

**ORDINANCE NO. 2017 - 18**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM THE CITY'S C-2, HIGHWAY COMMERCIAL AND P-1, PROFESSIONAL RESIDENTIAL, TO THE SHOPPES AT VICTORIA SQUARE PD, PLANNED DEVELOPMENT ZONING DESIGNATION, ON PROPERTY LOCATED AT 1710 SOUTH WOODLAND BOULEVARD; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 16.45 +/- 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, Stephen F. Foreman, (hereinafter referred to as "Applicant") is the authorized agent of the owner of 16.45+/- acres of land located at 1710 South Woodland Boulevard, which is more particularly described in the legal description attached hereto as Exhibit "A", and which by this reference is made a part hereof; and

**WHEREAS**, the Applicant has applied for a change of zoning from the present zoning classification of City's C-2, General Commercial and P-1, Professional Residential, to the Shoppes at Victoria Square PD, Planned Development District; and

**WHEREAS**, said rezoning as a PD District 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 Highway Commercial Mixed Office Residential future land use designations.

**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 from the City's C-2, General Commercial and P-1, Professional Residential zoning designation, to Shoppes at Victoria Square PD, Planned Development District, on the property located at 1710 South Woodland Boulevard.

**Section 2.** Pursuant to the determination made at a public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as the Shoppes at Victoria Square 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 submitted by the Applicant which shall be filed and 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 for the Shoppes at Victoria Square PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and 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 City Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

**Section 9.** Prior to the issuance of a building permit, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities, and stormwater.

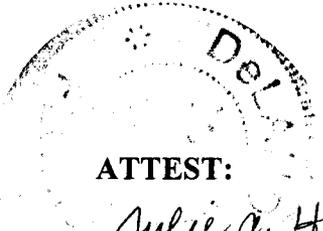
**Section 10.** The City Engineer and Planning Director are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

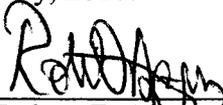
**Section 11.** No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, site plan approval shall be subject to a determination of concurrency.

**Section 12.** 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.

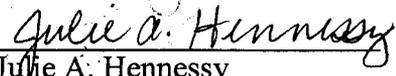
**Section 13.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 5<sup>th</sup> day of July, 2017.



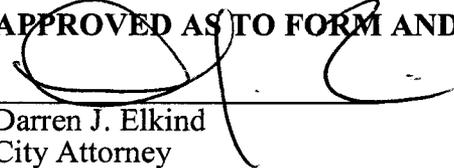
  
\_\_\_\_\_  
Robert F. Adger  
Mayor - Commissioner

**ATTEST:**

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

Passed on first reading: June 19, 2017  
Adopted on second reading: July 05, 2017

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Darren J. Elkind  
City Attorney

*[Faint, illegible text]*

# EXHIBIT "A"

## Legal Description

Lots 1 and 2, THE CROSSROADS (THE SHOPPES OF VICTORIA SQUARE), according to the map or plat thereof as recorded in Plat Book 43, Page(s) 192 and 193, Public Records of Volusia County, Florida, LESS AND EXCEPT that portion of Lot 1, deeded to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 4907, Pag 4828, of the Public Records of Volusia County, Florida.

THE SHOPPES AT VICTORIA SQUARE  
1710 South Woodland Boulevard

# EXHIBIT "B"

PD PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: Z-17-22 Application of

DELAND VICTORIA, LLC

ORDINANCE # 2017-18

GRANTING A REQUEST FOR CHANGE OF ZONING FROM C-2 – GENERAL

COMMERCIAL & P-1 PROFESSIONAL-RESIDENTIAL

TO

SHOPPES OF VICTORIA SQUARE PD (PLANNED DEVELOPMENT)

The application of DELAND VICTORIA, 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 May 17, 2017, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

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A. That the application of *DELAND VICTORIA, LLC* was duly and properly filed herein on *March 20, 2017* 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 *owner* of a *16.45* acre parcel of land which is situated in DeLand, Florida. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

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

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

FINDINGS REGARDING REZONING

1  
2  
3       A.     That the Applicant has applied for a change of zoning from the present  
4 zoning classifications of the parcel described in Exhibit "A" from C-2, *General Commercial*  
5 *and P-1, Professional-Residential* to Shoppes of Victoria Square PD (Planned  
6 Development).

