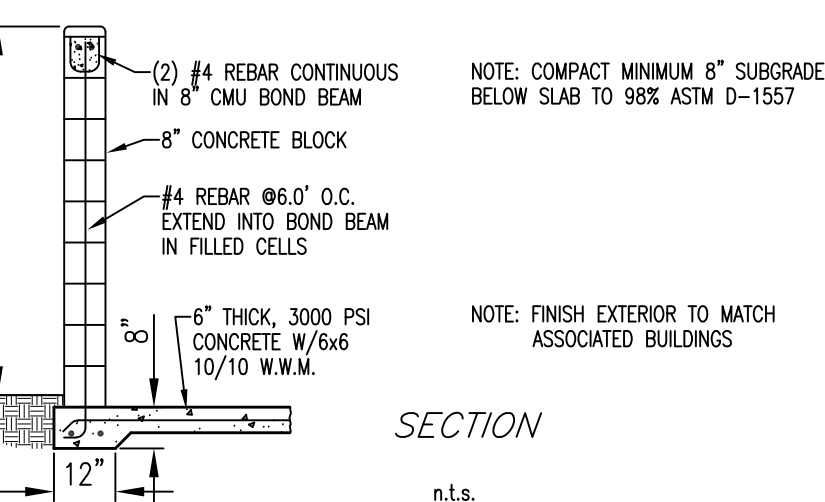
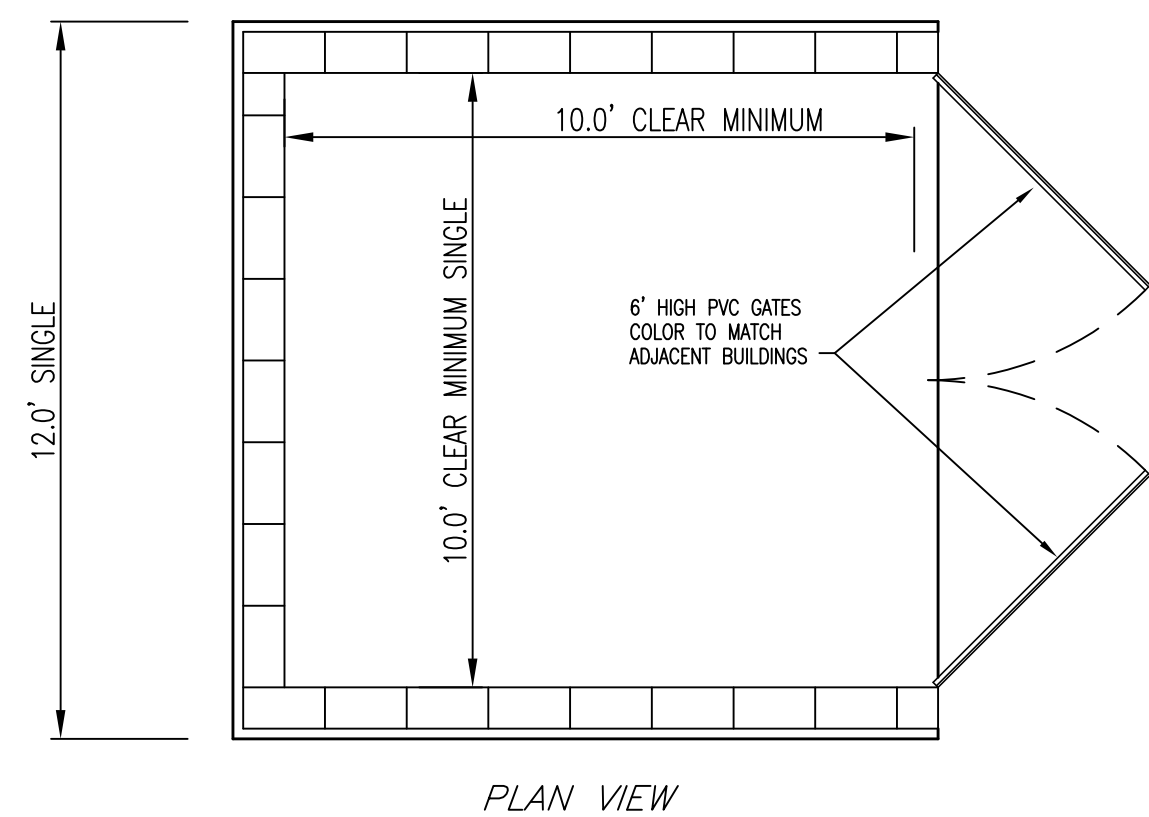


- NOTES:
1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 2. PERPENDICULAR AND DIAGONAL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL. THE 5 FT. WIDE ACCESS AISLE MAY BE SHARED BY TWO ADJACENT HANDICAPPED PARKING STALLS.
 3. HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL.
 4. ALL HANDICAPPED PARKING STALLS, 5 FT. WIDE ACCESS AISLES, HANDICAPPED RAMPS, AND ACCESSIBLE ROUTES MUST BE PAVED.
 5. ALL HANDICAPPED RAMPS SHALL BE A MINIMUM OF 60\"/>
 6. ONE FTP-25 OR FTP-26 SIGN WITH SUPPLEMENTAL SIGN IS REQUIRED FOR EACH HANDICAPPED PARKING STALL.
 7. BOTTOM EDGE OF SIGN TO BE 7'-0\"/>
 8. BLUE STRIPING SHALL BE TINTED TO MATCH SHADE 15180 OF THE FEDERAL STANDARDS 595C.

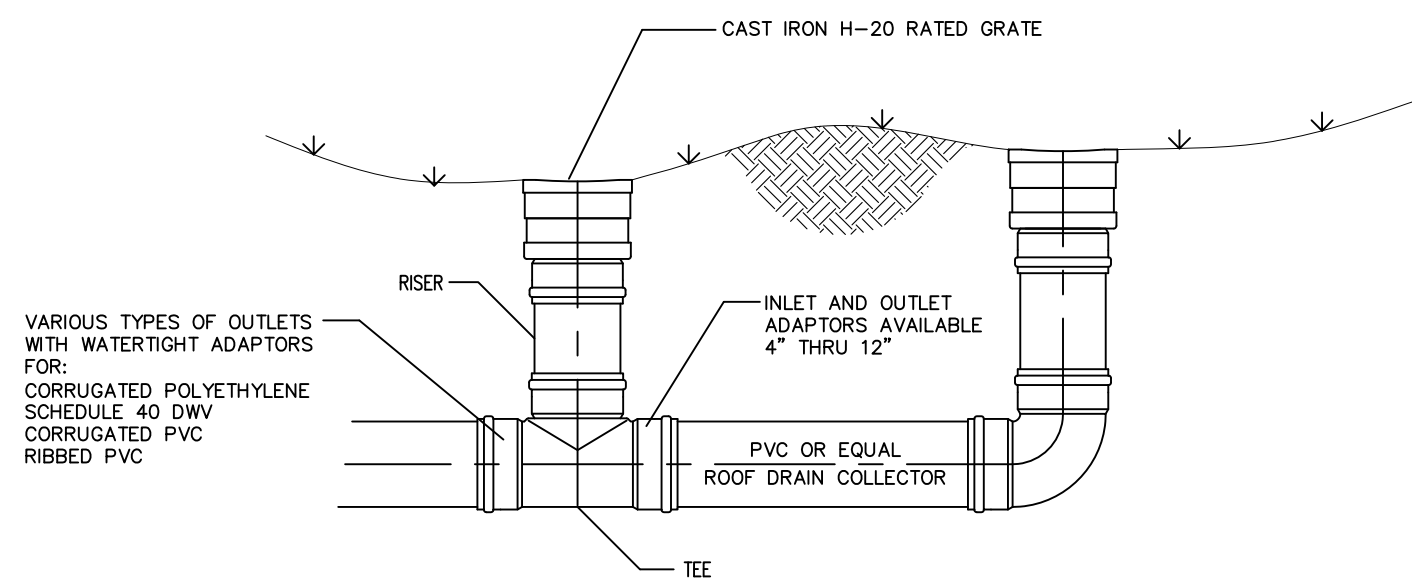
STRIPING & SIGNAGE DETAILS



CONTROL STRUCTURE

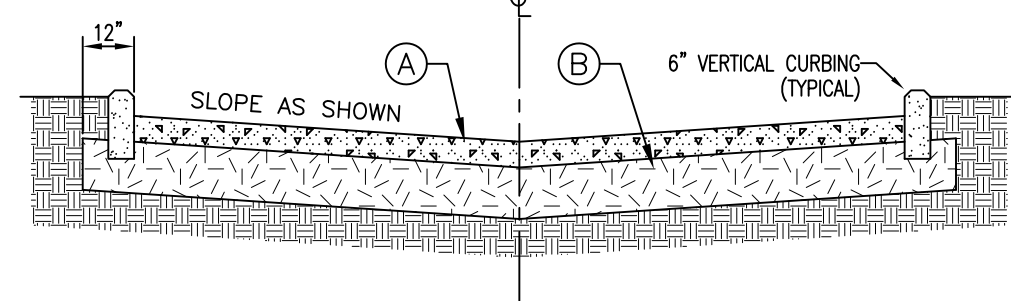


DUMPSTER ENCLOSURE



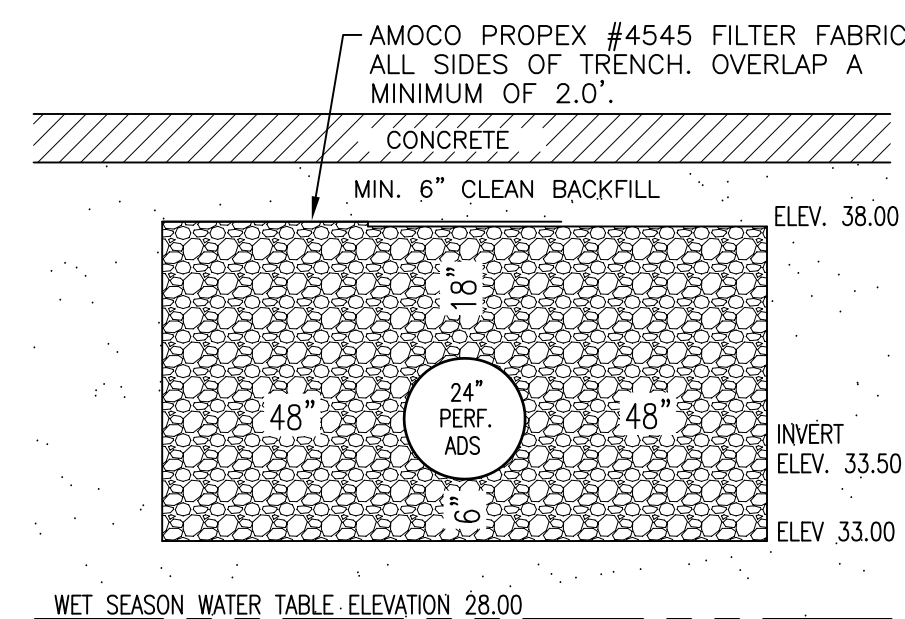
YARD DRAIN DETAIL

YARD DRAINS TO BE NYLOPLAST OR EQUAL



- A = 6\"/>
- B = 12\"/>

PAVING DETAIL



ADS PERFORATED PIPE COMES WITH A POLYESTER PIPE SOCK AND SHALL BE SURROUNDED BY FDOT #4 COARSE AGGREGATE NON-CALCAREOUS COMPACTED NO GREATER THAN 85% WITHIN THE FIRST 6\"/>

VOLUMES:

EL. 33.00 TO 33.50 = 218.0 x 10.0 x 0.5 x 40% = 436 C.F.

EL. 33.50 TO 34.50 = 218.0 x 10.0 x 1.0 x 40% + 1/2 x PIPE VOLUME x 60% = 1077 C.F.

EL. 34.50 TO 35.50 = 218.0 x 10.0 x 1.0 x 40% + 1/2 x PIPE VOLUME x 60% = 1077 C.F.

EL. 35.50 TO 36.50 = 218.0 x 10.0 x 1.0 x 40% = 872 C.F.

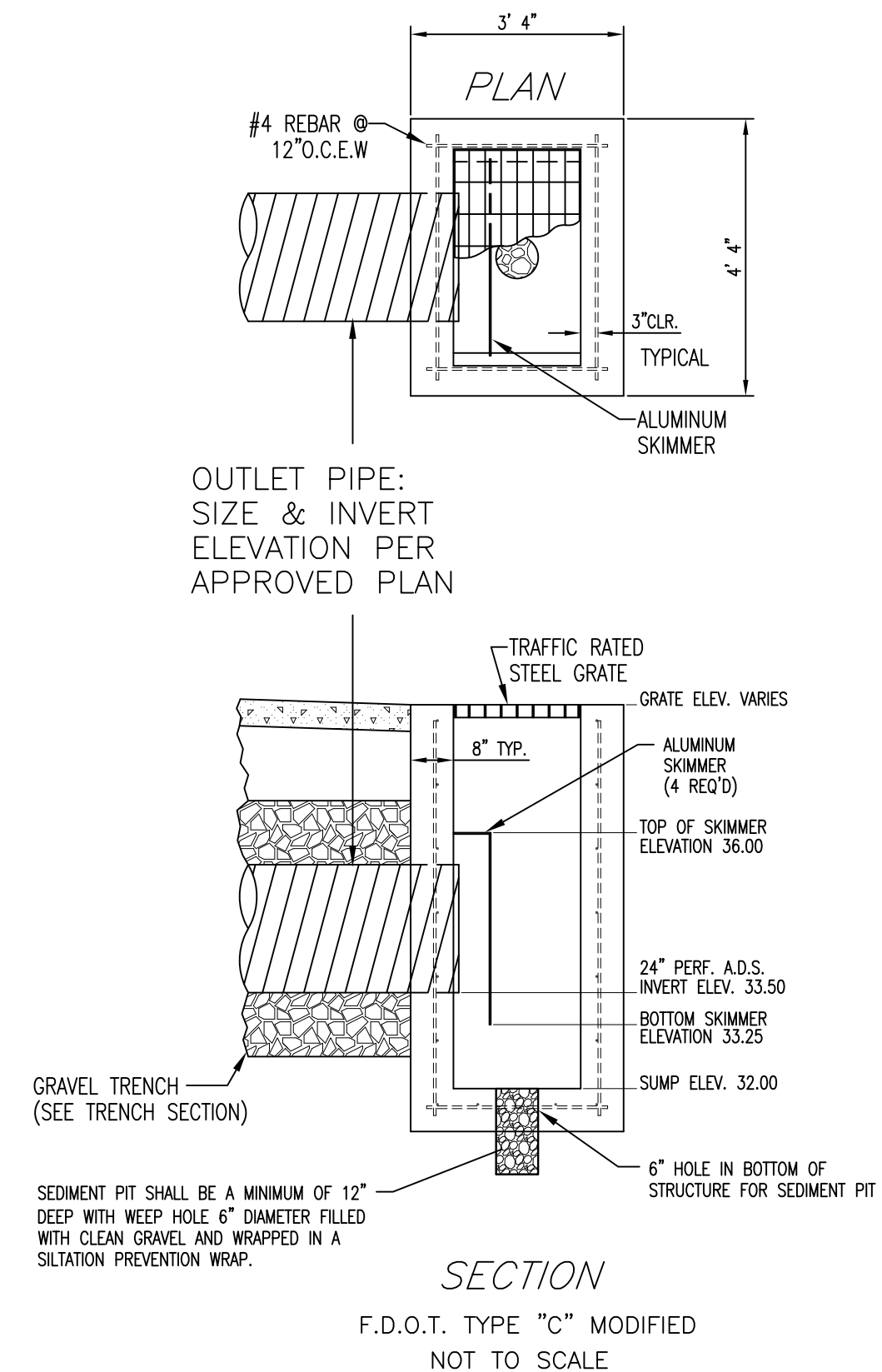
EL. 36.50 TO 37.50 = 218.0 x 10.0 x 1.0 x 40% = 872 C.F.

EL. 37.50 TO 38.00 = 218.0 x 10.0 x 0.5 x 40% = 436 C.F.

EL. 38.00 TO 39.00 = VOLUME OF (4) C INLETS ADDED = 168 C.F.

TOTAL VOLUME RETAINED = 4938 C.F.

