



CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
MAY 8, 2024 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 April 10, 2024 meeting minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: Trevis Bright
Project Number: V24-077 - Variance
Project Location: 336 W. Euclid Ave.
Project Description: Variance request to allow the construction of an 8' privacy fence along the rear, side, and street side property lines, and to allow the placement of a fence exceeding 4' in height within the front and street side setback areas.
Project Planner: Sam Nelson
2. Applicant Name: Scott Thacker
Project Number: V24-066 - Variance
Project Location: 215 E. Bert Fish Drive
Project Description: Variance to exceed the maximum height in the E-1 (Educational) zone district from 65 feet to 81 feet
Project Planner: Sam Nelson

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Scott Thacker
Project Number: SP24-037 – Site Plan
Project Location: 215 E. Bert Fish Drive
Project Description: Site Plan to construct a four-story residential hall on ±3.17 acres of property
Staff Planner: Sam Nelson
2. Applicant Name: City of DeLand
Project Number: LDR24-100 – LDR Update

Project Location: City-wide

Project Description: City-initiated Text Amendment to Sections 33-17.23 and 33-19.13 to Modify the Conditional Use Development Standards for Residential Units in the Downtown Commercial District (C-2A)

Project Planner: Kendall Story

3. Applicant Name: Stacia Hollman

Project Number: Z24-009 - Rezone

Project Location: 215 & 221 W. Wisconsin Ave.

Project Description: Rezoning request from R-1A (Residential) to C-2A (Downtown Commercial)

Project Planner: Kendall Story

4. Discussion re Proposed Changes Related to the Comprehensive Plan Update.

Discussion regarding the Comprehensive Plan update and the addition of two new elements - Placemaking and Economic Development.

OTHER BUSINESS

1. Comprehensive Plan Update

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING**

MINUTES

WEDNESDAY, APRIL 10, 2024 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:02p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Hill, Vice Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Albert Neumann	Present, Late: 5:07
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Absent

Quorum: Yes

Present – Carol Kuhn, Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Deborah Glick, Development Services Manager; Kendall Story, Senior Planner; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

MINUTES

1. Ms. Lewis moved to approve the March 13, 2024 Meeting Minutes. Mr. Liska seconded the motion. The board unanimously voted to approve the minutes.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Scott Thacker
Project Number: V24-056 - Variance

Project Location: 512 N. Woodland Ave.

Project Description: Variance to exceed the maximum height in the E-1 (Educational) zone district from 65 feet to 116 feet.

Project Planner: Carol Kuhn

Public Participation: Scott Thacker, as Applicant was present.

Ms. Lewis abstained from voting, due to a conflict of interest. Form 8B, as to the voting conflict, was submitted.

Mr. Liska moved to approve the request, as presented. Mr. Neumann seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Mark Watts
Project Number: CP24-035 – Concept Plan
Project Location: 225 W. New York Ave.
Project Description: Concept Plan review for multi-family apartment unit project
Project Planner: Carol Kuhn

Public Participation: Mark Watts, as Applicant, spoke and answered questions from the board. Jeff Powell, of Powell Engineering, spoke and answered questions from the board. Greg Giakoumis, Blue Sky Communities.

Ms. Lewis commented that a white building would be too stark a difference to the surrounding buildings. The roof over the tower area needs better cohesion with the rest of the building's roof. Suggested collaborating with the local public arts sculpture. Ms. Lewis also suggested looking at the paths from the property to the local parks. Mr. Neumann commented that the parking issues need to be resolved, as the project does not even have 1 parking space per unit. Mr. Thiry inquired about any intent for solar. Suggested a collaboration with Votran, perhaps for an additional stop. Mr. Hill suggested looking at the parcel east of the property for additional parking space. Inquired about amenities. Suggested adding balconies, as the current concept looks more like a hotel with no open-air spaces available to the units. Mr. Liska suggested adding a rooftop as an amenity, such as an open-air meeting area.

2. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: AN23-217 – Annexation
Project Location: 1605 N. Kepler Rd.
Project Description: Annexation of 4.56 acres of property into the City of DeLand
Staff Planner: Kendall Story

Public Participation: Christopher Casey, as Applicant, spoke and answered questions from the board.

Ms. Lewis moved to approve the request, with the requirement it include the full right of way to make the property contiguous to the city. Mr. Thiry seconded the motion. The motion to approve passed unanimously.

3. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: SMLU23-227 - Comprehensive Land Use Amendment
Project Location: 1605 N. Kepler Rd.
Project Description: Land use change of 4.56 acres of property from Volusia County Urban Low Intensity (VC: ULI) and Volusia County Industrial (VC: IND) to City of DeLand Industrial Warehouse (IND)
Project Planner: Kendall Story

Public Participation: Christopher Casey, as Applicant, spoke and answered questions from the board.

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

4. Applicant Name: Christopher Casey, Zahn Engineering
Project Number: Z23-228 – Rezone
Project Location: 1605 N. Kepler Rd.
Project Description: Rezoning of 4.56 acres of property from Volusia County I-1 (Light Industrial) and Volusia County R-4 (Urban Single Family) to City of DeLand M-1 (Industrial)
Project Planner: Kendall Story

Public Participation: Christopher Casey, as Applicant, spoke and answered questions from the board.

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

OTHER BUSINESS

1. 2050 Vision Discussion - Update. – Ms. Kuhn provided the update.
2. Planning Board Schedule – July Meetings. – Ms. Kuhn stated that July meetings would take place on the 3rd Wednesday of the month, due to conflict with the City’s budget meetings.

ADJOURNMENT

The meeting ended at 7:00 p.m.

**PLANNING STAFF
REPORT TO
CITY OF DELAND PLANNING
BOARD**

May 8, 2024

A. APPLICATION NO: V24-077

APPLICANT: Trevis Bright (Applicant/Owner)

REQUEST: To allow the construction of an 8' privacy fence in the R-1 single-family zoning district. To allow the placement of a fence exceeding 4' in height within the street side setback areas.

APPLICABLE ORDINANCES: **Sec. 33-17.05** *R-1 Single-Family Dwelling* **33-28.06.** *Fences and walls.* **Sec. 33-90.03.** *Streets.*

B. SITE FACTORS:

LOCATION: 336 W. Euclid Ave

PARCEL SIZE: +/- 21,655 Square Feet

EXISTING ZONING/USE: R-1 Single-Family Dwelling

Required Minimum Setbacks in Feet & Height Requirement				
Front	Rear Setback	Side Setback	Corner lot: Street side Setback	Maximum Fence Height
30'	25'	7.5'	15'	6'

SURROUNDING USE:

SURROUNDING ZONING:

NORTH: Single-Family Dwelling

R-1, E-1

SOUTH: Single-Family Dwelling

R-1

EAST: Single-Family Dwelling

R-1

WEST: Single-Family Dwelling

R-1

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

LAND USE PLAN DESIGNATION: Medium Density Residential

C. CHRONOLOGY:

The single-family residence at the southeast corner of S Delaware Ave and W Euclid Ave was constructed in 2000. The property was developed to the standards of the time and is currently largely conforming to the standards of the R-1 zoning district of which it is part. Additionally, the property contains a fence which is four feet in height in along the front property line and five feet in height around the remaining property lines.

Bordering the applicant's property to the south is a 501(c)(3) organization, DeLand Deltas Life Development Center, which has existed at the location since 1998. (Exhibit 5) This organization supports and provides charitable public services and programs that promote civic engagement, educational attainment, and community service. The applicant states that this organization hosts gatherings at this property which take place in the afternoon and evening, which draw a large number of attendees. According to the applicant, these gatherings can take place in the rear of the organization's property bordering the applicant's rear yard. Due to the proximity of the gathering area to the applicant's property and the lack of existing screening, the applicant claims that their privacy is adversely affected. The applicant's property also partially borders the City of DeLand Chisholm Center to the southeast, which members of the public are able to access.

The applicant intends to construct an inground swimming pool at the rear of their property, which would be in plain sight of the southern organization's gathering area. The applicant is requesting a variance to allow the construction of an eight-foot tall wood privacy fence along the rear and street side property lines, and to allow the placement of a fence exceeding four-feet in height within the street side setback area in order to reduce visibility from this southern property and enclose their back-yard. (Exhibit 3)

D. ANALYSIS:

This single-family residence located within the R-1 zoning district (Exhibit 4) is largely compliant with the standards of the R-1 district. Fences in residential zoning districts are required to meet the standards set forth in Sec. 33-28.06. of the code, which limit the height of fencing for single-family residential properties to six feet in height and prohibit fencing above four feet in height from being located within the front yard setback area or street corner side setback area of a property. (Exhibit 3) Properties with corner frontage are also required to meet the visibility standards of 33-90.03. (o) and the FDOT Roadway and Traffic Design Standards Index No. 546. The R-1 zoning district maintains a front yard setback of 30 feet from the property line and a street corner side setback of 15 feet from the property line. An existing five feet tall section of fence on the western portion of the property is nonconforming to the front yard and street corner setback requirement for fences above four-feet in height.

The applicant's request to construct a fence with a height of eight-feet along the rear line would exceed the maximum allowed height for fences located within residential zoning districts by two-feet. (Exhibit 2) There is a slight decrease in elevation on the southeastern corner of the applicant's property, which may contribute partially to

inadequate privacy screening if a six-foot tall fence were to be used. (Exhibit 6) Landscaping could be used by the applicant to achieve increased privacy if a six-foot fence were to be used as there is no height limitation for landscaping.

The applicant's proposal to construct a six or eight-foot tall fence within the street-side setback area would exceed the maximum allowance by two or four feet. The proposed location of this fence sits far enough from the front intersection of W Euclid Ave and S Delaware Ave that the visibility should not be affected. City Engineering and Public Works staff visited the site and determined that any encroachment into the visibility triangle would present a danger to public safety.

E. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board will consider the following criteria in making a determination concerning the granting or denial of 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.

The subject property is compliant with all R-1 dimensional standards and is of standard shape and size. Surrounding properties are of various sizes and are mainly residential in use, with some other uses also present. The property shares a southern border with a private club/assembly/event venue which is a nonconforming use in the current land development regulations. There are other properties within the R-1 zone district that border non-conforming uses and are able to achieve privacy with a six-foot fence or landscaping.

2. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, building, or structures in the same zoning district.

Granting of the variance would confer special privileges to the applicant when compared with other properties within the same zoning district as the applicant would be allowed to construct the proposed fence in excess of code standards whereas other properties must conform to maximum height and location standards.

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

The literal interpretation and enforcement of the code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district as the applicant could provide landscaping in addition to a six-foot

fence as other properties are allowed to do and achieve privacy.

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

The granting of this variance will not be in harmony with the intent and purpose of these Land Development Regulations as the regulations allow landscaping to be used in addition to a six-foot fence to achieve privacy. Additionally, placing a fence above four feet in height in the front and street-side setback area will be contrary to the intent and purpose of the Land Development Regulations as the requirement exists to protect motorist and pedestrian safety. The addition of a fence in excess of four feet to these areas will also create a unique walled-in appearance to the property.

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

The applicant could construct a six-foot tall fence at the rear and sides of the property as is allowed by the Land Development Regulations and still maintain privacy. The applicant could also pursue other options to provide a visual screen such as hedges, bamboo, or some other plant material.

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

There are no special conditions or circumstances unique to the property. The applicant is proposing to construct a non-conforming fence which would otherwise not be allowed.

F. STAFF SUMMARY:

The applicant is requesting a variance to allow the construction of an 8' privacy fence along the rear and street side property lines, and to allow the placement of a fence exceeding 4' in height within the street side setback areas. The property is surrounded by single-family residences on three sides and to the south by a nonconforming nonresidential assembly hall/private club/event venue. The applicant's property and residence conform to current R-1 zoning standards. The request does not meet any of the criteria of the code. The property does border an existing nonconforming use, however, other properties within the R-1 zone district also border nonconforming uses and are able to achieve privacy using a six-foot fence. There is a slight change in elevation on the property which may partially reduce the effectiveness of a six-foot fence, however, landscaping can also be used in addition to or in lieu of the fence. The proposal to allow the construction of a fence in excess of four-feet in height within the required street side setback area is unlikely to encroach into the visibility triangle, however, landscaping could be used to achieve the same level of privacy and be done within the allowance of the code. The Planning Board may grant all or part of this request, along with any

safeguards it deems necessary. If the Planning Board decides to grant the allowance of a fence in excess of four-feet in height in the required street-side setback area staff recommends the Board require the applicant to provide evidence that the section of fence will not encroach into the visibility triangle and not be detrimental to public safety. The Planning Board may also deny this request.

