

# City of Deltona

Department of Development Services  
2345 Providence Boulevard  
Deltona, Florida 32725

February 19, 2008

Mike Groban  
Meritage Homes  
1105 Kensington Park Drive  
Altamonte Springs, FL 32714

Re: **Variance Application, Project No.: VR07-009**

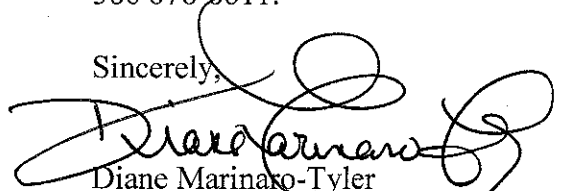
Dear Mike:

On February 18, 2008, the Deltona City Commission voted unanimously to adopt Resolution No. 2007-46, approving your request to allow a zoning variance request from the current regulations which limit the maximum building area for principle and accessory structures in to 35 percent of the total lot area to allow a maximum of 40 percent building area for principal and accessory structures for lots within Arbor Ridge Unit 4, as indicated in attached Exhibit A and Exhibit B.

Your next step is to contact Building and Zoning Services with a list of projects that have been denied for exceeding the maximum 35 percent total lot coverage. The projects will then be reviewed with the new standard allowing 40 percent building area.

If you have any questions regarding this matter, please do not hesitate to contact this office at 386 878-8611.

Sincerely,



Diane Marinaro-Tyler  
Planning and Zoning Administrator

**RESOLUTION NO.: 2007-46**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA; GRANTING A VARIANCE TO ALLOW A ZONING VARIANCE REQUEST FROM THE CURRENT REGULATIONS WHICH LIMITS THE MAXIMUM BUILDING AREA FOR PRINCIPLE AND ACCESSORY STRUCTURES 35 PERCENT OF THE TOTAL LOT AREA TO A MAXIMUM OF 40 PERCENT FOR LOTS WITHIN ARBOR RIDGE UNIT 4. PROJECT NO. VR07-009.**

**WHEREAS**, the City of Deltona adopted Ordinance No. 30-98, as the Zoning Ordinance for the City of Deltona, Florida, as amended; and

**WHEREAS**, Meritage Homes, Owners, have submitted an application and met the basic requirements for supporting documentation for a variance from the Accessory Structure Code as set forth in Section 110-827 of the City of Deltona Zoning Ordinance, for property located within the Arbor Ridge Subdivision Phases 4 and 5, Deltona, Volusia County, Florida; and

**WHEREAS**, due public notice has been provided; and

**WHEREAS**, such variance would not be contrary to the public interest; and

**WHEREAS**, a literal enforcement of the provision of Chapter 110, Zoning Ordinance, would result in unnecessary and undue hardship as a result of conditions on the property that are not self-imposed; and

**WHEREAS**, said variance application has been presented by the owners of the property; and

**WHEREAS**, in accordance with Article X, Section 1003.00, the City of Deltona held a public hearing after due public notice on the application of Meritage Homes, Owners, for review of the proposed Variance application, Case No. VR07-009.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA FLORIDA, AS FOLLOWS:**

**SECTION 1.** In accordance with City of Deltona, Ordinance No. 30-98, as amended, the Deltona City Commission hereby grants the Variance, Project # VR07-009, to allow a zoning variance request from the current regulations which limit the maximum building area for principle and accessory structures in to 35 percent of the total lot area to allow a maximum of 40 percent building area for principal and accessory structures for lots within Arbor Ridge Unit 4, as indicated in attached Exhibit A and Exhibit B.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption and, in accordance with Section 110-1003.04, is valid for twelve months from the date of adoption.

**ADOPTED BY** the City Commission of the City of Deltona, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
DENNIS MULDER, MAYOR

ATTEST:

\_\_\_\_\_  
FAITH G. MILLER, MMC, CITY CLERK

Approved as to form and legality for use  
and reliance by the City of Deltona, Florida