7  
8       B.     That the said rezoning to a PD is consistent with both the City of DeLand  
9 Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the  
10 City of DeLand Land Development Regulations Ordinance # 2013-11, as amended, and  
11 does promote the public health, safety, morals, general welfare and orderly growth of the  
12 area affected by the rezoning request.

13  
14       NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF  
15 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY  
16 COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS  
17 DAY OF July 5, A.D., 2017, AS FOLLOWS:

18  
19       A.     That the Application of DELAND VICTORIA, LLC for the rezoning of the  
20 subject parcel is hereby granted.

21  
22       B.     That the zoning classification of the subject parcel described in Exhibit "A"  
23 attached hereto is hereby amended from C-2, General Commercial and P-1, Professional-  
24 Residential to Shoppes of Victoria Square PD as described in Article VII of the City of

1 DeLand, Land Development Regulations Ordinance # 2013-11, as amended.

2  
3 C. That the Official Zoning Map of the City of DeLand, is hereby amended to  
4 show the rezoning of said parcel to *Shoppes of Victoria Square* PD.

5  
6 D. That the City of DeLand Land Development Regulations Ordinance # 2013-  
7 11, as amended, is consistent with the provisions of the "Development Agreement" as  
8 hereinafter set forth in this Ordinance and with respect to any conflict between Land  
9 Development Regulations Ordinance # 2013-11, as amended, and the "Development  
10 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No.  
11 13-11, as amended, shall govern with respect to any matter not covered by the  
12 "Development Agreement." The City of DeLand, will ensure overall compliance with this  
13 Ordinance.

14  
15 E. Unless otherwise provided for herein the City of DeLand, Land Development  
16 Regulations Ordinance # 2013-11, as amended, shall apply to the PD in the same manner  
17 as the *C-2, General Commercial* zoning classification.

18  
19 F. Nothing in this Ordinance shall abridge the requirements of any City of  
20 DeLand Ordinance other than Ordinance 2013-11, as amended. Timing and review  
21 procedures contained in this Order and Resolution may be modified to comply with the City  
22 of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended. Further,  
23 nothing in the Development Agreement is intended to abridge the requirements of  
24 Ordinance No. 2013-11, as amended, and any other City Ordinances.

1 DEVELOPMENT AGREEMENT

2  
3 A. Development Concept The property shall be re-developed as a PD  
4 substantially in accordance with the Planned Development Plan. The Planned  
5 Development Plan shall govern the development of the property as a PD and shall regulate  
6 the future land use of this parcel.

7 1. Planned Development Plan The Planned Development Plan shall  
8 consist of the Development Plan Map prepared by *Klima Weeks, Civil Engineering, LLC*  
9 and dated March 203, 2017 and this development agreement. The Planned Development  
10 Plan is hereby approved and incorporated in this Ordinance by reference as Exhibit "B".  
11 The Planned Development Plan shall be filed and retained for public inspection in the  
12 Planning Department and it shall constitute a supplement to the Official Zoning Map of the  
13 City of DeLand.

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

19 3. Subdivision Approval. After the Planned Development Plan is  
20 recorded, and prior to selling of individual parcels, a preliminary and/or a final plat of the  
21 area to be subdivided shall be submitted for review and approval in the manner required by  
22 Article 13 of the City of DeLand Land Development Regulations, Ordinance No. 2013-11,  
23 as amended.

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

6  
7           B.     Unified Ownership. The Applicant or his successors shall maintain unified  
8 ownership of the subject parcel until after issuance of the Final Development Order Plat.