Exhibit 3 – Current Allowance of a 6' Fence

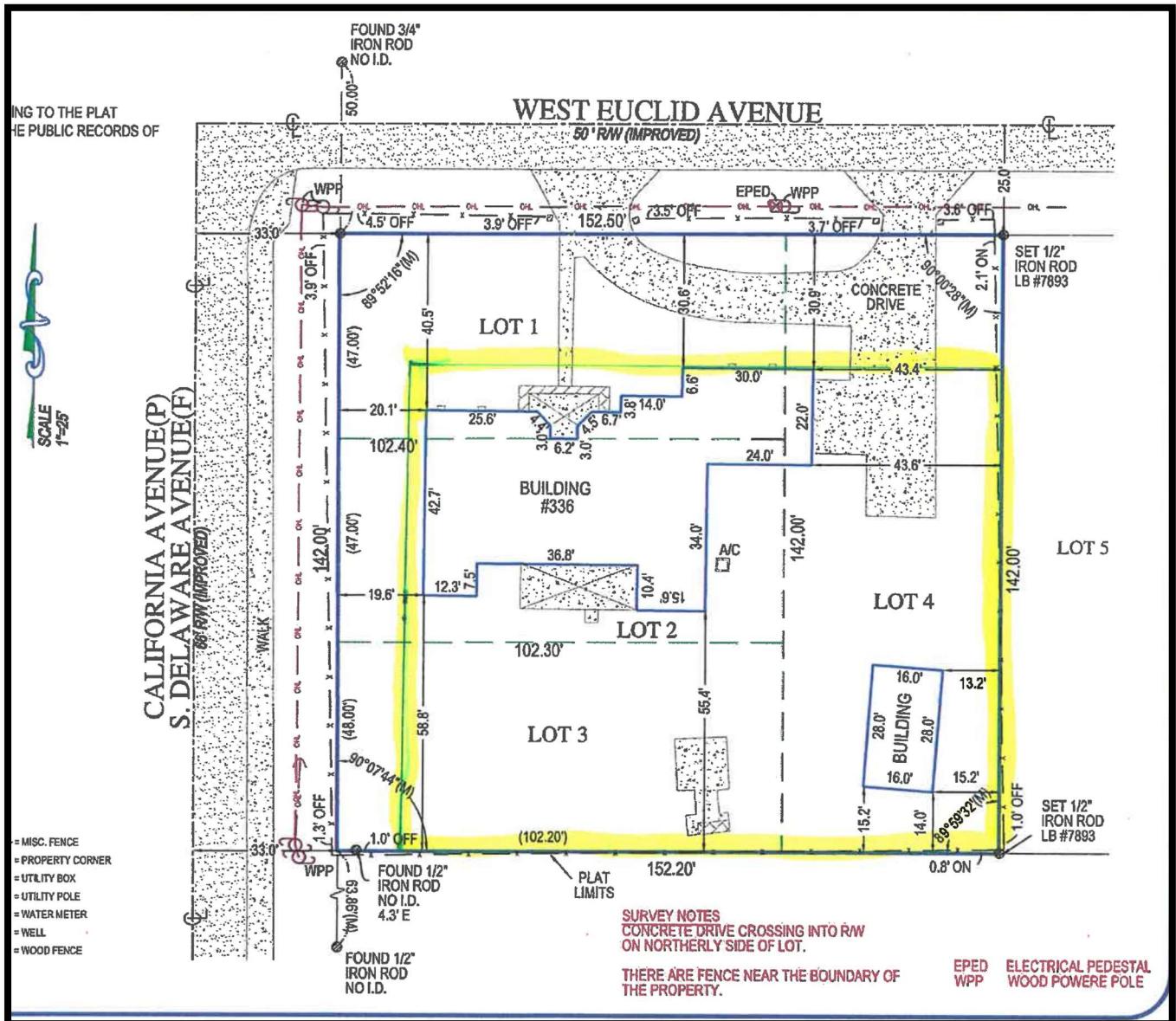


Exhibit 4 – Aerial



Exhibit 5 – Current Building Street Frontages

Northern Frontage



Western Frontage



Northwestern/Corner Frontage

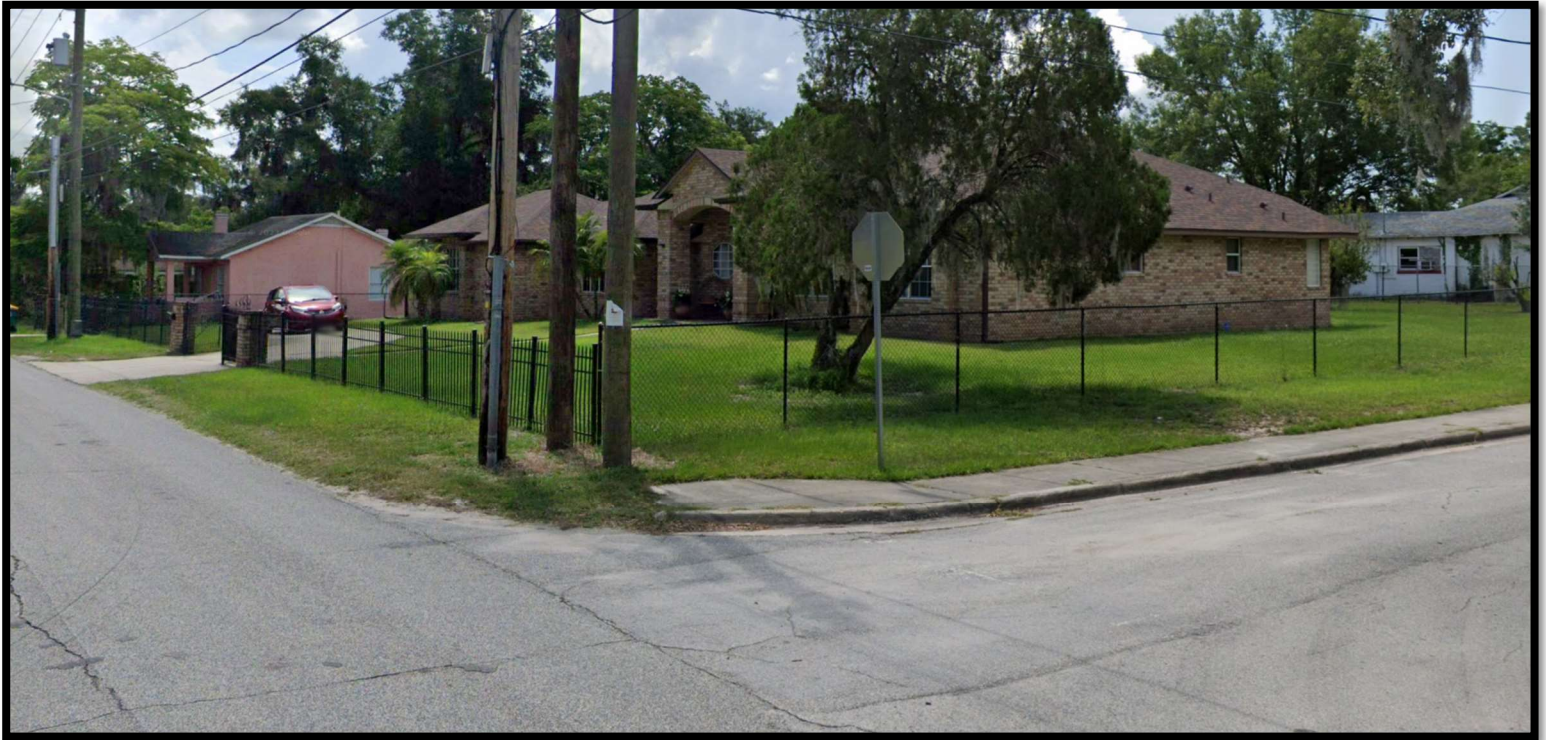


Exhibit 5 – Southern Non-Residential Property

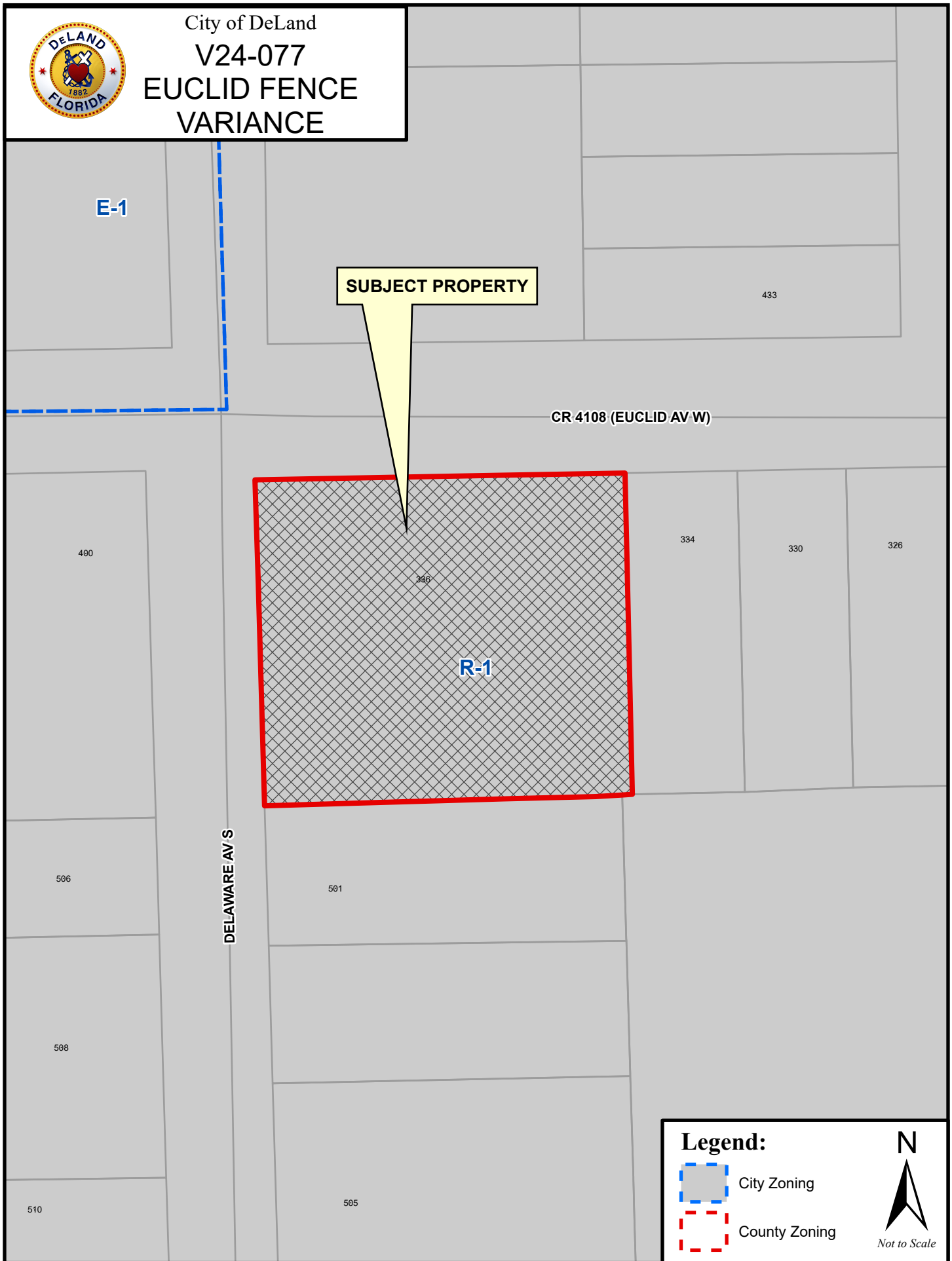


Exhibit 6 – View of Rear Yard





City of DeLand
V24-077
EUCLID FENCE
VARIANCE



Legend:



City Zoning

County Zoning





City of DeLand
V24-077
EUCLID FENCE
VARIANCE



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**PLANNING STAFF REPORT
TO
CITY OF DELAND PLANNING BOARD**

May 8, 2024

APPLICATION NO: V24-066

APPLICANT: Scott Thacker, Stetson University (Applicant/Owner)

REQUEST: Variance to exceed the maximum height in the E-1 (Educational) zone district from 65 feet to 81 feet

APPLICABLE ORDINANCES: Sec. 33-17.12. *E-1 Educational District* Sec. 33-103 *Variances and Appeals*.

A. SITE FACTORS

Location: 215 Bert Fish Dr.
Parcel Size: 3.17 ± acres
Existing Zoning: E-1 – Educational District
Existing Land Use: Educational

Required Minimum Setbacks in Feet & Height Requirement				
Front	Rear Setback	Side Setback	Side Setback (abutting residential zoning)	Maximum Height
30'	30'	0'	15'	65'

SURROUNDING USE:

SURROUNDING ZONING:

NORTH:	Educational	E-1, R-2
SOUTH:	Educational	E-1
EAST:	Educational	E-1
WEST:	Educational	E-1

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

LAND USE PLAN DESIGNATION: Educational

B. CHRONOLOGY:

The currently developed educational property contains several structures built between 1953 and 1987 and is part of the Stetson University Campus. These structures have been used for several purposes including Greek life, classrooms, and administrative offices. The property also contains a parking area which is used primarily for student

residents and faculty. The applicant intends to demolish the existing building and a portion of the parking area to facilitate the construction of a new residential hall to service the university's student population.

The proposed four-story residential hall will contain three hundred beds to support student living nearer to the heart of the campus compared to existing residence halls. The total residential capacity of the campus will not increase with the new hall as existing residential halls will be converted from double-occupancy to single-occupancy dorm rooms. The proposed residence hall will be 79'2" in height at the highest point. The maximum height allowed in the E-1 zoning district is 65'. The structures existing on this property are currently all compliant with the height requirement.

The applicant submitted a Class IV Site Plan application for the residential hall on February 22, 2024. City staff reviewed the application and provided comments which were discussed at the April 21, 2024 meeting of the Technical Review Committee. One comment made was regarding the maximum allowable building height. The Technical Review Committee forwarded the Class IV Site Plan application to the Planning Board with a conditional recommendation of approval. The applicant applied for the variance to allow the requested height on March 19, 2024

C. ANALYSIS:

This property located at 215 E Bert Fish Dr, located within the E-1 Educational zoning district, is 3.17 acres in size. (Exhibit 1) The property is compliant to E-1 zoning standards. Existing structures on the property are compliant with the height requirement of the E-1 district. The applicant is proposing to construct a residential hall with a height of 79'2" at the highest point. The code measures height strictly from the lowest point of the building to the highest point. Under section 33-17.12 of the Land Development Regulations (LDR), the proposed height of the roof would exceed the maximum height of 65 feet allowed in the E-1 zoning district by 14 feet 2 inches.

There is a difference of grade between the eastern and western portions of the property where the structure is proposed of roughly 8 feet. The change of grade is even greater between the eastern and western property lines. This difference in grade contributes nominally to the height nonconformity, however, even without the change of grade the height of the proposed structure would be nonconforming.

The proposed residence hall contains a pitched roof which accounts for the majority of the encroachment into the maximum height for the structure. The majority of the encroachment of this gable roof will be the attic level which houses and provides access to the building's required mechanical equipment and elevators' overruns. There is no habitable area within the encroachment area. There are allowances in the code for structures to exceed the maximum allowable height for certain non-habitable structures chimney, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts. All areas of the building, including the roofs will be accessible to fire truck access from all sides of the building.

D. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board will consider the following criteria in making a determination concerning the granting or denial of 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.

The subject property has a nominal change in elevation, with a grade change of approximately 10 feet from east to west. Each of the elevations would still exceed the maximum height of the zone district, with the shortest elevation being 71 feet.

2. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, building, or structures in the same zoning district.

Granting of the variance would confer special privileges that are denied by these Land Development Regulation when compared with other E-1 zoning district properties as the regulations require all E-1 development to meet the 65' height requirement. If allowed, this residence hall would be the tallest habitable structure on campus.

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

The literal interpretation and enforcement of the code would not deprive the applicant of rights granted by the Land Development Regulations to other properties in the same zoning district as other properties are required by code to meet the 65' height limitation. The applicant could expand the footprint of the structure and reduce the height. While not in the same zone district, the Stetson Campus borders the C-2A zoning district which has a maximum height of 80'.

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

The granting of this variance could be considered to be in harmony with the intent and purpose of these Land Development Regulations, as non-habitable structures may be allowed to exceed the height limitations of the zone district. Specifically, Sec. 33-87(d)2 states: "exceptions to height limitations, allows for chimney, water, fire, radio and television towers, church spires, domes,

cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smokestacks, flag poles, parapet walls and similar structures to exceed the height limitations established". The portion of the residential hall exceeding the height requirement is non-habitable. Additionally, the code encourages certain design elements such as pitched roofs to be consistent with the historic character of the campus, which this building is providing. The granting of this variance is unlikely to be injurious to surrounding properties, as this proposed structure is located within the Stetson University campus and nearby C-2A zoned properties exceed the height of this proposal.

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

The applicant could construct a residence hall meeting the height requirement of the code. This residence hall would contain a larger footprint if it were to contain the same number of beds resulting in a decrease to the provided greenspace.

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

The applicant is proposing to construct the residence hall with the height at the tallest point being 79'2" thereby creating the nonconforming situation. The nominal sloping condition of the property is not a result of action by the applicant.

E. STAFF SUMMARY:

The applicant is requesting a variance to exceed the maximum height in the E-1 (Educational) zone district from 65 feet to 81 feet, or by 16 feet. The property is located on the Stetson University campus in the E-1 zoning district and largely surrounded by the campus. Existing structures on the property are compliant with E-1 standards. The applicant does not strictly meet the hardship criteria listed in the Code of Ordinances, however, the code offers allowances for exceeding the maximum height for some non-habitable structures which are similar to the attic, mechanical, and elevator overrun areas. Additionally, the proposal is unlikely to be injurious to surrounding properties as the project is located within the Stetson University Campus. If a variance is granted, the applicant will still be required to obtain separate approvals for a right-of-way vacation, tree removal, and a Class IV Site Plan prior to construction of the residence hall.