TRENCH SECTION



INLET DETAIL

PROJECT
PAYING AND GRADING DETAILS
FOR
COASTLINE RAILROAD LOFTS
320 N. FLORIDA AVENUE, DELAND, FLORIDA

DATE
3-10-20

REVISED
REVISED STRIPING AND SIGNAGE DETAIL

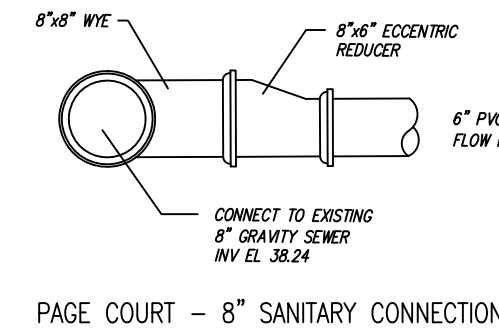
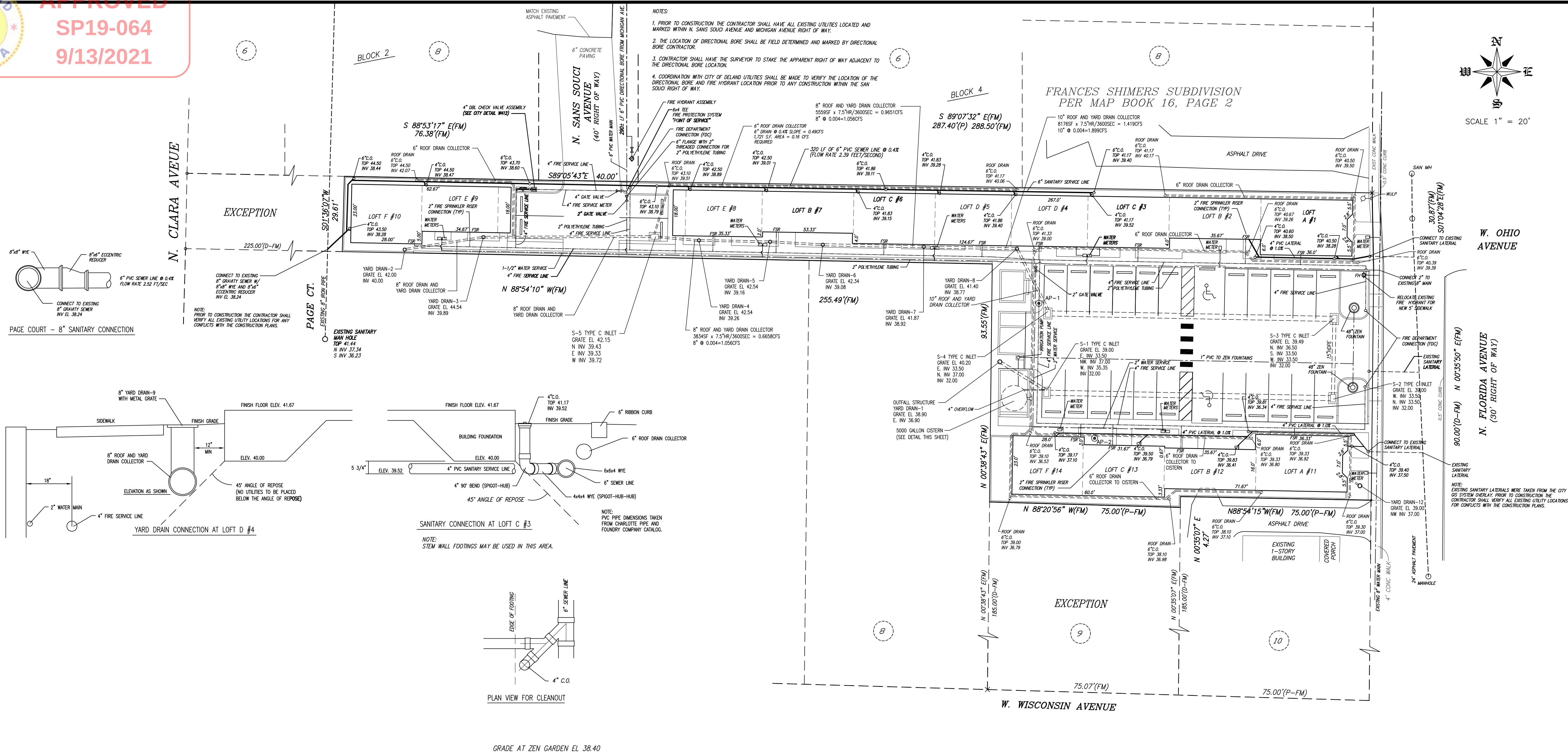
BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
SUITE 200
DELAND, FLORIDA 32701
PHONE: 386-724-4444
FAX: 386-724-4444
Certificate of Authorization No. 5492

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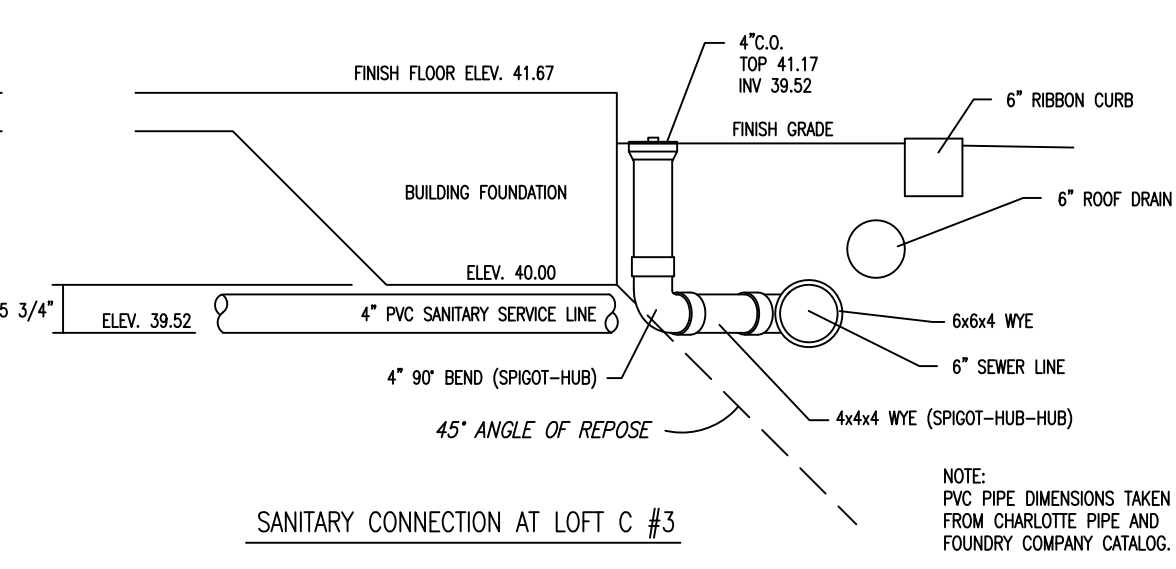
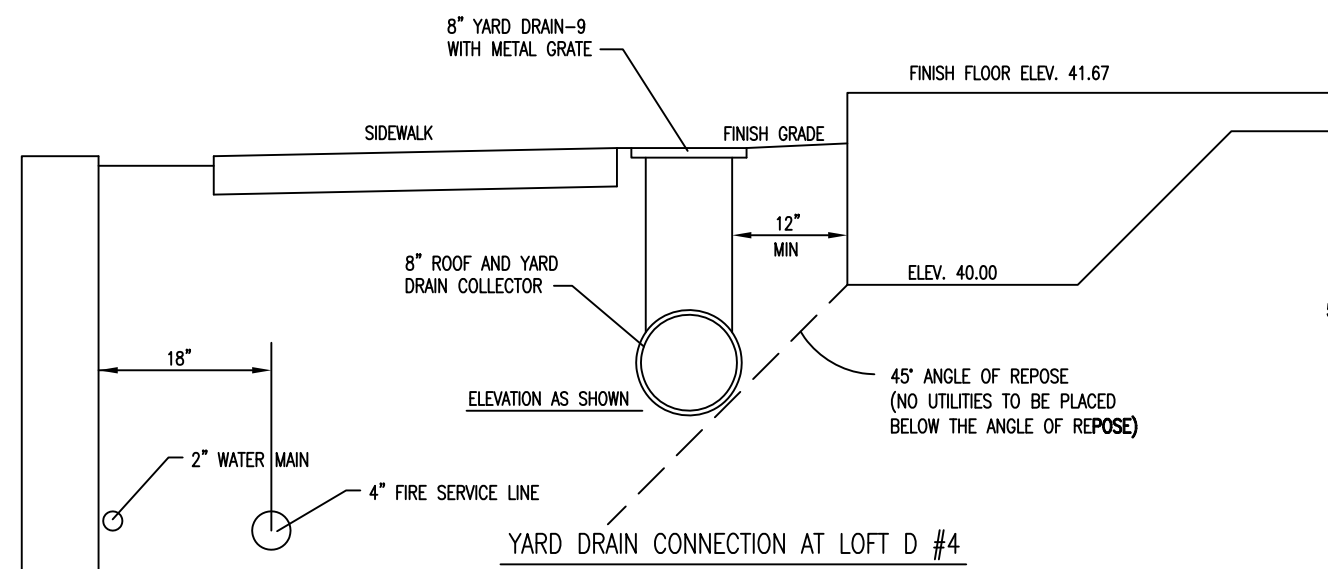
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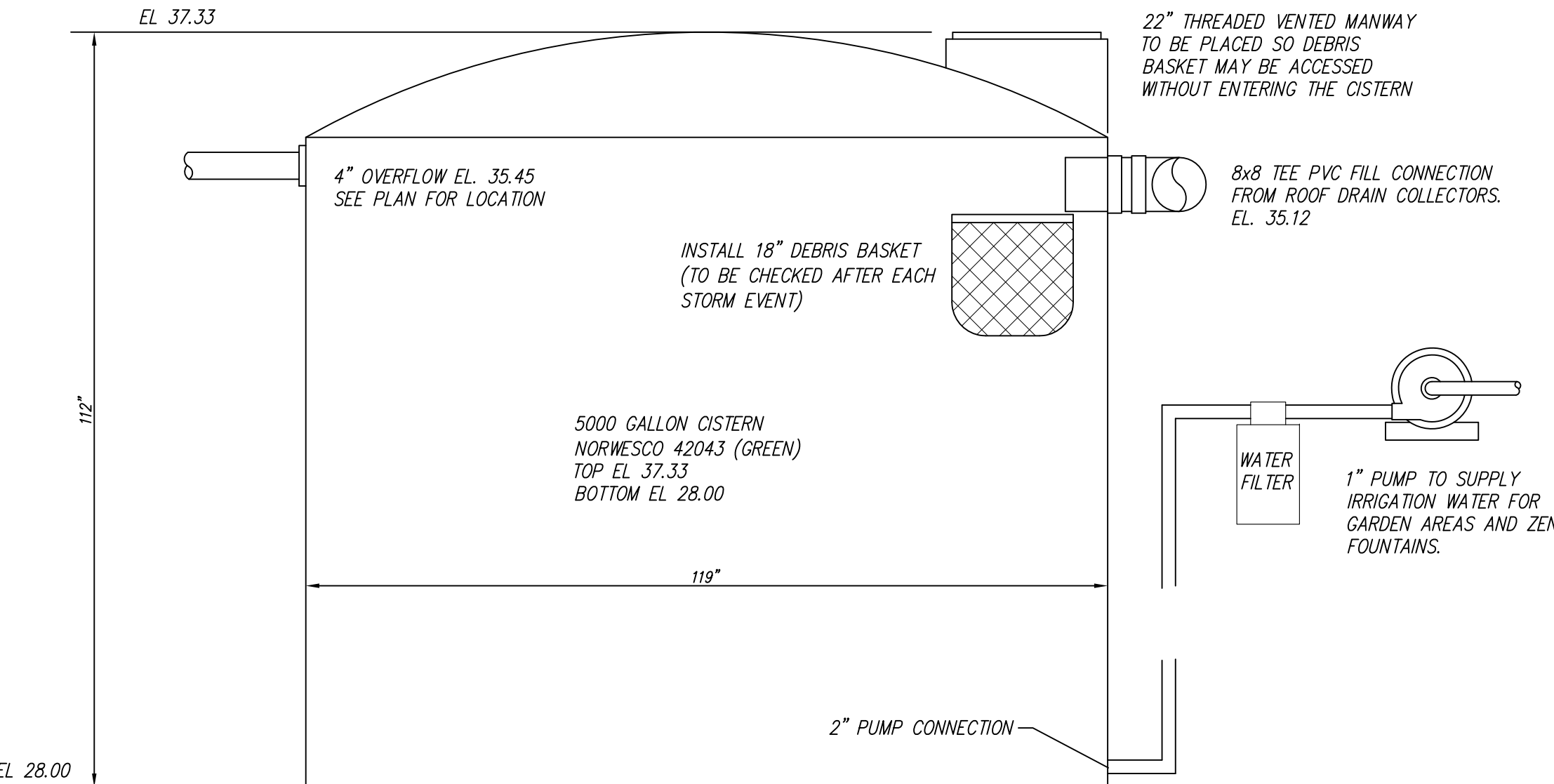
APPROVED
SP19-064
9/13/2021



PAGE COURT - 8" SANITARY CONNECTION



PLAN VIEW FOR CLEANOUT



CISTERN DETAIL



ZEN FOUNTAIN

- NOTES:
- 48" ZEN FOUNTAIN (Grana Fountain GFRCFT-1104) 26.25" HIGH AND SETS ON A 22" DIAMETER BASE. WEIGHT IS 273 LBS.
 - ZEN FOUNTAIN TO BE LOCATED 24" FROM BACK OF CURB AND 36" FROM THE ELM TREE.
 - ZEN FOUNTAIN HAS A RESERVOIR FOR CONTINUOUS OPERATION. A 1/2" FILL CONNECTION WITH IRRIGATION CONTROL VALVE CAN BE PROVIDED TO MAINTAIN WATER LEVELS DUE TO EVAPORATION.

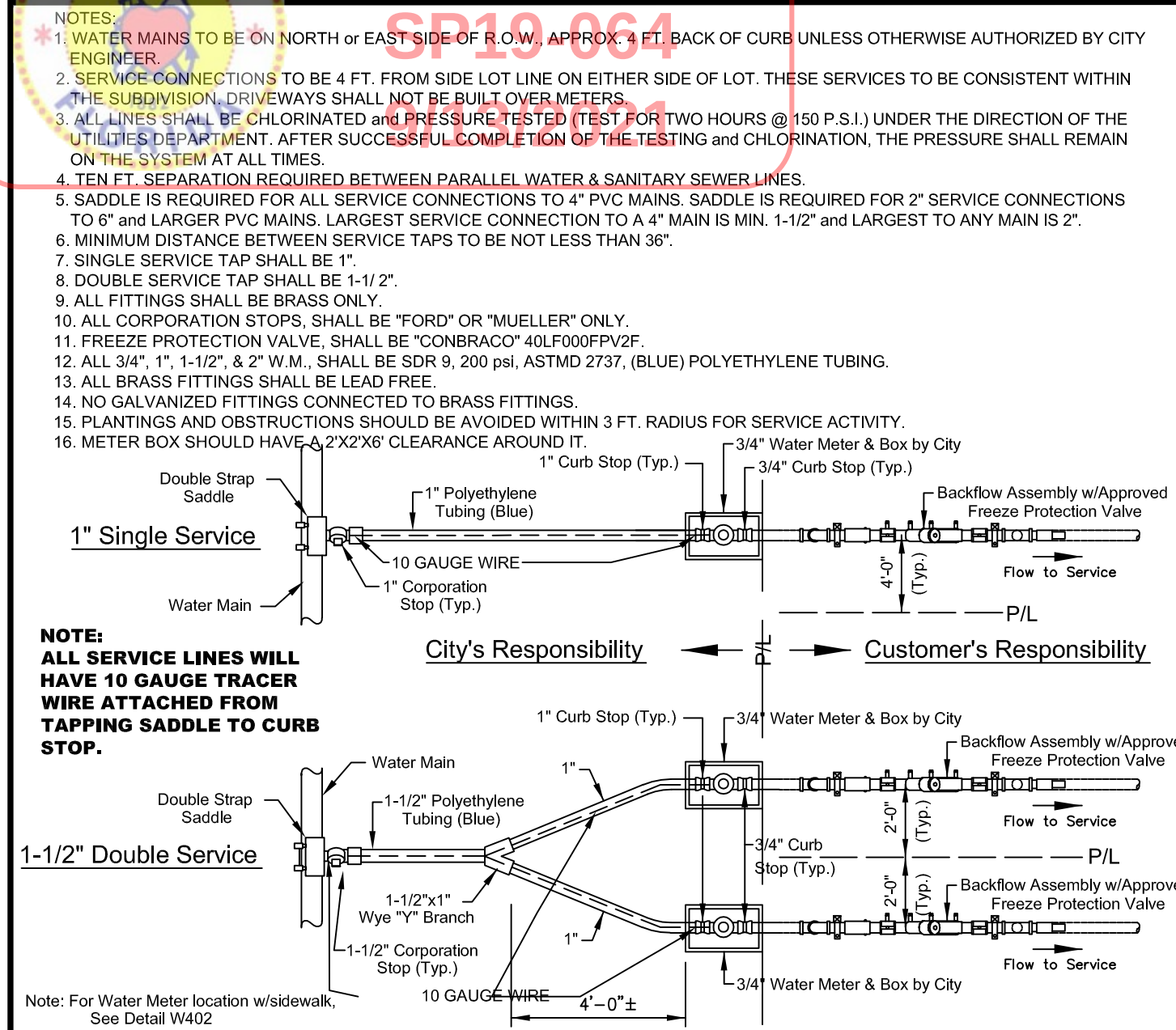
PROJECT
UTILITY PLAN
FOR
COAST LINE RAILROAD LOFTS
320 N. FLORIDA AVENUE, DELAND, FLORIDA

DATE	REVISED	BY	DESCRIPTION
1-8-20			MOVED SANITARY SERVICE LINE
1-11-20			WATER MAIN CONNECTION TO EXISTING 2" WATER MAIN ON SANS SOUCI
6-15-21			ADDED FIRE SPRINKLER SERVICE LINES
7-22-21			REVISED FDC AND ADDED ZEN FOUNTAINS
9-8-21			REVISED CISTERN DIMENSIONS AND NOTED 22" MANWAY PER MANUFACTURER

