

ORDINANCE NO. 2022 - 23

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE 425 SOUTH PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED AT 425 SOUTH WOODLAND BOULEVARD; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 2.09 +/- ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Lee Munizzi, LAM Development, has filed for an amendment to the 425 South Planned Development (PD) of approximately 2.09 +/- acres of land located at 425 South Woodland Boulevard, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the 425 South PD was approved by City Commission on April 4, 2022, City of DeLand's Ordinance No. 2022-04; and

WHEREAS, the applicant desires to amend the 425 South PD to allow for the addition of a building to be used for storage; and

WHEREAS, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, the Applicant has submitted an application for the approval of a development plan in order to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the Mixed Commercial future land use designation.

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

Section 1. The City Commission has held a public hearing to approve the change of zoning to amend the 425 South PD, Planned Development Agreement of approximately 2.09 +/- acres of land located at 425 South Woodland Boulevard.

Section 2. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as 425 South PD, Planned Development District.

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation which were previously submitted for the 425 South PD, Planned Development District, as well as the documentation submitted along with the current application, all of which has been filed and will be retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan and Development Agreement for 425 South PD, Planned Development District, shall be amended as per the attached Exhibit "B" which by this reference made a part hereof.

Section 5. The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

Section 6. At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

Section 7. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

Section 8. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 9. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 10. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 3rd day of October, 2022.



Julie A. Hennessy
Julie A. Hennessy
City Clerk - Auditor

Robert F. Apgar
Robert F. Apgar
Mayor - Commissioner

Passed on first reading: August 15, 2022
Adopted on second reading: October 03, 2022

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
Darren J. Elkind
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 7 AND 10, AND LOTS 1, 4, 5, 8, AND 9, EXCEPT THE EAST 150 FEET, BLOCK 19, HOWRYS ADDITION TO DELAND, ACCORDING TO THE MAP IN MAP BOOK 22, PAGE 1, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND OR 5167, PG. 1563, AND OR 7455, PG. 2098.

Exhibit "B"

1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Case No. Z22-080, Application of

5 LAM Development, LLC

6 ORDINANCE # 2022-23

7
8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM C-2 AND R-1 TO

10 425 SOUTH PD (PLANNED DEVELOPMENT)

11
12 The application of LAM Development, LLC (hereinafter, "Applicant"), for rezoning
13 was heard by and before the City Commission, DeLand, Florida, on October 3, 2022.
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 July 20, 2022, and otherwise being fully advised,
19 the City Commission does hereby find and determine as follows:

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FINDINGS REGARDING REZONING

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A. That the subject property was rezoned to a planned development by a vote of the City Commission on April 4, 2022. However, prior to executing the PD Agreement and recording the ordinance approving same, the Applicant applied for a change to the PD Agreement, which necessitated a rezoning hearing. of zoning from the present zoning classification(s) of the parcel described in Exhibit "A" from **C-2** and **R-1** to **PD** (Planned Development).

B. That the said rezoning to a PD is consistent with both the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance # 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 3RD DAY OF OCTOBER, 2022, AS FOLLOWS:

A. That the Application of LAM Development, LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A"

1 attached hereto is hereby amended from **C-2** and **R-1** to **PD** as described in Article VII of
2 the City of DeLand, Land Development Regulations Ordinance # 2013-11, as amended.

3
4 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
5 show the rezoning of said parcel to the "**425 South**" PD.

6
7 D. That the City of DeLand Land Development Regulations Ordinance # 2013-
8 11, as amended, is consistent with the provisions of the "Development Agreement" as
9 hereinafter set forth in this Ordinance and with respect to any conflict between Land
10 Development Regulations Ordinance # 2013-11, as amended, and the "Development
11 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.
12 02-09, as amended, shall govern with respect to any matter not covered by the
13 "Development Agreement." The City of DeLand, will ensure overall compliance with this
14 Ordinance.

15
16 E. Unless otherwise provided for herein, the City of DeLand's Land
17 Development Regulations, Ordinance # 2013-11, as amended, shall apply to the 425
18 South PD in the same manner as proximate properties bearing a PD zoning classification
19 which are used for substantially the same purposes as this PD.

20
21 F. Nothing in this Ordinance shall abridge the requirements of any City of
22 DeLand Ordinance other than Ordinance 2013-11, as amended. Timing and review
23 procedures contained in this Order and Resolution may be modified to comply with the
24 City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended.

