

Bowling alleys, billiard parlors, skating rinks, and indoor recreation and amusement facilities and museums				P	<u>C²⁷</u>	P			P
Carnivals and other temporary amusements and events in accordance with section 33-19									C
Museums	P			P	P	P			P
Music, dance, gymnasium, art school or studio, excluding discotheques			P	P	P		P		E ¹²
Nonprofit recreational organizations, lodges and fraternal orders									P
Organized physical activity center - predominantly scheduled instruction									C*
Outdoor recreation land use Per section 33-19.10									C*
Parks, community and regional	E ⁸	E ⁸	E ⁸	E ⁸	E ⁸			P	E ⁸
Parks, mini and neighborhood	P		P	P	P			P	
Recreational vehicle parks Per section 33-19.07									C*
Theatres and assembly halls		P		P	P	P			
MISCELLANEOUS									
Commercial Parking lots				P	P	P			
Communication towers	Per Chapter 33, Section 33-23								
Outdoor advertising signs				C ²² / E ²⁴		C ²² / E ²⁴		C ²² / E ²⁴	C ²² / E ²⁴
Public utilities									P
Public utilities, excluding microwave, radio telephone and television antennas		C						P	P
Shade structures less than 800 square feet, accessory use		C		C	<u>C</u>	C	C	C	C
Shade structure greater than 800 square feet, accessory use						E ²⁵	E ²⁵	E ²⁵	E ²⁵

Section 3. Chapter 33 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 33-19.01 "Special requirements applicable to conditional uses" by adding the new underlined language and by deleting the ~~strike-through language~~, to be read in full as follows:

(27) Maximum of 5,000 square feet in C-2A.

Section 4. Chapter 33 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 33-132.01 "Procedure for review of development plans" by adding the new underlined language and by deleting the ~~strike-through~~ language, to be read in full as follows:

Sec. 33-132. Procedure for review of development plans.

33-132.01. *Authorization by a development permit required prior to undertaking any development activity.*

(a) *Generally.* No development activity, as defined herein, may be undertaken unless a development permit authorizes the activity. P-1 BR C-1 C-2 C-2A C- 2AC C-3 C-4 M-1

(b) *Withdrawal of applications.* An application for development review may be withdrawn at any time.

(c) *Postpermit changes.* After a permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit. A modification may be applied for in the same manner as the original permit. A written record of the modification shall be entered upon the original permit and maintained in the files of the planning department.

(d) *Expiration of incomplete plans.* All unapproved plans will expire 90 days from the last city generated comment letter unless good cause for an extension is established by the applicant and approved by the planning director city commission. The applicant ~~and the property owner~~ shall be notified of the expiration of the application. Such notices shall be sent by the planning department according to the address(s) presented in the application. The applicant may submit a written request for an extension prior to the 90-day expiration date. The planning director may grant a one-time 90-day extension.

Section 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 5. Codification; Directions to Code Codifier; Correction of Scrivener's Errors.

(a). The provisions of Sections of this Ordinance shall become and be made a part of the Code of Ordinances of the City of DeLand and the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections 4 through 6 shall not be codified.

(b). The Code codifier shall instruct the Municipal Code Corporation to make all changes necessary in the Code of Ordinances of the City of DeLand to implement the provisions of this Ordinance and is granted liberal authority to codify the provisions of this Ordinance in such manner and in such places as deemed advisable.

(c). In accordance with the City's ongoing codification program; the City Clerk, in conjunction with the City Attorney, may make corrections to the provisions of this Ordinance relative to Scrivener's errors of whatever type or nature.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 2nd day of June, 2025.



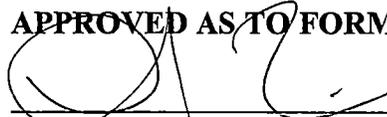
ATTEST:
Julie A. Hennessy
Julie A. Hennessy
City Clerk - Auditor



Christopher M. Cloudman
Mayor-Commissioner

Passed on first reading: May 19, 2025
Adopted on second reading: June 02, 2025

APPROVED AS TO FORM AND LEGALITY:



Darren J. Elkind
City Attorney