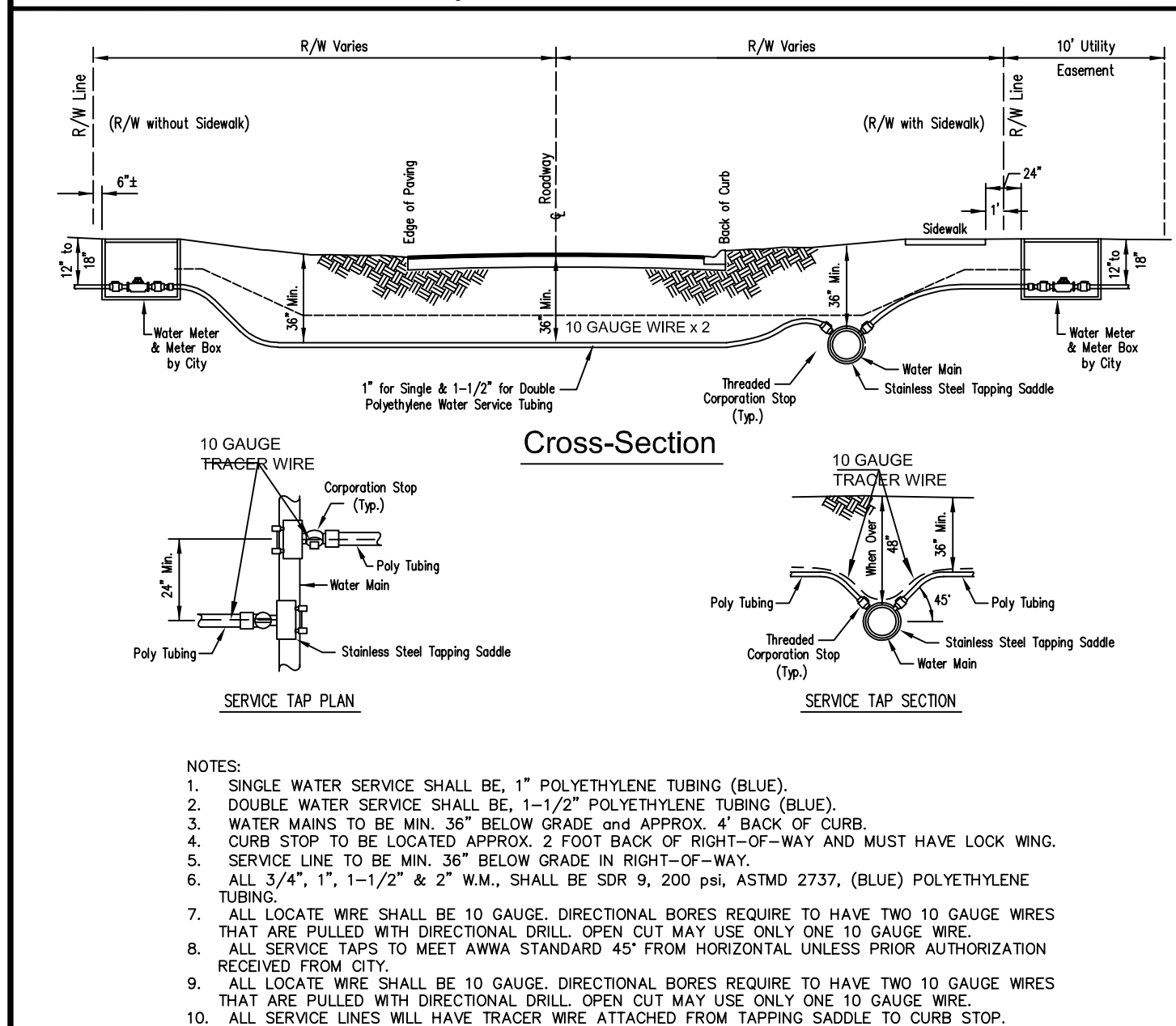
BECHTOL ENGINEERING AND TESTING, INC.
666 WEST ENCINETA AVENUE
SUITE 200
ENCINITAS, CA 92036
Phone: 386-754-6444
Certificate of Authorization No. 5492

Thomas Bechtol, P.E., State of Florida, License No. 38559
Digitally signed by Thomas Bechtol
Date: 2021.09.09 14:57:52 -04'00'

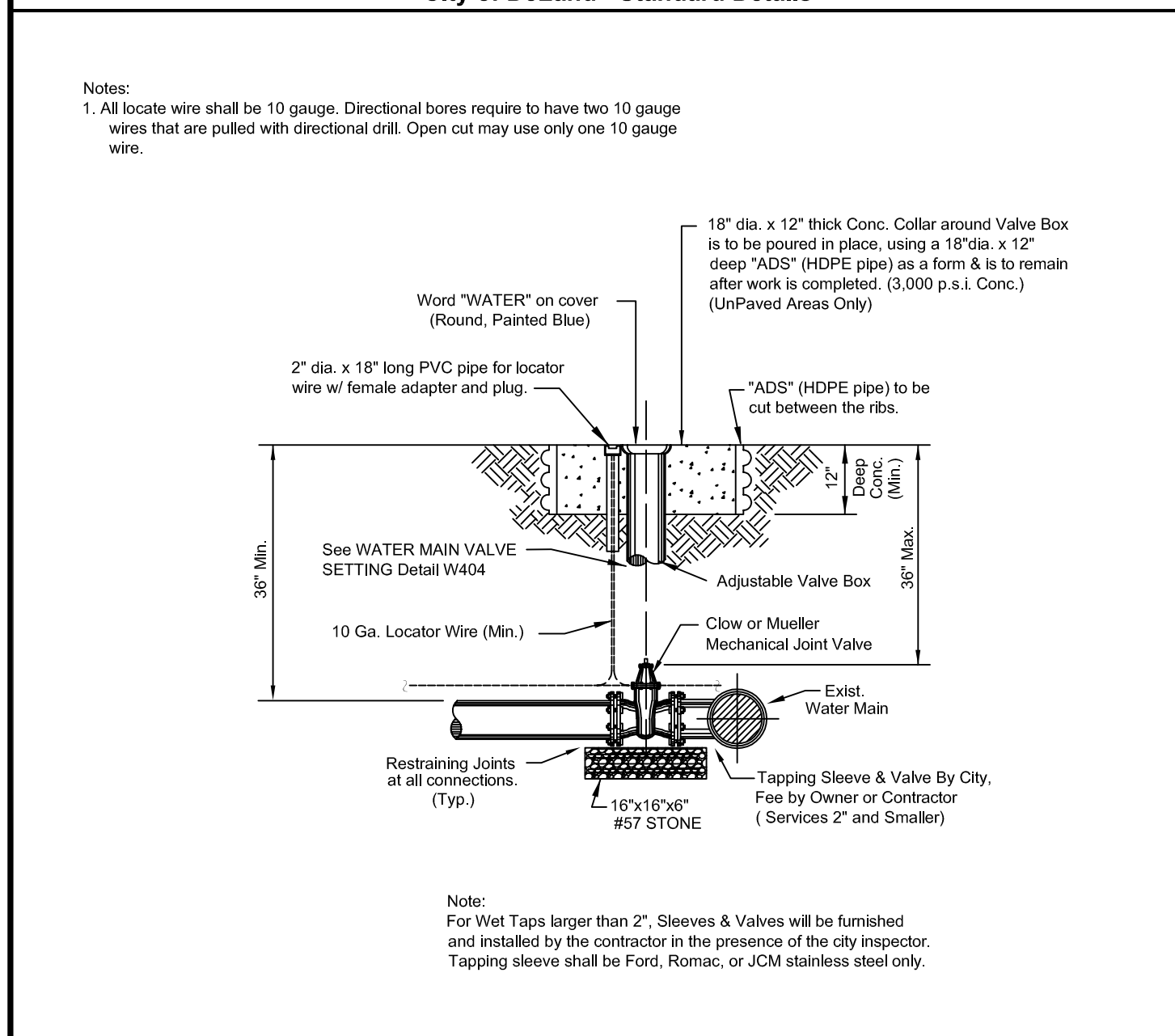
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SHEET	6
OF	11



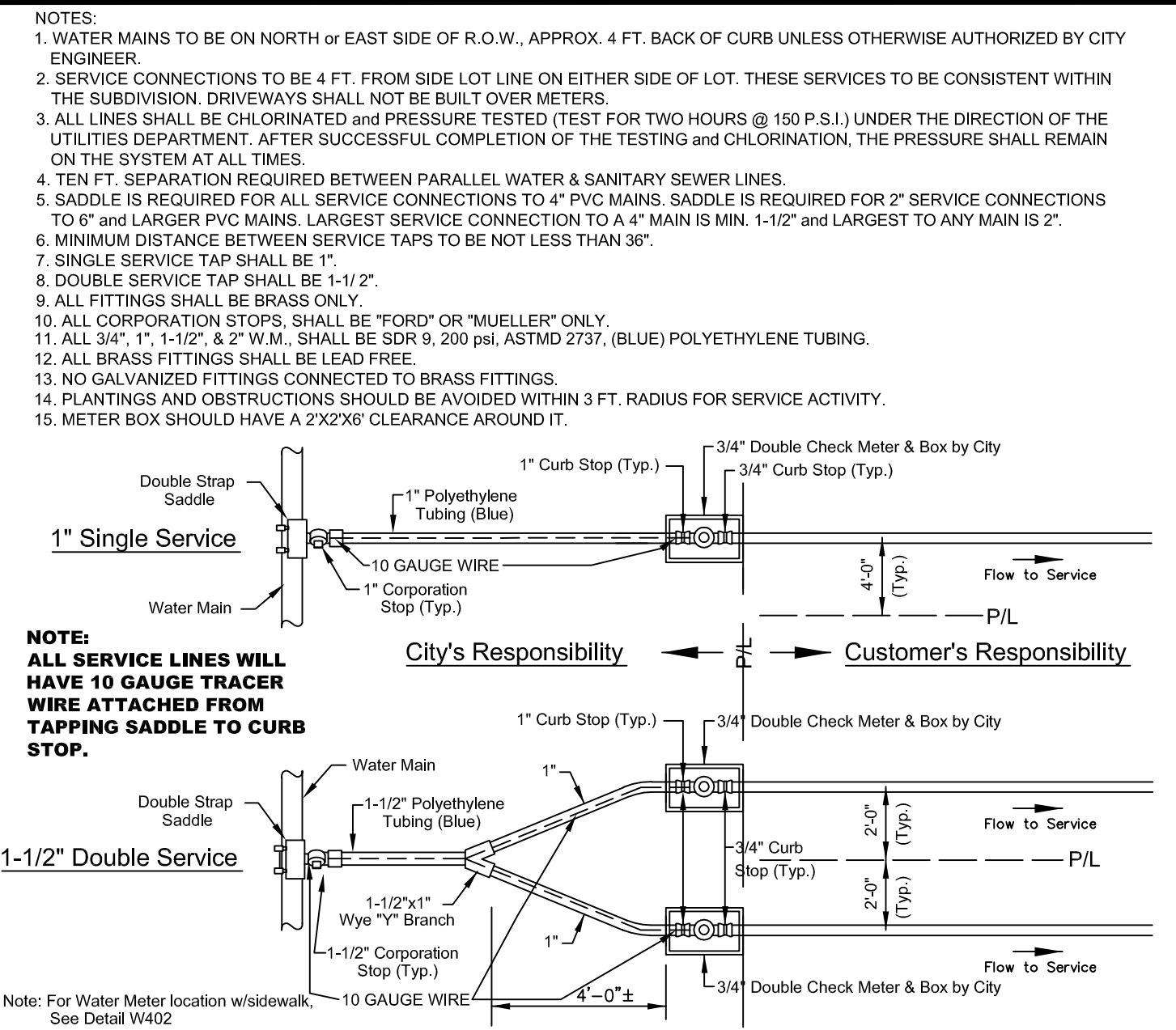
DATE: 10/26/2020 WATER MAIN SERVICE CONNECTION (BACKFLOW) W401 City of DeLand - Standard Details



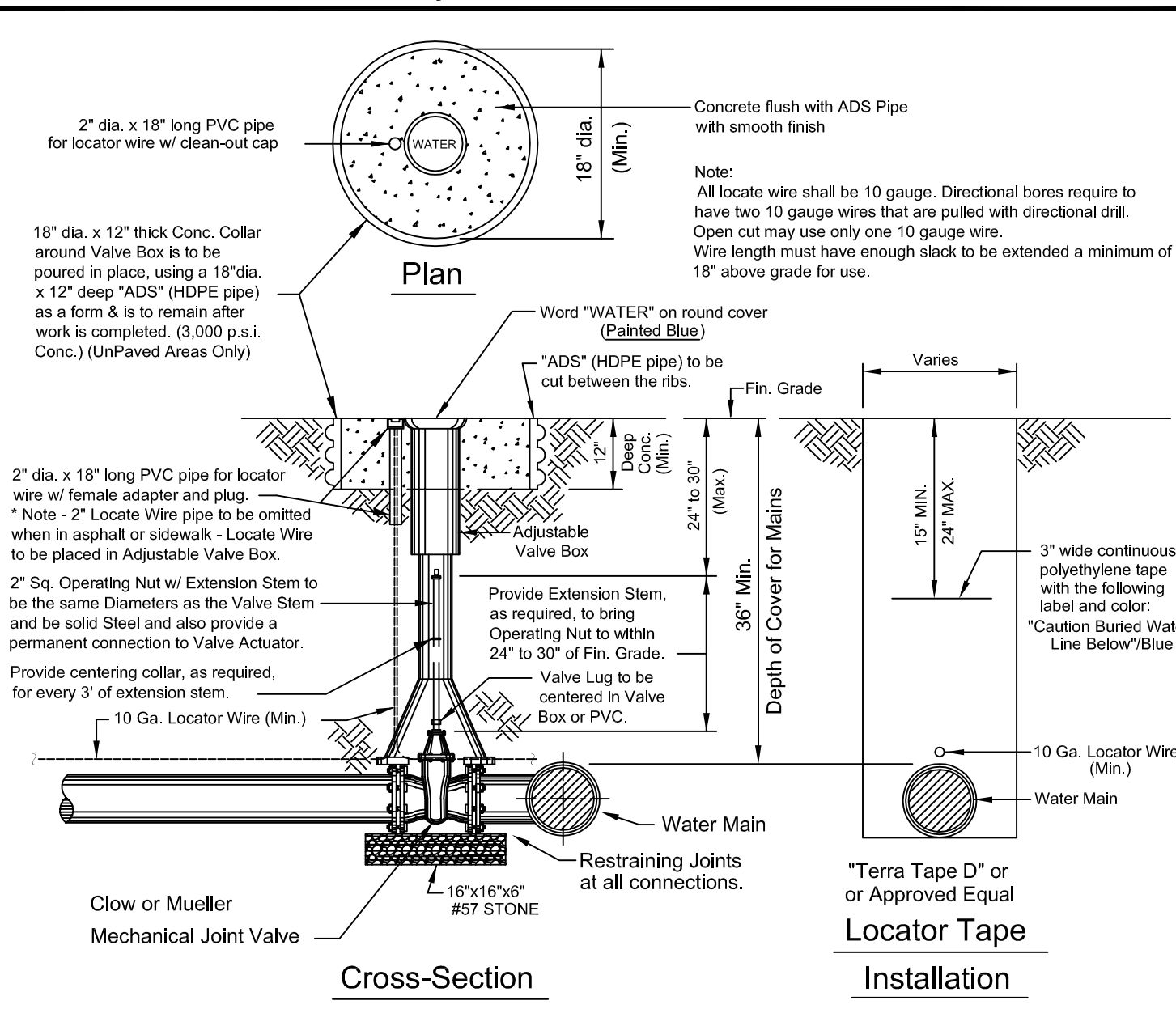
DATE: 10/26/2020 WATER MAIN SERVICE LINES W403 City of DeLand - Standard Details



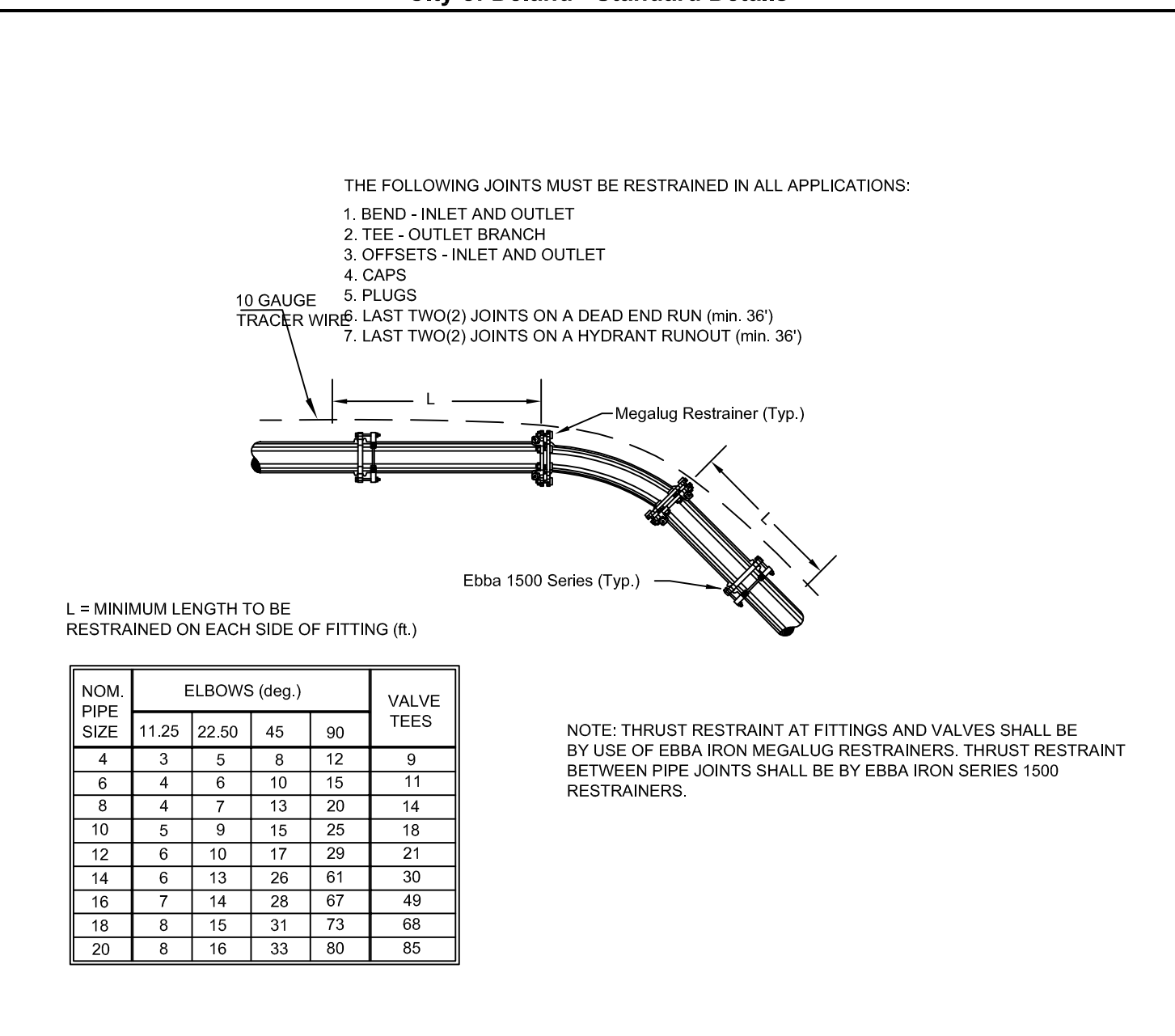
DATE: 10/26/2020 TAPPING SLEEVE & VALVE W407 City of DeLand - Standard Details