9  
10          C.     Phases of Development. N/A

11  
12          D.     Land Uses Within the PD. Land uses permitted in the Highway Commercial  
13 land use designation shall be allowed as permitted principal uses and structures along with  
14 their customary accessory uses and structures.

15  
16          E.     Development Standards. The design standards for the proposed Shoppes of  
17 Victoria Square PD established herein are based on the current C-2, General Commercial  
18 zoning designation and the Highway Commercial future land use designation, except  
19 where specifically noted otherwise herein.

- 20                   1.     Minimum lot area: 9,000 SF  
21                   2.     Minimum lot width: 75 ft.  
22                   3.     Minimum building setbacks:  
23                         a. Front (Woodland Blvd): 30 ft.  
24                         b. Side setback, abutting street (E. Taylor Rd.& Dodge Ave): 40 ft  
25                         c. Rear: 10 ft.  
26                   4.     Maximum Overall Impervious Surface Ratio: 0.75

- 1 a. Lot 1 Maximum Impervious Surface Ratio: 0.73
- 2 b. Lot 2 Maximum Impervious Ratio: 0.78
- 3 c. Lot 2A Maximum Impervious Ratio: 0.83
- 4 5. Maximum building height: 80 ft.
- 5 6. Landscape buffer requirements:
- 6 a. Buffer Standard D, average of 30 feet in width along Woodland
- 7 Blvd. & E. Taylor Rd. (10 foot minimum).Landscape buffer areas
- 8 are exclusive of stormwater management areas.
- 9 b. Buffer Standard C, 25 feet in width along Dodge Ave. & Clara Ave.
- 10 c. Landscape buffers not required along internal boundaries.
- 11 7. Minimum building separation: Per LDRs
- 12 8. Off-street parking requirements: Per LDRs. Lot 1 currently contains
- 13 434 off-street parking spaces. Up to 30 additional parking spaces may
- 14 be created through a site plan reconfiguring existing landscape
- 15 islands in Lot 1. Minimum parking requirements as set out in the
- 16 LDRs are not intended to be met individually on lots 2 and 2A. Lot 2
- 17 shall contain a minimum of 59 spaces and lot 2A shall contain a
- 18 minimum of 36 spaces. A combined minimum of 529 spaces for lots
- 19 1, 2, and 2A shall be required.
- 20 9. Signage requirements:
- 21 Wall signage/building signage signs shall be provided as permitted
- 22 by the LDRs. Notwithstanding the LDRs, the following shall be
- 23 allowed, generally in accordance with the locations depicted on the
- 24 attached Exhibit "B":
- 25 a. Lot 1 shall be permitted to have the following signs:
- 26 i. On the north frontage along Taylor Road, one (1) monument
- 27 sign with one hundred twenty eight (128) square feet of copy
- 28 area per side with a maximum height of eight (8) feet.
- 29 ii. On the east frontage along Woodland Boulevard (US 17-92),
- 30 one (1) pylon sign with one hundred twenty eight (128)
- 31 square feet of copy area per side with a maximum height of
- 32 sixteen (16) feet.

1 iii. On the east frontage along Woodland Boulevard (US 17-92),  
2 one (1) pylon sign with one hundred twenty eight (128)  
3 square feet of copy area per side with a maximum height of  
4 twelve (12) feet.

5 iv. Building façade signage shall conform to the current LDR's.  
6 To the extent that any legal non-conforming signage exists  
7 on an existing building as of the date of the final adoption of  
8 this PD, such legal non-conforming signage shall be allowed  
9 to remain for so long as the LDR's allow for such non-  
10 conforming signage to remain, and the continuation, repair,  
11 replacement and removal of such signage shall be in full  
12 conformance with the LDR's.