1 Further, nothing in the Development Agreement is intended to abridge the requirements
2 of Ordinance No. 2013-11, as amended, and any other City Ordinances.

3
4 DEVELOPMENT AGREEMENT

5
6 A. Development Concept The property shall be developed as a PD
7 substantially in accordance with the Planned Development Plan. The Planned
8 Development Plan shall govern the development of the property as a PD and shall
9 regulate the future land use of this parcel.

10 1. Planned Development Plan The Planned Development Plan shall
11 consist of the Development Plan Map prepared by Engineered Permits, Inc. ("EPI
12 Engineering") and dated October 18, 2021, as amended, and this development
13 agreement. The Planned Development Plan is hereby approved and incorporated in this
14 Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and
15 retained for public inspection in the Planning Department and it shall constitute a
16 supplement to the Official Zoning Map of the City of DeLand.

17 2. Amendments. All amendments of the Planned Development Plan,
18 other than those deemed by the Planning Department to be minor amendments as set
19 out in Ordinance No. 2013-11, as amended, shall require the review and recommendation
20 of the Planning Board, review by the Fire prevention Division for code compliance, and
21 action by the City Commission in the same manner as a rezoning of the parcel.

22 3. Subdivision Approval. **[intentionally omitted]**.

23 4. Final Site Plan Approval. After the Planned Development Plan is
24 recorded, and prior to issuance of any permits for construction, including clearing (but not

1 burning) and landfill, a Final Site Plan shall be prepared and submitted for review and
2 approval in the manner required by Article 12 of the City of DeLand, Land Development
3 Regulations Ordinance # 2013-11, as amended.

4 B. Unified Ownership. The Applicant or his successors shall maintain unified
5 ownership of the subject parcel until after issuance of the Final Site Plan Development
6 Order.

7
8 C. Phases of Development. There shall be only one (1) phase of development
9 for the subject project.

10
11 D. Land Uses Within the PD. The development of the parcel shall be consistent
12 with the uses prescribed for each area within the proposed PD. The location and size of
13 said land use areas are shown on the Development Plan Map, Exhibit "B". The following
14 land uses shall be allowed as permitted principal uses and structures along with their
15 customary accessory uses and structures:

- 16 (1) Commercial building to include condominiums for retail, professional
17 offices, and related business uses;
- 18 (2) Parking area for guests, employees, and vendors;
- 19 (3) Owner's parking garage and equipment storage building; and
- 20 (4) Common Area and sidewalks as depicted in Exhibit "B"—sidewalk to be
21 included within front landscape buffer as depicted in Exhibit "B"; and
- 22 (4) signage (as depicted in Exhibit "B") within the front landscape buffer.

23 E. Development Standards. The PD shall abide by and require compliance
24 with the following minimum site design regulations:

1 Ordinance No. 2009-09, as amended, and State of Florida Administrative Code 64E-6.

2
3
4 H. Stormwater Drainage. Provision for stormwater retention shall be in
5 accordance with the Land Development Regulations Ordinance # 2013-11, as amended.

6
7 I. Access and Transportation System Improvements. All access and
8 transportation system improvements shall be provided in accordance with the Land
9 Development Regulations, Ord. 02-09, as amended. The parcel shall be developed in
10 substantial accordance with the following access and transportation system
11 improvements:

12 1. Access. A full access driveway onto South Woodland Boulevard
13 shall service the subject site.

14 2. Transportation System Improvements. A full access driveway
15 approved by the Florida Department of Transportation ("FDOT") shall service the subject
16 site.

17 J. Internal Roadways. As depicted in Exhibit "B" - The general site plan
18 demonstrates the minimum internal roadway and parking area that is privately maintained
19 that will service the site.

20 K. Building or Property Owners Association. It is the intent of the Applicant to
21 create a Condominium Association for the PD. The charter and by-laws of said
22 Association and any other agreements, covenants, easements or restrictions shall be
23 furnished to the City of DeLand at the time of creation. The applicant shall be responsible
24 for recording said information in the Public Records of Volusia County, Florida. Also, the

1 applicant shall bear and pay all costs for recording all of the aforementioned documents.

2 With respect to the enforcement of said agreements, covenants, easements or
3 restrictions entered into between the applicant and the owners or occupiers of property
4 within the 425 South PD, the City of DeLand shall only enforce the provisions of the
5 "Development Agreement" and City of DeLand Land Development Regulations
6 Ordinance # 2013-11, as amended, whichever is applicable, and not the private
7 agreements entered into between the aforementioned parties.