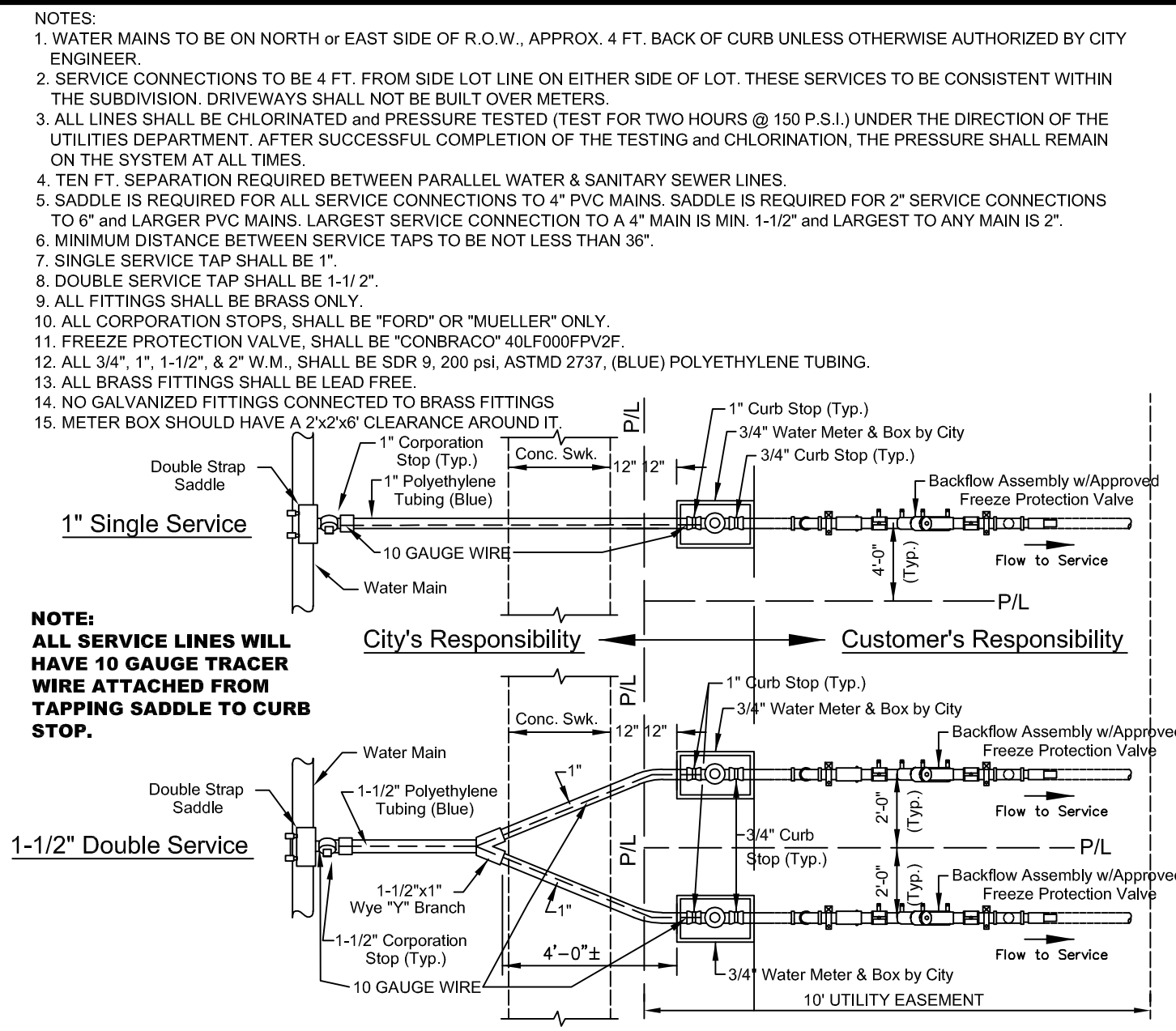
DATE: 10/26/2020 WATER MAIN SERVICE CONNECTION (DOUBLE CHECK METER) W404 City of DeLand - Standard Details



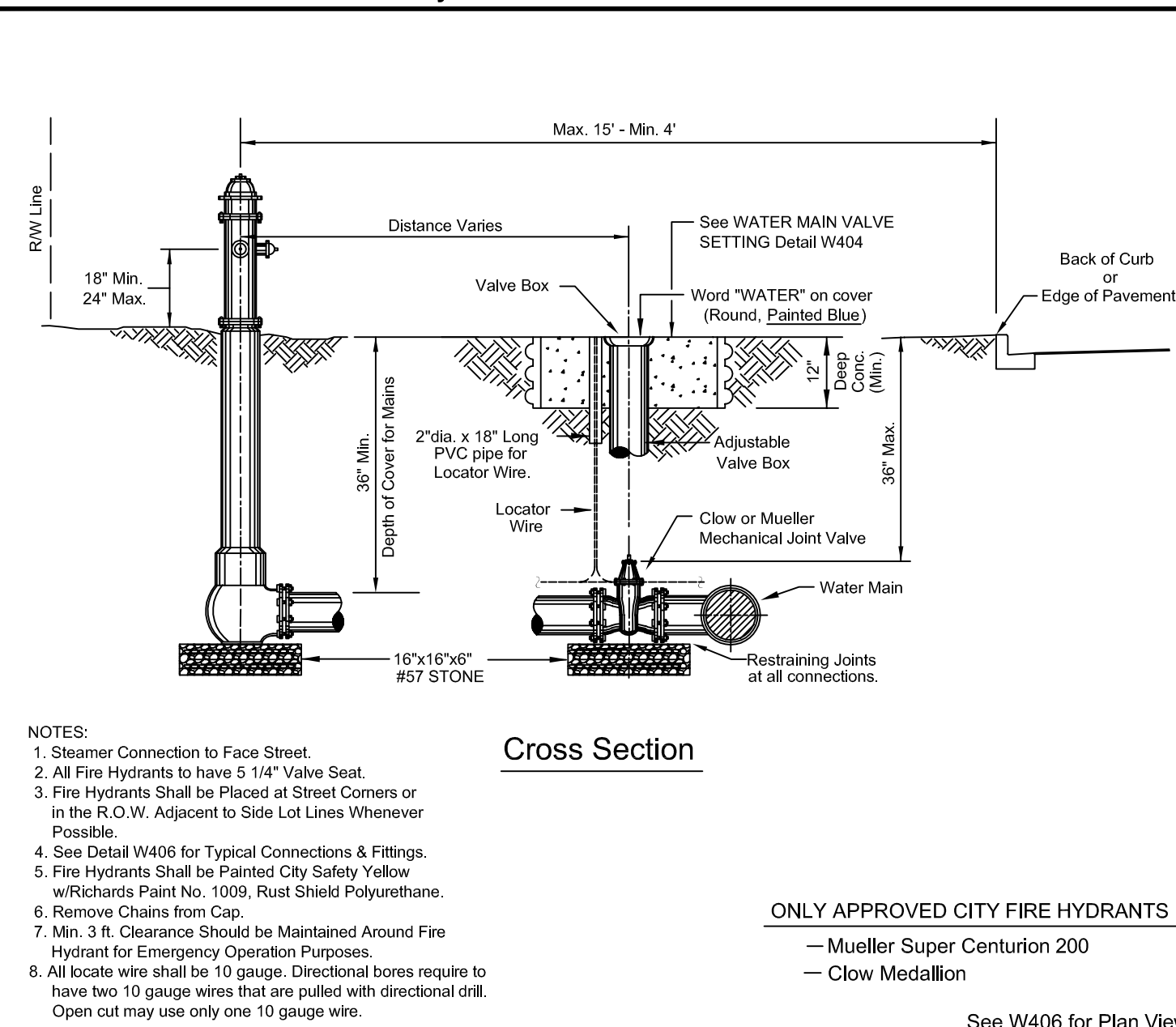
DATE: 10/26/2020 WATER MAIN VALVE SETTING W404 City of DeLand - Standard Details



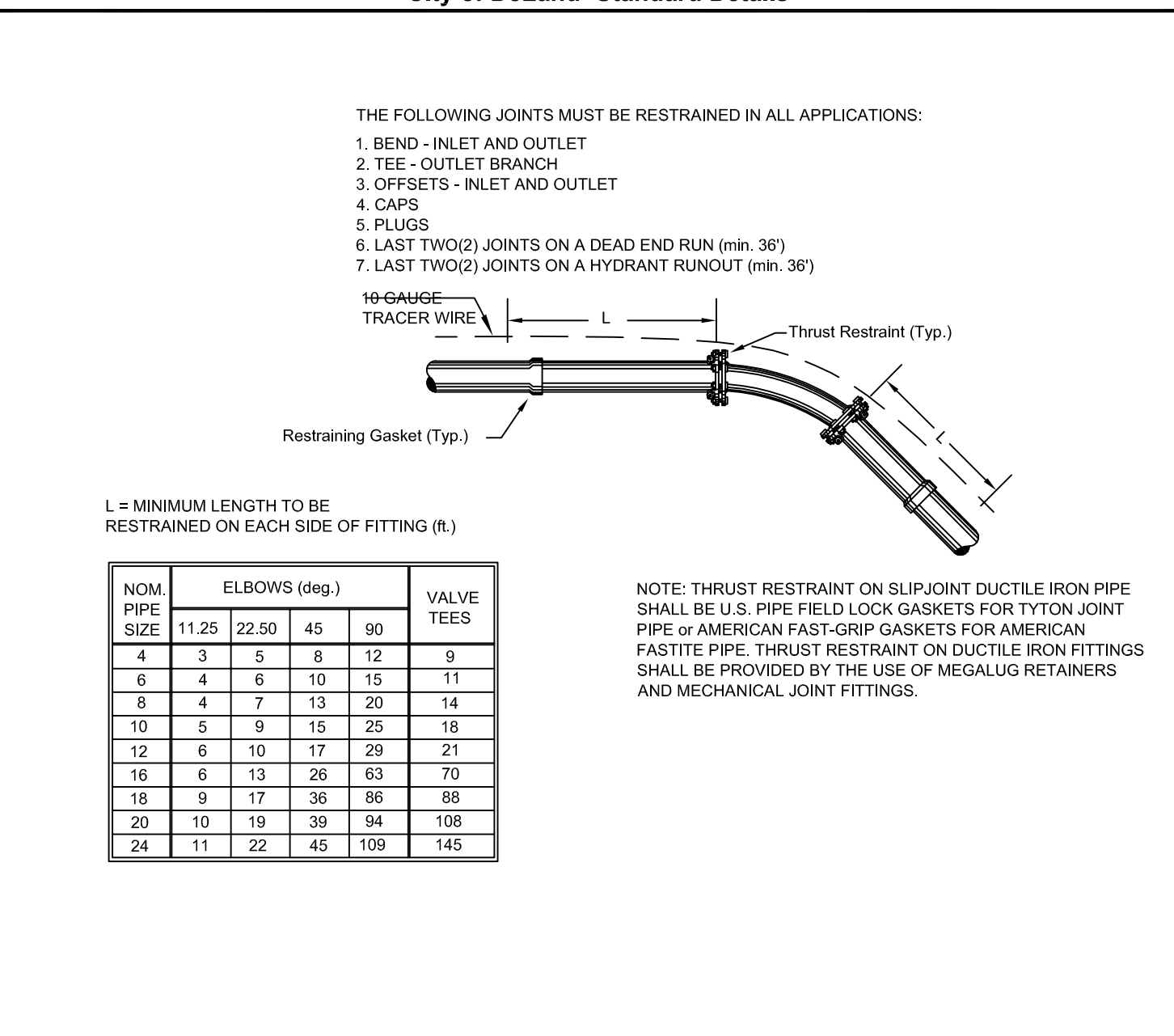
DATE: 10/26/2020 THRUST RESTRAINING DETAIL FOR PVC PIPE W408 City of DeLand - Standard Details



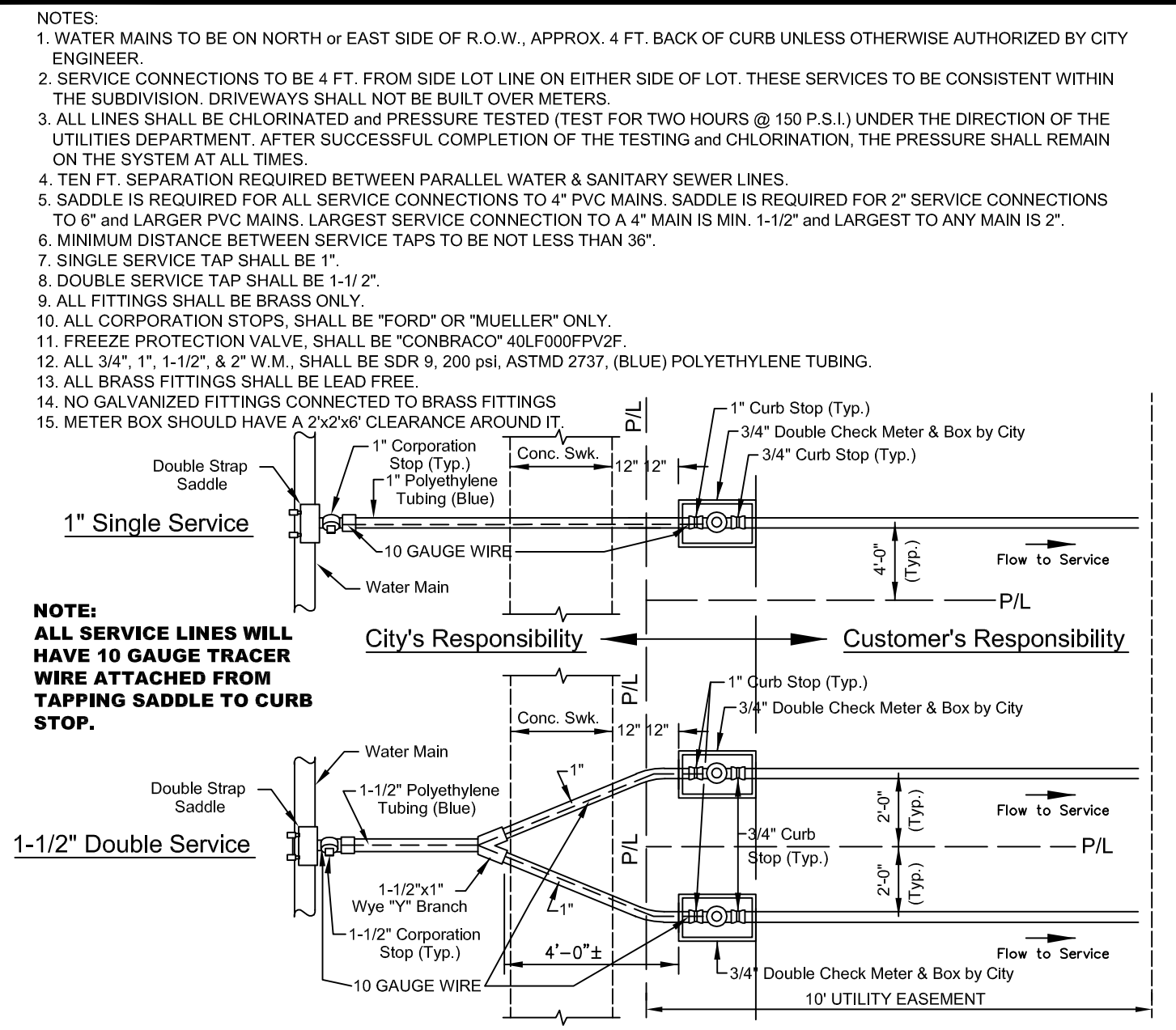
DATE: 10/26/2020 WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW) W402 City of DeLand - Standard Details