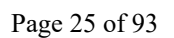


Exhibit 2 – Zoning District



Exhibit 3 –Exterior Elevations

South



North



West



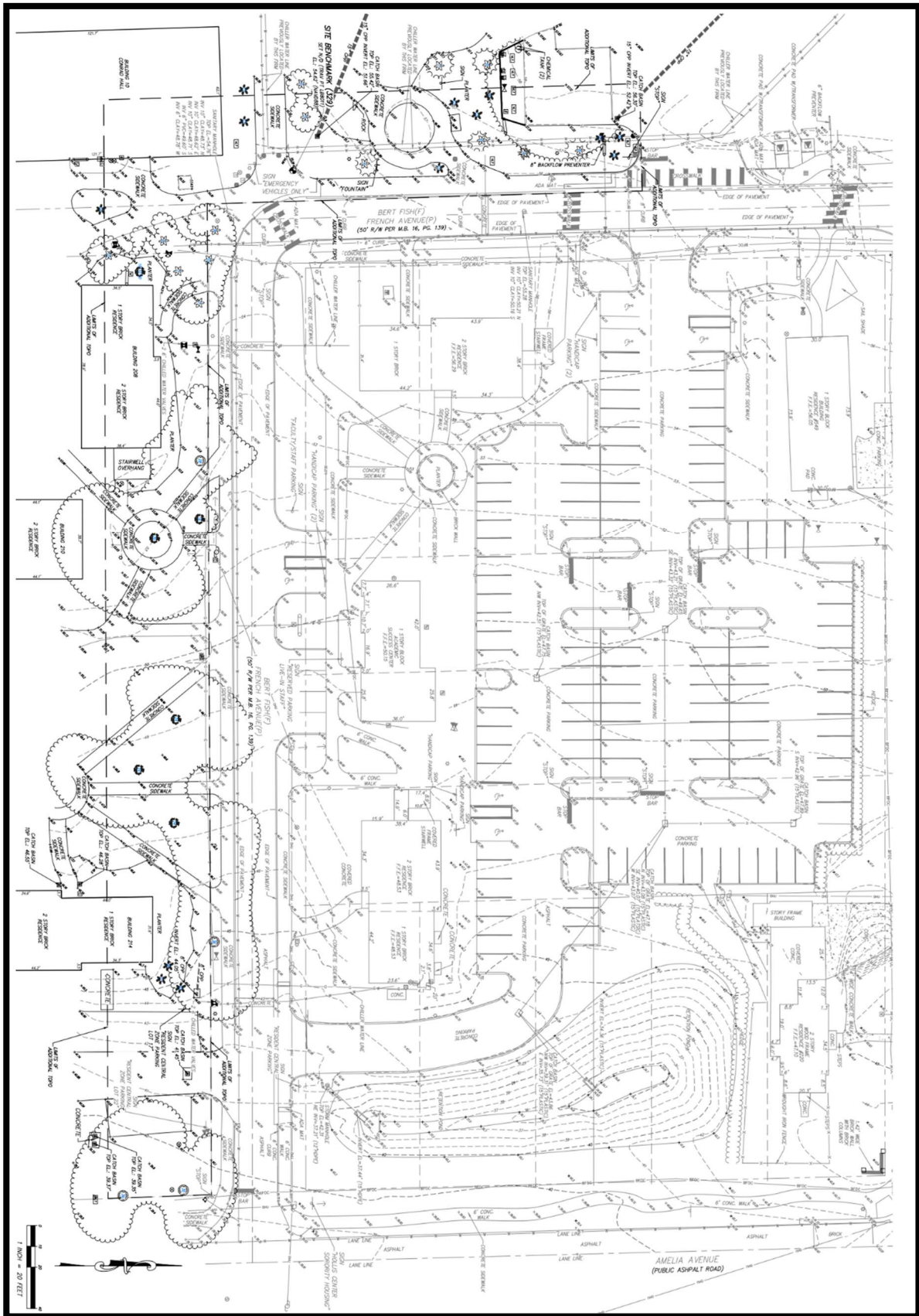
East



Exhibit 4 – Concept

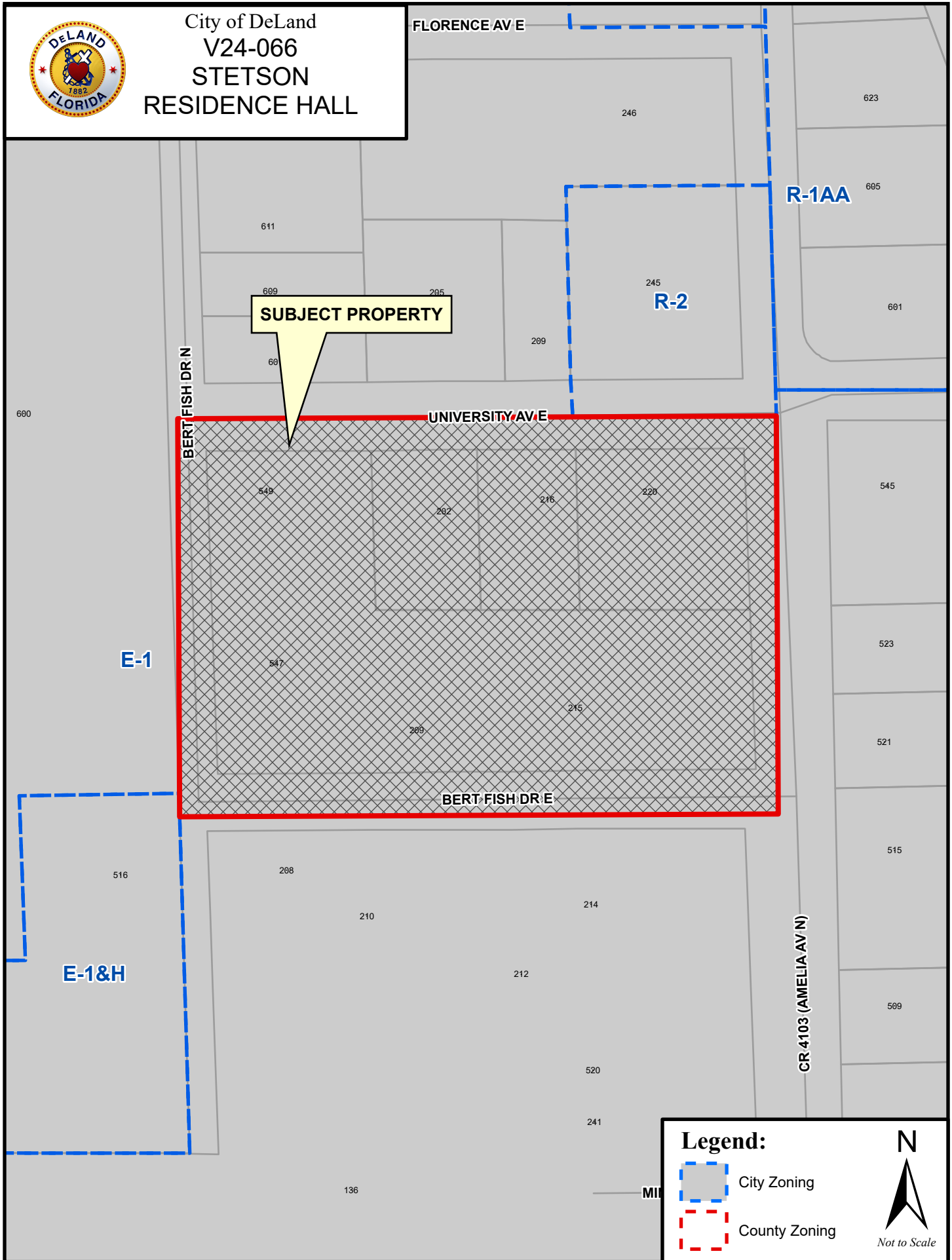


Exhibit 5 – Topographic Survey





City of DeLand
V24-066
STETSON
RESIDENCE HALL

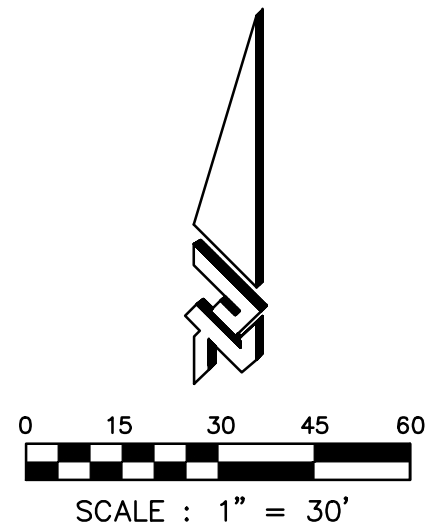
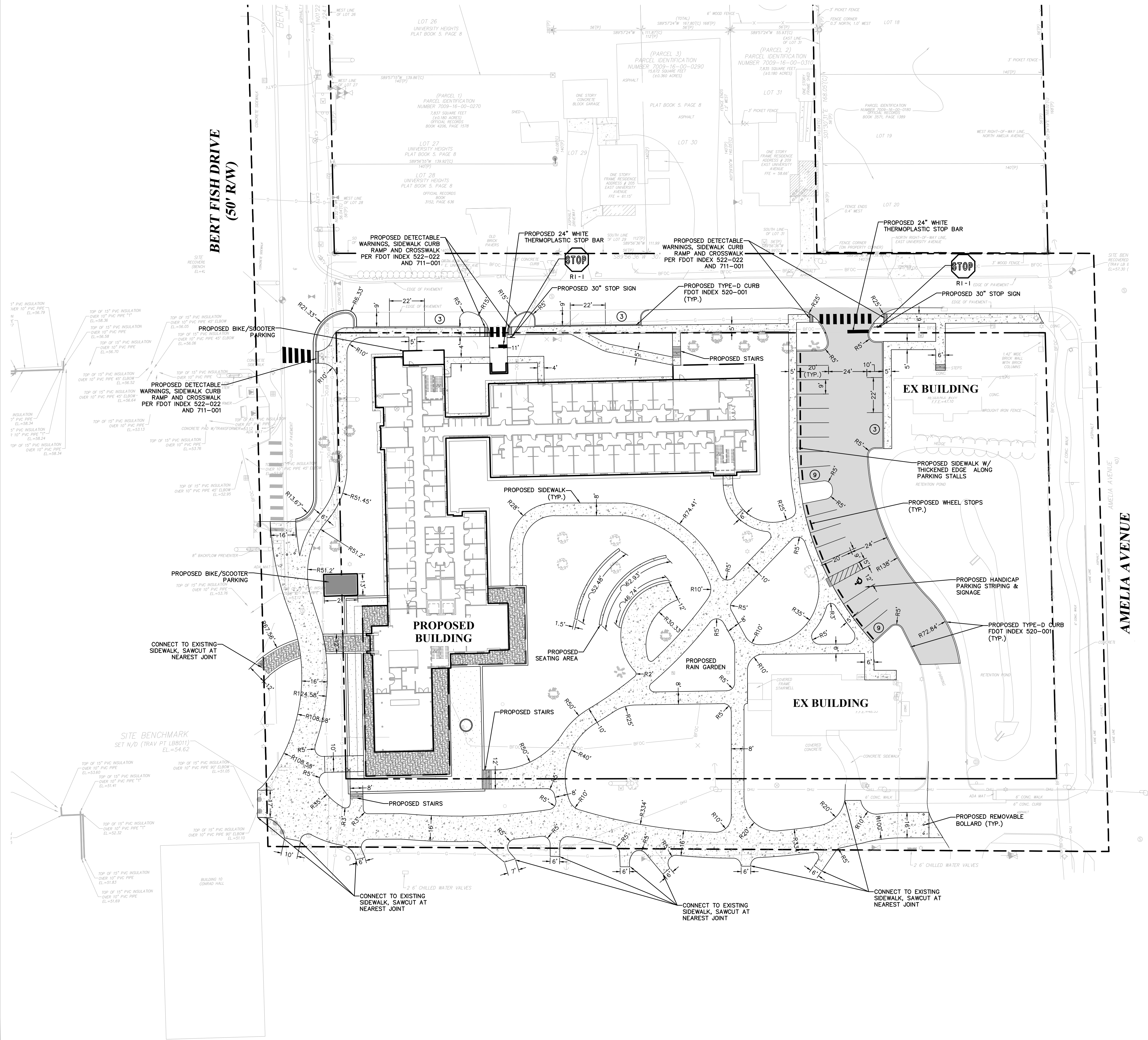




City of DeLand
V24-066
STETSON
RESIDENCE HALL



R:\32384 STETSON RESIDENTIAL FINAL ENGINEERING PLANS\DWG\07-23284_GSS.DWG - PRINTED: 2/10/2024 1:03 PM



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PARKING COUNT
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED STREET LIGHT

- NOTES:
- ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.
 - WHEEL STOP COLOR(S) AND PARKING SIGNAGE SHALL BE CONFIGURED WITH STETSON REPRESENTATIVE.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

STETSON UNIVERSITY
RESIDENTIAL HALL
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE &
STRIPING PLAN

PROJECT NO.: ZC 23284
DESIGNED BY: MW
DRAFTED BY: MH
CHECKED BY: MW
DRAWING FILE: 07_23284_GSS
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

MICHELLE KRAWCZYK WIDICK P.E. NO. 76892
NOT VALID WITHOUT SEAL
SHEET: C7 OF 11

18 March, 2024

City of Deland Planning

Re: Stetson University New Residence Hall — Height Variance Request
Project No: 12AC23003.00

We are writing to request a variance from the City of Deland pursuant to Chapter 33, Article II of the Land Development Code (LDC).

This is in reference to the construction of a new student residence hall at Stetson University to be located at 615 N Bert Fish Drive, Deland, FL 32723. The project site slopes from a highpoint at the northwest corner of the parcel to lower elevations at the north and center areas, with an elevation variance of approximately 8 feet along the proposed building's north elevation. The project will retain as much of the existing and natural topography and site features with minimal site grading.

The proposed residence hall will be constructed within the northwestern quadrant of the parcel, and is proposed as an L-configuration, providing smaller student residential communities within the building's footprint and opening up the building to a new green space at the interior of the parcel. The new residence hall will provide 300 beds for new and returning students. There will be the same number of students living on campus after the completion of the new residence hall; it is not for campus growth but will help reduce some of the occupancy in the older buildings that currently exist on the east side of North Amelia Ave, allowing the existing resident rooms in the older buildings to change from double occupancy (two beds per room) to single occupancy (one bed per room). The student residential units in the proposed new residence hall will be located on four floors, with a fifth story attic level to house and provide access to the building's required mechanical equipment including the elevators' overruns. The new residence hall will support Stetson University's goal that this building and its open green spaces be a place for the entire University community, honoring old traditions while making new ones.

The hall's design intent is to complement the surrounding context and variations in building heights and includes elements and features of lower height, stepped facades, and steeply sloped roofs that provide for the transitional blending of heights. Although the proposed student residence hall is outside Stetson University's Historic District, the design character of the proposed residence hall is sensitive to the University's historic architecture. It is also aligned with the City's Community Design Standards, as set forth in Chapter 33, Article VIII, to "create and maintain a strong community image, identity and sense of place through the use of quality design and building materials." The proposed design integrates several architectural defining features including brick, peaked roof forms, gable ends, and large overhangs.

The proposed height will exceed the maximum height by 14 feet from the City's LDC due to the site's topography and elevation variation and elevator overrun bulkheads. All areas of the

building, including the roofs will be accessible to fire truck access from all sides of the building.

Variance Request LDC Review Standard Responses

Please see review criteria responses below (LDC Article 9, Section 33-103.03):

- a) *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.*
 - 1. This is a unique case, as the project site slopes from a highpoint at the northwest corner of the parcel to lower elevations at the north and center areas, with an elevation variance of approximately 8 feet along the proposed building's north elevation.
- b) *Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s).*
 - 1. The literal interpretation and enforcement of the LDC would prohibit the new student residence hall as proposed and would require a larger footprint on the site to accommodate the mechanical equipment and the required beds to replace beds that are nearing end of life. An enlarged building footprint would impact the project's ability to retain as much of the existing and natural topography and site features as currently proposed and would also require more site grading.
 - 2. The requirement would result in unnecessary and undue hardship on Stetson University's effort to create new open spaces that the entire Community can enjoy and impact the University's overall improvement efforts to minimize vehicular traffic and create a more pedestrian-centric campus environment by allowing more of their students to live within the campus core.
 - 3. The requirement would result in unnecessary and undue financial hardship as the building would cost more if a larger footprint was proposed.
 - 4. The requirement would result in unnecessary and undue financial hardship if a reduction in the building height was required and was achieved by a reduction in bed count reducing the owner's right to best use of the property commonly enjoyed by other properties in the same zoning district under the terms of the LDC.
- c) *Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings, or structures in the same zoning district.*
 - 1. Granting the variance will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings, or structures in the same zoning district.
- d) *The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare.*
 - 1. Granting the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and preserves its spirit.
 - 2. Besides providing new on campus student residential units to replace aging facilities that are nearing the end of their useful life, the project is supporting the owner's goal that this building and its open green spaces be a place for

the entire University community, adding common areas for community gatherings and a wide pedestrian pathway to further connect the campus community; and therefore, will not be injurious to the surrounding properties or detrimental to the public welfare.

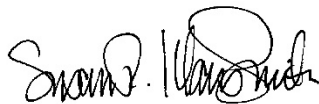
- e) *The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.*
 - 1. The extent of the variance is the minimum necessary to allow reasonable use of the land in alignment with the City of DeLand's Land Development Regulations and Comprehensive Plan and the owner's Housing Master Plan while also maintaining existing structures and site elements that will remain in use by the owner.
- f) *The special conditions or circumstances are not the result of the actions of the applicant or owner.*
 - 1. These conditions are not a result of the owner as the project site slopes from a highpoint at the northwest corner of the parcel to lower elevations at the north and center areas, with an elevation variance of approximately 8 feet along the proposed building's north elevation.

Enclosed with this request letter are the following in support of our variance request:

- One (1) copy of signed and sealed Survey
- One (1) copy of the current Site Plan
- One (1) copy of the current Auto-Turn (AT1) Exhibit
- One (1) copy of the proposed Exterior Elevations
- One (1) copy of the Rendering of the proposed Student Residence Hall
- Executed LOA

Should you have any questions or require any additional information, please contact our office.

Sincerely,



Susan R. KlausSmith, AIA
Associate, Senior Project Manager

CC: Stetson University

Attachments: Signed and sealed Survey, Site Plan, Auto-Turn (AT1) Exhibit, Exterior Elevations, Rendering of the proposed Student Residence Hall, Executed LOA

EXTERIOR ELEVATION_WEST



EXTERIOR ELEVATION_SOUTH



EXTERIOR ELEVATION_EAST



EXTERIOR ELEVATION_NORTH



**PLANNING STAFF REPORT
TO
CITY OF DELAND PLANNING BOARD**

May 8, 2024

APPLICATION NO.: SP24-037

APPLICANT: Scott Thacker – Stetson University

REQUEST: Class IV Site Plan – Stetson University Residential Hall

APPLICABLE SECTIONS: Article XII, Section 33-132

A. SITE FACTORS

Location: 215 Bert Fish Dr.
Parcel Size: 3.17 ± acres
Existing Zoning: E-1 – Educational District
Existing Land Use: Educational

SITE INFORMATION:		
SITE ADDRESS		STETSON UNIVERSITY CAMPUS, N BERT FISH DRIVE, DELAND, FL
PROJECT AREA		3.17 AC
TAX PARCEL I.D. #		700916000320, 700916000350, 700916000370, 700916000390
EXISTING ZONING		E-1 EDUCATIONAL
EXISTING LAND USE		EDUCATIONAL
PROPOSED LAND USE		EDUCATIONAL
SETBACKS:		
FRONT REQUIRED/PROVIDED:		30 FT / NOT PROVIDED
SIDE: REQUIRED/PROVIDED		0 FT / NOT PROVIDED
REAR: REQUIRED/PROVIDED		30 FT / NOT PROVIDED
MAXIMUM BUILDING HEIGHT		65 FT
PROPOSED BUILDING HEIGHT		79 FT 2 IN
LAND USE TABLE:		
	ACREAGE	PERCENTAGE
PROPOSED IMPROVEMENTS:		
BUILDING (S)	0.73 AC	23%
PAVEMENT & SIDEWALK	0.99 AC	32%
TOTAL PERVIOUS	1.43 AC	45%
TOTAL IMPERVIOUS	1.74 AC	55%

- B. LAND USE PLAN:** The proposed project is a four-story residential hall containing a pitched roof with approximately three hundred beds to support student living in close proximity to the heart of campus. The new building will allow for the occupancy in the older buildings on the eastern side of North Amelia Ave to be reduced from double occupancy to single occupancy dorm rooms. Existing structures on the site will be demolished to accommodate this project. Additionally, portions of Bert Fish Dr. will be vacated. This proposed residential hall is approximately 80,000 square feet in total size with roughly 31,798.8 feet of impervious being added. After the addition is complete the total impervious coverage of the site will decrease from 81,022 square feet to 75,794 square feet. This project is part of an ongoing process of revitalization of the Stetson University campus. As part of the residential hall project, new open green space, including a rain garden, will be provided.
- C. ANALYSIS:** The project area is located entirely within the campus of Stetson University, in the Core Gateway Area of the City. As this proposed residential hall has a total floor area in excess of 80,000 square feet it is considered Class IV development, and subject to review by the Technical Review Committee, Planning Board, and City Commission. The property is located within the E-1 Educational zoning district and is designated as Educational on the Future Land Use Map. A student residential hall permitted within this zoning district and consistent with the intent of the Educational land use designation. The project is located within the campus of the historic Stetson University; however, the specific property is not located within the Stetson Historic District. The project is located within the Downtown Support District and thus subject to design review set forth in Sec. 33-94.04 of the code. The City Architect reviewed the proposed project against these criteria and submitted a recommendation of approval.

The addition of this residence hall will not increase the total number of visits to or capacity of the campus. Existing residence halls will see a reduction on occupancy which will be transferred to the proposed residence hall. The proposed residence hall will be located at the site of an existing parking lot. Total campus parking will be reduced from 2,816 spaces to 2,714 spaces upon completion of the project. The Land Development Regulations require colleges to provide one parking space per faculty member and employee, plus one space per three students. Per data provided by the University, there are 789 employees and 3,177 students. This population requires $(789 + (3,177/3)) = 1,848$ parking spaces. Based on a provided parking study and City of DeLand parking requirements, the required parking for the campus will be met. Upon completion of the project, the total site impervious coverage will be decrease from 81,022 square feet to 75,794 square feet. The existing stormwater pond on the eastern portion of the property will remain to satisfy stormwater demands.

The proposal is largely compliant with the Land Development Regulations and compliant with the Comprehensive Plan. The height of the proposed structure exceeds the maximum height of the zone district and will require approval of a variance prior to site plan approval. Additionally, a right-of-way vacation and historic tree removal will be required to be completed prior to approval of the site plan application. Approval by the Tree Advisory Committee and City Commission is required to remove these historic

trees. The proposed structure would be conforming to setback and buffering requirements provided these applications are completed and approved.

The Technical Review Committee (TRC) reviewed the site plan on March 21, 2024 and recommended conditional approval subject to staff acceptance of outstanding comments to the Planning Board. Outstanding comments are included as an attachment.

- D. STAFF RECOMMENDATION:** Staff recommends the Planning Board forward Class IV Site Plan application SP24-037 to the City Commission with a recommendation of approval subject to addressing the outstanding staff comments and any additional comments issued by the Planning Board prior to a City Commission meeting.