8 L. Reverter Provision: The City Commission may rezone any portion of the
9 project which has not secured a Final Development Order on or before 5 years from the
10 effective date of this ordinance as may be necessary or appropriate to protect adjoining
11 properties or the public health, safety and welfare, unless the City Commission, for good
12 cause shown, shall extend the time period indicated in this paragraph.

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

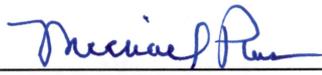
19 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
20 Court and recorded within forty-five (45) days following execution of the document by the
21 City Commission, in the Official Records of Volusia County, Florida. One copy of the
22 document, bearing the book and page number of the Official Record in which the
23 document was recorded, shall be submitted to the Planning Department for placement in
24 the public file. The date of recording of this document shall constitute the effective date

1 of the PD or its subsequent amendments. The applicant shall pay all filing costs for
2 recording documents.

3
4 DONE and ORDERED by the City Commission, City of
5 DeLand, Florida, this 3rd day of October, 2022.

6
7 Note – This Agreement executed by Mayor Christopher M. Cloudman due to delay in
8 execution.

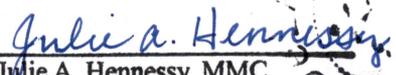
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10
11 ATTEST: City Commission of DeLand Florida

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14 
15 _____
16 Michael P. Pleus
17 City Manager

18
19 
20 _____
21 Christopher M. Cloudman
22 Mayor

23 STATE OF FLORIDA
24 CITY OF DELAND

25 ATTEST:

26 
27 _____
28 Julie A. Hennessy, MMC
29 City Clerk - Auditor



30 The foregoing instrument was acknowledged before me by means of physical presence
31 or online notarization this 4th day of January, 2023, by Michael P. Pleus and
Christopher M. Cloudman, as City Manager and Mayor of the 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: Julia M. Hewitt
Commission No.: _____
My Commission Expires: _____



01/27/2018
11:00 AM
11/27/2018



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WITNESSES:

Danielle Stone

Danielle Stone

Christine Neprud

Christine Neprud

LAM DEVELOPMENT, LLC

By: _____

Lee Munizzi

Lee Munizzi, Manager

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3 day of January, 2023, by LEE MUNIZI, as Manager of LAM DEVELOPMENT, LLC, and who is personally known to me or produced FLDL as identification.



Christine Neprud

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Christine Neprud

Commission No.: _____

My Commission Expires: _____

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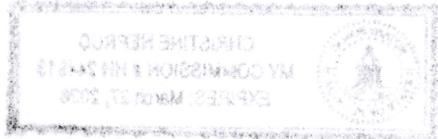


EXHIBIT "A"

DEPICTION OF PARCEL

BOUNDARY SURVEY
FOR
LAM DEVELOPMENT, LLC

SECTION 16, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, FLORIDA

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

ALL OF LOTS 7 AND 10, AND LOTS 1, 4, 5, 8, AND 9, EXCEPT THE EAST 150 FEET, BLOCK 19,
HOWRYS ADDITION TO DELAND, ACCORDING TO THE MAP IN MAP BOOK 22, PAGE 1, PUBLIC RECORDS
OF VOLUSIA COUNTY, FLORIDA, AND OR 5167, PG. 1563, AND OR 7455, PG. 2098.

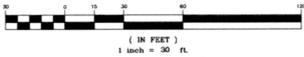
SURVEYOR'S NOTES

- 1) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.
- 2) NO UNDERGROUND INSTALLATIONS OR MSILE IMPROVEMENTS LOCATED OTHER THAN SHOWN.
- 3) BEARINGS ARE BASED ON THE EAST R/W LINE OF WOODLAND BLVD. ASSUMED AS N.89°31'20"W PER PAST.
- 4) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- 5) THE MONUMENTED AND OCCUPIED PROPERTY LINES WERE HELD TO FOR THIS SURVEY.
- 6) THE SURVEYOR BELIEVES THAT IT SHOULD HAVE LESSED OUT THE EAST 175' NOT 150' DUE TO FIELD MEASUREMENTS.
- 7) HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X" NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 1212700470 R, DATED 2/19/2014, VOLUSIA COUNTY, FLORIDA.