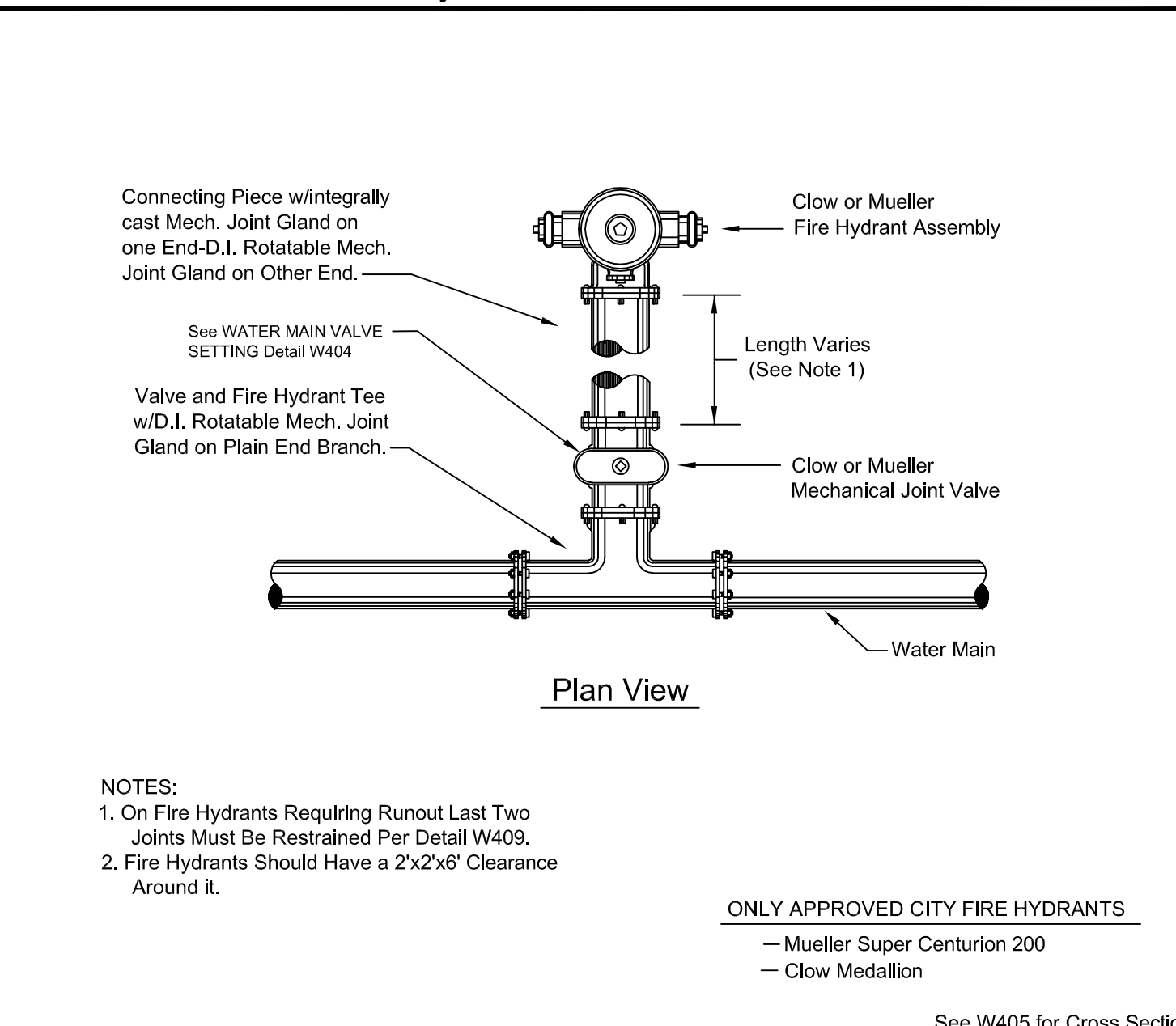
DATE: 10/26/2020 FIRE HYDRANT SETTING SECTION W405 City of DeLand - Standard Details



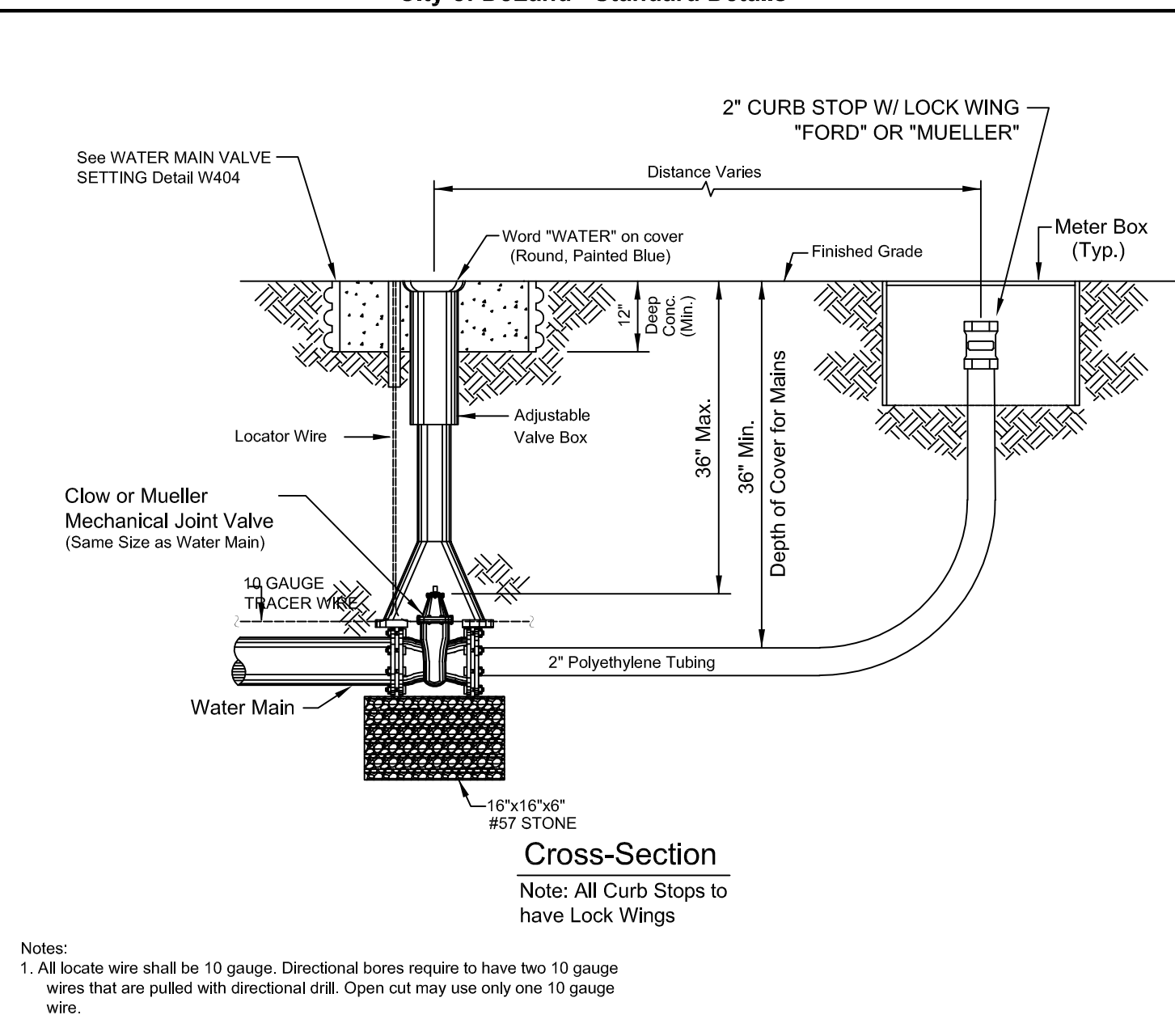
DATE: 10/26/2020 THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE W409 City of DeLand - Standard Details