13 ~~b. Lot~~ Lot 2, abutting Taylor Road and Woodland Boulevard  
14 shall be permitted to have the following signs, generally in  
15 accordance with the locations depicted on the attached  
16 Exhibit "B":

17 i. On the north frontage along Taylor Road, one (1) monument  
18 sign having forty eight (48) square feet of copy area per side  
19 with a maximum height of eight (8) feet.

20 ii. On the east frontage along Woodland Boulevard, one (1)  
21 monument sign having forty eight (48) square feet of copy  
22 area per side with a maximum height of sixteen (16) feet.

23 c. Lot 2A shall be permitted to have one (1) monument sign having  
24 forty eight (48) square feet of copy area per side with a  
25 maximum height of twelve (12) square feet.

26 d. Proposed signage locations for this development are depicted  
27 on "Exhibit B". ~~Conceptual signage designs for Lots 2 and 2A~~  
28 ~~are shown on Exhibit "C".~~ Each of Lots 2 and 2A shall be  
29 permitted to have building signage in accordance with the  
30 LDR's.

31 10. Open Space per Exhibit "B".

32 11. Vehicle use area separation: Per LDRs along project perimeter except

1 abutting Lot 3, where none is required. No separation will be required  
2 along internal boundaries.  
3

4 F. Environmental Considerations. The development shall comply with the  
5 requirements for preservation of environmental resources as set forth in the Land  
6 Development Regulations Ordinance No. 2013.11, as amended. Tree Protection Areas  
7 preserving 12% of the overall site shall be required and maintained as shown on Exhibit B.  
8

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

13 The subject parcel may continue to use the existing well irrigation system, and may  
14 continue to maintain and repair the existing well irrigation system until such time as the  
15 City's reclaimed water system has been extended and stubbed to a point on the North side  
16 of Dodge Avenue, south side of Taylor Rd., or on the west side of Woodland Boulevard,  
17 adjacent to the subject parcel's boundary, then the subject parcel will connect to the City's  
18 reclaimed water system instead of replacing the well irrigation system. All property within  
19 the Shoppes of Victoria Square PD shall be connected to and irrigated with (to the extent  
20 such property is otherwise required to be irrigated) reclaimed water from the City's system  
21 and disconnected from the existing irrigation well within one hundred eighty (180) days  
22 from the date of installation of the City's reclaimed water pipes as described above in this  
23 section.  
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25 H. Stormwater Drainage. Provision for stormwater retention shall be in

1 accordance with the Land Development Regulations Ordinance # 2013-11, as amended.  
2 This development has been permitted through St. Johns River Water Management District  
3 (SJRWMD) and will comply with those rules and regulations set forth by permit number  
4 77254-1.

5

6 I. Access and Transportation System Improvements. All access and  
7 transportation system improvements shall be provided in accordance with the Land  
8 Development Regulations, Ord. 13-11, as amended. The parcel shall be developed in  
9 substantial accordance with the following access and transportation system improvements:

10 1. Access. Current Common Access Easements are dedicated according  
11 to the plat thereof recorded in Plat Book 43, Pages 192 and 193 of The Crossroads (The  
12 Shoppes of Victoria Square), public records of Volusia county, Florida. These access  
13 easements may be modified as necessary to accommodate development of the property,  
14 but shall at a minimum protect the free flow of traffic across the property. Access and  
15 egress shall be as shown on Exhibit B.

16 2. Transportation System Improvements. Transportation system  
17 improvements will be provided as required by permitting agencies.

18

19 M. Reverter Provision: This section has been intentionally omitted because this  
20 is a redevelopment site.

21

22 N. Binding Effect of Plans; Recording; and Effective Date. The Planned  
23 Development Plan, including any and all amendments shall bind and inure to the benefit of  
24 the Applicant and his successor in title or interest. The Shoppes of Victoria Square PD

1 zoning, provisions of the "Development Agreement," and all approved plans shall run with  
2 the land and shall be administered in a manner consistent with Article 12 of the City of  
3 DeLand Land Development Regulations Ordinance # 2013-11, as amended.