Exhibits

Exhibit 1 – Updated Parking Plan

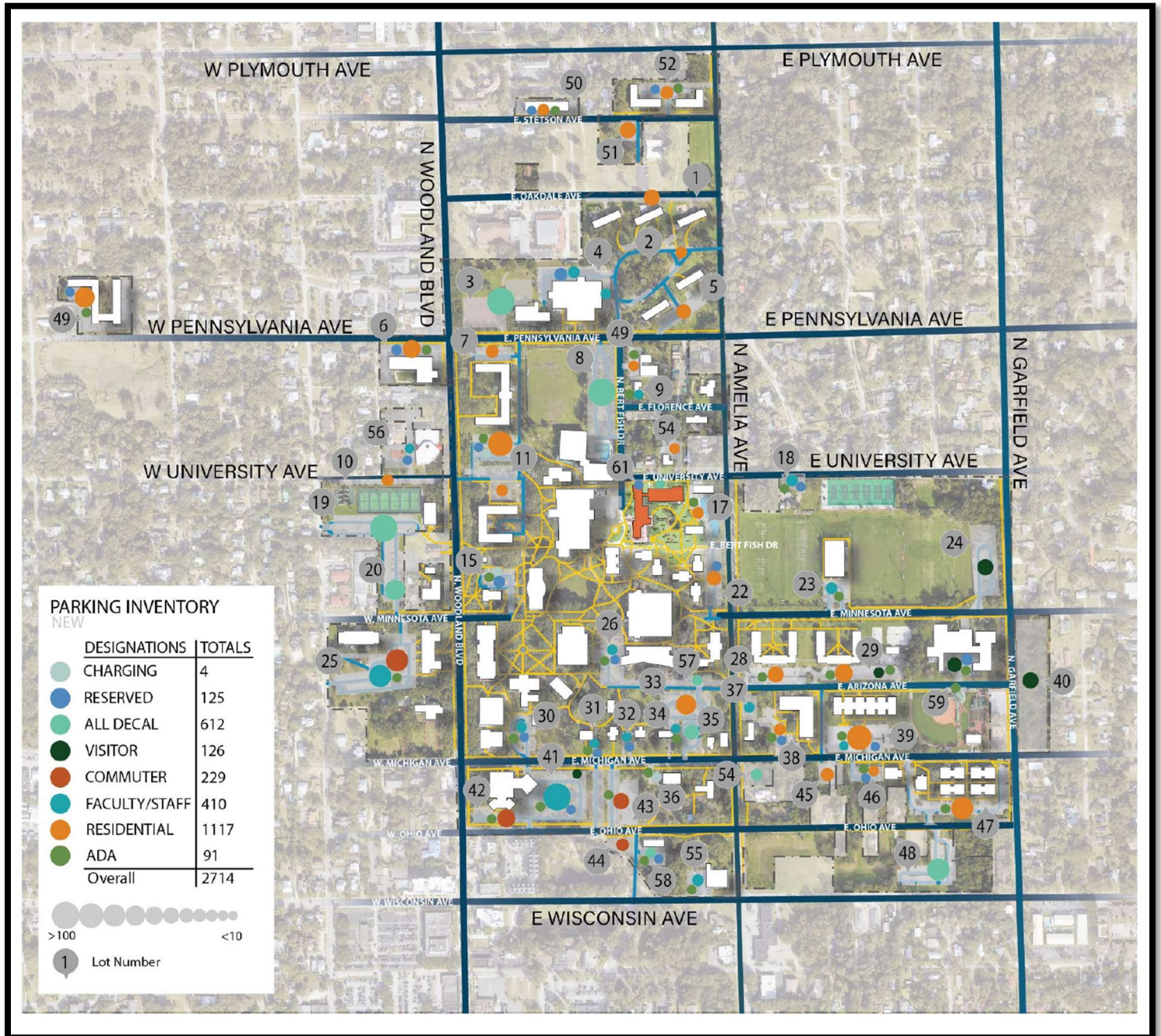


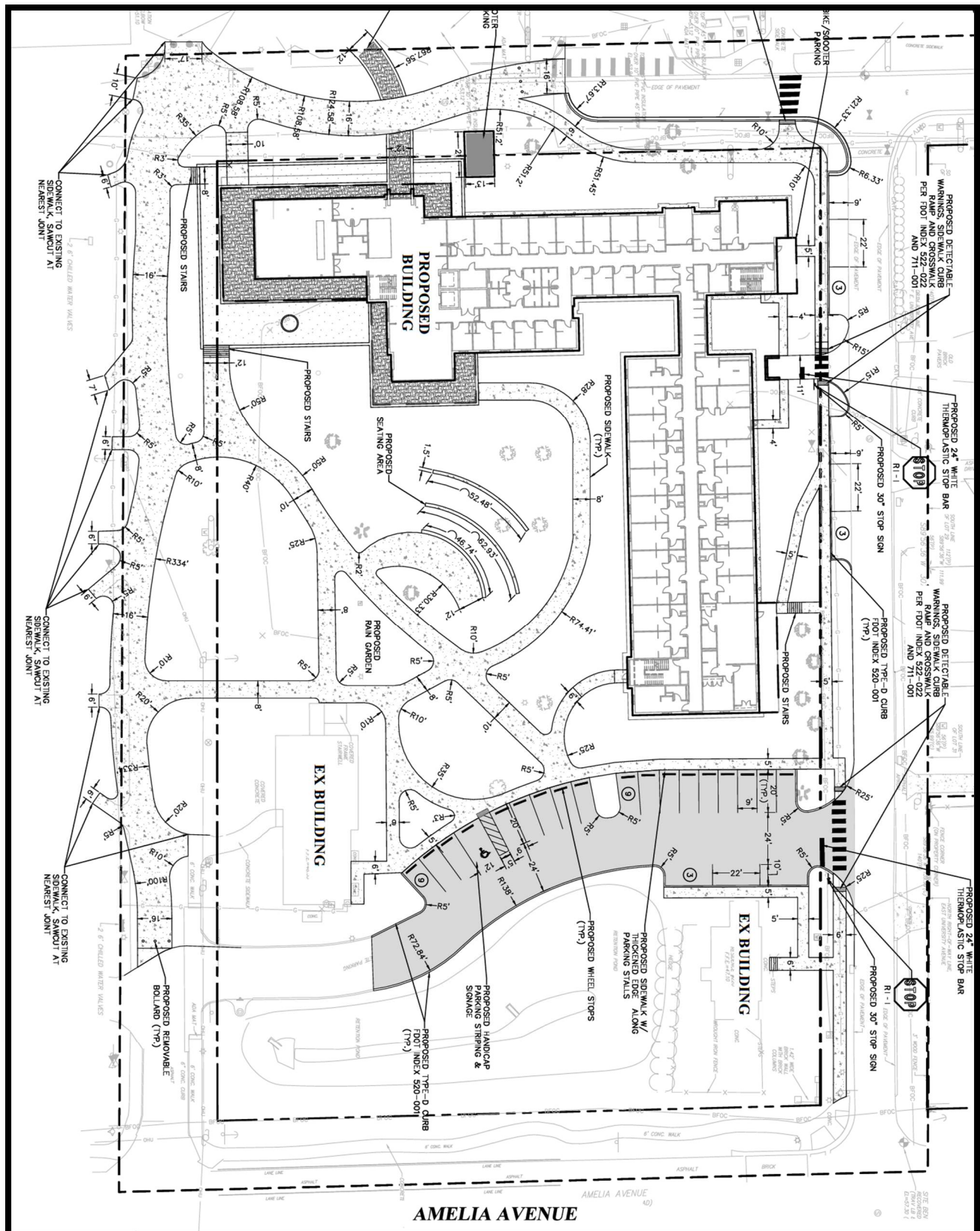
Exhibit 2 – Concept



Exhibit 3 – Elevation



Exhibit 4 – Site Plan



Issues for record SP24-037

Job Address: 215 E BERT FISH DR, DELAND FL 32724

Job Description: This project requires the demolition of existing buildings, parking lot and sidewalk and is to be developed as a ±300 bed residential building and accompanying courtyard/infrastructure. The project will require the vacation of a portion of the Bert Fish Drive R/W.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Potential Conflicts The proposed gate valves, backflow preventer and fire service all seem to be in conflict with the proposed sidewalk. Please provide details on how this interface is to occur.	C9	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	3 Arches? There are 3 arches that appear to provide seating area or grade breaks in the center, yet no callouts or details are provided.	C6	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Sidewalk Radii Various sidewalk radii are missing callouts.	C7	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Stormwater 1. Provide positive flow in the curbline and transition from roadway to sidewalk on the west side and into Yard Drain ST-1. 2. The top of casting for ST-3 is above the adjacent sidewalk. Provide positive drainage away from the sidewalk. 3. The top of casting for ST-6 is above the adjacent sidewalk. Provide positive drainage away from the sidewalk. 4. The top of casting for ST-7 is above the adjacent sidewalk. Provide positive drainage away from the sidewalk. 5. The Stormwater Structure Table indicates two pipes (12" and 15") in Yard Drain ST-5, but the plan only shows 1 pipe in this structure. 6. The stormwater report indicates the presence of a rain garden, however I am unable to locate this on the plans.	C8	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Callout Bollards Please callout the proposed bollards on the west side sidewalk.	C7	Steven Danskine	Steven Danskine	Yes
Engineering	Draft	Vertical Datum National Geodetic Vertical Datum 1929 (NGVD 29) and North American Vertical Datum 1988 (NAVD 88) are transposed in various as-built notes. All final elevations shall be converted to NAVD 88.	C4	Steven Danskine	Steven Danskine	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Draft	Construction Notes Require Updating Multiple notes reference City of Daytona (CODB), etc. along with Articles and Sections of their Codes. Please update accordingly.	C2	Steven Danskine	Steven Danskine	Yes
Fire	Draft	Fire Line Where will the fire line be entering the building. Plan states to see fire plans, none provided.	C9	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Fire Hydrants 1. Existing fire hydrants are shown under concrete. Where are they being relocated? 2. A fire hydrant is required to be within 75 ft of the FDC located on the fire backflow and the same side of the road.	C9	Jamie Lunsford	Jamie Lunsford	Yes
Fire	Draft	Emergency Access How will emergency access be made for the buildings on Bert Fish Rd. Fence may be required to be moved to allow Bert Fish to remain open during construction.	C5	Jamie Lunsford	Jamie Lunsford	Yes
Forestry	Draft	Tree Protection Area 15% of the site is required to be designated as Tree Protection Area. Indicate on the plan where the TPA for this site is located.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Preservation You have proposed to preserve the 36" DBH Live oak. Keep in mind that 1.5 times the dripline is required to be protected. Your plan shows a scooter/bike parking pad, sidewalk, and a 15" PVC drain line being installed in close proximity to the tree. Can the scooter/bike pad be moved to another location? Can the sidewalk be routed further away from the tree? Can the PVC line be moved out of the critical root zone?	C6	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specification #15 Fertilization is not recommended unless a soil test shows a deficiency.	LA2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specification #7 Add "and City Forester" after Landscape Architect.	LA2	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Coverage I cannot determine if minimum coverage will be met until the corrected tree survey and planting list information is provided.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Mitigation Mitigation cannot be calculated until the information provided has been corrected.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Plant Schedule The following corrections will need to be made to the tree specs in order to meet Grade 1 for the DBH's shown: BND - Add 6' SPD and either 100 Gallon Container or 40" Root Ball CC - Add 5' SPD and either 100 Gallon Container or 40" Root Ball	LA1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		LI - Revise specs to meet whatever DBH credit you are proposing to receive. MC - Wax Myrtle is not on our approved list or replacement trees and no credit will be received for them. QV - HT should be 18', add 11' SPD and either 300 Gallon Container or 60" Root Ball. TD - Add 4.5' SPD and either 100 Gallon Container or 44" Root Ball.				
		Historic Removals You are proposing to remove two historic live oaks. Historic removals must be approved by the City Commission. Applicants must show that the trees are a hazard or that it is not economically or practically feasible to develop the parcel without removing the trees.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		Required Holly Replacement You are showing mitigation for 96" DBH of Holly tree removals. The table shows 90" DBH of Holly trees 6" or greater. Please correct the mitigation calculation or add the missing tree to the table.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		12" Palm/Total Palm Removal DBH You show mitigation for one 12" Palm. Your table only lists one 12" Palm and is shown as being preserved. Please correct whichever is incorrect. The total for Palm DBH removed does match what you have listed for removals.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		Required Gum Replacement You show mitigation calculations for three 6" Gum trees. Your table lists 6", 7", and 10" Gum removals. Please correct the mitigation calculation.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		Required Crape Myrtle Replacement You list three "Myrtle Clusters" as removals without DBH's. The replacement calculations show replacement for two (7" & 10"). It is my understanding that the Crape Myrtles were planted as replacement trees for a previous parking lot project. Mitigation will need to be provided for their removal. Minimum replacement for each would be 2" DBH.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		9" Live Oak Removal One 9" Live oak is listed as a removal in your Trees Preserved/Removed table. The Required Live Oak Replacement calculation shows two. Add the missing tree information to the table or correct the replacement calculations.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		Tree Survey A clear image showing the location of the trees is needed. The trees should be identified by the number they are assigned in your Trees Preserved/Removed table.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes
		Unknown Trees / Red Alder Trees Please identify the "unknown" trees. Also, Red Alder are not a species that would be expected to be found in our zone. Please schedule a site visit with our forestry division to confirm the species.				
Forestry	Draft		TP1	Kit Dennis	Kit Dennis	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Forestry	Draft	Tree Barricade Position The tree barricade is shown on top of proposed concrete sidewalks. Please show the actual placement of the tree barricades.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Historic Tree Barricade Detail Add the City's Historic Tree Barricade Detail to this sheet.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Specimen Tree Requirements Table The Trees Removed/Preserved table shows 13 specimen trees on site. The number of specimen trees per acre is 5.2. The required number of specimen trees to be preserved is 8. You are proposing to preserve 5 specimen trees. Please correct the numbers in the table and explain why the required number of specimen trees cannot be preserved.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Minimum Trees on Site Table 1. Existing Trees To be Preserved should be 117" DBH according to what the "Trees Preserved/Removed table is showing. 2. Trees Provided on Landscape Plan total cannot be calculated until corrections have been made to the tree specs. As of now, I calculate that the plan provides 153" DBH of replacement non palm trees and 108" DBH of palms. That number will change once the Ligustrums can be calculated.	TP1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Project Area The project area is shown as 3.17 AC but the "total site acreage" is shown as 2.5 AC on sheet TP1. Why is there a difference between the project area and the site acreage?	C1	Kit Dennis	Kit Dennis	Yes
Forestry	Draft	Irrigation Plan An irrigation plan is needed.	C1	Kit Dennis	Kit Dennis	Yes
Planning	Draft	Class IV Site Plan Projects exceeding 80,000 square feet of total floor area are considered Class IV development and must go before the Planning Board and one reading at City Commission for approval.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Gross Floor Area Please include the gross floor area of the proposed building within the site information table.	C1	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Wayfinding Signage Will there be new wayfinding signage? If so, please show any proposed wayfinding signage on the plan.	C7	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Demolition and Construction Entrance Please show how the site and remaining buildings will be accessed during the demolition and construction periods.	C5	Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Planning	Draft	Lot Combination A lot combination will be required for this project prior to approval of the site plan.	C6	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Parking Lot Lighting Will there be lighting provided for the proposed parking lot? If so, please show this in a photometric plan.	C6	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Mechanical Equipment Please show and proposed exterior mechanical equipment. Note: 33-94.03 (4) 4. Building mechanical equipment, service, delivery, and work areas, shall be visually screened from pedestrian areas and from public view. These areas shall be located as far as reasonably possible from adjoining residential uses. Vertical lift and overhead garage type doors should not be located on principal facades abutting public rights-of-way.	C6	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Dumpster Enclosure Will there be a new dumpster enclosure built at the site? If so, please show the location on the site plan. Any newly proposed enclosures must be constructed with similar materials to the primary structure.	C6	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Community Design Review *Request sent to the City Architect 2/28/2024*		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Building Dimensions Please show the dimensions of the proposed building on the plan.	C7	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Setbacks Please provide the setbacks of the proposed building from adjacent property lines.	C7	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	ADA Parking Spaces The cover page shows that two ADA parking spaces will be provided. Only one is visible on the plan. Is the other proposed ADA space able to be placed nearer to the entrance of the newly proposed building?	C7	Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Exterior Wall Mounted Lighting Please show any exterior wall mounted lighting and note Sec. 33-94.03. (g) of the Land Development Regulations. 9. All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except: a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the	A-201	Samuel Nelson	Samuel Nelson	Yes