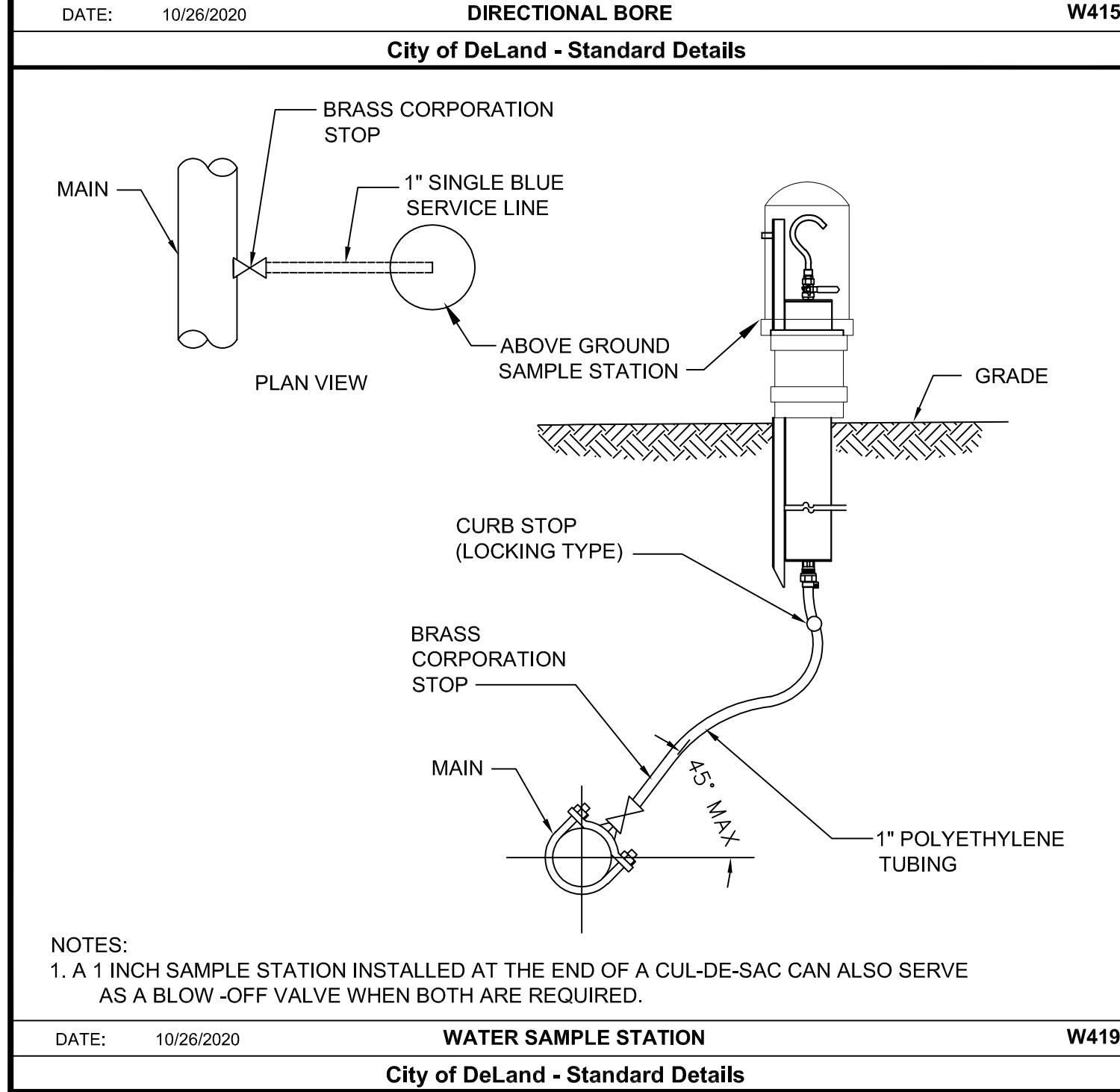
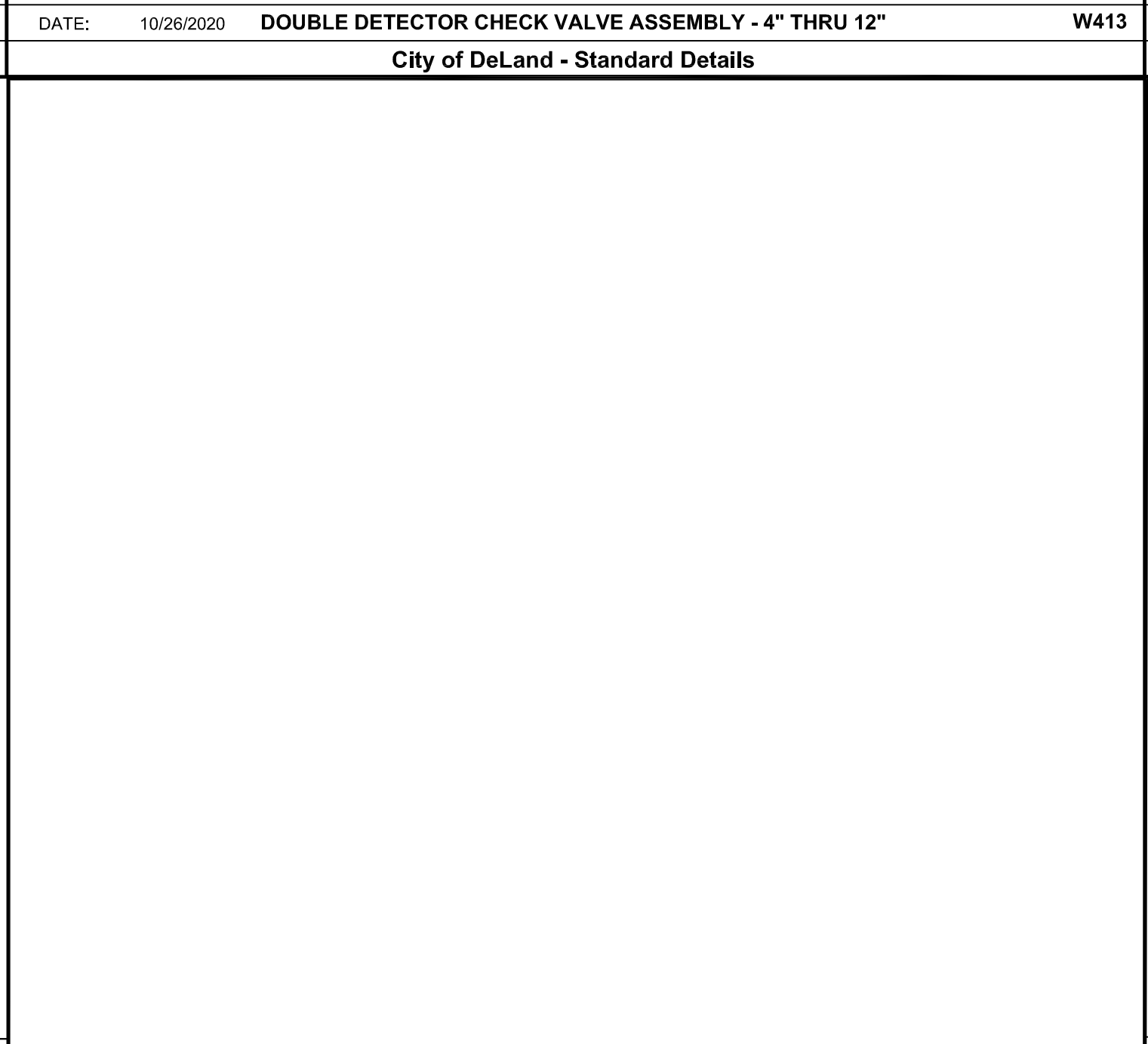
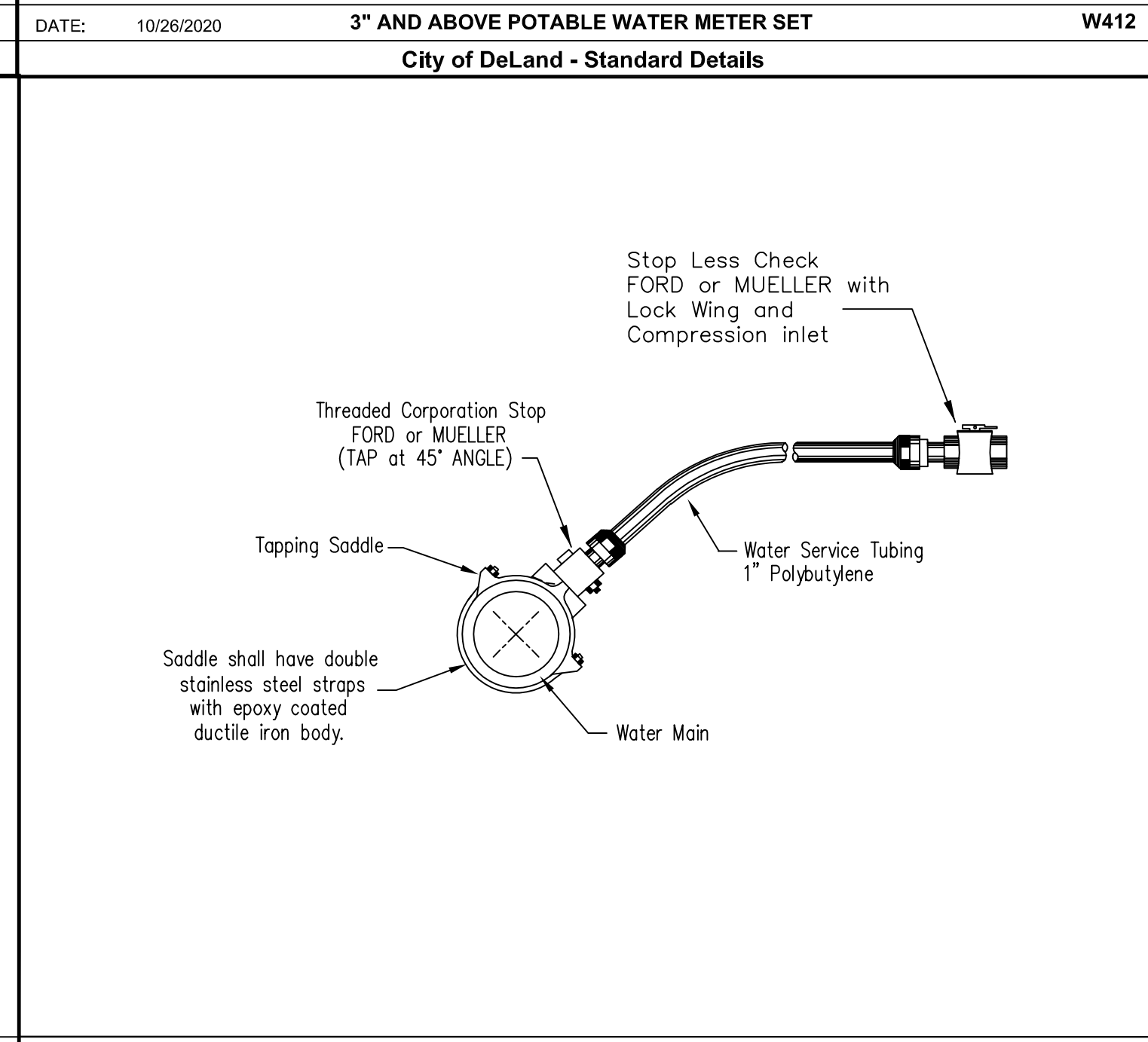
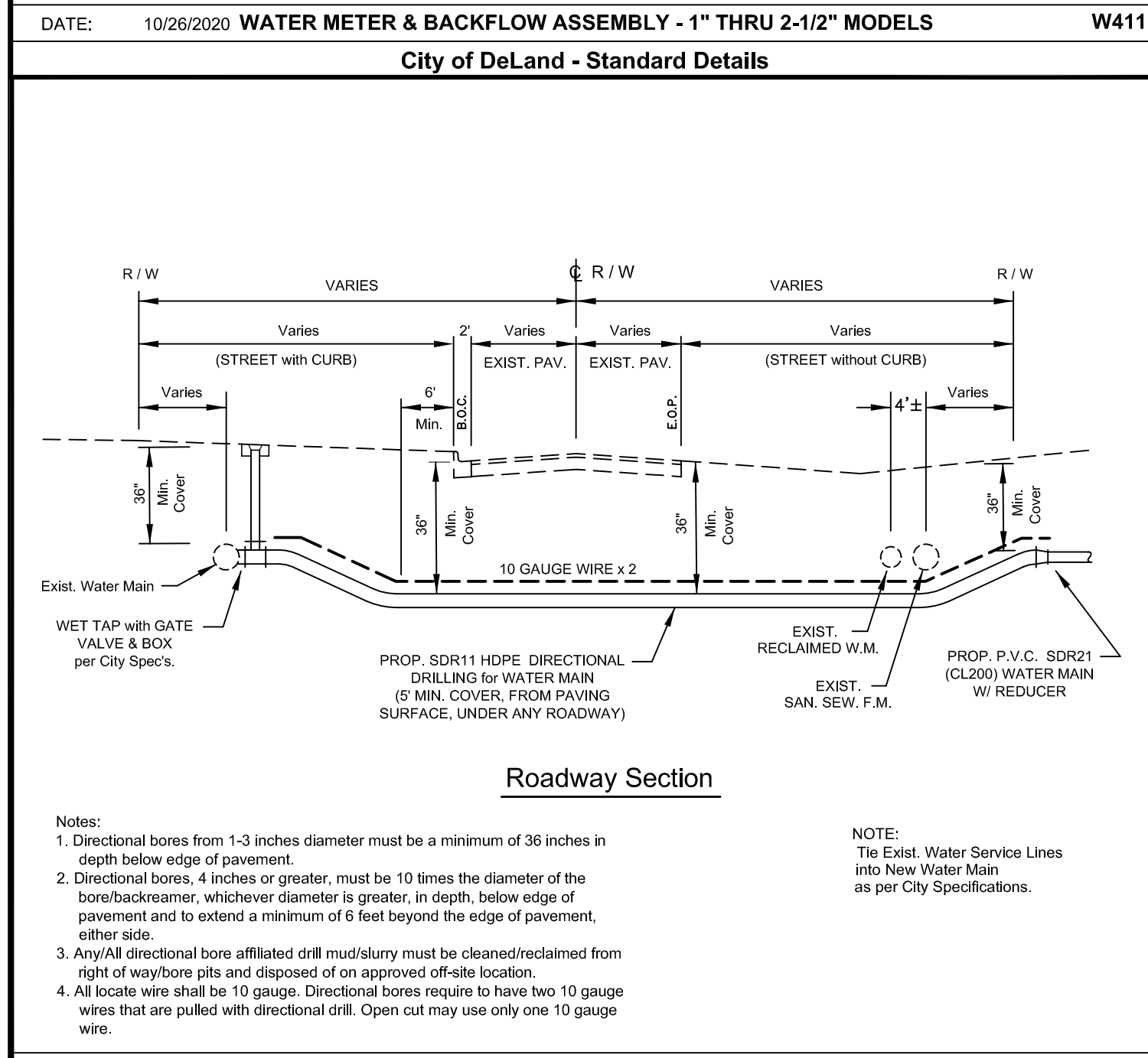
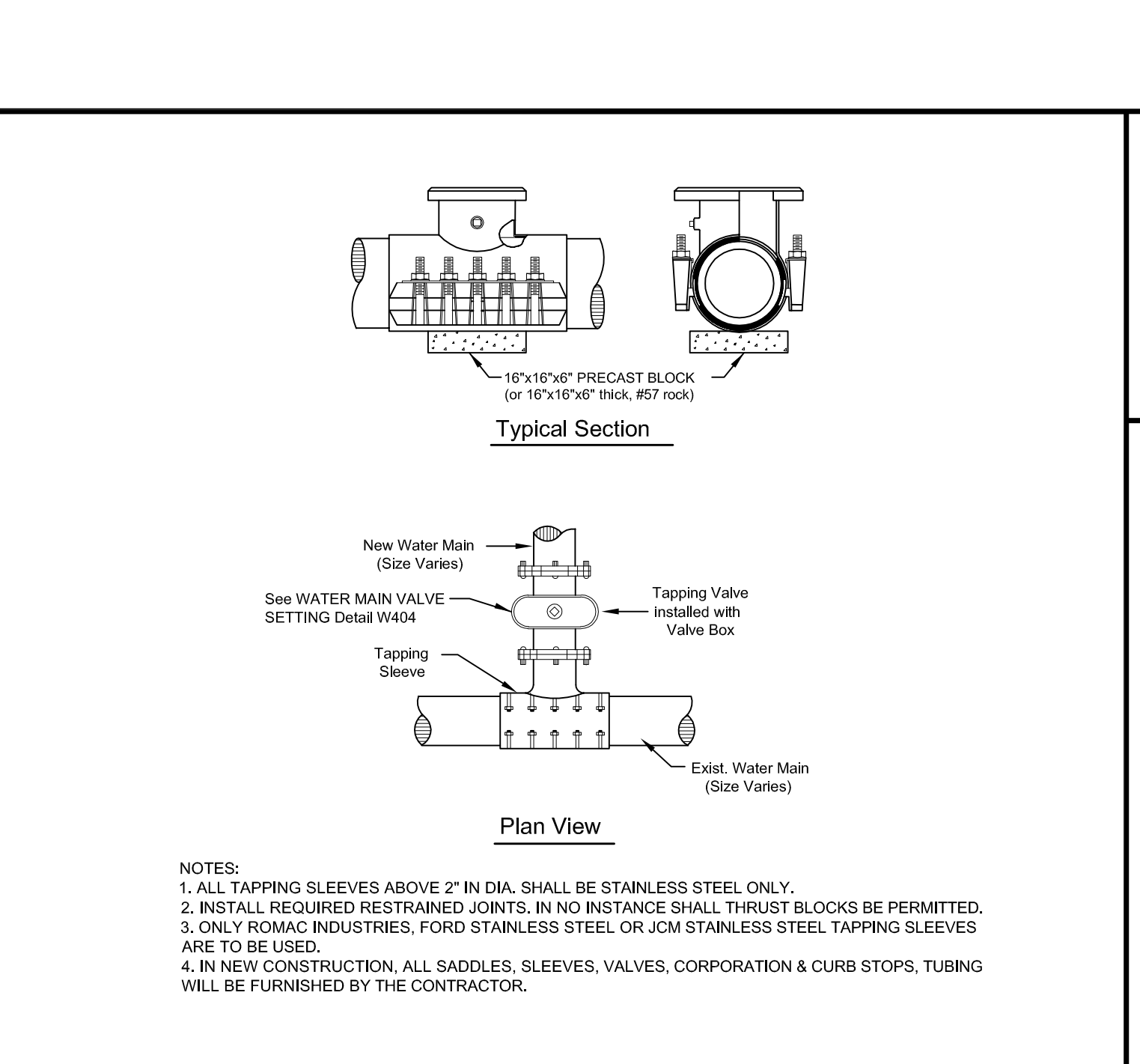
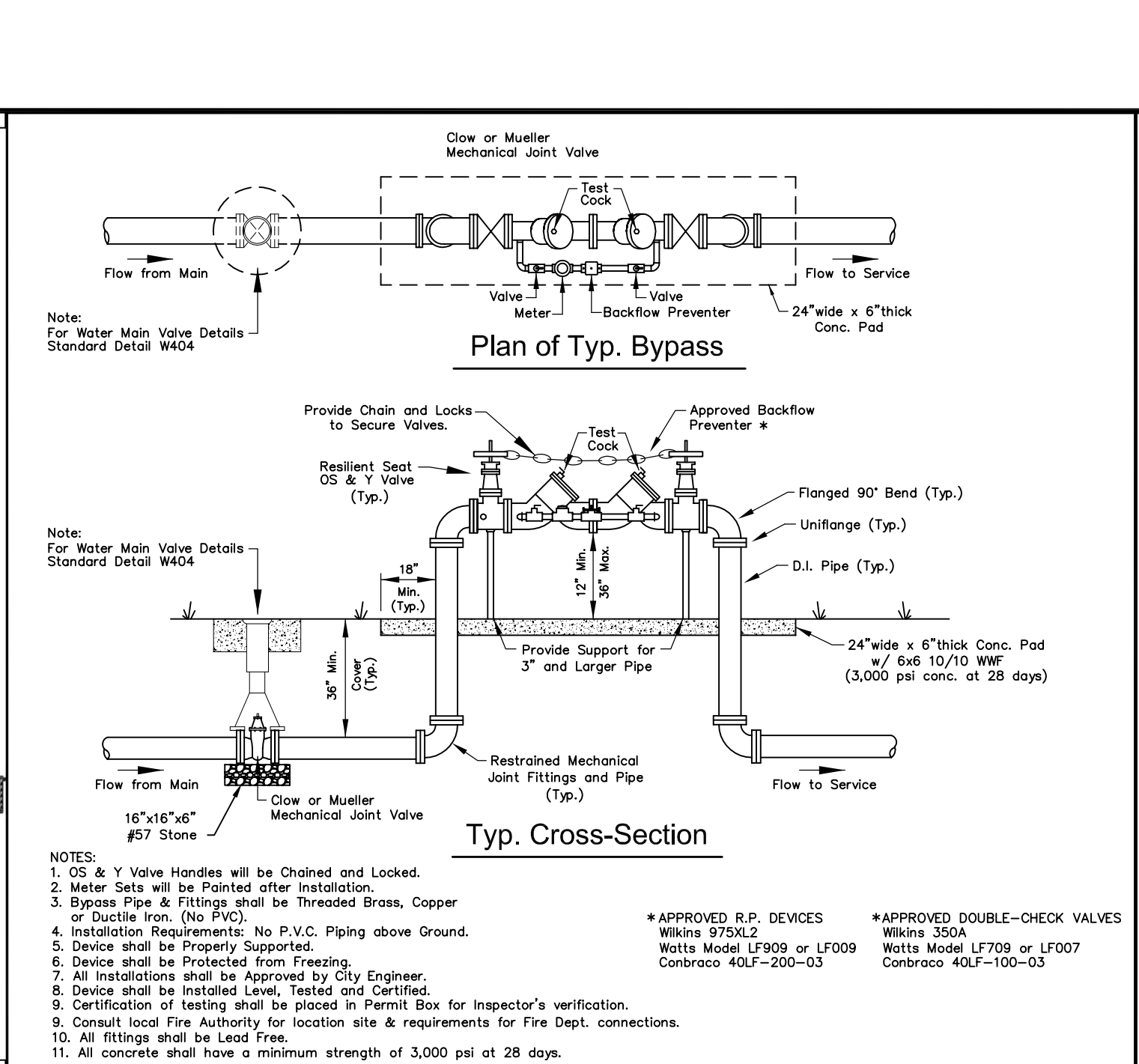
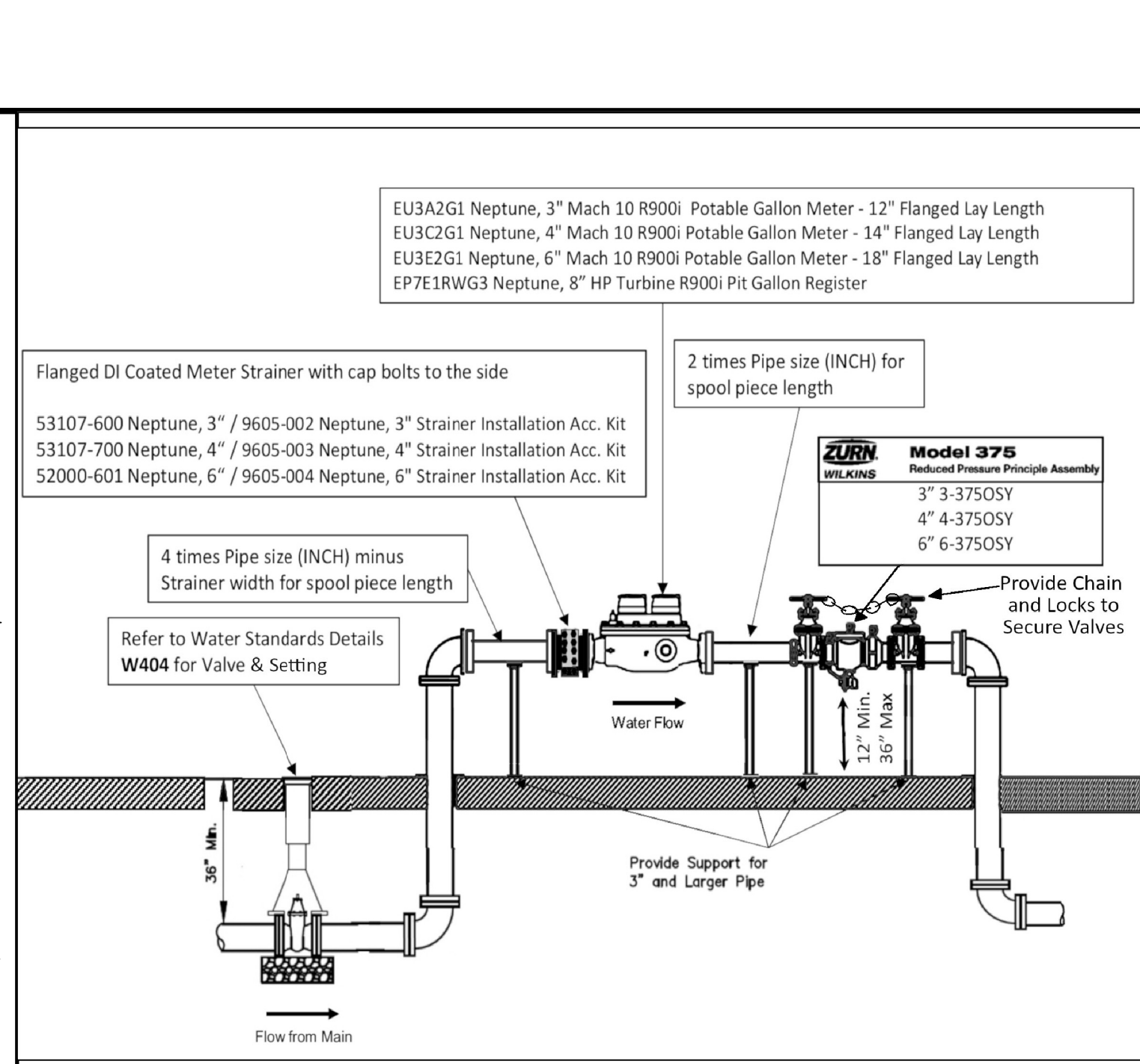
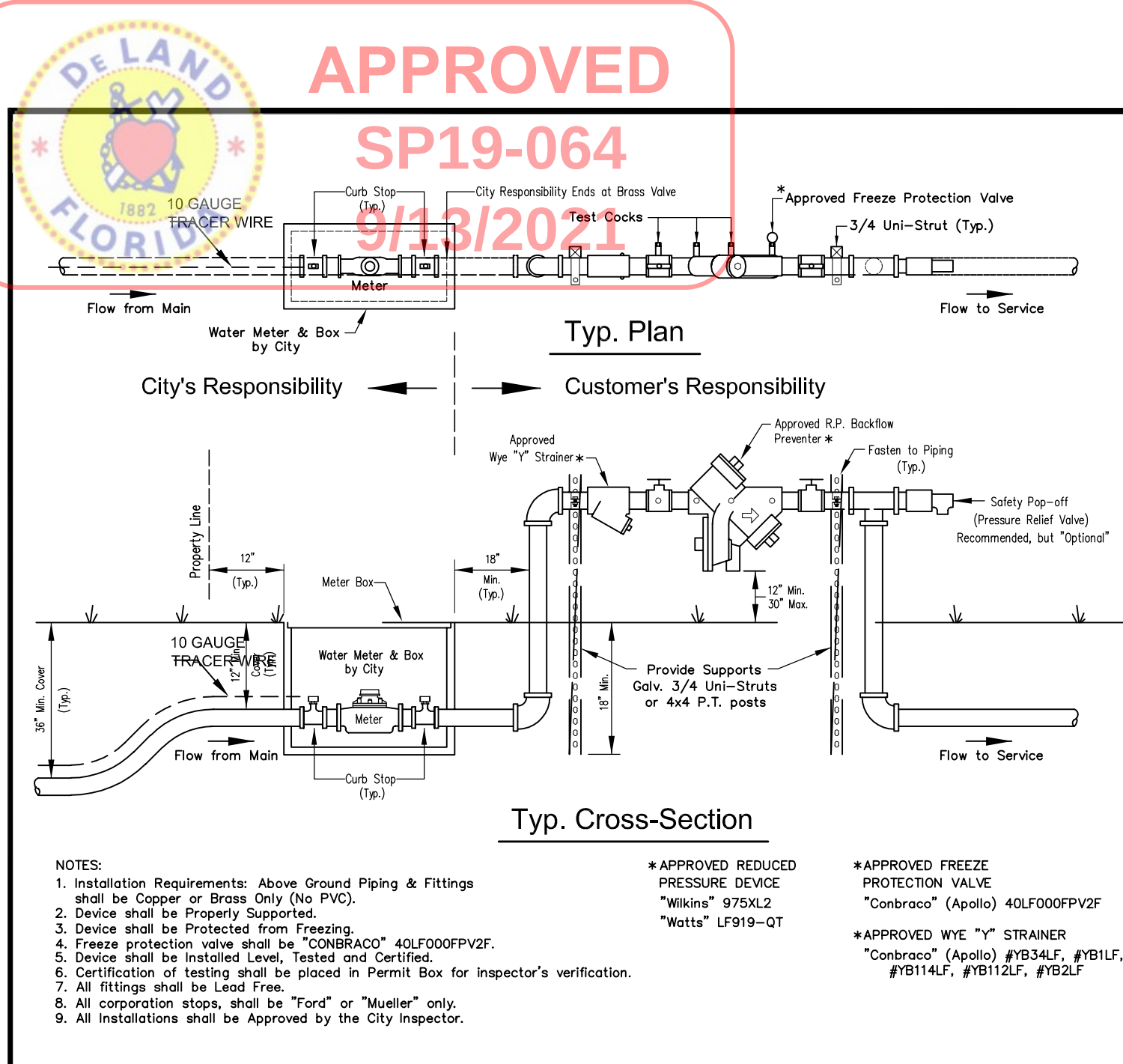
DATE: 10/26/2020 WATER MAIN SERVICE CONN. WITH SIDEWALK (DBL. CHECK METER) W402A City of DeLand - Standard Details