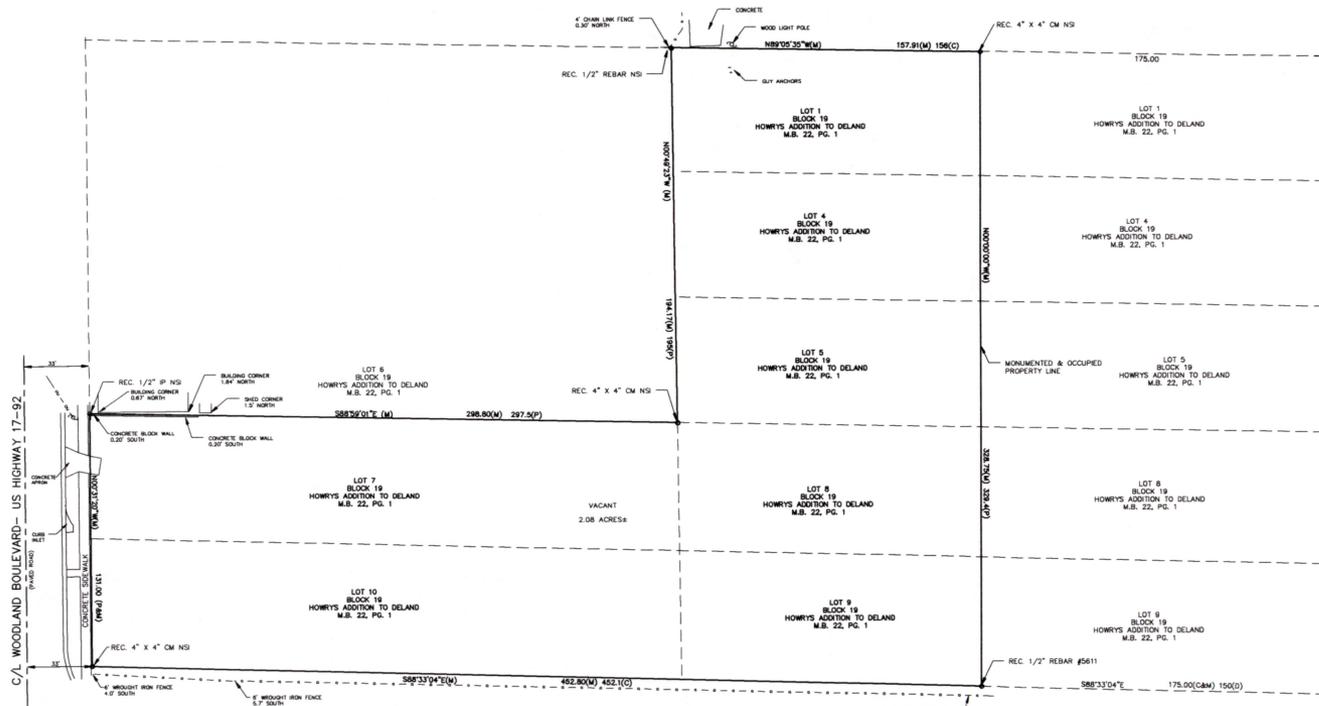
(SEE NOTE #3)

GRAPHIC SCALE



ABBREVIATION LEGEND

- | | |
|-------------------------------|---------------------------------|
| N = NORTH | O.R. = OFFICIAL RECORD |
| S = SOUTH | S.B. = SAVED BOOK |
| E = EAST | P.O.B. = POINT OF BEGINNING |
| W = WEST | P.O.C. = POINT OF COMMENCEMENT |
| SEC. = SECTION | W/C. = WITH |
| FOUND = FOUND | P.L.S. # JTA# = PROFESSIONAL |
| CONC. MON. = CONCRETE | LAND SURVEYOR REGISTRATION |
| MONUMENT = MONUMENT | NUMBER JTA# |
| COR. = CORNER | TYP. = TYPICAL |
| NOL. = NUMBER | PROP. = PROPERTY |
| P.B. = PLAT BOOK | R. = RADIUS |
| P.C. = PAGE | Δ = DELTA |
| REF. = REFERENCE | S.C. = ARC LENGTH |
| MEAS. = MEASURED | P.C. = POINT OF CURVATURE |
| INFO. = INFORMATION | P.I. = POINT OF INTERSECTION |
| N.T.S. = NOT TO SCALE | P.T. = POINT OF TANGENCY |
| C/L = CENTER LINE | C. = CHORD |
| ELEV. = ELEVATION | C.B. = CHORD BEARING |
| CONC. = CONCRETE | R/W = RIGHT-OF-WAY |
| NO. # = NO IDENTIFICATION | (T) = TOP OF CURB |
| NUMBER | (B) = BOTTOM OF CURB |
| T = TOWNSHIP | (A) = ACTUAL |
| R = RANGE | (D) = DESCRIPTION |
| MSL = MEAN SEA LEVEL | (C) = COMPUTED |
| U.T. = UNDERGROUND TELEPHONE | CALC. = CALCULATED |
| W.L. = UNDERGROUND WATER LINE | CD. = CRUISED CORNER |
| RL. = UNDERGROUND RECLAIMED | REC. # = RECORD NUMBER |
| WATER LINE | B.M. = BENCH MARK |
| R.C.P. = REINFORCED | C.U.L. = OVERHEAD UTILITY LINES |
| CONCRETE PIPE | C.M.P. = CORRUGATED METAL PIPE |
| (D.C.T.) = DEPARTMENT OF | T.B.M. = TEMPORARY BENCH MARK |
| TRANSPORTATION | LB # = LICENSE BUSINESS NUMBER |
| (RAD.) = RADIAL | (N.) = NON-RADIAL |