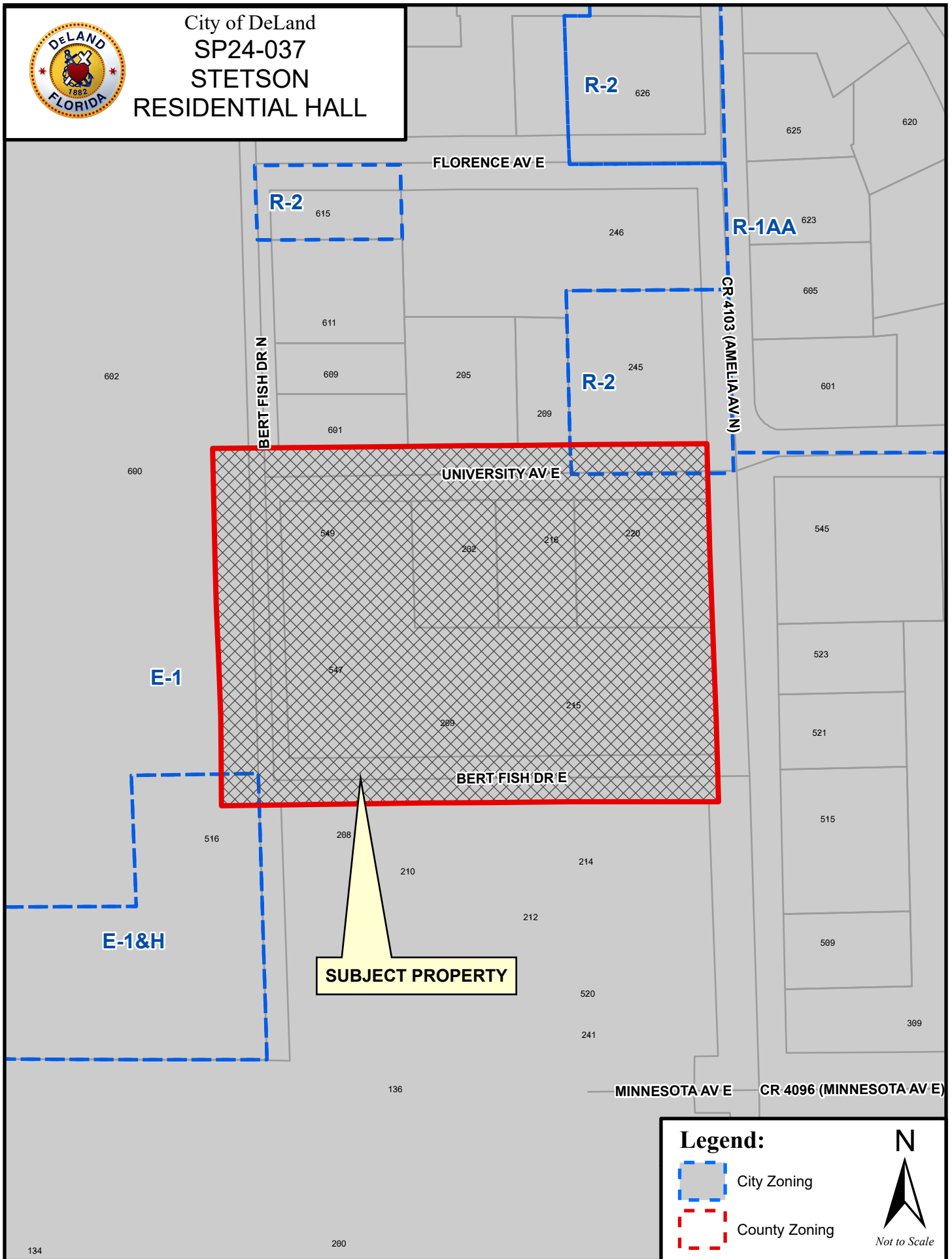
Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		roof line of the illuminated structure by greater than 0.01 foot-candles. b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.				
		Photometric Plan Please provide a photometric plan for the project area. (33-94.02. (c)) Please note the requirements of Sec. 33-94.03. (g) (g) Lighting. 1.Site Lighting shall be scaled for the intended use and be compatible with the architectural character of the building. The use of thematic lighting is encouraged for projects with a historical character, or where such historic character helps the project relate to the surrounding neighborhood or to the historic Deland streetscape. Proposed historic fixtures are subject to city review and the appropriateness of such fixtures will be determined during the site review process. Landscape lighting is encouraged. A lighting plan, including photometric calculations, shall be submitted to the city for review. 2.Off-site areas shall be shielded from offensive or excessive illumination. Illumination from any light source onto adjacent properties or into the public right-of-way shall not exceed 0.5 foot-candles. 3.Mixing of different types of lamp sources with differing color output is discouraged. 4.Pedestrian areas shall have lighting of such scale, intensity and character as appropriate for pedestrian movement. Light sources shall be indirect or designed so as to reduce direct glare from the light source. 5.Lighting for parking areas shall provide adequate illumination, for the safe use of the area by the public. Light sources shall be indirect, or designed so as to reduce direct glare from the light source. 6.General architectural lighting of building exteriors, including canopies, shall be designed so as to conceal illumination sources from direct view, by use of recessed lamps, shielding, or other means. 7.Decorative use of lower wattage bare lamps or use of reproduction bare lamps in a historical context is permitted, excluding the use of holiday lighting as an architectural application. 8.If security and/or freestanding parking lot lighting is provided, it should be incorporated into the lighting scheme for the entire project. 9.All lighting shall be downward and of the full cut off shield variety in which the light source is recessed and shielded in a manner which prohibits upward light overspill into the night sky. Upward illumination is prohibited except: a. Ground level light fixtures, which shall be of the burial vault type and shall be fully screened by landscaping. Illumination from ground level light fixtures shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles. b. Illumination from building wall lights providing architectural detail where a component of the lighting is designed to illuminate the building in an upward manner as part of the building aesthetic design shall not exceed the roof line of the illuminated structure by greater than 0.01 foot-candles.				
Planning	Draft			Samuel Nelson	Samuel Nelson	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Maximum Structure Height The maximum height for structures within the E-1 zoning district is 65 feet. (33-17.12.) A variance application is required subject to Sec. 33-103. of the Land Development Regulations to allow for the requested height. The applicant's variance narrative must discuss how the variance request meets the below criteria. Variance requests are reviewed against the following criteria:						
Planning	Draft	(a)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; (b)Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s); (c)Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district; (d)The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare; (e)The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure; and (f)The special conditions or circumstances are not the result of actions of the applicant or owner.		Samuel Nelson	Samuel Nelson	Yes
Planning	Draft	Right of Way Abandonment Portions of the Bert Fish right-of way must be vacated prior to site plan approval.		Samuel Nelson	Samuel Nelson	Yes
Utilities	Draft	USA May need to have a Utility Service Agreement.	C1	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Existing Utilities How will current Public Utilities be address on abandoned roads? Will city still own and main or university will? How will access occur?	C9	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Note 32 Locate wire needs to be #10 gauge.	C2	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	CCTV Needs to be provided on thumb drive.	C2	Jim Ailes	Jim Ailes	Yes
Utilities	Draft	Sewer Note #22 Needs to be Gate Valves and not Plug.	C2	Jim Ailes	Jim Ailes	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Utilities	Draft	Sewer Clean out Show a sewer clean out in the right of way.	C9	Scott Zender	Scott Zender	Yes
Utilities	Draft	Water Main Size I believe the water main size on university is a 2" and on bert fish is a 6" .	C9	Scott Zender	Scott Zender	Yes

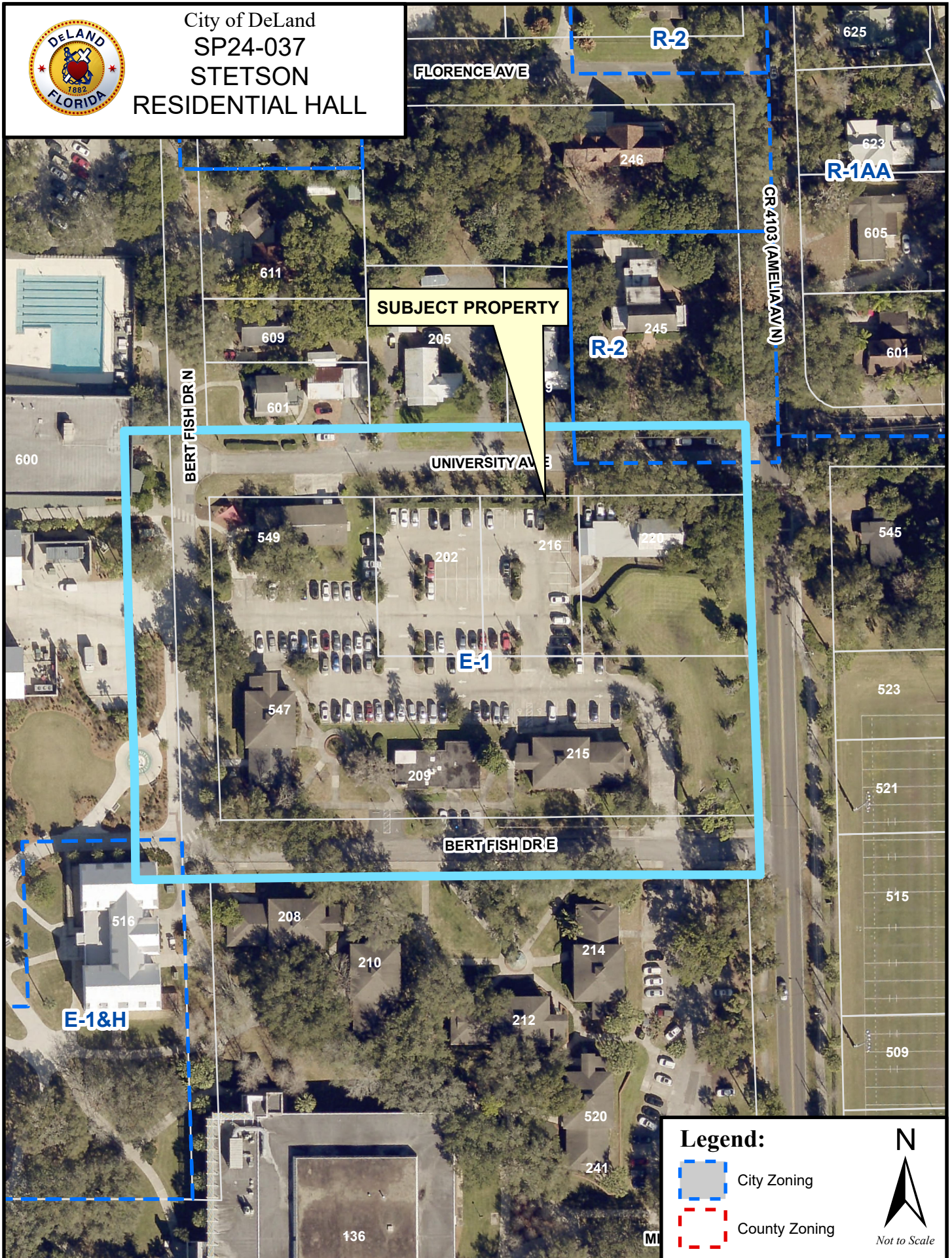


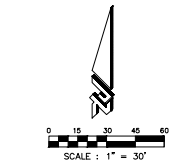
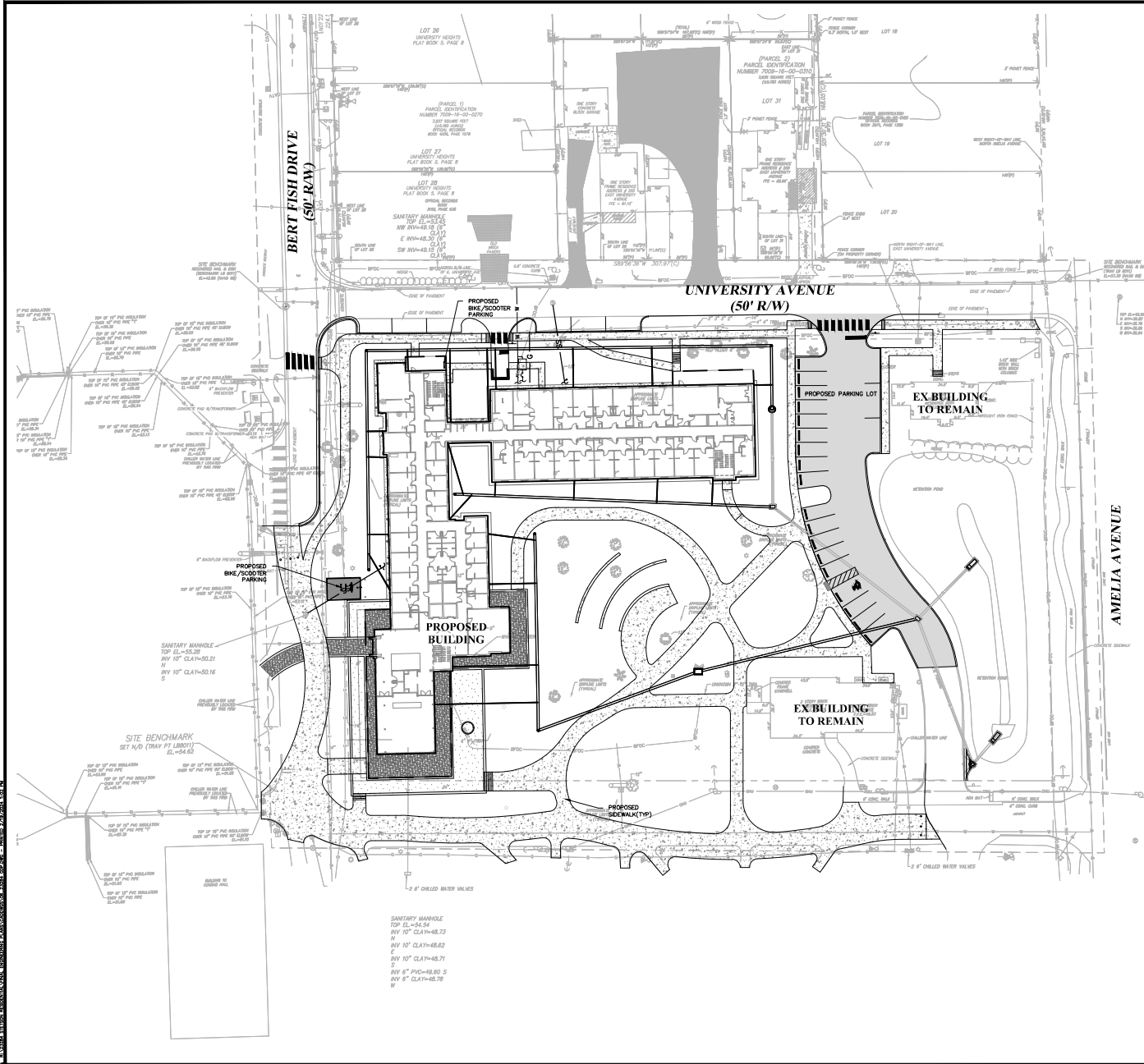
City of DeLand
SP24-037
STETSON
RESIDENTIAL HALL





City of DeLand
SP24-037
STETSON
RESIDENTIAL HALL





- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE

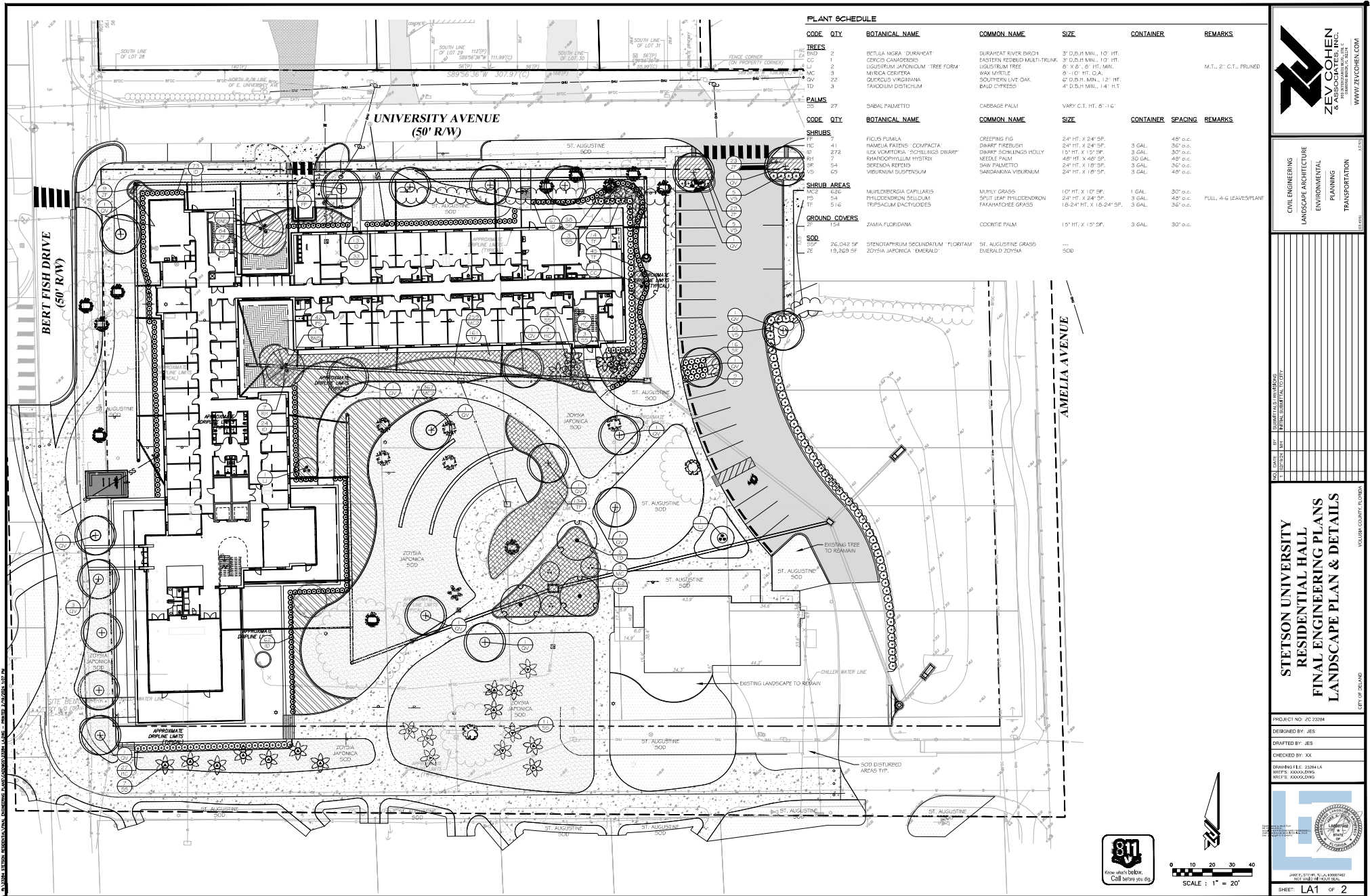


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	DESCRIPTION
1	01/15/2024	MM	ISSUED FOR PERMIT
2	01/15/2024	MM	ISSUED FOR PERMIT
3	01/15/2024	MM	ISSUED FOR PERMIT
4	01/15/2024	MM	ISSUED FOR PERMIT
5	01/15/2024	MM	ISSUED FOR PERMIT
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98	01/15/2024	MM	ISSUED FOR PERMIT
99	01/15/2024	MM	ISSUED FOR PERMIT
100	01/15/2024	MM	ISSUED FOR PERMIT

**STETSON UNIVERSITY
RESIDENTIAL HALL
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN**

PROJECT NO: 20-2504
DESIGNED BY: MM
DRAFTED BY: MM
CHECKED BY: MM
DRAWING FILE: 06-2504-001
SHEET: 00000110
SHEET: 00000110
MOBILE ORIGINATOR: JEFFREY L. HARRIS
NOT A REVISION
SHEET C6 OF 11



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

STETSON UNIVERSITY
RESIDENTIAL HALL
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

PROJECT NO. 201004
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: KK
DRAWING FILE: 201004.LA
DATE: 11/11/11
SHEET: 2000.DWG



SHEET: LA1 OF 2



EXTERIOR ELEVATION_WEST



EXTERIOR ELEVATION_SOUTH



EXTERIOR ELEVATION_EAST



EXTERIOR ELEVATION_NORTH



STORMWATER DESIGN SUMMARY

February 2024

Pre-Development:

Project Area: +/- 3.17 Ac Total
1.31 Ac of pervious area
1.86 Ac of impervious area

Existing Conditions:

The current site condition is located on a college campus and consists of three (3) buildings, paved parking lot and sidewalks area with impervious grass areas throughout. The existing project area currently has grades that vary from the western project limits of elevation 55' towards the east to approximately 45.75'. The site generally drains to the east into catch basins and stormwater piping that is discharged into the existing stormwater pond at invert elevations 34.36' and 37.44'.