DATE: 10/26/2020 FIRE HYDRANT SETTING PLAN W406 City of DeLand - Standard Details



DATE: 10/26/2020 WATER MAIN BLOWOFF DETAIL W410 City of DeLand - Standard Details



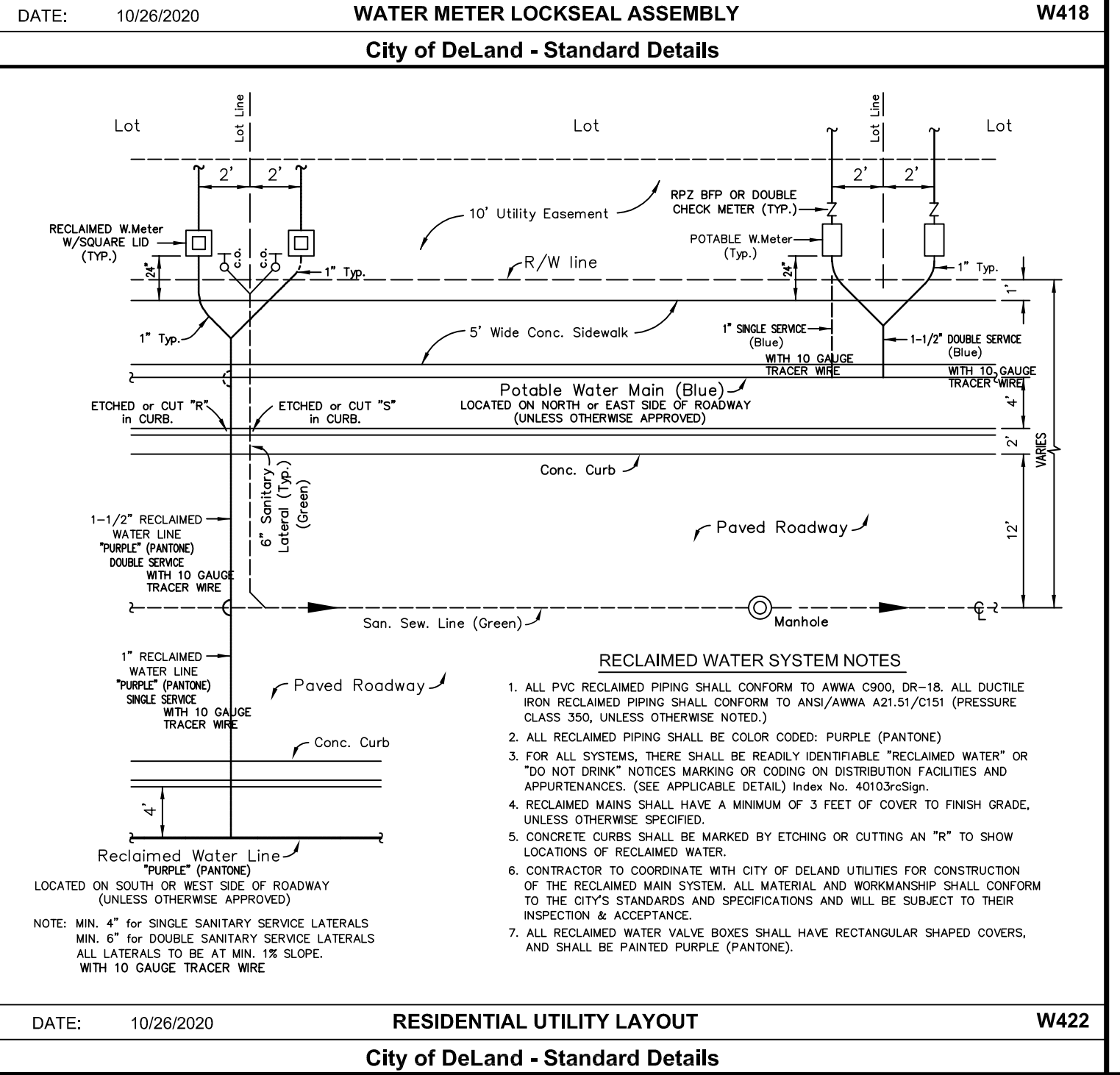
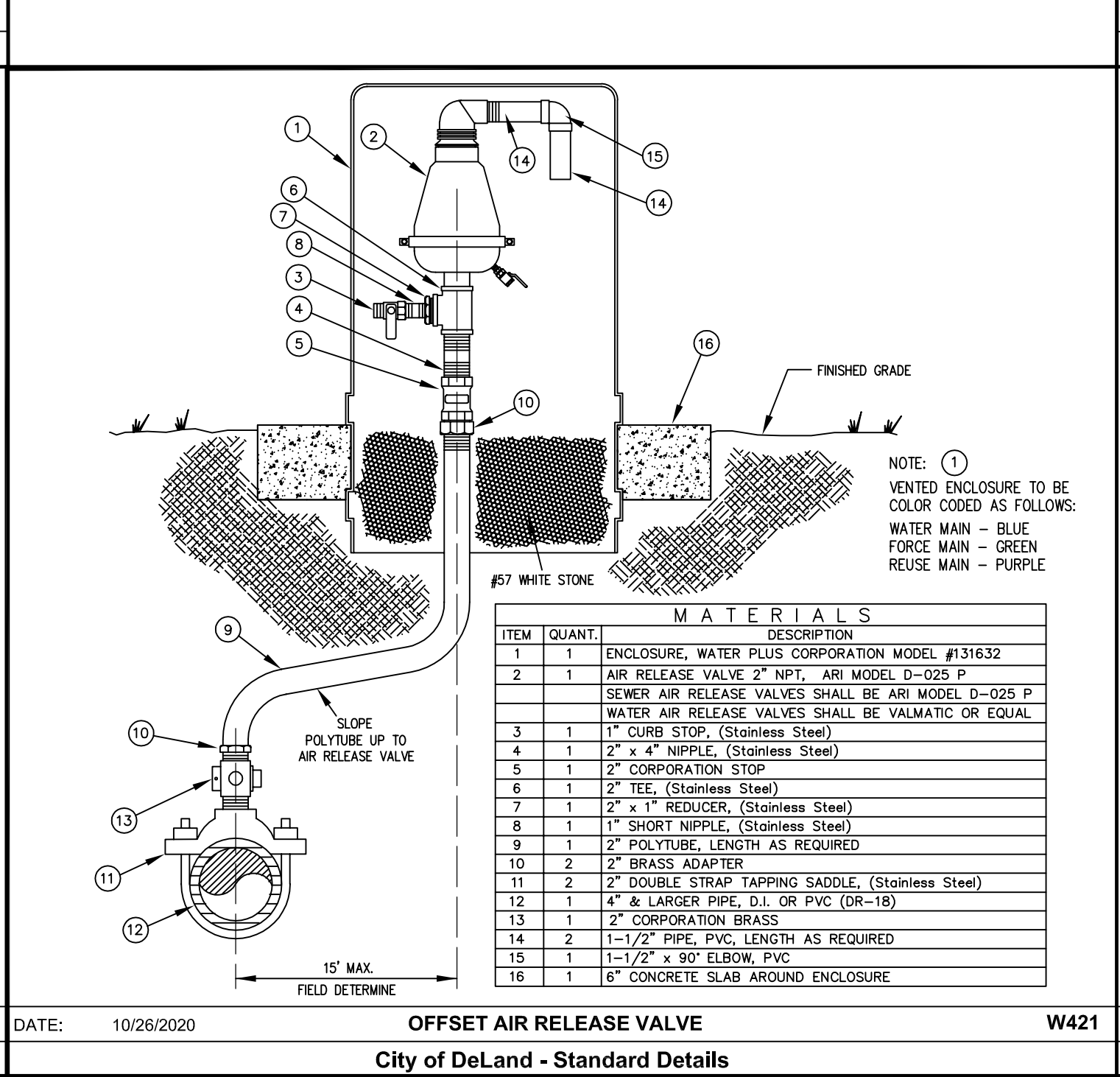
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer	WATER MAIN 3 ft. minimum	WATER MAIN 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum
Vacuum Sanitary Sewer	WATER MAIN 10 ft. preferred 3 ft. minimum	WATER MAIN 12 inches preferred 6 inches minimum	Alternate 3' ft. minimum
Gravity Sewer	WATER MAIN 10 ft. preferred 6 ft. minimum (3)	WATER MAIN 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum
On-Site Sewage Treatment & Disposal System(4)	10 ft minimum	---	---

(1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipe, the Minimum Separation is 12" inches.

(2) Reclaimed Water regulated under Part III of Chapter 62-610, F.A.C.

(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.

(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.



CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

DATE: 10/26/2020

CHECKED BY: NAME

SCALE: NOT TO SCALE

DRAWN BY: ERIC SAMPSON

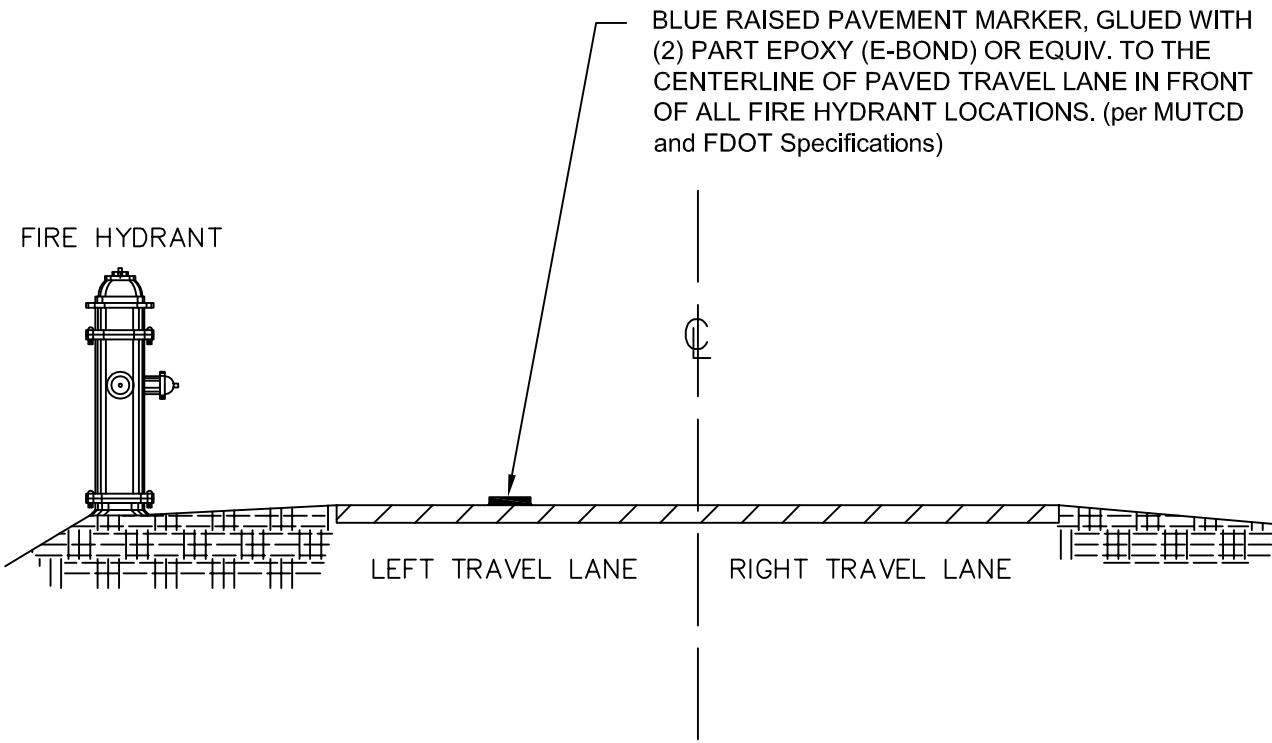
TITLE: **WATER SYSTEM DETAILS (Sheet 2)**

8 of 11

FILE: drive letter/details locations



APPROVED
SP19-064
9/13/2021



DATE: 10/26/2020 REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION W423
City of DeLand - Standard Details

Approved Ford Valve for Service Lines

1" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) Inlet by Meter Swivel Nut

CATALOG NUMBER	VALVE SIZE	SERV. LINE SIZE	METER SIZE	APPROX. WT. LBS.
B43-211W-NL	5/8"	1/2"	5/8"x3/4" & 3/4"	1.4
B43-212W-NL	5/8"	1/2"	5/8"x3/4" & 3/4"	1.5
► B43-231W-NL	5/8"	3/4"	5/8"	1.6
► B43-232W-NL	5/8"	3/4"	5/8"x3/4" & 3/4"	1.7
► B43-331W-NL	3/4"	3/4"	5/8"	2.1
► B43-332W-NL	3/4"	3/4"	5/8"x3/4" & 3/4"	2.4
► B43-334W-NL	3/4"	3/4"	1"	2.3
► B43-341W-NL	3/4"	1"	5/8"	2.7
►► B43-342W-NL	3/4"	1"	5/8"x3/4" & 3/4"	2.4
►► B43-344W-NL	3/4"	1"	1"	2.7
► B43-444W-NL	1"	1"	1"	3.2
B43-454W-NL	1"	1-1/4"	1"	3.4

2" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) by Female Iron Pipe Thread

CATALOG NUMBER	VALVE SIZE	CTS END	FIP END	APPROX. WT. LBS.
►► B41-333-NL	3/4"	3/4"	3/4"	2.0
►► B41-334-NL	3/4"	3/4"	1"	2.1
►► B41-343-NL	3/4"	1"	3/4"	2.2
►► B41-344-NL	3/4"	1"	1"	2.4
► BL41-344-4-875-NL	3/4"	1"	1"	3.1
►► B41-444-NL	1"	1"	1"	2.8
► B41-454-NL	1"	1-1/4"	1"	3.2
► B41-455-NL	1"	1-1/4"	1-1/4"	3.7
► B41-555-NL	1-1/4"	1-1/4"	1-1/4"	5.6
►► B41-666-NL	1-1/2"	1-1/2"	1-1/2"	7.0
► B41-677-NL	1-1/2"	2"	2"	9.6
►► B41-777-NL	2"	2"	2"	11.3

DATE: 10/26/2020 VALVE FOR WATER AND RECLAIM SERVICE LINE W424
City of DeLand - Standard Details

Approved Muller Valve for Service Lines

1" SERVICE

Mueller 300 Ball Straight Meter Valve
Mueller Pack Joint Connection for CTS O.D.* tubing x meter swivel nut**.
Quarter turn check - lock wing. 360° turn option available by adding -3 suffix to catalog number.
Example: P-24350-3

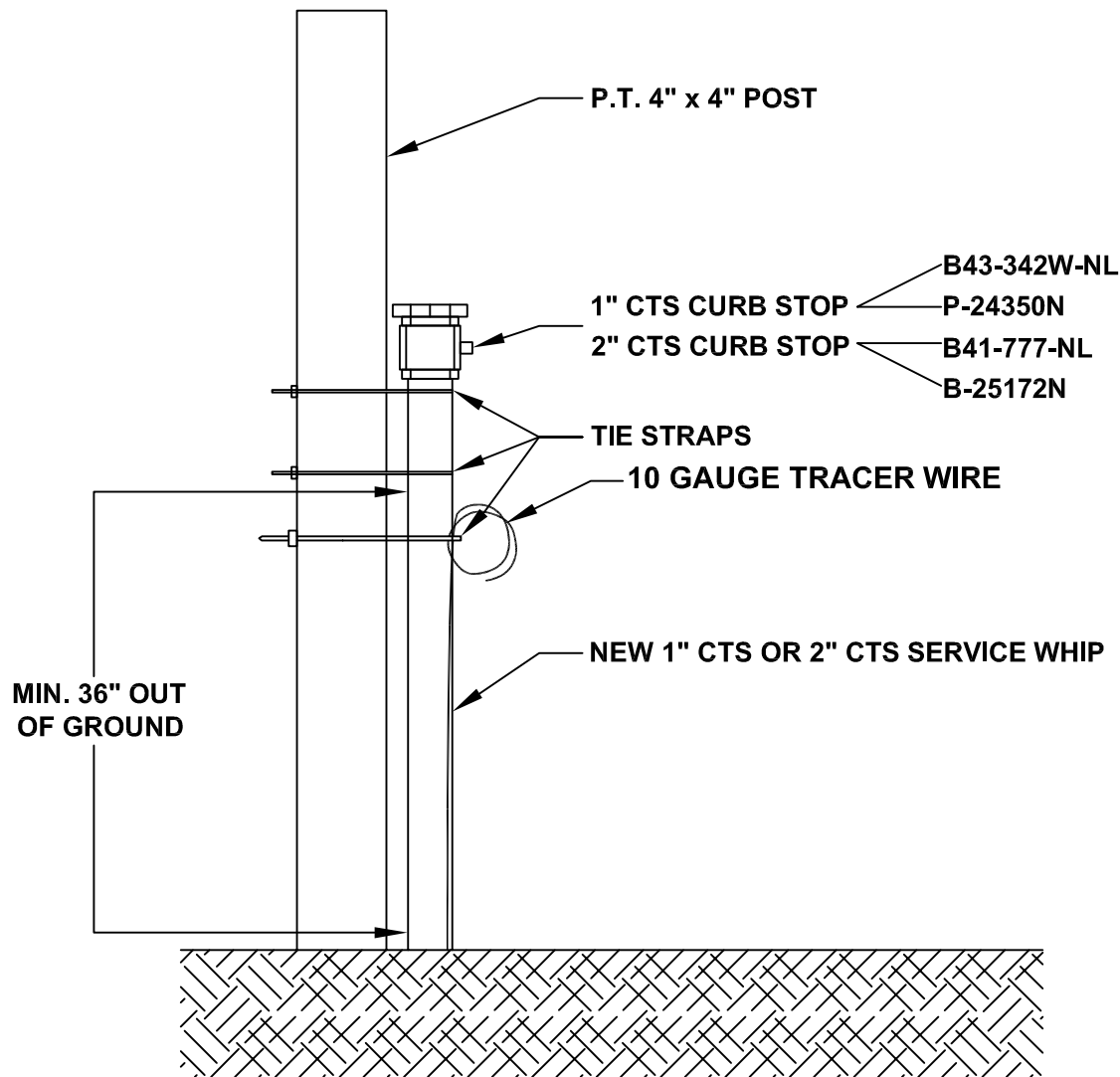
Catalog size	3/4"x5/8" R ♂	3/4" R ♂	3/4"	5/8"x3/4"x1"	1" R ♂	1"
Meter size	5/8"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	1"	1"
Tubing size	3/4"	3/4"	3/4"	1"	1"	1"