4

5 This Ordinance and all subsequent amendments shall be filed with the Clerk of the  
6 Court and recorded within forty-five (45) days following execution of the document by the  
7 City Commission, in the Official Records of Volusia County, Florida. One copy of the  
8 document, bearing the book and page number of the Official Record in which the  
9 document was recorded, shall be submitted to the Planning Department for placement in  
10 the public file. The date of recording of this document shall constitute the effective date of  
11 the PD or its subsequent amendments. The applicant shall pay all filing costs for recording  
12 documents.

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24 DONE and ORDERED by the City Commission, City of DeLand, Florida, this

25 5<sup>th</sup> day of July (mo/yr).

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ATTEST:

City Commission of DeLand Florida

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Michael Pleus  
Michael Pleus  
City Manager

Robert Apgar  
Robert Apgar  
Mayor

**ATTEST:**

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



STATE OF FLORIDA  
CITY OF DELAND

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July (mo/yr), by ~~Mike Abels~~ 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:  
Julia Hewitt  
Commission No.: FF 946646  
My Commission Expires: 12-29-19

1  
2 WITNESSES:  
3

4  
5 J. Carrasco  
6  
7

8  
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10 Member Delmar Ventures, LLC  
11 Applicant's Name, Title & Corporation

12  
13 \_\_\_\_\_

14 Applicant's Name, Title & Corporation

15  
16 \_\_\_\_\_

17 Owner of Property (if other than applicant)

18  
19 The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of  
20 July 2017 (mo/yr), by ( Bryan Johnson ), who is personally  
21 known to me or who has produced \_\_\_\_\_ as  
22 identification.



25 NOTARY PUBLIC, STATE OF FLORIDA

26 Type or Print Name:

27 Julia Hewitt

28 Commission No.: FF946646

29 My Commission Expires: 12-29-19

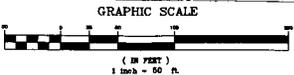
30  
31  
32 Revised June 30, 2017 u/p/zone/pd\_doc  
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# EXHIBIT "A"

## Legal Description

Lots 1 and 2, THE CROSSROADS (THE SHOPPES OF VICTORIA SQUARE), according to the map or plat thereof as recorded in Plat Book 43, Page(s) 192 and 193, Public Records of Volusia County, Florida, LESS AND EXCEPT that portion of Lot 1, deeded to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 4907, Pag 4828, of the Public Records of Volusia County, Florida.

2-17-22



**PAVING & DRAINAGE LEGEND:**

- CONCRETE WALKS AND PAVEMENT
- TYPICAL ASPHALT PAVEMENT SECTION
- BUFFER
- TPA ZONE
- EXISTING SURVEY SPOT GRADE

**PROPOSED PLAZA AREA INFORMATION:**

DESCRIPTION:	AREA (AC)	PERCENTAGE (%)
TOTAL PROJECT AREA:	16.45 ACRES	
TOTAL PROPOSED OPEN SPACE:	4.22 ACRES	25.7%
TOTAL PROPOSED IMPERVIOUS AREA:	12.23 ACRES	74.3%
PROPOSED ISR:	0.74	
MAX PERMITTED ISR:	0.75	

**LOT 1 AREA:**

TOTAL LOT AREA:	13.42 ACRES
PROPOSED OPEN SPACE:	3.60 ACRES
PROPOSED IMPERVIOUS AREA:	9.82 ACRES

**LOT 2 AREA:**

TOTAL LOT AREA:	2.18 ACRES
PROPOSED OPEN SPACE:	0.49 ACRES
PROPOSED IMPERVIOUS AREA:	1.70 ACRES

**LOT 2A AREA:**

TOTAL LOT AREA:	0.84 ACRES
PROPOSED OPEN SPACE:	0.14 ACRES
PROPOSED IMPERVIOUS AREA:	0.70 ACRES

**PROPOSED PROJECT SCHEDULE:**  
 SINGLE PHASED PROJECT.  
 ESTIMATED SCHEDULE FOR CONSTRUCTION: JUNE 2017 - JUNE 2018.

**ADDRESS:**  
 1700 AND 1710 S WOODLAND BLVD.  
 DELAND, FLORIDA 32720  
 PARCEL ID: 28-17-30-12-00-0010 &  
 28-17-30-12-00-0020