Groundwater Conditions:

The Average Seasonal High-Water Level (SHWL) is in excess of 5 feet below the ground surface for the site is based upon the seasonal high provided by Bechtol Engineering and testing, Inc. (Geotechnical Report January 2024).

Post-Development:

Project Area: +/- 3.17 Ac Total
1.43 Ac of pervious area
1.74 Ac of impervious area

Drainage Area:

+/- 3.17 Acres

Proposed Land Use:

The proposed project is a college campus residential hall with approximately 300 beds to support on campus living. The project will require the demolition of existing buildings, parking lot, and sidewalks for the construction of a 4-story building. Proposed are new sidewalks, seating areas, and a parking lot to support the campus pedestrian connection and experience within the heart of campus. This project will reduce the existing impervious area by 0.13 acres.

Boundary Conditions:

The existing site drainage consists of sheet flow in the eastern direction into the catch basins and piping into the existing

stormwater pond as does in the existing predevelopment condition.

Treatment System:

With the reduction of the existing impervious surfaces the existing drainage system will be adequate. There are no known existing drainage issues. The western roof drains will tie into a yard drain system to serve as a drainage conveyance into a modified existing structure and into the existing stormwater pond. The other roof drains on the eastern side of the building will tie into a proposed yard drain system with a portion conveying into an existing storm structure and another section directed into a new structure located in a proposed rain garden area. The remaining part of the site will sheet flow into these existing and proposed structures. The decreased impervious surface area of the existing site condition requires no treatment. The rain garden discharges through a drainage control Type E structure (ST-1) to an existing inlet (EX ST-2) to following the existing drainage pattern into the existing stormwater pond.

Stetson University

Campus Parking Analysis



City of DeLand, Florida

Submittal Date
February 19, 2024

Prepared by:
Page Southerland Page, Inc.
201 Fuller Road, 5th Floor
Albany, NY 12203
TEL 518 795 3800

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Introduction

This is an update to the Parking Study for the Stetson University Campus in the City of DeLand, Florida. The last Campus Parking Study was submitted to the City in August 2011. The objective of this study is to define and illustrate the existing parking conditions on campus, as well as impact with the construction of a new residence hall on campus.

Site Description and Campus Population

The DeLand campus of Stetson University is primarily located in the northeast quadrant of the city. With minor exception, the boundaries are Wisconsin (south), Florida Avenue (west), Garfield Avenue (east) and Plymouth Avenue (north). The DeLand campus is a residential campus, providing classrooms, residence halls, faculty, staff and administrative offices, indoor and outdoor recreation facilities, a student center, and other student engagement spaces.

Stetson University Public Safety regulates parking on campus and issues parking permits for students, faculty, staff, and guests. Contained within this study is the overall existing conditions for parking on campus, in both map and chart format. These figures are up to date.

Parking Demand

The following chart demonstrates the current campus population as well as the valid parking passes on campus, as issued by Stetson University for the current academic year. The student count includes undergraduate and graduate students, as well as non-degree students. The employee count includes full-time, part-time, and adjunct faculty.

	Total Campus Population	Parking Permits Issued
Students	3,177	1,261
Employees	789	696
Total	3,966	1,957

Current Parking Capacity

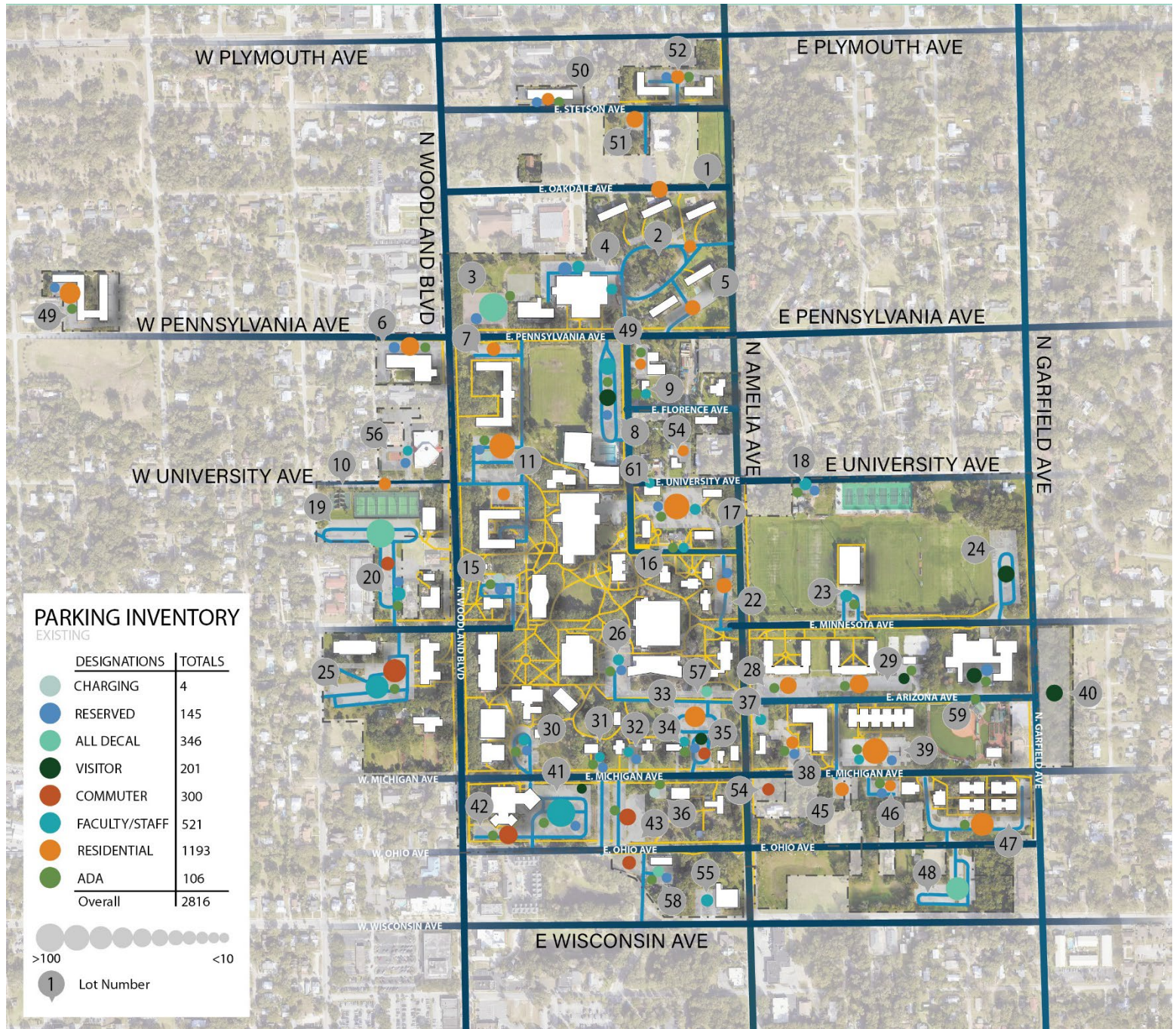
The parking on campus consists of primarily paved parking, though there are unpaved parking lots as well. Generally, the unpaved parking lots are for unique situations such as potential special events or atypical peak demand.

The following table outlines the breakdown of the existing parking on campus as of December 12, 2023:

PARKING INVENTORY AS OF Dec 12, 2023

Lot	Location	Address	ADA	Residential	Fac/Staff	Commuter	Visitor	All Decal	Reserved	Charging	Totals
1	House A, B, C	Oakdale Ave.		54							54
2	House A, B, C, D, E	Fraternity Circle		29							29
3	Wilson Athletic Center	141 E. Pennsylvania Ave.	2					117	10		129
4	Edmunds Center Main	143 E. Pennsylvania Ave.			29				35		64
4	Edmunds East Gravel	143 E. Pennsylvania Ave.			15						15
5	House D, E	Pennsylvania Ave		40							40
6	University Hall	644 N. Woodland Blvd	2	67					3		72
7	Emily Hall North	619 N. Woodland Blvd.		38							38
8	Rinker Parking Lot	E. Pennsylvania Ave.	6		56		55		1		118
9	World International Education	635 N. Bert Fish Dr.	1		3						4
10	Cummings Gym North	536 N. Woodland Blvd.		56							56
11	Chaudoin Emily Hall Main	533 N. Woodland Blvd.	8	99					2	1	110
11	Chaudoin Hall Gravel	533 N. Woodland Blvd.		29							29
15	Deland Hall	503 N. Woodland Blvd.	4						24	2	30
16	Old Accessibility Services Center	209 E. Bert Fish Ave	2		4						6
17	House 1 - House 2 (CUB)	547 N. Bert Fish Dr.	6	98	15				1		120
18	Tennis Courts	308 E. University Ave.	1		25				1		27
19	Cummings Gym Main	536 N. Woodland Blvd.						122			122
20	Behind Allen Hall	508 N. Woodland Blvd.	2		32	31			8		73
22	House 6 - House 7	214 E. Bert Fish Dr.		44					2		46
23	Athletics Training Center	401 E. Minnesota Ave.	6		25						31
24	Facilities Management	450 E. Minnesota Ave.	1				49		29		79
25	Flagler/Davis Halls	434 N. Woodland Blvd.	7		84	83					174
26	DuPont Library/Brown Hall	134 E. Minnesota Ave.	3		10				2		15
26	Hand Art Center	139 E. Michigan Ave.					8				8
28	Gordis Hall	312 E. Minnesota Ave.	4	50							54
29	Smith Hall	390 E. Minnesota Ave.	4	61							65
29	Smith Beach Volleyball	390 E. Minnesota Ave.	1				19				20
30	Presser Hall	419 N. Woodland Blvd.	2		13				1		16
31	Cross Cultural Center	145 E. Michigan Ave.	1		6				2		9
32	Development / Alumni Houses	217 E. Michigan Ave.			6				1		7
33	Carson Hollis Hall Overflow	242 E. Minnesota Ave.		74							74
34	Development	219 E. Michigan Ave.	1		9						10
35	Michigan Ave by House 245	245 E. Michigan Ave.				20	20		3		43
36	Rinker Environmental Learning Ctr	231 E. Michigan Ave.	1							1	2
37	Public Safety	405 N. Amelia Ave.			16						16
38	Hatter Hall	315 E. Michigan Ave.	4	19					5		28
39	Nemec Hall	343 E. Arizona Ave.	4	93	1						98
40	Facilities Garfield Lot	Garfield					50				50
41	Lynn Business Center Main	345 N. Woodland Blvd.	7		137				3		147
42	Lynn Business Center Commuter	345 N. Woodland Blvd.	4			66					70
43	Lynn Business Center Overflow	345 N. Woodland Blvd.	1			50					51
44	Ohio Art Studio Overflow	E. Ohio Ave.				30					30
45	Nemec Hall Overflow	E. Michigan Ave.		34							34
46	Village Apartments 100	354 E. Michigan Ave.	1	19					1		21
47	Village Apts 200,300,400,500	356 E. Michigan Ave.	6	81							87
48	Village Apartments South Lot	E. Ohio Ave.						84			84
49	House F - Lamda Chi Alpha	208 E. Pennsylvania Ave.	1	14							15
49	Stetson Cove Apartments	315 W. Pennsylvania Ave.	4	79					1		84
50	Stetson Palms Apartments	155 E. Stetson Ave.	2	20					2		24
51	North Apartments Overflow	E. Stetson Ave.		55							55
52	Stetson Oaks Apartments	275 & 285 E. Stetson St.	1	30					1		32
54	Catalyst House 205	205 E. University Ave.		10							10
54	Michigan Ave. Overflow	347 N. Amelia Ave				20					20
55	Administrative Services	300 N. Amelia Ave.			24						24
56	Second Stage Theater (Museum)	Woodland Blvd			7				1		8
57	Hollis Hall on street	Arizona						5			5
58	Ohio Art Studio	224 E. Ohio Ave.	1					18	1		20
59	Softball Complex	430 E. Arizona Ave.	4								4
60	Softball Office	359 E. Michigan Ave.	1						5		6
61	Old Tri-C	549 N. Bert Fish Dr.			4						4
TOTAL			106	1193	521	300	201	346	145	4	2816

The following diagram correlates to the table and graphically identifies the lots, as well as the total parking per designation as of December 2023:



New Residence Hall

A new residence hall is in design to start construction in the summer of 2024, with an anticipated opening no sooner than August 2025. The new building is a student residence hall (dormitory) that will be all new construction.

There will be the same number of students living on campus after the completion of the new residence hall. It is not for campus growth.

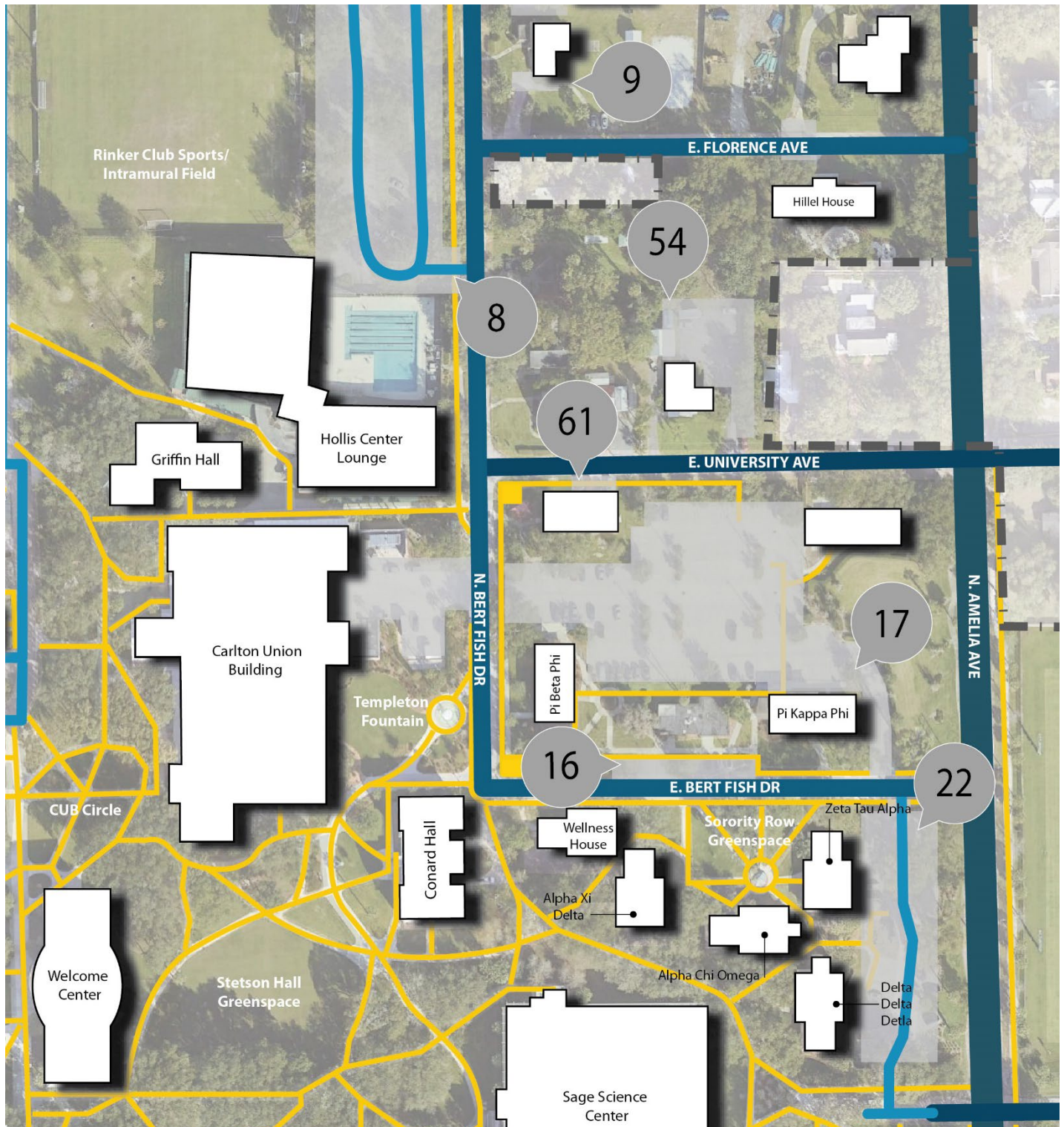
The creation of the new residence hall will help reduce some of the occupancy in the older buildings that currently exist on the east side of North Amelia Ave. The existing resident rooms in the older buildings will change from double occupancy (two beds per room) to single occupancy (one bed per room).

Site amenities around the new residence hall will include two adjacent covered bike/scooter parking areas with charging capability for electric scooters with open sides and a protective covering for sun and rain protection.