2" SERVICE

Mueller 300 Ball Curb Valve
Inlet: Mueller Pack Joint Connection for CTS O.D.* tubing
Outlet: F.I.P. thread
Quarter turn check-this valve may be ordered with 360° turn option by adding -3 to end of catalog number (P-25172-3)

3/4"R	3/4"	1"R	1"	1-1/2"	2"

DATE: 10/26/2020 VALVE FOR WATER AND RECLAIM SERVICE LINE W425
City of DeLand - Standard Details



DATE: 10/26/2020 NEW POTABLE AND REUSE SERVICE WHIP W426
City of DeLand - Standard Details

EU3A2G1 Neptune, 3" Mach 10 R900i Potable Gallon Meter - 12" Flanged Lay Length
EU3C2G1 Neptune, 4" Mach 10 R900i Potable Gallon Meter - 14" Flanged Lay Length
EU3E2G1 Neptune, 6" Mach 10 R900i Potable Gallon Meter - 18" Flanged Lay Length
EP7E1RWG3 Neptune, 8" HP Turbine R900i Potable Gallon Register

Flanged DI Coated Meter Strainer with cap bolts to the side
53107-600 Neptune, 3" / 9605-002 Neptune, 3" Strainer Installation Acc. Kit
53107-700 Neptune, 4" / 9605-003 Neptune, 4" Strainer Installation Acc. Kit
52000-601 Neptune, 6" / 9605-004 Neptune, 6" Strainer Installation Acc. Kit

2 times Pipe size (INCH) for spool piece length

4 times Pipe size (INCH) minus Strainer width for spool piece length

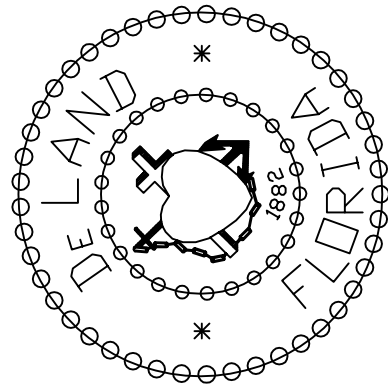
Refer to Water Standards Details W404 for Valve setting

Provide Support for 3" and Larger Pipe

Water Flow

Flow from Main

DATE: February 26, 2020 3" and above potable meter set W427
City of DeLand - Standard Details



CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

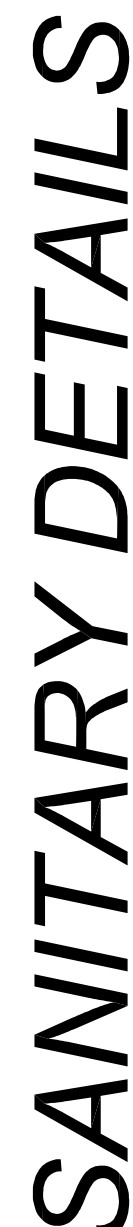
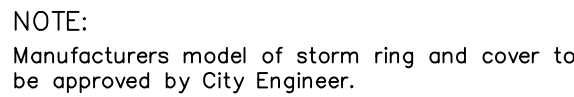
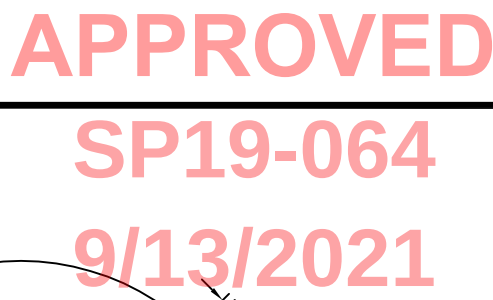
DATE: 10/26/2020

CHECKED BY: NAME

SCALE: NOT TO SCALE

DRAWN BY: ERIC SAMPSON

TITLE:
WATER SYSTEM DETAILS (Sheet 3)



FILE: *drive letter/details locations*



APPROVED
SP19-064
9/13/2021

3M LOCATING MARKER BALLS PROGRAMMABLE AND
NON-PROGRAMMABLE NOTES:

- Programmable and Non-Programmable Marking Balls will be used on all Sewer, Potable and Reclaim projects
- For information on the Programmable and Non-Programmable Balls that the City requires see spec sheet for details
- Programmable Balls will be placed at all fittings ie, Tees, Couplings, 90, 45, and 22.
- Information will be recorded on a spread sheet. For information that needs to be recorded see spec sheet for an example template for the 3M Marker Balls
- Non-Programmable Marking Balls will used as follow:

- Potable: End of Service Line when buried
- Wastewater: Ball will be placed at the curb line to mark lateral location prior to end of service.
- Reclaim: End of Service Line when buried

- Desired bury depth is 1.5 feet to 3 feet. Five foot is the maximum depth for these devices

1420-LOCATER FOR MARKER BALLS

3M™ Dynatel™ Electronic Marker System (EMS) Marker Locators 1420 series is microprocessor-based systems that quickly and efficiently locate underground markers—years after construction or maintenance. -

The 3M™ Dynatel™ 1420 Marker Locators are designed to be accurate, fast and integrated allowing you to accurately and easily:

- Locate, read and write to 3M ID markers
- Pinpoint the depth and location of all existing models of property installed underground passive EMS markers
- Conduct direct depth reading of markers
- Locate two different marker frequencies simultaneously

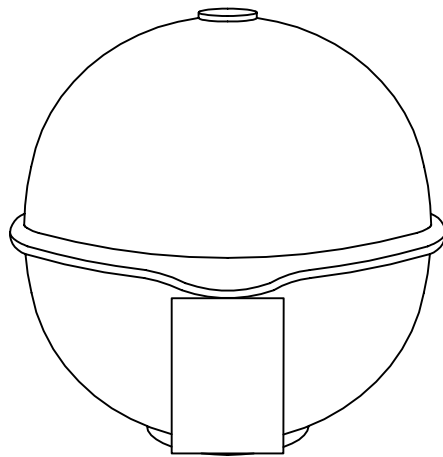
Specifications

2200RB Rechargeable Battery† Not Included
Cable/Pipe Locator† No
Carrying Bag Included† No
Coupler Size† No Coupler
Direct Connect Cable† N/A
EMS Caution Tape Finding Capability† No
Family† 1420 Series
Fault Finding Capability† No

2200RB Rechargeable Battery† Not Included
Cable/Pipe Locator† No
Carrying Bag Included† No
Coupler Size† No Coupler
Direct Connect Cable† N/A
EMS Caution Tape Finding Capability† No
Family† 1420 Series
Fault Finding Capability† No
Locator Type† Marker

3M DYNATEL LOCATING AND MARKING ELECTRONIC MARKER SYSTEM:

1423-XR/ID-POTABLE



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

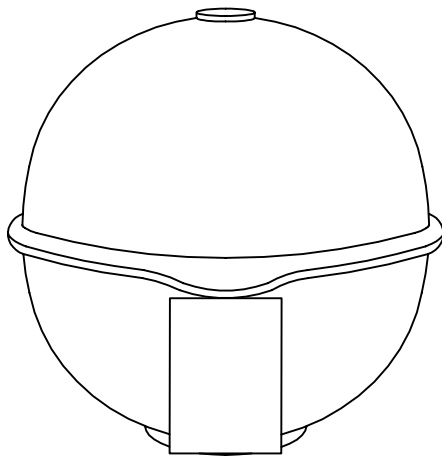
Featured Benefits

- Positive identification of underground water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: BLUE
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
PROGRAMMABLE/PASSIVE: PROGRAMMABLE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL

1424-XR/ID-SEWER



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

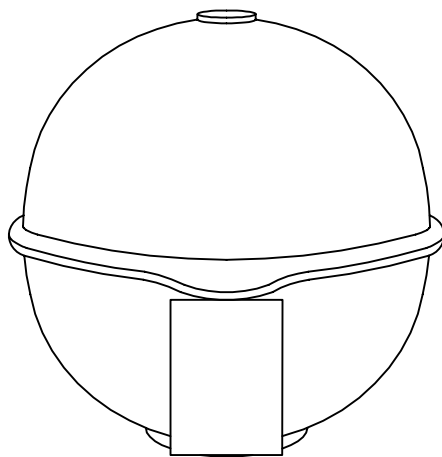
Featured Benefits

- Positive identification of underground wastewater facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: GREEN
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
NUMBER OF FREQUENCIES: N/A
PROGRAMMABLE/PASSIVE: PROGRAMMABLE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL

1428-XR/ID-RECLAIMED



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

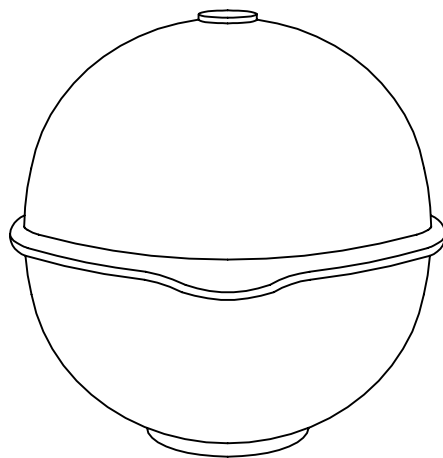
Featured Benefits

- Positive identification of underground general purpose / reclaimed water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: PURPLE
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
NUMBER OF FREQUENCIES: N/A
PROGRAMMABLE/PASSIVE: PROGRAMMABLE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL

1403-XR-POTABLE



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

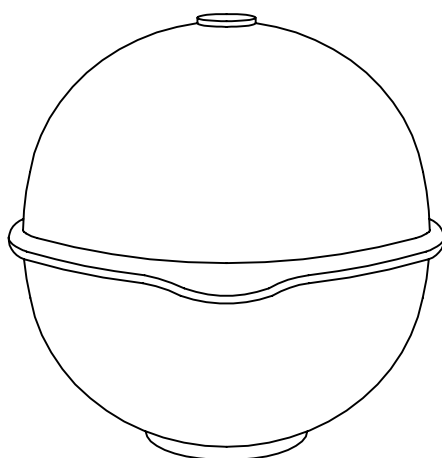
Featured Benefits

- Positive identification of underground water facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: BLUE
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
NUMBER OF FREQUENCIES: N/A
PROGRAMMABLE/PASSIVE: PASSIVE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL

1404-XR-SEWER



The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

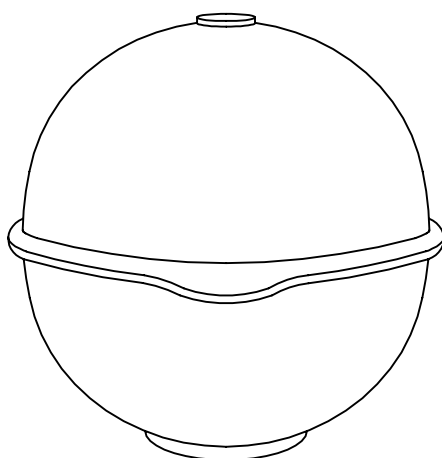
Featured Benefits

- Positive identification of underground wastewater facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: GREEN
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
NUMBER OF FREQUENCIES: N/A
PROGRAMMABLE/PASSIVE: PASSIVE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL

1408-XR-RECLAIMED



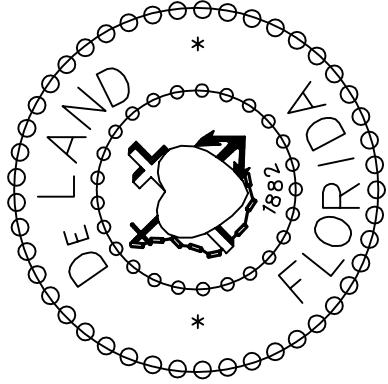
The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits

- Positive identification of underground general purpose facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR: PURPLE
DIAMETER (METRIC): 10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY: N/A
MARKER DEPTH: 5 FEET (1.5M)
MARKER DIMENSION (INCH): 4 INCH DIAMETER
MARKER TYPE: BALL
NUMBER OF FREQUENCIES: N/A
PROGRAMMABLE/PASSIVE: PASSIVE
RANGE: 0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant: UNDETERMINED
RoHS EU Comments: CONTACT 3M FOR INFORMATION
Solution for: ACCESS NETWORK: FTTH/FTTB/CATV
ACCESS NETWORK: xDSL, LONG-HAUL/METRO
LOOP NETWORK: OUTDOOR
WIRELESS NETWORK: BACKHAUL



CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

DATE: 10/26/2020
CHECKED BY: MARK LA GRECA

SCALE: NOT TO SCALE
DRAWN BY: MARK LA GRECA

TITLE:
UTILITY MARKER BALL LOCATORS

**PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD
October 11, 2023**

APPLICATION NO: LDR23-196

APPLICANT: City of DeLand

STAFF PLANNER: Carol Kuhn, AICP, Planning Director

REQUEST: City-Initiated Land Development Regulations - Text Amendment to Add Doggie Daycare as an Allowed Use where Veterinary Clinics with Inside Overnight Boarding and No Outdoor Runs or Kennels are Permitted

APPLICABLE ORDINANCES: *Sec. 33-135. Procedure for text amendments.*

33-135.01(a) Amendments to the text of this chapter may be initiated by the city or upon application of any interested person.

33-135.12(b) The Planning board shall review proposed changes in this chapter, which shall make a recommendation to the city commission prior to final action adopting or not adopting the amendment. However, at the request of the planning board or the city commission, or in the discretion of the city manager, proposed amendments may be taken directly to the city commission for action.

LOCATION: City-wide

BACKGROUND: The City's current Land Development Regulations do not include Doggie Daycare as an allowed use in any of the City's zone districts. Over the past few years there have been several inquiries regarding doggie daycare facilities. Staff has evaluated the anticipated impacts of a doggie daycare facility with no outdoor runs or kennels and determined that "Veterinary Clinics allowing inside overnight boarding, no outside runs or kennels" is a similar use with similar impacts. As such, staff is proposing adding doggie daycare to this use for clarification purposes. Parking for the doggie daycare facility would be the same as the parking requirement for Veterinary Hospitals and Clinics.

33-91.03 Number and type of parking spaces required.

Medical and dental offices and clinics, hospitals, veterinary hospitals and clinics	1 space/150 square feet of net floor area*	*Computations per section 33-91.01(c)3.
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A definition for Doggie Daycare would be added to Section 33-12 – Definitions.

STAFF SUMMARY: In order provide clarification regarding this similar use, staff has proposed the following revisions:

33-17.23 Allowed uses in commercial and industrial zoning districts

MEDICAL SUPPORT (See also Section 33-19.11)									
	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
Medical office	P	P	P	P	P	P			
Apothecary shops	P		C 15						
Drugstores and pharmacies	P	P		P	P	P			
Hospitals				P					
Laboratories, hospitals and clinics	E 15		P	P	P	P			
Medical clinics over 5,000 square feet	E 15	E 15		P	P	P			
Nursing homes and adult congregate living facilities			P	P	P	P			
Veterinary clinics and doggie daycare allowing inside overnight boarding for clinical care , no outside runs or kennels	C	C		C		C			
Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs				E 30	C				P

33-12 – Definitions

Doggie Daycare – A facility providing such services as canine day care for all or part of a day, obedience classes, training, grooming, or behavioral counseling.

The public notice for this text amendment has been published in a newspaper of general circulation

STAFF RECOMMENDATION: Staff recommends that the Planning Board forward this proposed text amendment, project number LDR23-196, to *Add Doggie Daycare as an Allowed*

Use where Veterinary Clinics with Inside Overnight Boarding and No Outdoor Runs or Kennels are Permitted, to the City Commission for review and approval.

MEDICAL SUPPORT (See also Section 33-19.11)									
	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
Medical office	P	P	P	P	P	P			
Apothecary shops	P		C ¹⁵						
Drugstores and pharmacies	P	P		P	P	P			
Hospitals				P					
Laboratories, hospitals and clinics	E ¹⁵		P	P	P	P			
Medical clinics over 5,000 square feet	E ¹⁵	E ¹⁵		P	P	P			
Nursing homes and adult congregate living facilities			P	P	P	P			
Veterinary clinics and doggie daycare allowing inside overnight boarding for clinical care , no outside runs or kennels	C	C		C		C			
Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs				E ³⁰	C				P

33-17.23 Allowed uses in commercial and industrial zoning districts

33-12 – Definitions

Doggie daycare – A facility providing such services as canine day care for all or part of a day, obedience classes, training, grooming, or behavioral counseling.