**ZONING:**  
 ZONING: C-2 - GENERAL COMMERCIAL DISTRICT &  
 P-1 PROFESSIONAL RESIDENTIAL  
 EXISTING USE: HIGHWAY COMMERCIAL  
 PROPOSED USE: HIGHWAY COMMERCIAL

**ADJACENT ZONING:**

ZONING	LAND USE
NORTH: B-5 / B-5C	HIGHWAY COMMERCIAL
SOUTH: C-2 / P-1	HIGHWAY COMMERCIAL / PROFESSIONAL - RESIDENTIAL
EAST: PD/B-5	HIGHWAY COMMERCIAL
WEST: B-4	GENERAL COMMERCIAL

**PROPOSED PARKING:**  
**REQUIRED PARKING CALCULATIONS:**

RETAIL GENERAL: 3 SPACES FOR THE FIRST 300 SF OF NET FLOOR AREA AND 1 SPACE FOR EVERY ADDITIONAL 250 SF THEREAFTER.

**LOT 1:**  
**REQUIRED PARKING:**

TOTAL BUILDING AREA\* (EXISTING): 105,075 SF  
 PARKING CALCULATIONS:  
 (105,075 SF - 300 SF) / 250 = 419 SPACES + 3 (FIRST 300 SF)  
 = TOTAL REQUIRED = 422 SPACES

**PROVIDED SPACES:**

419 REGULAR SPACES  
 115 HANDICAP SPACES  
 434 TOTAL SPACES

**LOT 2:**  
**REQUIRED PARKING:**

TOTAL BUILDING AREA\* (PROPOSED): 6,119 SF  
 PARKING CALCULATIONS:  
 (6,119 SF - 300 SF) / 250 SF = 23 SPACES + 3 (FIRST 300 SF)  
 = TOTAL REQUIRED = 26 SPACES

**PROVIDED SPACES:**

56 REGULAR SPACES  
 13 HANDICAP SPACES  
 69 TOTAL SPACES

**LOT 2A:**  
**REQUIRED PARKING:**

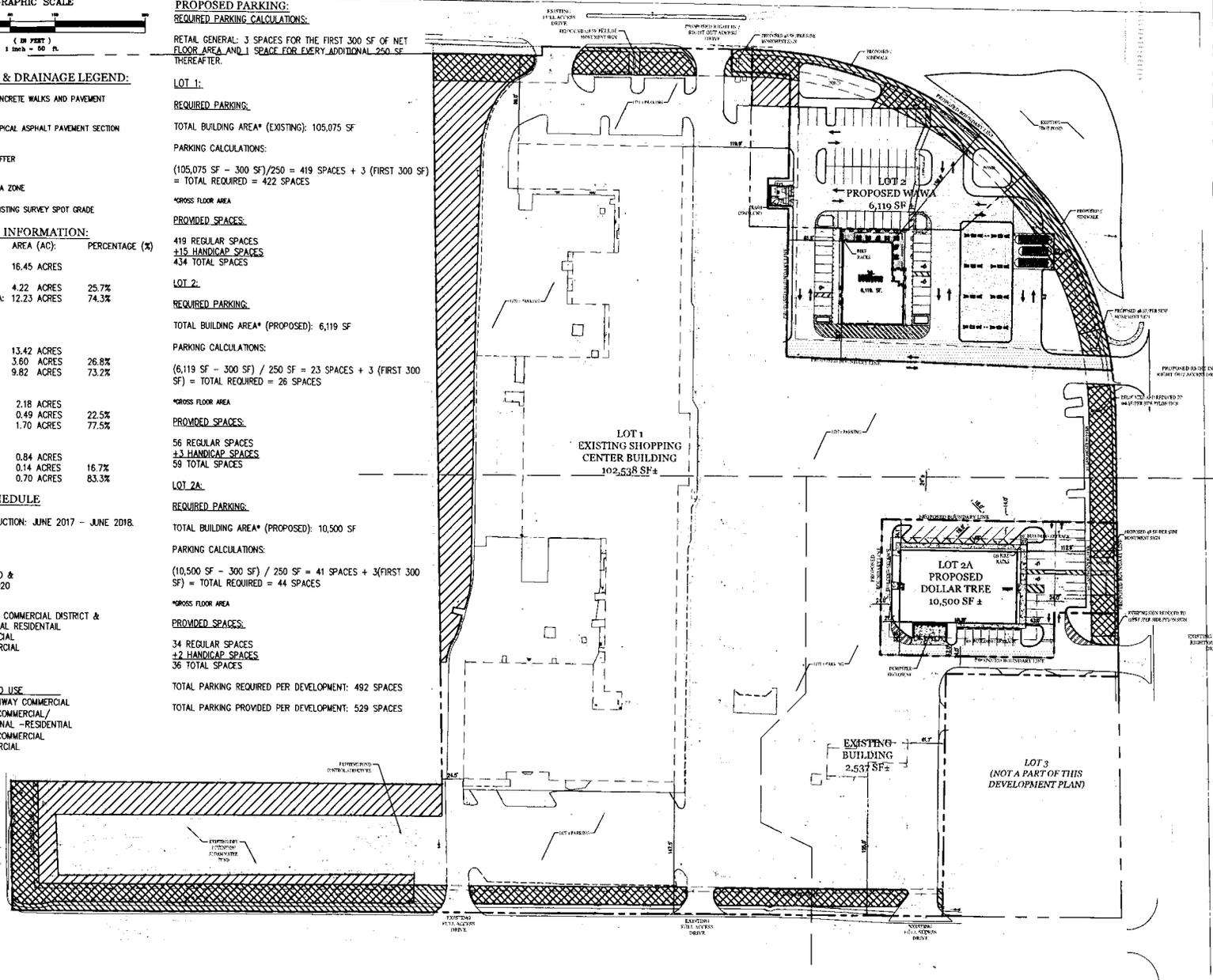
TOTAL BUILDING AREA\* (PROPOSED): 10,500 SF  
 PARKING CALCULATIONS:  
 (10,500 SF - 300 SF) / 250 SF = 41 SPACES + 3 (FIRST 300 SF)  
 = TOTAL REQUIRED = 44 SPACES

**PROVIDED SPACES:**

34 REGULAR SPACES  
 12 HANDICAP SPACES  
 36 TOTAL SPACES

TOTAL PARKING REQUIRED PER DEVELOPMENT: 492 SPACES

TOTAL PARKING PROVIDED PER DEVELOPMENT: 529 SPACES



**EXHIBIT "B"**



355 Douglas Avenue, Ste 2100  
 Altamonte Springs, FL 32714  
 Telephone 407-478-8750  
 Facsimile 407-478-8749  
 Certificate of Authorization No.: 92519

Stella G. Weeks 56993

**SHOPPES OF VICTORIA SQUARE  
 DEVELOPMENT PLAN  
 DELAND, FLORIDA  
 PROPOSED CONCEPTUAL PLAN**

revision	description	date
△		
△		
△		
△		
△		

drawn by: RTZ  
 checked by: SCW  
 date: 05/02/2017  
 plot scale: AS SHOWN  
 project number: 16507006  
 file name:

**EX B**

File Location: C:\Land Projects\2016\16507006 - Shop - Top - Revised.dwg (Date)