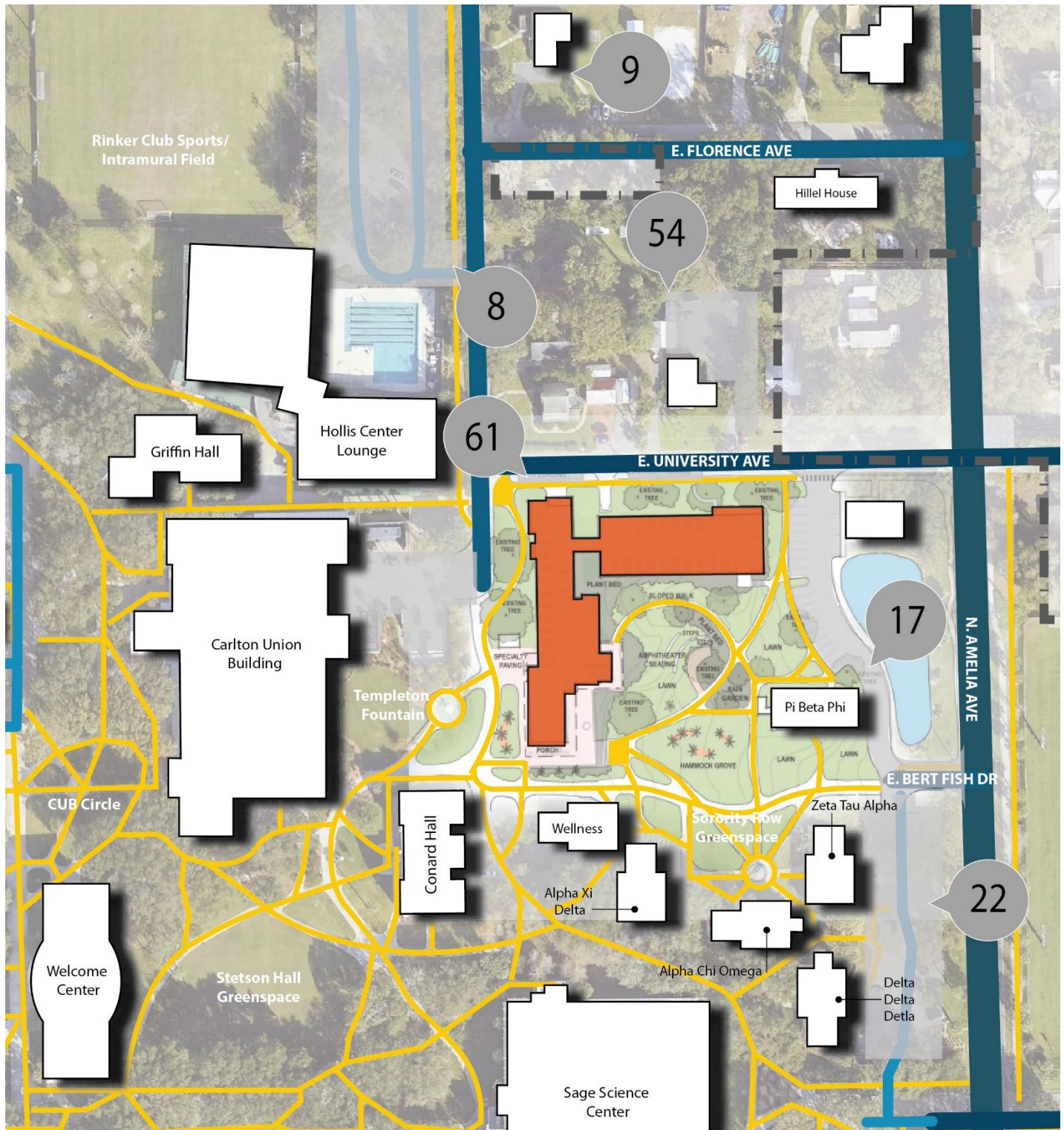
The residence hall will be built on a current parking lot (Lot 17) and the project will include reconfiguring Lot 17. Lot 16, which had six spots for the former Accessibility Services Center, will be redesigned as landscape surrounding the new residence hall. Residents of the new hall will park in the southern portion of Lot 8, which is designated as Resident Central Zone Parking. Additionally, they may park in one of the spots along E. University Ave (lot 61), which includes an ADA spot. The adjacent Lot 17 also includes 1 ADA spot, which can be utilized by residents of this building.

Lot 61 will include 3 on-street parking spots and 3 (15-minute) loading/convenience spots to allow occupants of the residence hall to briefly park to unload a car.

Here is a diagram of the existing condition of the site:



Below is a diagram of the proposed site layout, including the reconfigured parking (lot 17).



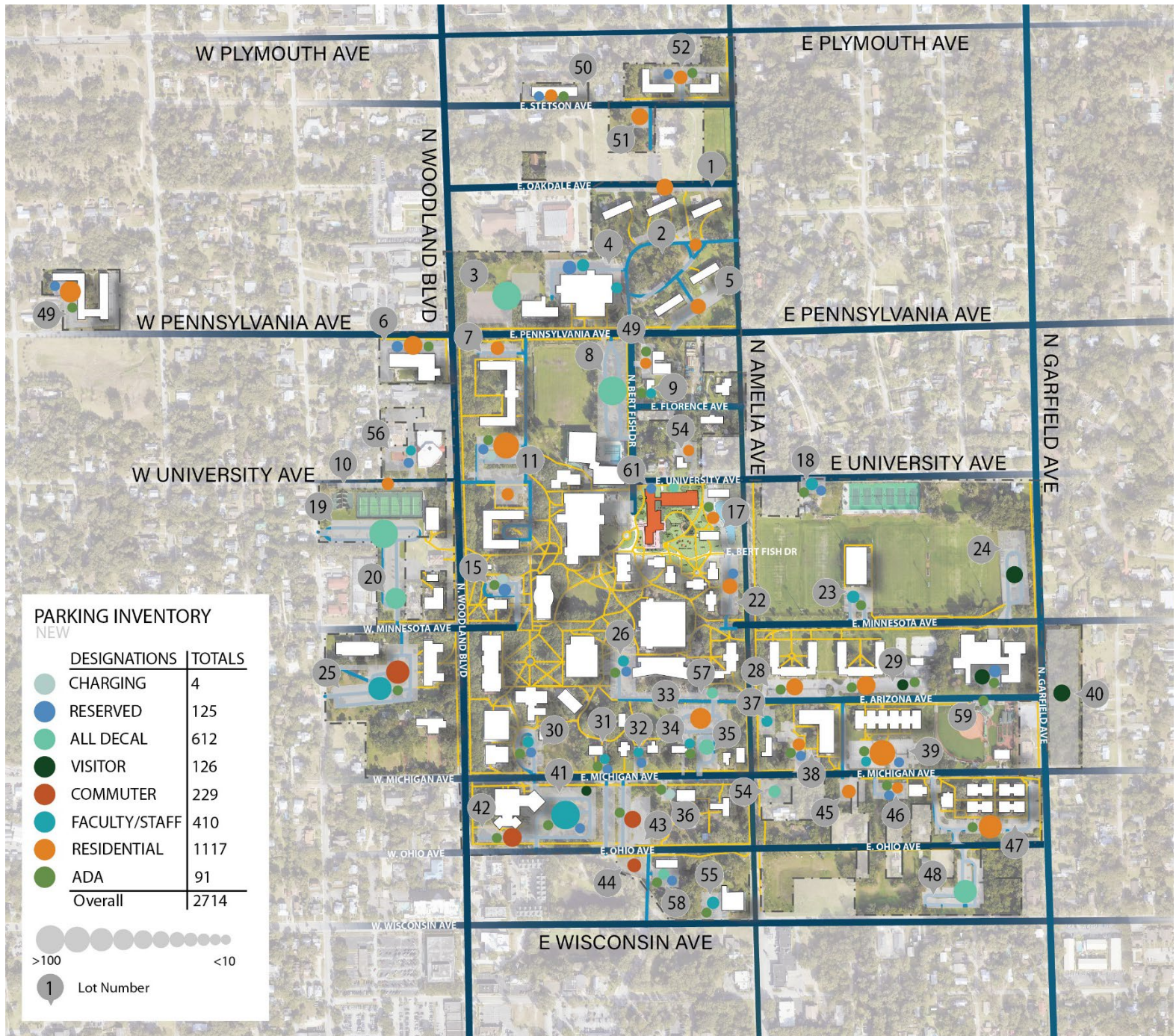
Future Parking Capacity

The following table outlines the breakdown of the future parking on campus as of completion of the new residence hall:

PARKING INVENTORY AFTER NEW RESIDENCE HALL CONSTRUCTION

Lot	Location	Address	ADA	Residential	Fac/Staff	Commuter	Visitor	All Decal	Reserved	Charging	Totals
1	House A, B, C	Oakdale Ave.		54							54
2	House A, B, C, D, E	Fraternity Circle		29							29
3	Wilson Athletic Center	141 E. Pennsylvania Ave.						129			129
4	Edmunds Center Main	143 E. Pennsylvania Ave.			29				35		64
4	Edmunds East Gravel	143 E. Pennsylvania Ave.			15						15
5	House D, E	Pennsylvania Ave		40							40
6	University Hall	644 N. Woodland Blvd	2	67					3		72
7	Emily Hall North	619 N. Woodland Blvd.		38							38
8	Rinker Parking Lot	E. Pennsylvania Ave.						118			118
9	World International Education	635 N. Bert Fish Dr.	1		3						4
10	Cummings Gym North	536 N. Woodland Blvd.		56							56
11	Chaudoin Emily Hall Main	533 N. Woodland Blvd.	8	99					2	1	110
11	Chaudoin Hall Gravel	533 N. Woodland Blvd.		29							29
15	Deland Hall	503 N. Woodland Blvd.	4						24	2	30
16	Old Accessibility Services Center	209 E. Bert Fish Ave									0
17	House 1 - House 2 (CUB)	547 N. Bert Fish Dr.	1	20							21
18	Tennis Courts	308 E. University Ave.	1		25				1		27
19	Cummings Gym Main	536 N. Woodland Blvd.						122			122
20	Behind Allen Hall	508 N. Woodland Blvd.						73			73
22	House 6 - House 7	214 E. Bert Fish Dr.		44					2		46
23	Athletics Training Center	401 E. Minnesota Ave.	6		25						31
24	Facilities Management	450 E. Minnesota Ave.	1				49		29		79
25	Flagler/Davis Halls	434 N. Woodland Blvd.	7		84	83					174
26	DuPont Library/Brown Hall	134 E. Minnesota Ave.	3		10				2		15
26	Hand Art Center	139 E. Michigan Ave.					8				8
28	Gordis Hall	312 E. Minnesota Ave.	4	50							54
29	Smith Hall	390 E. Minnesota Ave.	4	61							65
29	Smith Beach Volleyball	390 E. Minnesota Ave.	1				19				20
30	Presser Hall	419 N. Woodland Blvd.	2		13				1		16
31	Cross Cultural Center	145 E. Michigan Ave.	1		6				2		9
32	Development / Alumni Houses	217 E. Michigan Ave.			6				1		7
33	Carson Hollis Hall Overflow	242 E. Minnesota Ave.		74							74
34	Development	219 E. Michigan Ave.	1		9						10
35	Michigan Ave by House 245	245 E. Michigan Ave.						43			43
36	Rinker Environmental Learning Ctr	231 E. Michigan Ave.	1							1	2
37	Public Safety	405 N. Amelia Ave.			16						16
38	Hatter Hall	315 E. Michigan Ave.	4	19					5		28
39	Nemec Hall	343 E. Arizona Ave.	4	93	1						98
40	Facilities Garfield Lot	Garfield					50				50
41	Lynn Business Center Main	345 N. Woodland Blvd.	7		137				3		147
42	Lynn Business Center Commuter	345 N. Woodland Blvd.	4			66					70
43	Lynn Business Center Overflow	345 N. Woodland Blvd.	1			50					51
44	Ohio Art Studio Overflow	E. Ohio Ave.				30					30
45	Nemec Hall Overflow	E. Michigan Ave.		34							34
46	Village Apartments 100	354 E. Michigan Ave.	1	19					1		21
47	Village Apts 200,300,400,500	356 E. Michigan Ave.	6	81							87
48	Village Apartments South Lot	E. Ohio Ave.						84			84
49	House F - Lamda Chi Alpha	208 E. Pennsylvania Ave.	1	14							15
49	Stetson Cove Apartments	315 W. Pennsylvania Ave.	4	79					1		84
50	Stetson Palms Apartments	155 E. Stetson Ave.	2	20					2		24
51	North Apartments Overflow	E. Stetson Ave.		55							55
52	Stetson Oaks Apartments	275 & 285 E. Stetson St.	1	30					1		32
54	Catalyst House 205	205 E. University Ave.		10							10
54	Michigan Ave. Overflow	347 N. Amelia Ave						20			20
55	Administrative Services	300 N. Amelia Ave.	1		24						25
56	Second Stage Theater (Museum)	Woodland Blvd			7				1		8
57	Hollis Hall on street	Arizona						5			5
58	Ohio Art Studio	224 E. Ohio Ave.	1					18	1		20
59	Softball Complex	430 E. Arizona Ave.	4								4
60	Softball Office	359 E. Michigan Ave.	1						5		6
61	Old Tri-C	549 N. Bert Fish Dr.	1	2					3		6
TOTAL			91	1117	410	229	126	612	125	4	2714

The following diagram correlates to the table and graphically identifies the lots, as well as the total parking per designation, as of completion of the new residence hall:



Parking Capacity Analysis

The Stetson University DeLand campus is considered a general suburban site, not located within a half a mile of rail transit. The parking supply ratio per the Institute of Transportation Engineers (ITE) Parking Generation, 5th edition, is considered to be 0.32 per school population. The references from this manual are found on the following pages.

The total campus population of 3,966 does not include visitors to the campus. Based on precedent campus standard, the addition of 10% of the campus parking permit demand can be conservatively assumed. There are currently 1,957 issued permits. Adding 20 to the total campus population brings the total campus population to 3,986.

ITE Code	Land Use	Max Campus Population	Peak Parking Demand Rate	Peak Parking Demand
550	University/ College	3,986	0.32	1,276

Land Use: 550 University/College

Description

This land use includes four-year universities or colleges that may or may not offer graduate programs. Two-year junior, community, and technical colleges are included in junior/community college (Land Use 540).

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at eight study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	—
9:00 a.m.	85
10:00 a.m.	98
11:00 a.m.	100
12:00 p.m.	96
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	81
4:00 p.m.	—
5:00 p.m.	—
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per School Population	Per Student
Center City Core	Within ½ mile of rail transit	0.17 (1 site)	0.20 (1 site)
Dense Multi-Use Urban	Within ½ mile of rail transit	0.19 (1 site)	0.21 (1 site)
	Not within ½ mile of rail transit	0.25 (1 site)	0.36 (1 site)
General Urban/Suburban	Within ½ mile of rail transit	0.40 (2 sites)	0.46 (2 sites)
	Not within ½ mile of rail transit	0.32 (10 sites)	0.40 (10 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Florida, Missouri, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, Washington, and West Virginia.

Future studies should provide information on any existing parking program, parking permit fees or transportation demand management programs.

Source Numbers

38, 49, 119, 169, 211, 276, 313, 315, 430, 431, 552

Summary

In 2011, an amended parking study was submitted to the City, reflecting 2,397 spaces. In the past decade, there have been a number of changes to the parking on campus due to parking lot modifications and other projects.

As of December 2023, there are a total of 2,816 spaces on campus.

At the conclusion of the construction of the new residence hall project, the overall parking on campus will consist of 2,714 spaces on campus, which is well over the demand on campus as a whole, both per the ITE parking capacity analysis and as demonstrated by requested parking permits.

**PLANNING STAFF
REPORT
CITY OF DELAND PLANNING
BOARD
May 8, 2024**

APPLICATION NO: LDR24-100

APPLICANT: City of DeLand

REQUEST: Amendment to the City of DeLand Land Development Regulations to Modify Section 33-19.13 Conditional Use Development Standards for Residential Units in the Downtown Commercial District (C-2A)

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

STAFF SUMMARY:

In 2021, the C-2A regulations were amended. It was the intent of Sec. 33-19.13 to provide standards for residential dwelling units on the first floor in the Downtown Commercial District. As currently written, the regulations specify that residential dwelling units on the first floor of a building in the C-2A zone district are only permitted as a conditional use. The intent statement in the current regulations requires there be a commercial component to all residential uses in the C-2A zone district. The zone district does not currently permit any residential uses on the first floor of a building unless the residential use is primary to an accessory commercial use or it is an accessory use to a primary commercial use. If the residential use is the primary use, then there must still be a commercial component. With the new commercial component, numerous non-conformities were unintentionally created by requiring a commercial component for residential units on the first floor. Uses such as multi-family apartment buildings or duplexes would not be permitted without the required commercial component, not just within the specific distance along Woodland Blvd. and New York Ave.

It is the purpose of this text amendment to update the code to allow residential uses to be permitted on the first floor in the C-2A zone district, without requiring a commercial component and while still retaining a distance requirement along the two main roadways in the downtown.

With this change, residential dwellings on the first-floor will still be a conditional use, however, the conditions have been clarified and adjusted to facilitate the proposed amendment. Additionally, the Comprehensive Plan does not allow single-family dwelling units in the Downtown Commercial Land Use designation. Staff is removing this inconsistency with the proposed amendment to the Land Development Regulations.

The proposed update to the development standards for property within the C-2A Downtown Commercial District (Section 33-19.13) is attached to this report.

STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward this proposed text amendment, project number LDR24-100, Text Amendment to Modify the Conditional Uses in the C-2A Zone District, Residential Dwelling Units in the Downtown Commercial District, to the City Commission for review and approval.

33-19.13.

Residential Dwelling units ~~on first floor in the C-2A Downtown Commercial District.~~

(a) *Intent.* It is the intent of this Section to provide standards for the location and development ~~for of two- and multiple family~~ residential dwelling units, ~~which included single-, two- and multiple-family units, on the first floor~~ in the downtown commercial area ~~(C-2A), either as a primary use to an accessory commercial use or as an accessory use to a primary commercial use.~~

(b) *Where allowed.* ~~FResidential units on the first floor.~~ First floor residential dwelling units ~~will be~~ are not ~~be~~ permitted within 50 feet of Woodland Boulevard or New York Avenue.

(c) *Development standards.* ~~for new development.~~

1. ~~Street side of d~~Development adjacent to the street shall include amenities that encourage pedestrian activities and will be ~~of the same design as the rest of~~ consistent with other downtown development.

2. Buildings ~~shall~~ ould be ~~located adjacent to street or slight set back (lessno more than 20 feet)~~ to activate the street frontage, while still providing allow for a small, a landscaped area for street trees and space for pedestrian activity.

3. For town-home ~~style~~ units, parking should be located ~~in the rear behind~~ or inside the structure.

a. If outside parking is utilized in the front of the building, it shall be screened by a three-foot wall.

b. If individual garages are to be used the entry must be located at rear to prevent the garage door from being the focal point of the building.

4. Sidewalk ~~or and~~ trail widths s shall conform to the adopted design standards. be the same as adjacent sidewalk or trail up to a maximum of 12 feet, with a minimum of five feet.

5. Parking garages for multifamily structures will be permitted on the first floor with the entrance preferably parallel to street. The garage will be designed to resemble a residential building or commercial store frontage in order to ~~maintain enhance~~ the character of downtown, and maintain an active street frontage.

(d) *Development standards for conversion of existing building.*

16. Conversion to residential uses on a first floor will not be permitted for a building if part of a row or line of existing buildings.