CERTIFIED TO:

LAM DEVELOPMENT, LLC
RELIANT TITLE GROUP INC dba VOLUSIA TITLE SERVICES
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 60-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott Beecher

SCOTT BEECHER, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

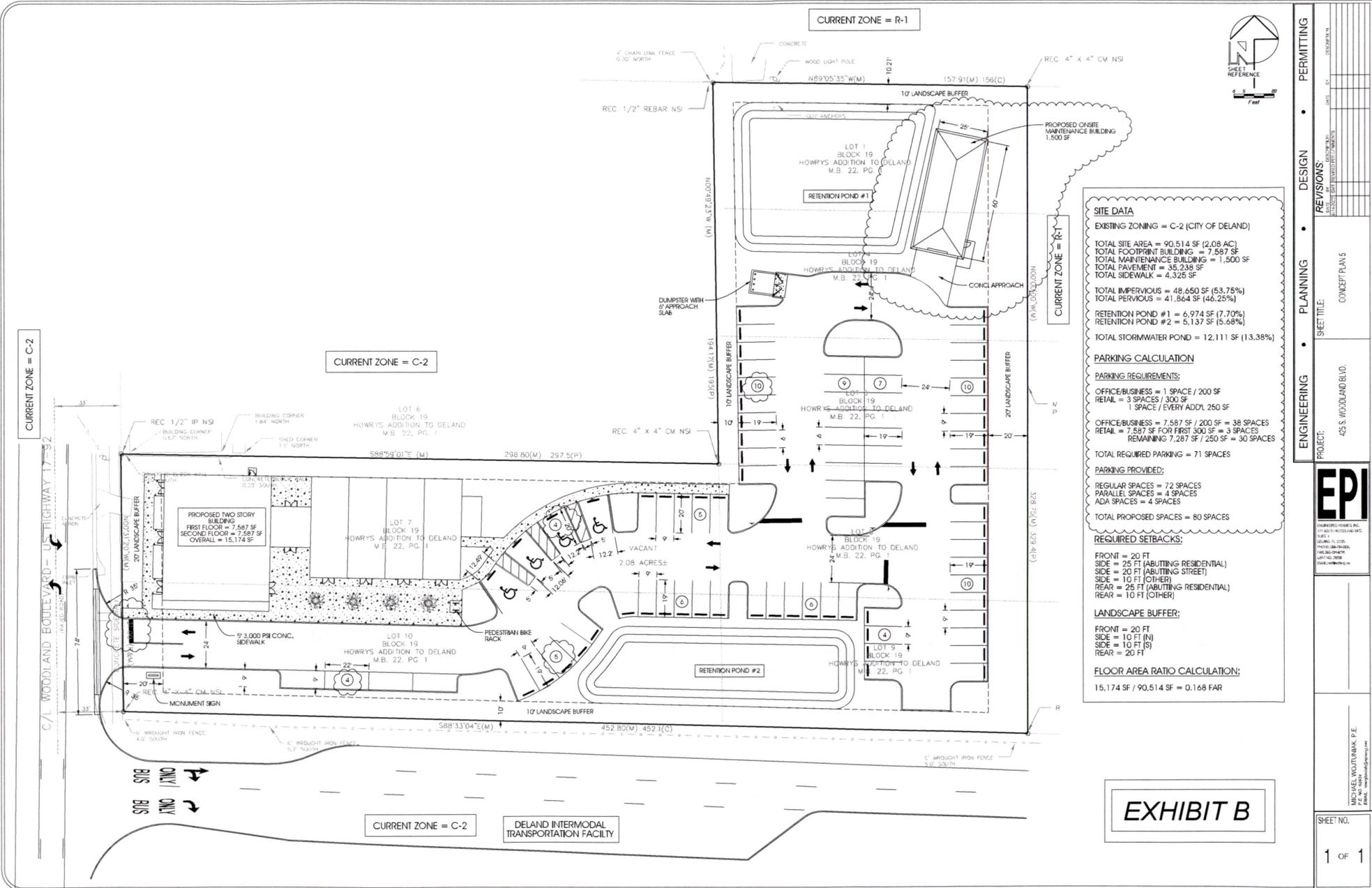
DATE	REVISION	PREPARED BY	CHECKED BY	COMPUTED BY	DRAWN BY	CHECKED BY	FILED BY	DATE
				S.R.B.	S.R.B.	S.R.B.	B.B.	4/24/18

SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA 32713
PH. (386) 668-7332 FAX 668-7337

BOUNDARY SURVEY		PROJECT NUMBER	18-65
FOR		DATE	4/26/18
LAM DEVELOPMENT, LLC		SCALE	1" = 30'
VOLUSIA COUNTY, FLORIDA		SHEET	1 of 1

EXHIBIT “B”

PLANNED DEVELOPMENT PLAN



SITE DATA

EXISTING ZONING = C-2 (CITY OF DELAND)

TOTAL SITE AREA = 90,514 SF (2.08 AC)
 TOTAL FOOTPRINT BUILDING = 7,587 SF
 TOTAL MAINTENANCE BUILDING = 1,500 SF
 TOTAL PAVEMENT = 35,238 SF
 TOTAL SIDEWALK = 4,325 SF

TOTAL IMPERVIOUS = 48,650 SF (53.75%)
 TOTAL PERVIOUS = 41,864 SF (46.25%)

RETENTION POND #1 = 6,974 SF (7.70%)
 RETENTION POND #2 = 5,137 SF (5.68%)

TOTAL STORMWATER POND = 12,111 SF (13.38%)

PARKING CALCULATION

PARKING REQUIREMENTS:

OFFICE/BUSINESS = 1 SPACE / 200 SF
 RETAIL = 3 SPACES / 300 SF
 1 SPACE / EVERY ADDL 250 SF

OFFICE/BUSINESS = 7,587 SF / 200 SF = 38 SPACES
 RETAIL = 7,587 SF FOR FIRST 300 SF = 3 SPACES
 REMAINING 7,287 SF / 250 SF = 30 SPACES

TOTAL REQUIRED PARKING = 71 SPACES

PARKING PROVIDED:

REGULAR SPACES = 72 SPACES
 PARALLEL SPACES = 4 SPACES
 ADA SPACES = 4 SPACES

TOTAL PROPOSED SPACES = 80 SPACES

REQUIRED SETBACKS:

FRONT = 20 FT
 SIDE = 25 FT (ABUTTING RESIDENTIAL)
 SIDE = 20 FT (ABUTTING STREET)
 SIDE = 10 FT (OTHER)
 REAR = 25 FT (ABUTTING RESIDENTIAL)
 REAR = 10 FT (OTHER)

LANDSCAPE BUFFER:

FRONT = 20 FT
 SIDE = 10 FT (N)
 SIDE = 10 FT (S)
 REAR = 20 FT

FLOOR AREA RATIO CALCULATION:

15,174 SF / 90,514 SF = 0.168 FAR

EXHIBIT B

ENGINEERING	PLANNING	DESIGN	PERMITTING
REVISIONS:			
NO.	DATE	BY	DESCRIPTION
SHEET TITLE: CONCEPT PLAN 5			PROJECT: 455 S. WOODLAND BLVD.
			
<small>ENGINEER: MICHAEL WOUTYANK, P.E. 111 WEST WOODLAND AVE. SUITE 200 DELAND, FL 32704 PHONE: 386-320-0000 FAX: 386-320-0000 WWW: WWW.EPI-FL.COM EMAIL: MICHAEL@EPI-FL.COM</small>			
SHEET NO. 1 OF 1			