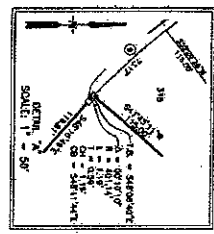
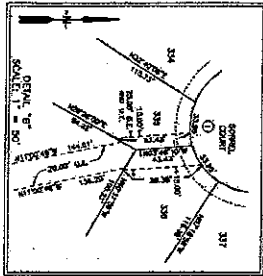
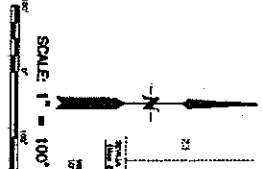
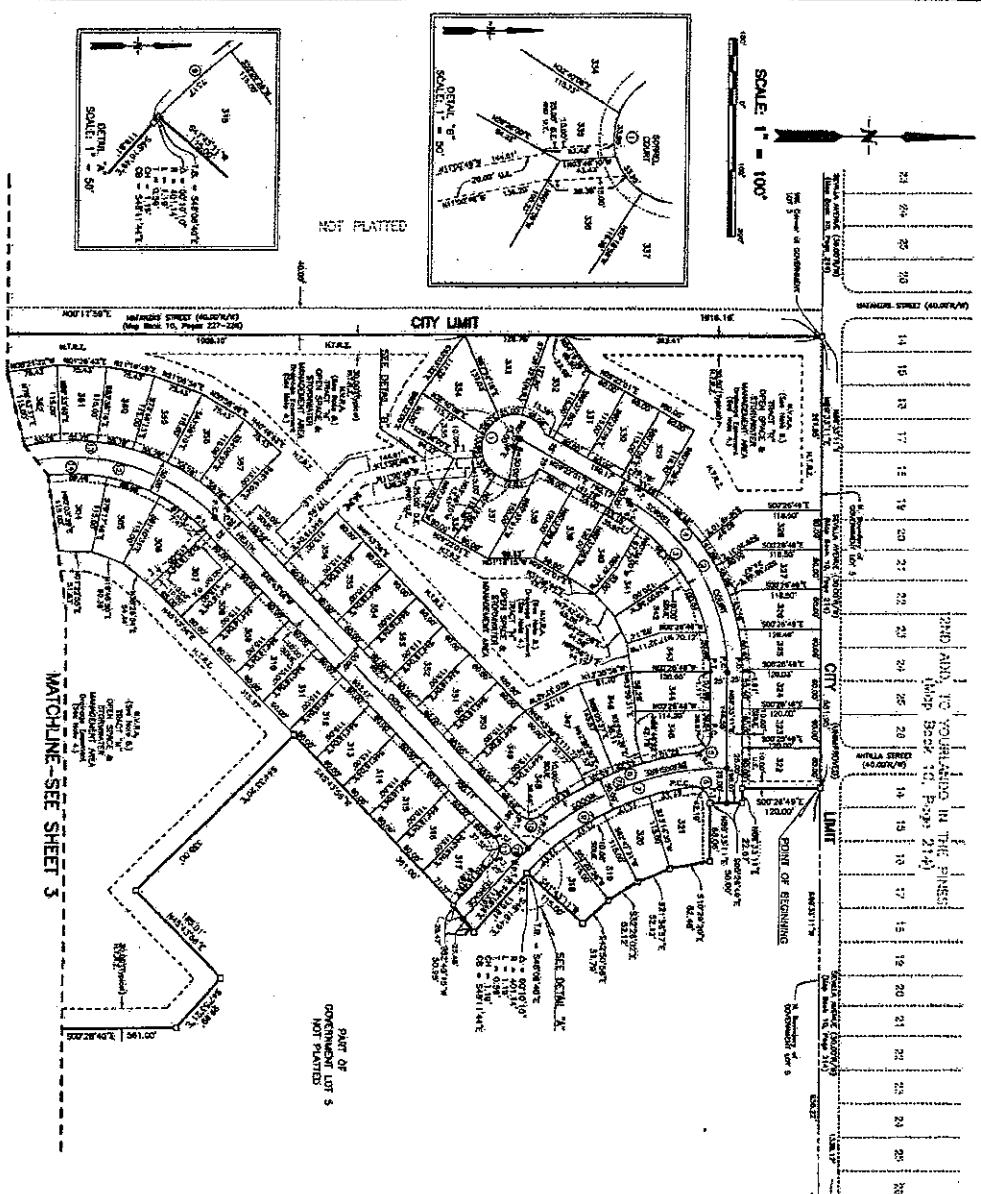
\_\_\_\_\_  
GEORGE TROVATO, INTERIM CITY ATTORNEY

# ARBOR RIDGE, UNIT 4

SECTION 5, TOWNSHIP 18 SOUTH, RANGE 31 EAST  
CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

## EXHIBIT A

SHEET 2 OF 3  
MAP BOOK 53 PAGE 40



NOT PLATTED

PART OF  
COMPARMENT LOTS  
NOT PLATTED

MATCHLINE-SEE SHEET 3

JOHN WOOD AND COMPANY, INC.  
PLANNERS AND ENGINEERS  
1000 N. W. 10th Street  
Fort Lauderdale, Florida 33304  
(305) 548-7780  
JOB 128825A

LOT	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
2	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
3	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
4	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
5	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
6	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
7	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
8	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
9	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
10	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
11	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
13	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
14	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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17	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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22	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
23	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
24	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
25	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
26	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
27	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
28	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12

LOT	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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5	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
6	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
7	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
8	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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16	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
17	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
18	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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20	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
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23	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
24	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
25	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
26	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
27	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
28	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12

**NOTICE:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein, and will prevail over any other plat or map of the same land, and any other records or documents, that are not recorded on this plat. The plat may be filed in the public records of this county.

Revised 12/27/2011  
Sheet 1 of 3  
Page 40

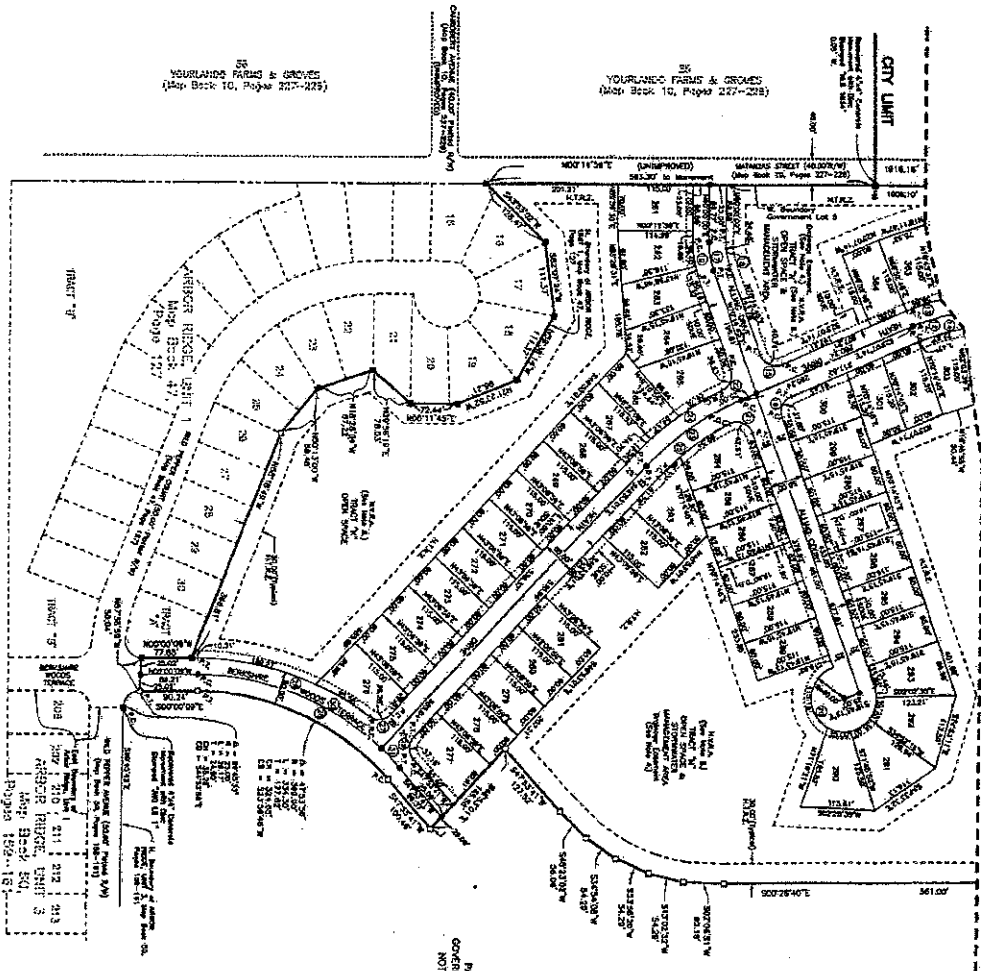
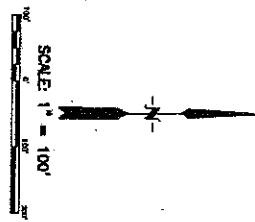
# ARBOR RIDGE, UNIT 4

SECTION 5, TOWNSHIP 18 SOUTH, RANGE 31 EAST  
CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA

## EXHIBIT B

MATCHLINE--SEE SHEET 2

SHEET 3 OF 3  
MAP BOOK 53 PAGE 41



NO.	DATE	DESCRIPTION	BY
1	11/15/82	PRELIMINARY PLAN	...
2	12/15/82	...	...
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4	2/15/83	...	...
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NO.	DATE	DESCRIPTION	BY
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85	11/15/89	...	...
86	12/15/89	...	...
87	1/15/90	...	...
88	2/15/90	...	...

JOHN WOOD AND COMPANY, INC.  
301 N. W. 15th St.  
Deltona, Florida 32725  
(407) 258-2500  
08 228824

**NOTICE:**  
This plan, as presented in its graphic form, is the official depiction of the subdivision under described herein and will be the basis for the recording of the same. It is the responsibility of the applicant to provide all necessary information and to ensure that the subdivision is in accordance with all applicable laws and regulations. The applicant warrants that the information provided is true and correct and that the subdivision is in accordance with all applicable laws and regulations. The applicant warrants that the information provided is true and correct and that the subdivision is in accordance with all applicable laws and regulations.