~~2. Exterior renovations must comply with Community Design Standards.~~

CITY OF DELAND
Request for Commission Action
May 8, 2024

SUBJECT: Applicant Name: Stacia Hollman
Project Number: Z24-009 - Rezone
Project Location: 215 & 221 W. Wisconsin Ave.
Project Description: Rezoning request from R-1A (Residential) to C-2A (Downtown Commercial)
Project Planner: Kendall Story

DEPARTMENT: Planning

PREPARED BY: Kendall Story, Senior Planner

ATTACHMENTS: Z24-009 Staff Report, Z24-009 Zoning Map, Z24-009 Aerial Map, Z24-009 Current Zoning, Z24-009 Proposed Zoning, Z24-009 Survey, Z24-009 Exhibit A - Legal Description

APPROVED BY: Vivian Ford, Admin. Coordinator, May 3, 2024

SUMMARY/HIGHLIGHT:

The Applicant is proposing to rezone the subject properties to the C-2A zoning district which is compatible with the DC (Downtown Commercial) future land use designation, as well as the characteristics of the surrounding area. Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval to rezone the subject properties from R-1A (Single Family Residential) to C-2A (Downtown Commercial).

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

May 8, 2024

A. APPLICATION NO.: Z24-009

STAFF PLANNER: Kendall Story, CNU-A

APPLICANT: Stacia Hollman, Owner

REQUEST: Rezone from R-1A (Residential), to C-2A (Downtown Commercial)

APPLICABLE REGULATIONS:

Article XII ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location: 221 & 215 W. Wisconsin Ave.
Parcel ID: 700912000080 (221 W. Wisconsin Ave. - 16,776 square feet);
700912000081 (215 W. Wisconsin Ave. - 20,003.04 square feet)
Land Use: DC, Downtown Commercial
Existing Zoning: R-1A, Single Family Residential
Existing Use: Duplex (2-family dwellings)

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	LDR (Low Density Residential)	C-2A (Downtown Commercial)
South:	DC, Downtown Commercial	R-1A (Single Family Residential)
East:	DC, Downtown Commercial	C-2A (Downtown Commercial)
West:	DC, Downtown Commercial	R-1A (Single Family Residential)

C. ANALYSIS:

The subject properties are located at 221 & 215 W. Wisconsin Avenue. The properties are currently zoned R-1A and contain a duplex on each lot. The existing structures were built in 1903 and have a future land use designation of Downtown Commercial. The duplex (2-family residential) use is not permitted in the R-1A (single-family) zone district. Duplexes are allowed only in the R-2, R-8, R-12 and E-1 zone districts. Furthermore, the existing structures do not meet the minimum lot width requirements for R-1A, nor do the structures meet the minimum setbacks for the zone district.

The applicant has requested a rezoning from R-1A to C-2A to reduce the non-conforming nature of the properties, making the zone district consistent with the Future Land Use of Downtown Commercial, and allow for future units to be constructed on the long, narrow lots. Currently, neither structure meet the minimum front setback of 30' that is required in the R-1A zone district or the minimum lot width of 75'. However, the C-2A zone district does not have a minimum lot width requirement or setback standards. Therefore, if the properties were to be rezoned to C-2A, they would be in compliance with the dimensional standards of the C-2A zone district, while also allowing for two-family and multi-family uses, unlike the R-1A zone district.

Section 33-135 of the Land Development Regulations provides the following criteria, which the Planning Board and 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 development is consistent with the Comprehensive Plan with an underlying land use designation of DC, Downtown Commercial; the DC designation is characterized by a mixture of duplexes and multi-family residential, retail, and office uses. The DC designation does not allow for single-family residential uses.

The C-2A zoning designation is consistent with the Downtown Commercial future land use and maintains the same general character of the surrounding area which consists of a mix of duplexes and multi-family residential and commercial properties.

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

The rezoning of this property should not impact any environmental or natural resources. It is already a developed site. Any future development or redevelopment would be analyzed for environmental impacts at the time of any future development.

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

The rezoning will not have an impact upon the economy, as the property is improved with two duplex structures.

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

The use of the property is anticipated to have little to no impact on governmental services, as the property is already developed and existing services, such as police and fire, are already available.

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 is located within the Core Area Gateway Overlay District and has a future land use designation of Downtown Commercial. According to section 33-36 of the land development code, the purpose of the Gateway Overlay Districts is to:

- *Ensure that the main streets and entryways to the City of DeLand are developed into well-landscaped, scenic gateways;*
- *Provides uniform design standards to promote high quality new development;*
- *Promote redevelopment and adaptive reuse of existing properties in a manner consistent with the historic character of the city;*
- *Prevent visual pollution caused by unplanned and uncoordinated uses, buildings and structures;*
- *Utilize natural and transplanted trees to shade and soften the appearance of nonresidential parking areas; and*
- *Maximize pedestrian access and safety.*

If redeveloped, the property will be held to the gateway overlay standards, therefore meeting the intent of said section of the code. No exterior site improvements are proposed at this time. The Downtown Commercial land use permits multi-family residential uses, but not duplex (two-family residential).

6. Was there a mistake in the original classification?

There was no known mistake. However, the existing structures, built in 1903, are inconsistent with the Downtown Commercial Future Land Use designation. C-2A zoning is consistent with the existing future land use designation.

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

The proposed rezoning would allow the established duplexes to remain and would allow for possible future units to be added. The rezoning should not have any effect upon the surrounding 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 zoning change. This rezoning would make the property more conforming, as C-2A does not have a minimum lot size, minimum lot width, setbacks, or maximum impervious.

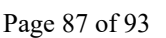
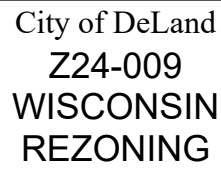
D. CONCLUSION:

The Applicant is proposing to rezone the subject property to the C-2A zoning district which is compatible with the DC (Downtown Commercial) future land use designation, as well as the characteristics of the surrounding area.

E. STAFF RECOMMENDATION:

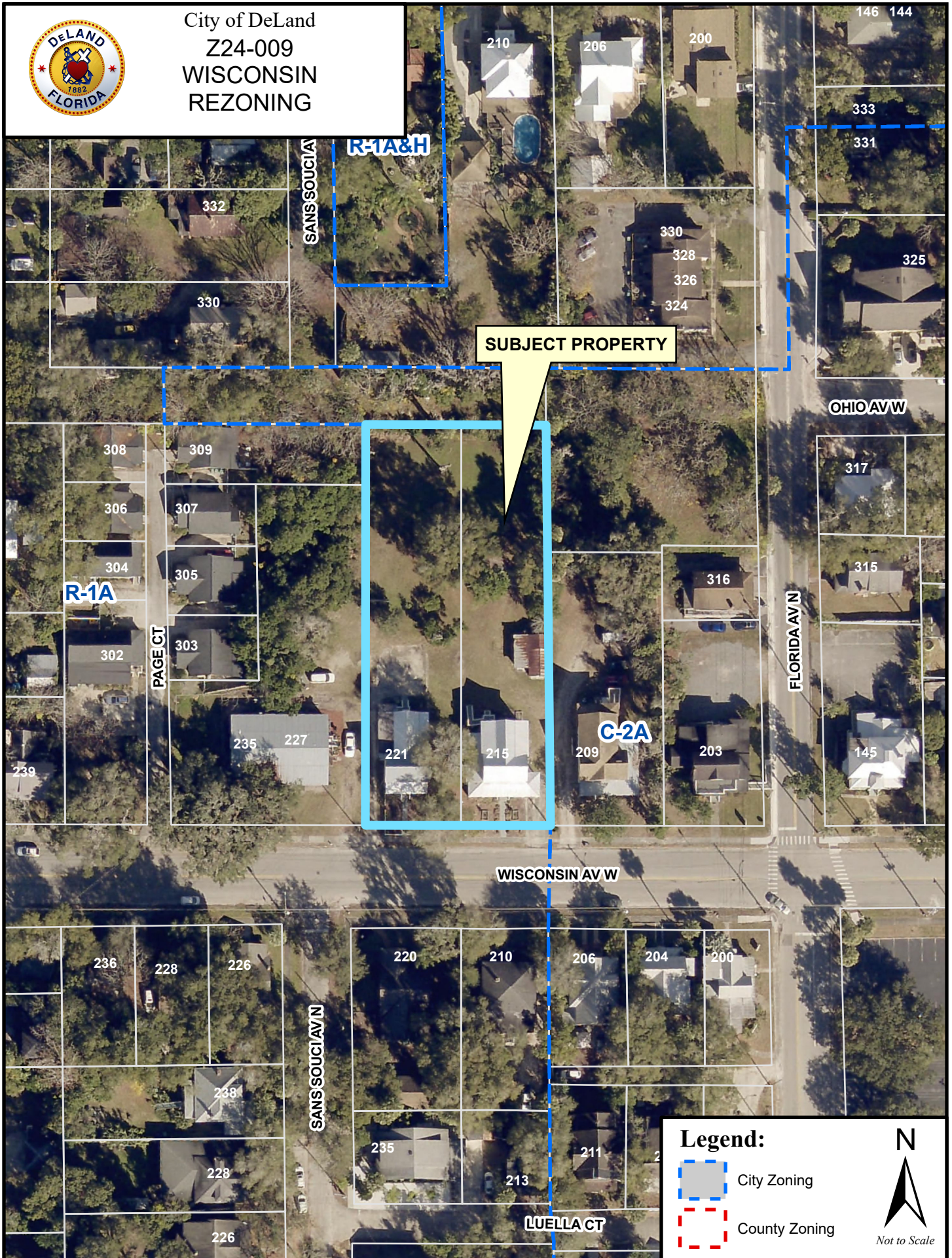
Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval to rezone the subject properties from R-1A (Single Family Residential) to C-2A (Downtown Commercial).

L:\COMMDEV\PLANNING\Staff Reports\2024\PB\May\SR-Z24-009 221 & 215 W Wisconsin Rezone to C-2A



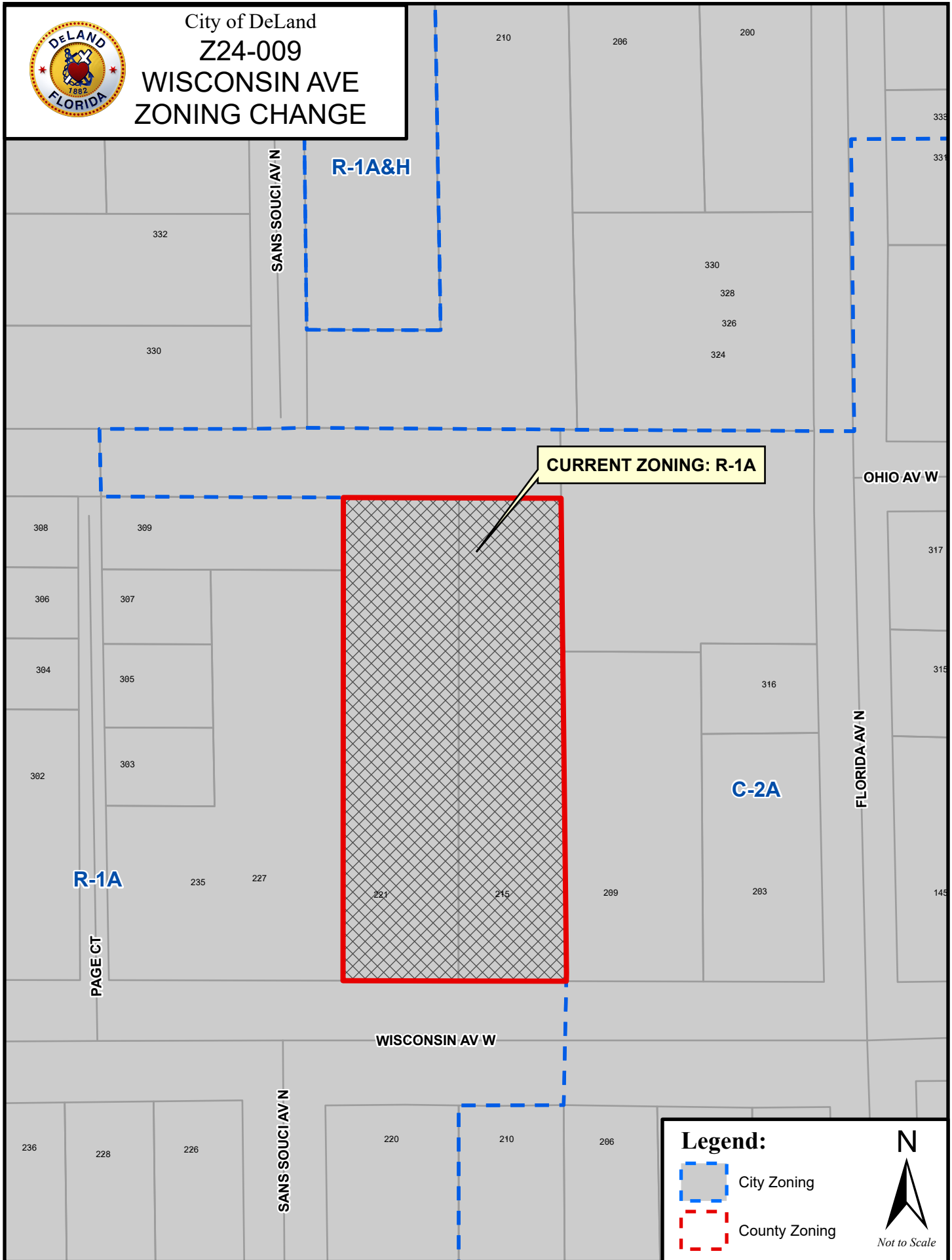


City of DeLand
Z24-009
WISCONSIN
REZONING



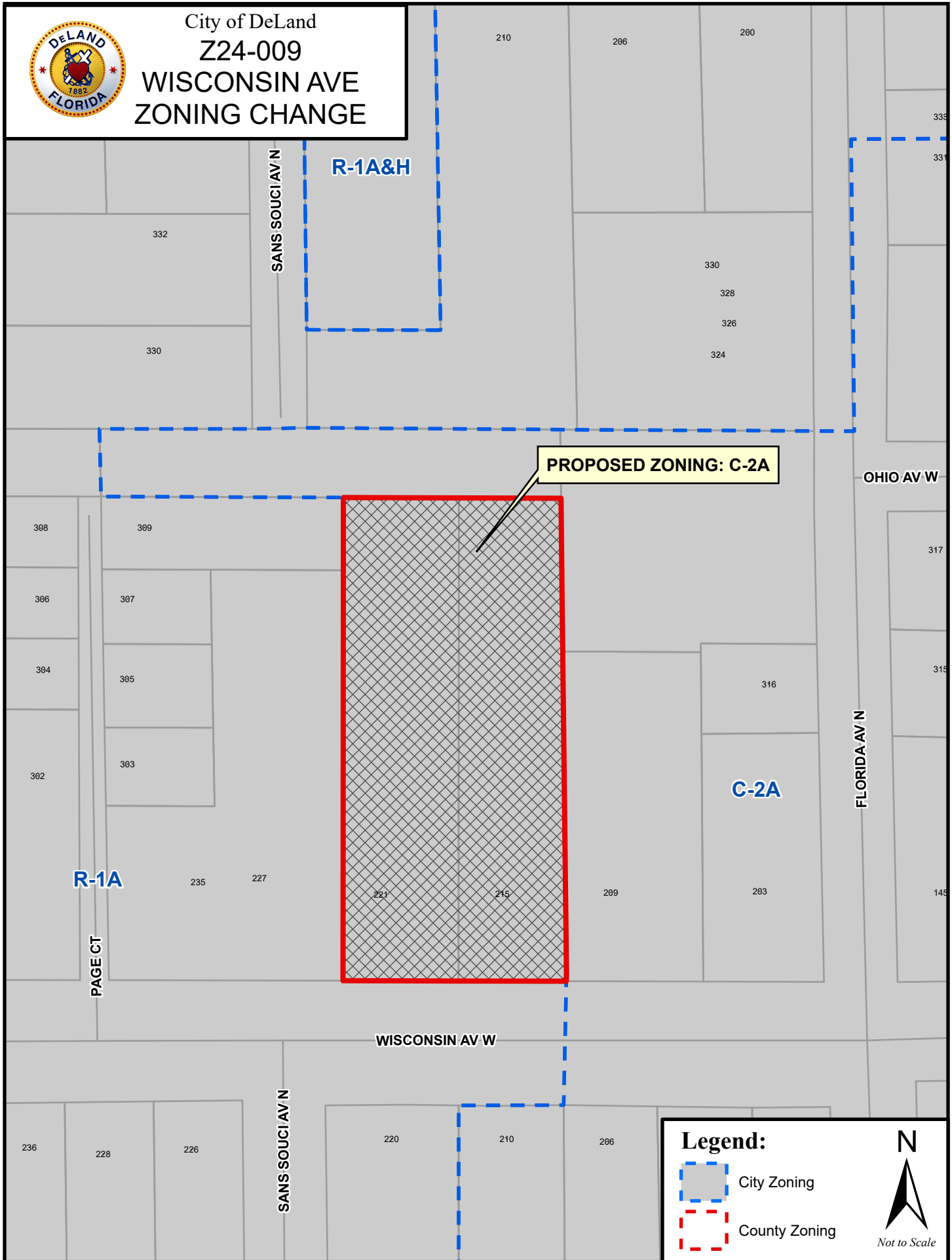


City of DeLand
Z24-009
WISCONSIN AVE
ZONING CHANGE





City of DeLand
Z24-009
WISCONSIN AVE
ZONING CHANGE



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PARCEL A

The West 60 feet of Lot 8, Assessor's Subdivision of Lot 7, Block 10, Rogers' Deland, according to the plat thereof as recorded in Map Book 3, page 87, Public Records of Volusia County, Florida.

16,776 +/- Square Feet

PARCEL B

The East 72 feet of Lot 8, Assessor's Subdivision of Lot 7, Block 1, Rogers' Deland, according to the map thereof as recorded in Map Book 3, Page 87, Public Records of Volusia County, Florida.

20,003.04 +/- Square Feet

CITY OF DELAND
Request for Commission Action
May 8, 2024

SUBJECT: Comprehensive Plan Update

DEPARTMENT: Planning

PREPARED BY:

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT: