



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
OCTOBER 19, 2022 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 minutes from the September 21, 2022 meeting.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

1. Applicant Name: Craig B. Uppercue
Project Number: V22-158
Project Location: 115 Parkhurst Lane
Project Description: Variance to increase the maximum impervious from 40% to 43%.
2. Applicant Name: Norma Brown
Project Number: V22-175
Project Location: 1008 E. Michigan Ave.
Project Description: Variance to allow for a second access point on a residential parcel.
3. Applicant Name: Robert Svendsen
Project Number: V22-182
Project Location: 805 Cypress Oak Cir.
Project Description: Variance to increase the maximum impervious coverage from 40% to 47%.

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Adam Long
Project Number: SP22-157 – Site Plan for Addison at New York (fka Putnam Estates)
Project Location: 71,214 square feet located at 225 W New York Ave.

Project Description: Renovation of a 5-story building and reconstruction of parking areas and drive lanes.

2. Applicant Name: Jeffrey Hyder
 Project Number: SE22-192 – Special Exception for Use of Liquor License
 Project Location: 142 W Georgia Ave.
 Project Description: Allow for special exception for use of a 4COP liquor license
3. Applicant Name: Michael Woods
 Project Number: Z22-197 – Rezoning
 Project Location: 210 W Wisconsin Ave.
 Project Description: Rezone 0.18 acres from R-1A (Single Family) to C-2A (Downtown Commercial)
4. Applicant Name: City of DeLand
 Project Number: COMP22-201 – Comp Plan Amendment
 Project Location: N/A
 Project Description: Creating a new residential land use category in the Future Land Use Element

OTHER BUSINESS

1. Member Appointment Discussion

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES**

**WEDNESDAY, SEPTEMBER 21, 2022 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Ms. Comella, Chairperson

ROLL CALL

Nora Lewis	Present
Don Liska	Present
Buz Nesbit	Present – Arrived late, during presentation of V22-156
Albert Neumann	Present – Arrived late, 6:43p.m.
Jeremy Owens, <i>Vice Chairperson</i>	Present
Virginia Comella, <i>Chairperson</i>	Present

Quorum: Yes

Present – Mike Holmes, Planning Director; Rick Werbiskis, Community Development Director; Carol Kuhn, Deputy Planning Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Danevsky Joseph, Planner; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Mr. Holmes provided the verbal report.

MINUTES

1. Mr. Owens moved to approve the July 17, 2022 Meeting Minutes. Mr. Liska seconded the motion. The motion passed unanimously. Ms. Comella requested minutes be amended to include more details as to the board's concerns. Motion, as amended, passed unanimously.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Rebecca Storm
Project Number: V22-156
Project Location: 120 N. Colorado Ave.
Project Description: Variance to be exempted from the two-car garage per unit requirement.

Public Participation: Applicant, Rebecca Storm, spoke and answered questions from the board.

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

2. Applicant Name: Cheryl Hankins
Project Number: V22-160
Project Location: 232 N. Adelle Ave.
Project Description: Variance to reduce side setback from 7.5' to 1' and rear setback from 7.5' to 20' for an RV carport cover.

Public Participation: Applicant, Cheryl Adams f/k/a Cheryl Hankins, spoke and answered questions from the board.

Mr. Liska moved to approve the request. Mr. Owens seconded the motion, with the condition that the applicant sticks as closely to the established setbacks as possible, and limited to an RV carport cover. Mr. Liska agreed to the amended motion. Ms. Lewis expressed her concerns with how close the new structure is to the neighboring property. Mr. Nesbit stated he agreed with Ms. Lewis' concerns. The motion to approve passed 3-2 with members Lewis and Nesbit dissenting.

PUBLIC PARTICIPATION PROCEEDINGS

Ms. Comella read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Jean Alepin
Project Number: Z22-118 – Rezoning for multi-family units
Project Location: S. Salisbury Ave, between W. New York and W. Howry and east of Stone St. on S. Salisbury Ave.
Project Description: Rezone 0.2324 acres from R-2 (two-family dwelling) to R-8 (multi-family)

Public Participation: Staff announced continuation requested by applicant.

Mr. Owens moved to approve the continuance. Ms. Lewis seconded the motion. The motion to continue passed unanimously.

2. Applicant Name: Nicole Martin
Project Number: SP22-124 – Site Plan for DeLand Commons
Project Location: 5.36 acres located at 225 S. Woodland Blvd.

Project Description: Development of 173 residential units (apartments, townhouses, carriage houses)

Public Participation: Nika Hosseini, Esq. of Cobb Cole presented on behalf of applicant and answered questions from the board. William Hoffman spoke against due to not fully meeting Community Design Standards, provided handout for the board, and answered questions from the board. Ms. Hosseini responded and answered additional questions from the board.

Ms. Lewis moved to recommend approval to City Commission, subject to the following conditions. Mr. Owens seconded the motion. The motion to approve passed unanimously.

1. Resolve parking deficit with approval of a parking waiver from City Commission;
2. including a crosswalk on Voorhis Avenue, if warranted per FDOT standards; and
3. City providing evidence of the City's third-party architect's approval.

3. Applicant Name: Nicole Martin
 Project Number: SSB22-132 – Sketch Plan for Summit Place
 Project Location: NW corner of I-4 and N Summit Ave (County Road 4139)
 Project Description: Subdivision Sketch Plan for 304 townhomes on 59.88 acre site located within the Summit Place PD

Public Participation: Staff expressed this application is being presented to the Planning Board for comments only. Nika Hosseini, Esq. of Cobb Cole presented on behalf of applicant and answered questions from the board.

Mr. Nesbit asked about public transportation in front of property, Ms. Lewis confirmed it is not currently available in front of property. Mr. Owens does not believe there is enough parking. Mr. Liska agrees about adding in adequate parking, and curvature to slow traffic. Ms. Lewis recommends working with Votran (public transit) to have them extend into the area, she would also like signage on I4 for DeLand and ample parking (needs creativity), but is in favor of apartments near I-4. Mr. Neumann agreed with parking being an issue, and is also concerned about sound mitigation from the highway. Mr. Nesbit recognizes that apartment dwellers may appreciate on-property storage and it would be a good amenity to offer. Ms. Comella is concerned about encroaching into the nearby lake in order to help preserve the area and to break up the density with amenities such as additional open areas or parks throughout the site.

4. Applicant Name: Carolyn Haslam
 Project Number: Z22-139 – Rezoning for Aquarius Landing
 Project Location: 1325 Aquarius Ave.
 Project Description: Rezone 2.65 acres from R-1B (Single Family) to Aquarius Landing Planned Development to develop a multi-family residential project

Per Mr. Owens' request, Mr. Elkind made comments regarding zoning presentation. Mr. Holmes spoke about the 3 connected applications and process of their hearing with having heard SMLU and LDR (to allow density bonus) applications previously.

Public Participation: Rob Cassata, project coordinator, appeared on behalf of applicant, Carolyn Haslam. Mark Karet, engineer at Zev Cohen and Associates, Inc., also appeared on behalf of applicant. Both answered questions from the board.

Sherry Zwick spoke against, said no notice was received, only 2 neighbors received. Notice references different numbers of units from current presentation at tonight's meetings. Objects to 3 story building, gopher tortoises, will not be positive for the community. Debbie Donahue is

against, not against growth but in this area traffic is already a nightmare, especially from school, where parents park beyond school area and have their children walk away from traffic cluster. Traffic is already a nightmare from 4pm – 6pm. Julia Golden is against, posted notice said 47 units vs 71 being requested. Working class will not want to live in 1 bedroom apartments. Sandy Caulkins is against, and previously owned the land in question. There is already not enough parking, says cars can be in the parking lot until 9 or 10pm at night for after school activities. Says outside of school hours the traffic is already speeding, so bad that there have been car accidents and pedestrian accidents. Staff was called and responded that utilities will require the property to be on City utilities. Carrie Littleton is opposed, as the building would be right outside her house. Richard Zwick is against, he is in the dead end of the street. Also, there is an area of trees between his home and the sewer plant, which would be torn down if the project is approved. Traffic hazard, on the weekend there is already dangerous car racing during weekend. Sheryl Adams Hankins is against the property. She is not a resident of the area but has seen traffic issues and is concerned about the impact from traffic and also environmental impact from critters. Julie Cole is against, says she cannot get down the road on New Hampshire for 35 minutes when she's trying to get home, it's her biggest concern with as bad as it is already.

Mr. Neumann moved to recommend denial to City Commission. Mr. Owens seconded the motion for purposes of having a discussion. Discussion: Mr. Nesbit thinks it's appropriate to move to deny because of traffic impact. Ms. Lewis also denies because she feels the area is not presently ok as far as traffic and this will only exacerbate those issues. Not opposed to housing, but there needs to be review of traffic. Mr. Liska appreciates efforts being made to offer workforce housing, being that it is needed in DeLand, but is concerned about the location. Mr. Owens' biggest reason for denial is procedural, it's too dense, and the location is not currently ready for this new project. Ms. Comella stated that she really wants workforce housing, but the density at that location will not work.

5. Applicant Name: Slava Yedlin
 Project Number: AN22-100 – Annexation for 4.874 acres
 Project Location: NE Corner of E. Wisconsin Ave. and Miller Rd.
 Project Description: Annex 4.874 acres

Public Participation: Applicant, Slava Yedlin, spoke and answered questions from the board.

Mr. Liska moved to recommend approval to City Commission. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

6. Applicant Name: Slava Yedlin
 Project Number: SMLU22-142 – Comprehensive Plan Amendment
 Project Location: NE Corner of E. Wisconsin Ave. and Miller Rd.
 Project Description: Land use change for 4.874 acres from County ULI to City ULI

Public Participation: Applicant, Slava Yedlin, spoke and answered questions from the board.

Ms. Lewis moved to recommend approval to City Commission. Mr. Liska seconded the motion. The motion to approve passed unanimously.

7. Applicant Name: Slava Yedlin
 Project Number: Z22-143 – Rezoning for The Canopy at Blue Lake PD
 Project Location: NE Corner of E. Wisconsin Ave. and Miller Rd.

Project Description: Rezone 4.874 acres from County R-3A to City Planned Development (The Canopy at Blue Lake PD) for a 12-lot single-family residential subdivision

Public Participation: Applicant, Slava Yedlin, spoke and answered questions from the board.

Rick Smishie spoke against, as the neighboring property on the east. Has concerns and questions, but has been talking to owner and engineer. Has a well 27 feet from their property line and is concerned about impact to his well.

Mr. Owens moved to recommend approval to City Commission, with the following conditions. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

1. Increase maximum impervious surface to at least 50%; and
2. Crosswalk on Wisconsin Avenue to be required, if allowed by the county.

OTHER BUSINESS

1. Mention of upcoming vacant seats from term expirations.

ADJOURNMENT

The meeting ended at 9:05 p.m.

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

October 19, 2022

A. APPLICATION NO: V22-158

APPLICANT: Craig Uppercue (Owner/Applicant)

REQUEST: To increase the maximum impervious lot coverage from 40% to 43% to allow the construction for an above ground pool in the backyard of the property.

APPLICABLE ORDINANCES: *Sec. 33-87.01(c) (6). Impervious surface ratio calculation. Sec. 33-87.02(d) (4). Setbacks, building separation, and lot coverage.*

B. SITE FACTORS:

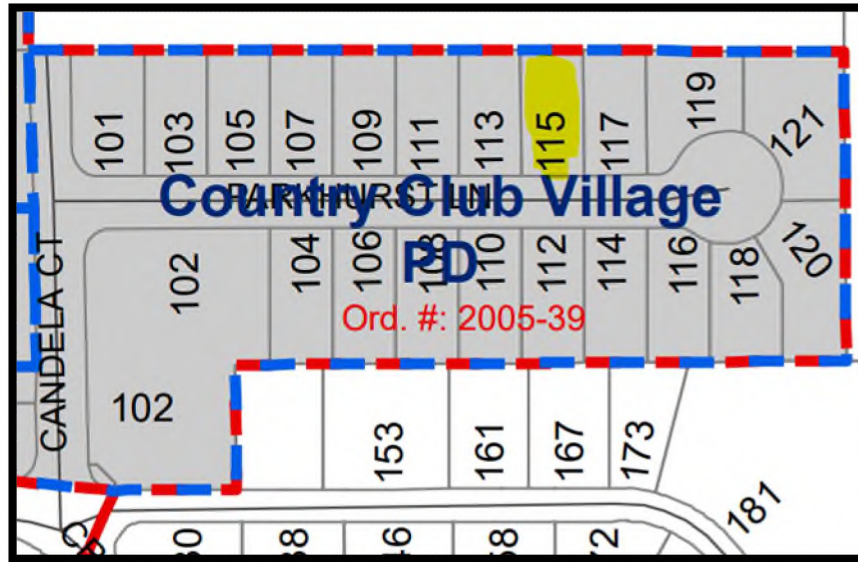
LOCATION: 115 Parkhurst Lane

PARCEL SIZE: +/- 7200' Square Feet

EXISTING ZONING/USE: Country Club Village Planned Development

Required Minimum Setbacks in Feet			
Front	Rear	Side	Maximum lot coverage
20'	20'	7.5'	40%





Zoning Map

SURROUNDING USE:

SURROUNDING ZONING:

NORTH: Volusia County Zoning
SOUTH: Planned Development
EAST: Planned Development
WEST: Planned Development

R-4 Urban Single-Family Residential
Country Club Village Planned Development
Country Club Village Planned Development
Country Club Village Planned Development

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

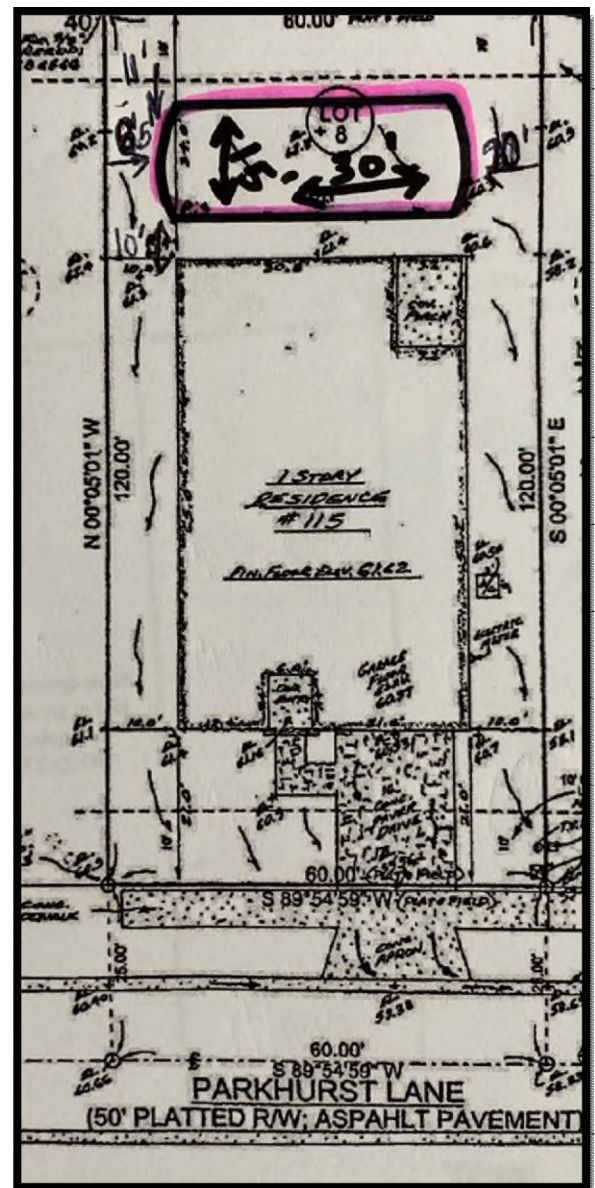
C. LAND USE PLAN DESIGNATION: Low Density Residential

CHRONOLOGY:

The property located on 115 Parkhurst Lane is within the Country Club Village Planned Development (PD) zoning district. The owner of this property is requesting a variance to increase the maximum impervious lot coverage from 40% to 43% to allow for the construction of an above ground pool in backyard of property. The above ground pool is 15x30 and will be constructed 20 inches below the ground level. The total area of this lot is 7,200 square feet, and the current impervious coverage is 2,617 square feet, 36.4% lot coverage. To meet the maximum 40% coverage, the applicant would be allowed an additional 263 square feet. However, the proposed above-ground pool would add 450 square feet making the new impervious coverage 3,067 square feet, or 43% impervious coverage.

D. ANALYSIS:

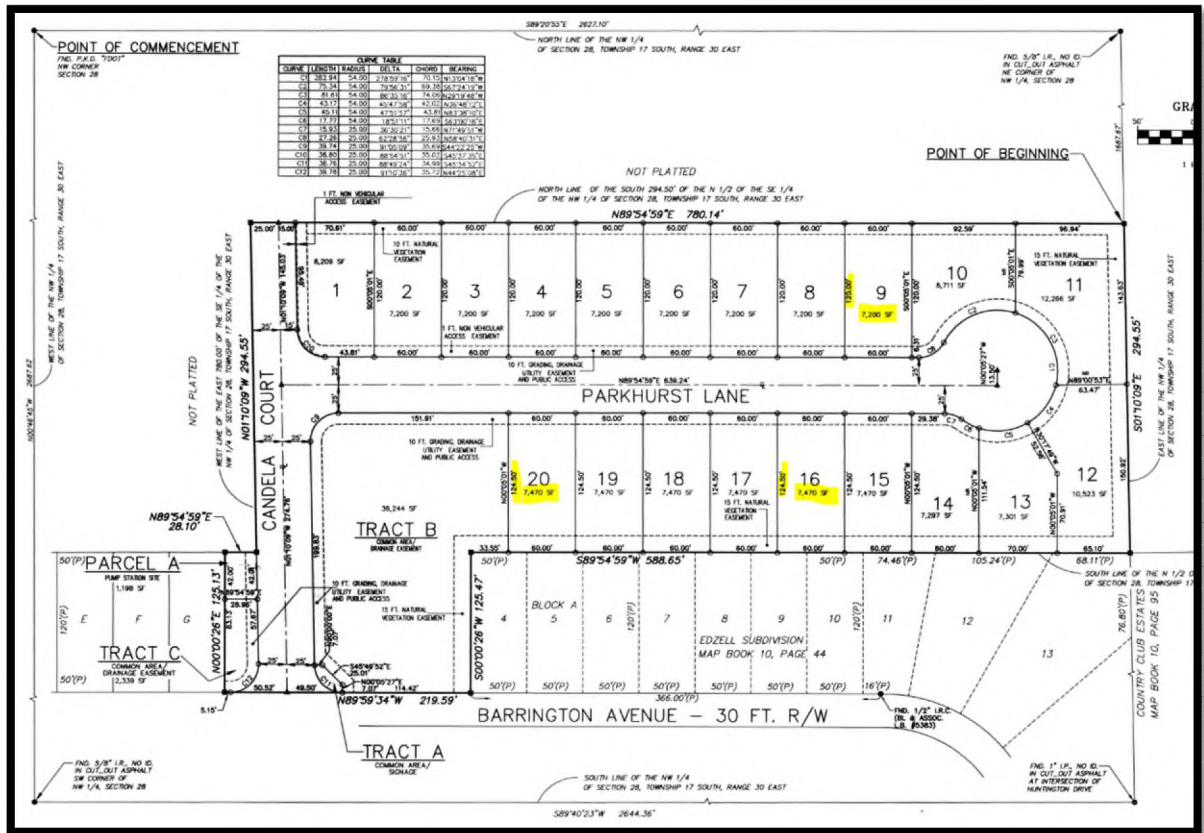
This property abuts 2 other single-family residences to both sides. The orientation of the surrounding lots, makes it difficult for the north side of Parkhurst Lane to allow room for additional structures in the backyard. The south side of Parkhurst Lane have larger lots, which would increase the amount of impervious. The north side has an area of 7470' while the south side lots have an area of 7200'. The applicant and neighbors excluding the cul de sac homes are not offered the same luxuries as the even number houses in the Country Club Village neighborhood. At our April 20 Planning Board meeting the neighbor at 117 Parkhurst was granted a variance to construct a pool due to similar conditions. Additionally, the maximum impervious surface allowed in this district is 40%. The applicant is asking to increase the impervious surface by 3% to construct above ground pool.



Homes with pool



Plat



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 and neighboring residents with odd numbered homes are not provided the same amount of back yard space, which is not in result to the applicants doing. This circumstance qualifies the property as a special condition, due to lot pattern in the PD. Without the variance the applicant wouldn't get the desired maximum impervious of 43% making it difficult for her and her neighbors on the odd numbered side of the neighborhood to have small pools.

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

Granting of the variance would not confer special privileges, if approved this will grant neighbors to enjoy the same luxury with a variance application.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would 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 deprive the applicant of rights commonly enjoyed by other properties in the neighborhood, due to near by properties having a pool.

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

The addition of a pool to this property is unlikely to be injurious to the surrounding properties. The impervious surface requirements are established to limit the impact of structures located close to the boundary or to an amenity of a neighboring property. In this instance due to the property being undersized in comparison to the opposite side of neighborhood, the pool would be in harmony with the surrounding properties constructing a similar pool.

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

Requiring the implementation of current Country Club Village zoning requirements would deny the applicant the ability to utilize her property in the same manner as the near properties.

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

The lot configuration was not the result of an action by the applicant.

F. STAFF SUMMARY:

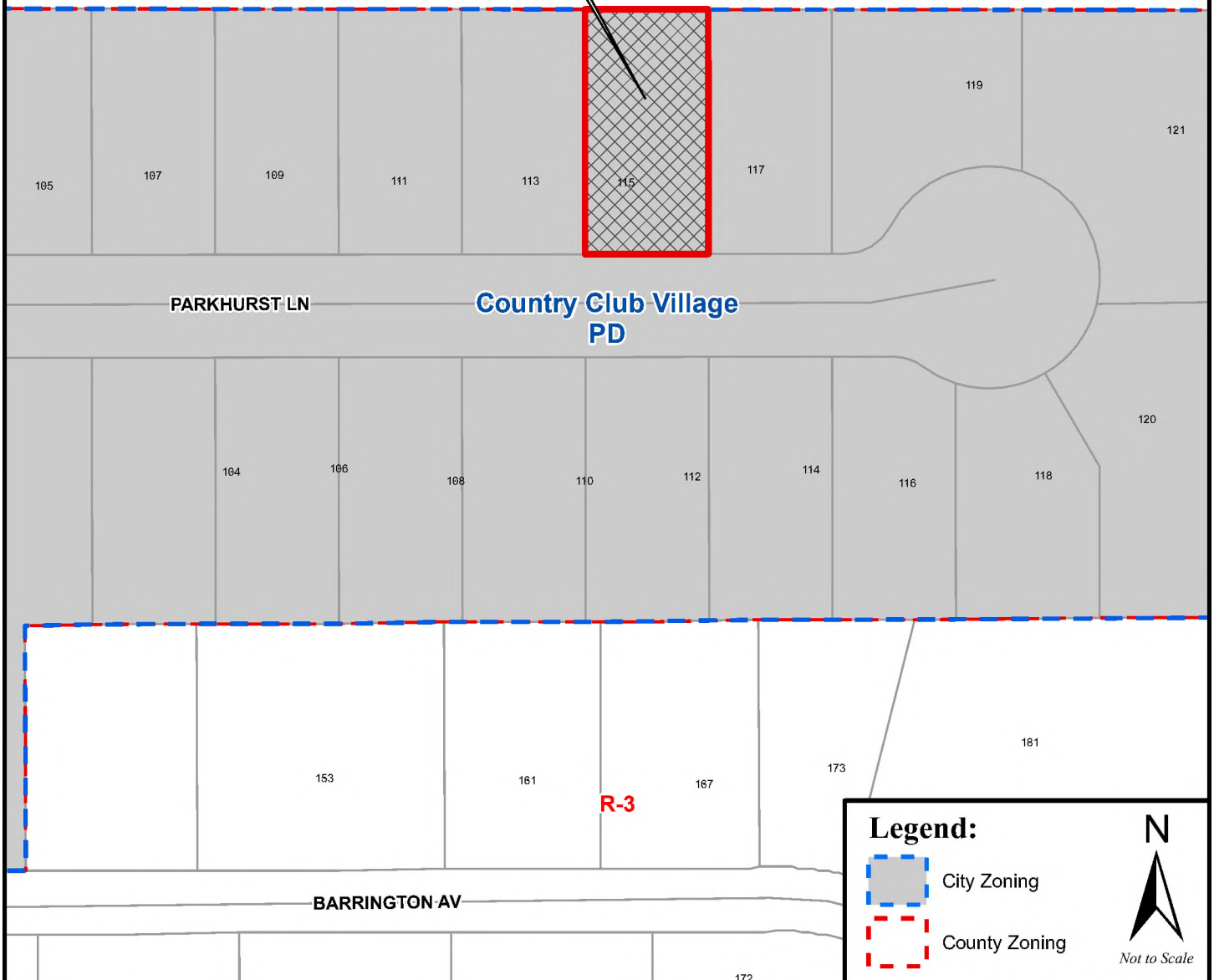
The applicant is requesting this variance, to increase the maximum impervious lot coverage from 40% to 43% to allow for the construction of an above ground pool built 20-inches into the ground in the backyard of her property. Due to the way the subdivision is platted the homes on the odd numbered side of the neighborhood cannot utilize their property in the same manner as the property owners to the south.



City of DeLand
PLANNING BOARD
V22-158
OCTOBER 19, 2022

R-4

SUBJECT PROPERTY



Legend:

-  City Zoning
-  County Zoning





City of DeLand
PLANNING BOARD
V22-158
OCTOBER 19, 2022



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

October 19, 2022

A. APPLICATION NO: V22-175

APPLICANT: Norma Trapp Brown (Applicant/Owner)

REQUEST: To build an additional driveway for access to metal garage on the southeast quadrant of the property

APPLICABLE ORDINANCES: Sec. 33-87.01(c) *Setbacks, building separation, and lot coverage.*

B. SITE FACTORS:

LOCATION: 1008 E Michigan Ave

PARCEL SIZE: +/- 18240 Square Feet

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

Required Minimum Setbacks in Feet			
Front	Rear Setback	Side Setback	Corner lot: Street side Setback
30'	25'	12.5'	20'

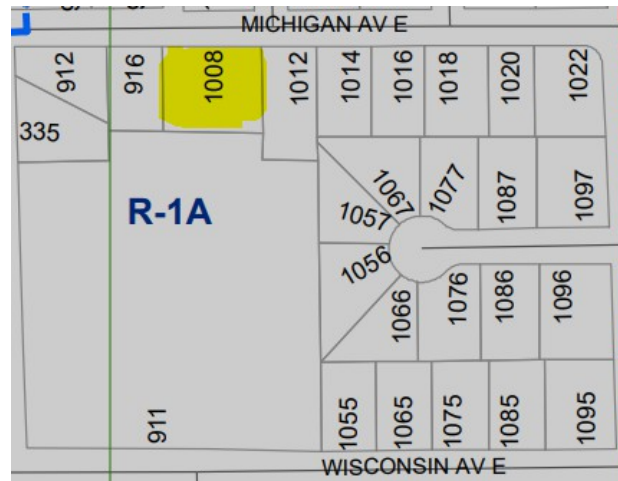


SURROUNDING USE:

SURROUNDING ZONING:

NORTH:	Single-Family Dwelling	R-1A
SOUTH:	Single-Family Dwelling	R-1A
EAST:	Single-Family Dwelling	R-1A

WEST: Single-Family Dwelling R-1A

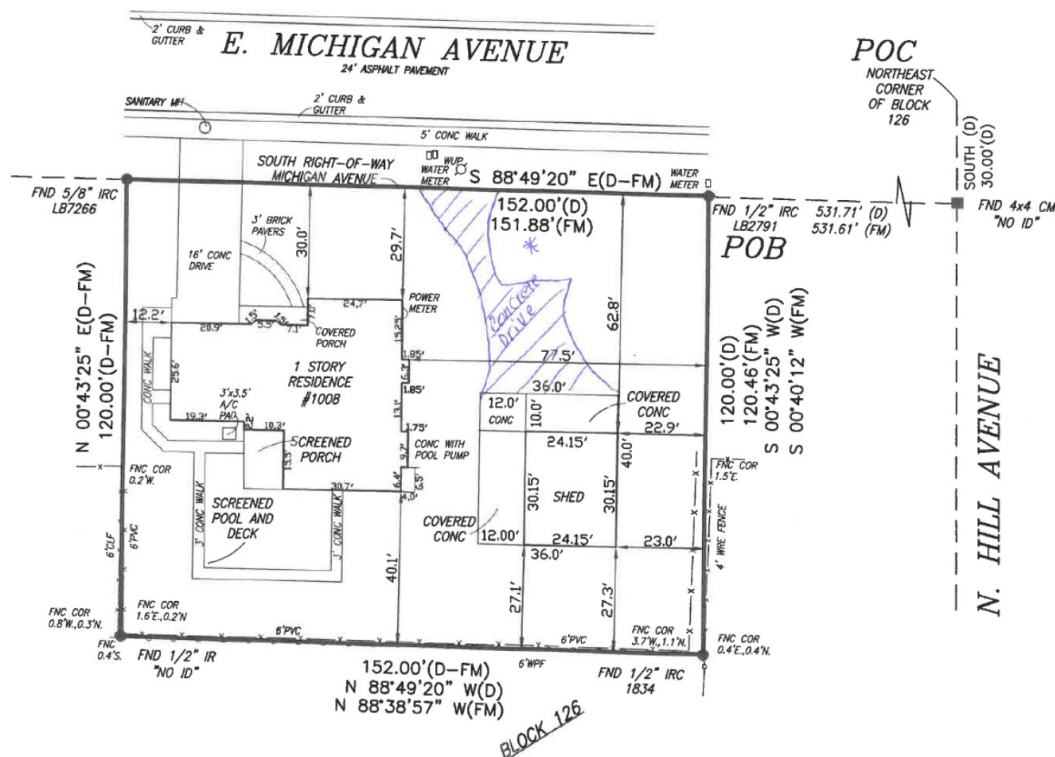


DOES THE
WHICH IS
PROPERTY
FOR WHICH
VARIANCE?

Yes ☐ No ☒

APPLICANT OWN PROPERTY
ADJACENT TO THE
HE OR SHE SEEKS A

C. LAND USE PLAN DESIGNATION: Low Density Residential





CHRONOLOGY:

The property located on E Michigan Ave is in a R-1A Single-Family Dwelling zoning district. The property is surrounded by similar single-family homes with varying lot sizes. The applicant is seeking a variance to add an additional driveway to access a metal garage located on the southeast quadrant of the property. The applicant purchased the home with an empty lot to the east that was combined to make the property larger, that is where the shed is currently located. The new driveway will be on one lot, it will be designed to access the metal garage on the southeast quadrant of the property. The metal garage measures 24.15' X 30.15' and houses two vehicles

and a trailer. The applicant needs the additional driveway in order to facilitate a more natural setting of the yard and to minimize vehicles driving over the grass.



D.



ANALYSIS:

The property will not exceed the maximum impervious surface. With the addition of the new driveway they are adding 2340' square feet of impervious area making the

impervious used exactly at 40%, which is the zoning districts' maximum amount. The addition of this drive way will allow vehicles to safely access the street without deteriorating the grass area. The current plans portray the driveway near a power pole and water meter. The applicant will construct the drive way 5' from the existing power line and water meter. Per city code, driveways must setback a minimum of 5' from existing utility infrastructure. Constructing this structure will not be injurious to the surrounding properties or detrimental to the public welfare. The Variance, if granted, is the minimum variance necessary to allow the applicant to build a driveway to connect a secondary garage.



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.

There are no special conditions and circumstances that exist which are peculiar to the land, structure, or building involved. The property is large enough to have two driveways without exceeding the maximum impervious area.

2.



Granting of the variance request will not confer on the applicant any special privilege

that is denied by the development code to other lands, building, or structures in the same zoning district.

Granting of the variance would not confer special privileges. The lot has the needed amount of space for the drive way.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would 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 neighborhood, the property is much larger than surrounding properties.

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

The driveway is unlikely to be injurious to the surrounding properties. The driveway will not encroach into any neighboring properties and when constructed it will meet driveway codes.

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

This is the minimum variance necessary to make this new addition possible.

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

There are no special conditions or circumstances in the result of actions of the applicant or owner. The applicant combined the lot to the eats to make the property larger.

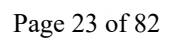
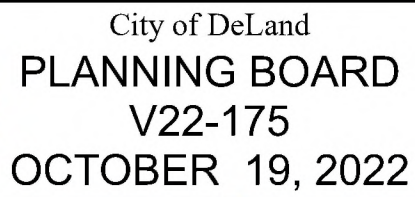
F. STAFF SUMMARY:

The applicant is seeking a variance to add an additional driveway to access a metal garage located on the southeast quadrant of the property. This property is located in the R-1A Single-Family Dwelling zoning district and is surrounded by similar single-family homes with varying lot sizes. The metal structure measures 24.15' X 30.15' and houses two vehicles. The applicant needs the additional driveway in order to facilitate a more natural setting of the yard and to minimize vehicles driving over the grass. The property will not exceed the maximum impervious surface. The addition of this drive way will allow vehicles to safely access the street without deteriorating the grass. There are no special conditions and circumstances that exist which are peculiar to the land, structure, or building involved. Granting of the variance would not confer special privileges. The lot has the needed amount of space for the drive way addition. The driveway is unlikely to be injurious to the surrounding properties. The driveway will not encroach into any neighboring properties and it will meet driveway codes when constructed. The Variance, if granted, is the minimum variance necessary to allow the applicant to build a driveway to connect a metal garage.



City of DeLand
PLANNING BOARD
V22-175
OCTOBER 19, 2022





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

October 19, 2022

A. APPLICATION NO: V22-182

APPLICANT: Robert Svendsen
(Owner/Applicant)

REQUEST: To increase the maximum impervious lot coverage from 40% to 47% to allow for the construction of a pool in the backyard of the property.

APPLICABLE ORDINANCES: Sec. 33-87.01(c) (6). *Impervious surface ratio calculation.* Sec. 33-87.02(d) (4). *Setbacks, building separation, and lot coverage.*

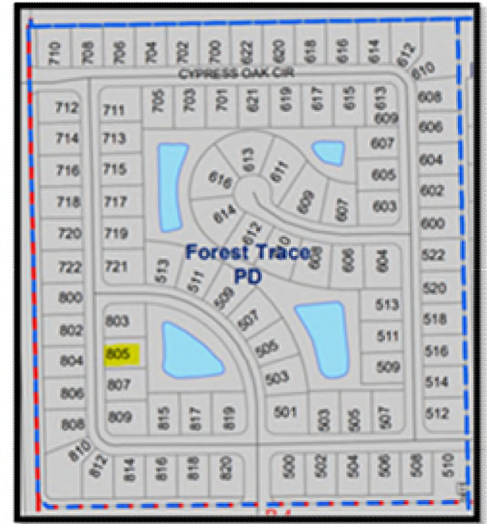
B. SITE FACTORS:

LOCATION: 805 Cypress Oak Circle

PARCEL SIZE: +/- 9875' Square Feet

EXISTING ZONING/USE: Forest Trace Planned Development

Zoning Map



Required Minimum Setbacks in Feet			
Front	Rear	Side	Maximum Lot Coverage
25'	25'	12.5'	40%



SURROUNDING USE:

NORTH: Planned Development
SOUTH: Planned Development
EAST: Planned Development
WEST: Planned Development

SURROUNDING ZONING:

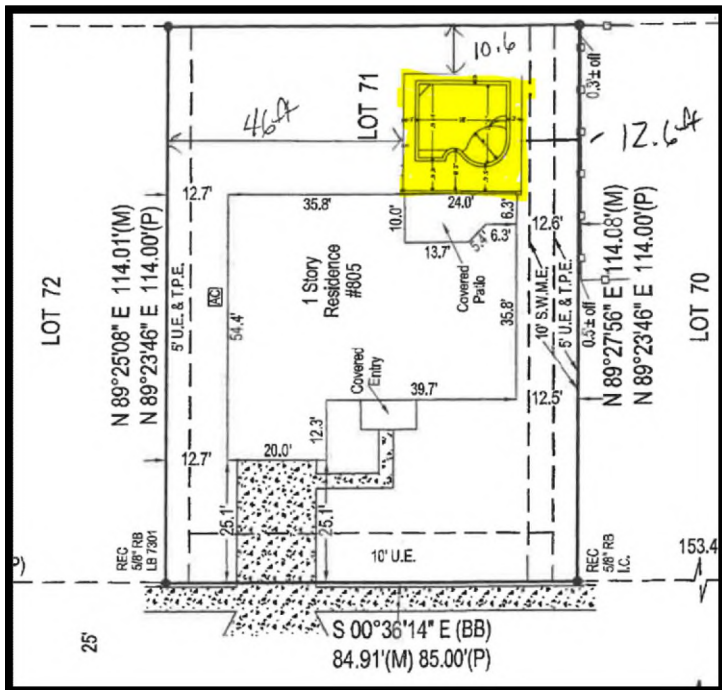
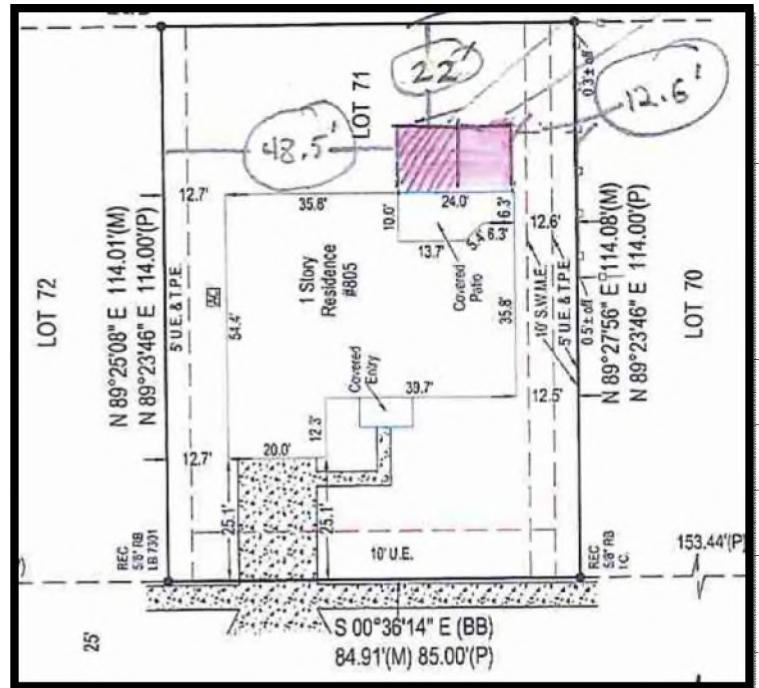
Forest Trace Planned Development
Forest Trace Planned Development
Forest Trace Planned Development
Forest Trace Planned Development

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

C. LAND USE PLAN DESIGNATION: Low Density Residential

Current back yard

CHRONOLOGY: The property located on 805 Cypress Oak Circle is within the Forest Trace Planned Development zoning district. The owner of this property is requesting a variance to increase the maximum impervious lot coverage from 40% to 47% to allow for the construction of a pool and deck in the backyard of the property. Per the applicant, the previous owner added an extended back porch which the applicant will remove before installing the new pool. Removing the back porch will create space for the proposed pool however, the proposed new pool and deck will still exceed the maximum lot coverage.



Proposed Pool

D. ANALYSIS:

This property abuts 2 other single-family residences to both sides. The applicant is asking for an additional 643 square feet of impervious area. The current lot size is 9875' in which 3421' is already covered. With the addition of the pool and deck the lot will cover 4593' resulting in 47% lot coverage. The applicant plans to use the pool as an exercise pool for their elderly parent. The proposed pool is unlikely to be injurious to the surrounding properties. This variance is the minimum variance necessary to make possible the reasonable use of the land, building or structure. The applicant is also removing the existing extended porch, to minimize the impact.



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 has no special conditions and circumstances that 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.

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

Granting of the variance would not confer special privileges.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would 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 neighborhood.

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

The addition of a pool to this property is unlikely to be injurious to the surrounding properties. The applicant will be removing the extended porch, to minimize the impact to the surrounding properties and to reduce the overall impervious area as much as possible. The impervious surface requirements are established to limit the impact of structures located close to the boundary or to an amenity of a neighboring property. In this instance the pool would be in harmony with the surrounding properties constructing a similar pool.

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

Requiring the implementation of current Forest Trace Planned Development zoning requirements would deny the applicant the ability to utilize the property to its' full extent.

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

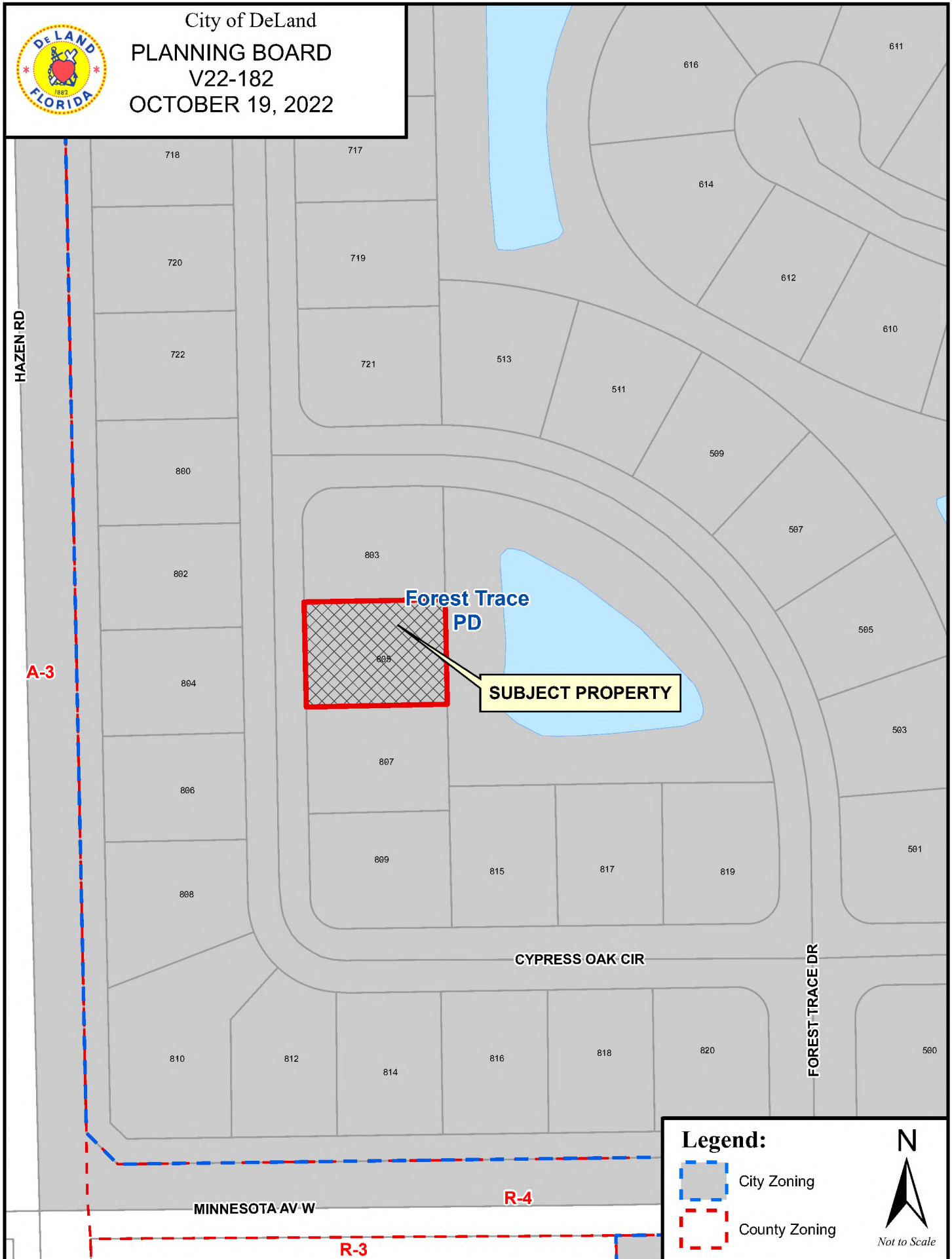
No special conditions or circumstances that are not the result of actions of the applicant or owner.

F. STAFF SUMMARY:

The applicant is requesting this variance, to increase the maximum impervious lot coverage from 40% to 47% allow for a pool and deck to be constructed in the backyard of the property. According to the owner, the pool would be used for their elderly parent. The applicant will remove an existing extended porch prior to construction of the new pool and deck. Although the removal of the existing, extended back porch will create space for the proposed pool, the maximum lot coverage will still be exceeded. The pool is unlikely to be injurious to the surrounding properties and this variance is the minimum variance necessary to make possible the reasonable use of the land, building or structure.



City of DeLand
PLANNING BOARD
V22-182
OCTOBER 19, 2022





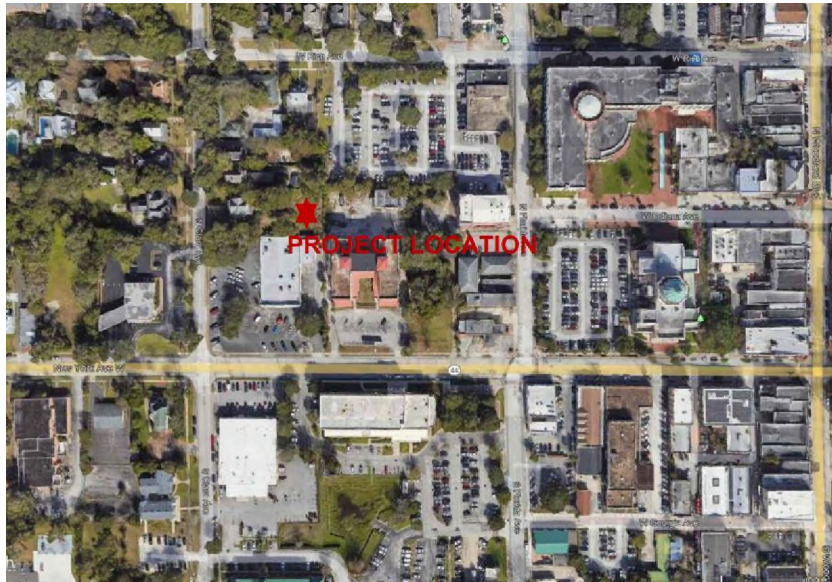
City of DeLand
PLANNING BOARD
V22-182
OCTOBER 19, 2022



**PLANNING STAFF REPORT
TO
CITY OF DELAND PLANNING BOARD
October 19, 2022**

- A. APPLICATION NO.:** SP22-157
APPLICANT: Adam Long, Axia Partners
REQUEST: Class IV Site Plan – The Addison at New York
(aka Putnam Estates)
APPLICABLE SECTIONS: Article XII, Section 33-132
- B. SITE CONDITIONS:**
- Location:** 225 W. Woodland Blvd.
 - Parcel Size:** 1.38 ± acres
 - Existing Zoning:** C-2A (Downtown Commercial)
 - Existing Land Use:** Downtown Commercial

The application for this project describes it as follows: *“This project is a historical, vacant, 5-story building located in downtown City of Deland. This project will consist of the renovation of the existing building and reconstruction of the existing parking areas and drive lanes within the same general footprint.”*



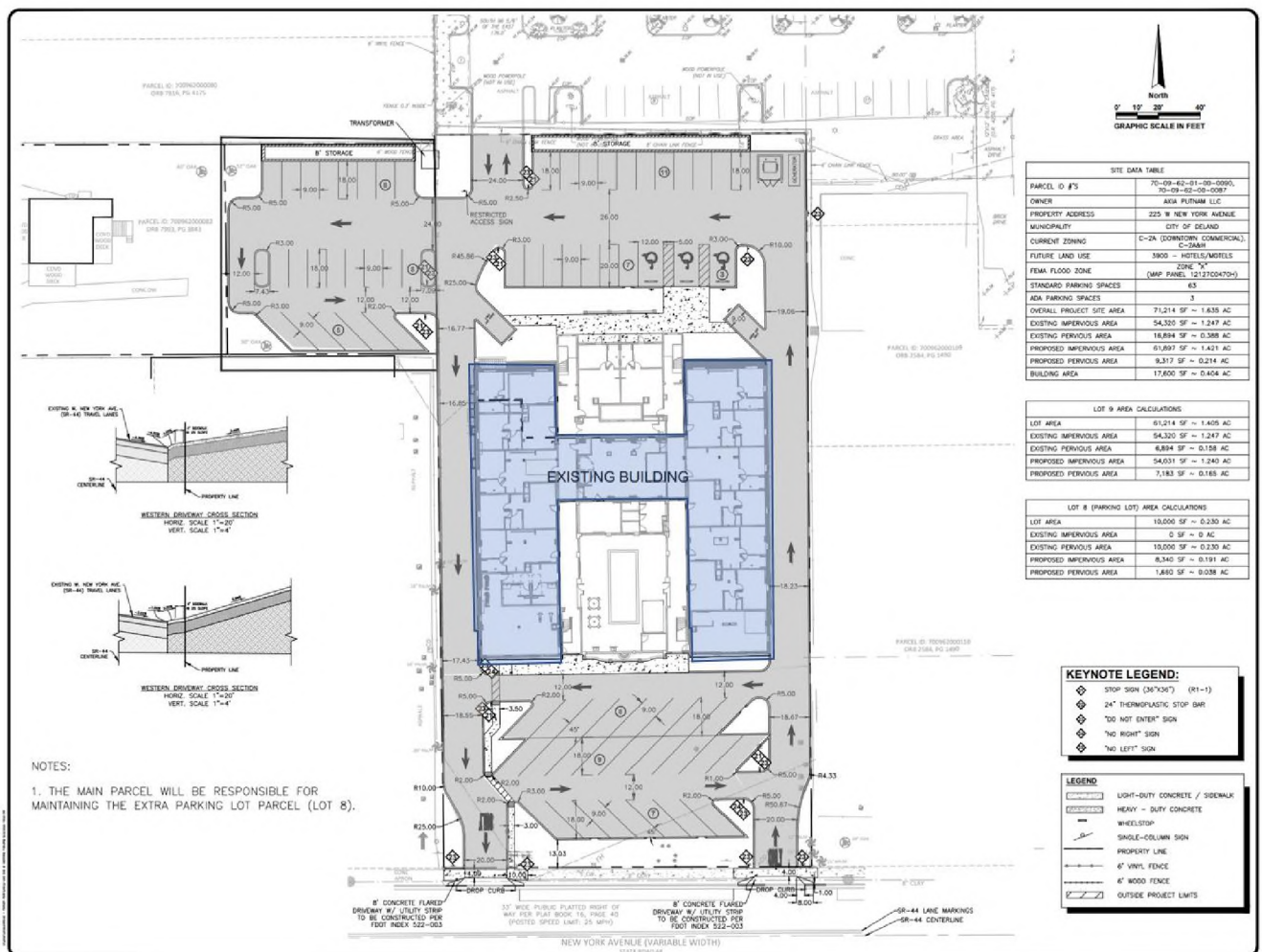
Aerial photo

- C. LAND USE PLAN:** The subject property is located in the core of the city and is within the Downtown Historic District. The property is an historic hotel that was constructed in 1921. The 1.38-acre site is located on E. New York Ave., between Florida Ave. and Clara. The concrete/masonry building, contained a total of 7 stories (at one point) and has undergone extensive deconstruction to prepare it for the renovations necessary to bring it back to a useful condition.

The current owner intends to redevelop the building as closely to its original historic design as is possible and create a residential apartment building with a courtyard that includes a swimming pool and parking to accommodate 72 apartment units.

This property has been the subject of a number of reviews of the architecture by the Historic Preservation Board. Because the latest plans will recreate a similar design as the original hotel, the plans have met the approval of the board.

Exterior changes, that are necessary due to unauthorized internal changes made to the building by a previous owner, have been reviewed by the HPB. In order to provide the appropriate number of parking spaces necessary for the proposed use, the owner purchased a portion of the lot adjacent to the northwest corner of the site for a parking area.



The site formerly included a carriage house located at the rear of the site. It sustained extensive damage, was deemed unsafe by the city's Chief Building Official and was demolished in 2021. The TRC reviewed the site plan on September 15, 2022 and recommended that the application be forwarded to the Planning Board for review.





D. ANALYSIS:

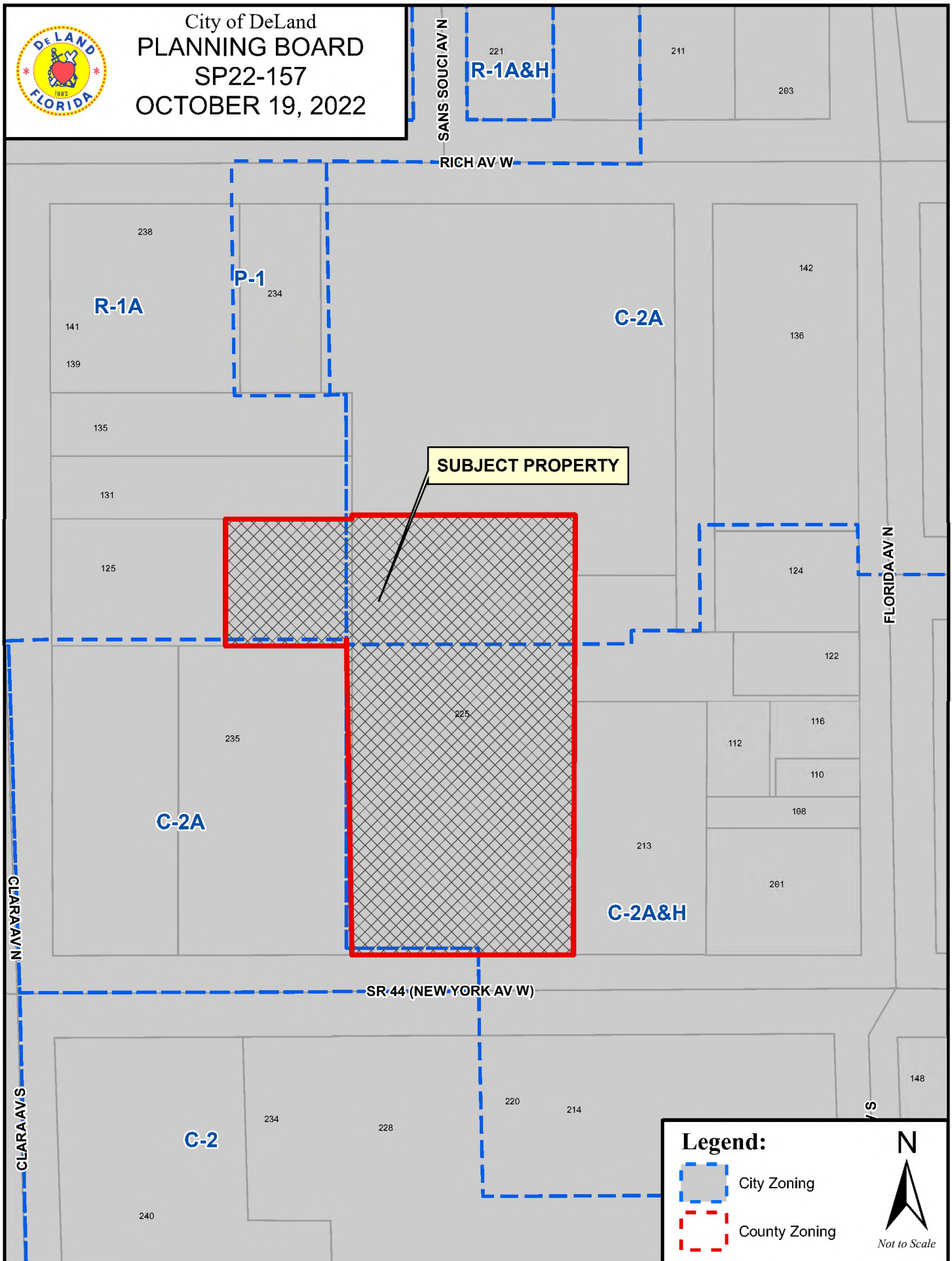
The Putnam Hotel is significant to the City of DeLand because it is located in the Downtown Historic District which is listed on the National Register. The changes proposed by the applicant demonstrate compliance with the established historic guidelines for renovation and the Historic Preservation Board granted approval of the proposed alterations of the building in order to successfully renovate the building and bring the building to its highest and best use. The overall site plan has been addressed for its technical merits and is found to be in compliance subject to the review of the TRC.

E. STAFF RECOMMENDATION:

Staff recommends **approval** of the Class IV Site Plan for the Addison on New York (aka Putnam Estates), *Because of the size of the development, the final decision on all Class IV developments is made by the City Commission.*

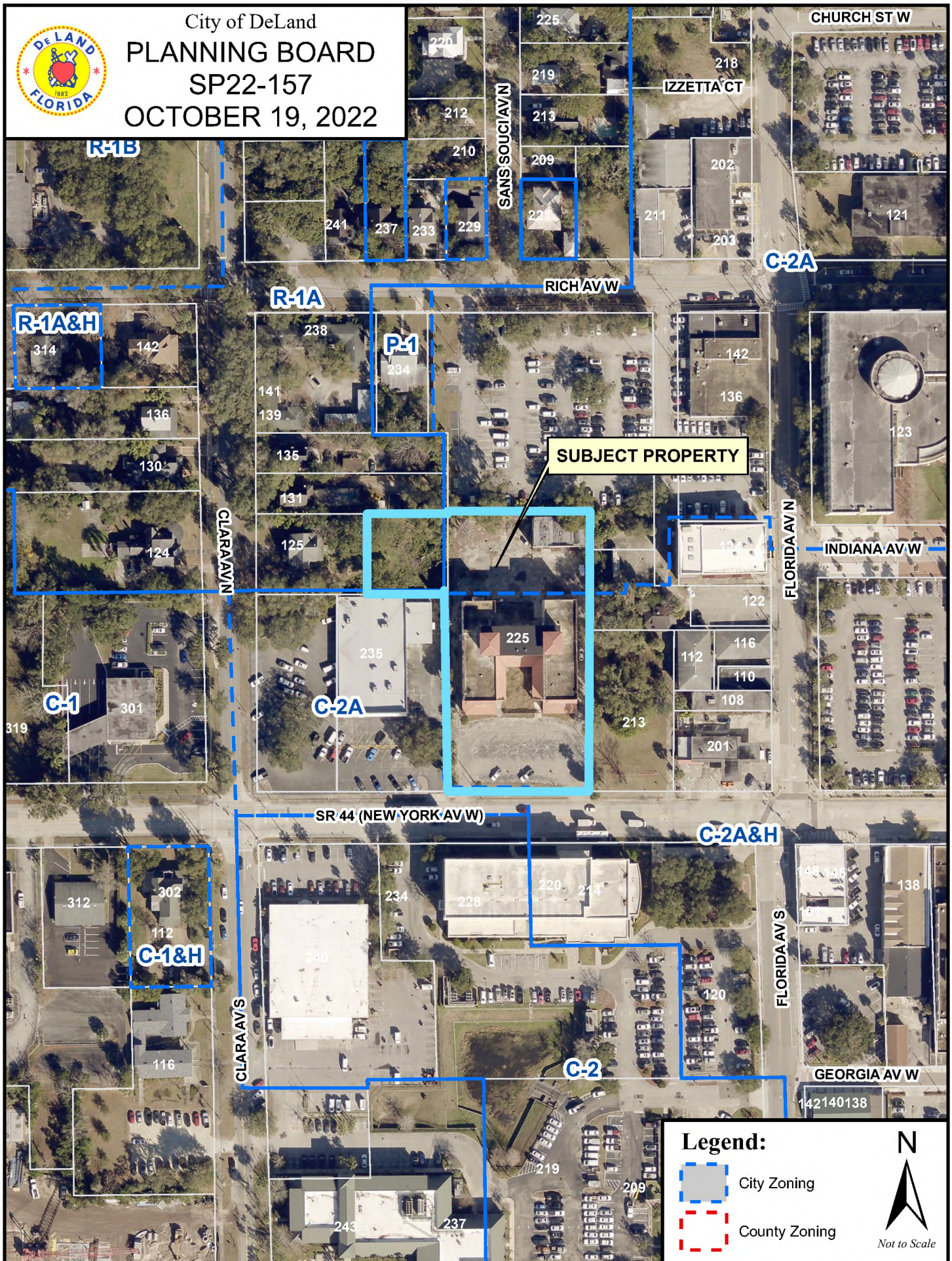


City of DeLand
PLANNING BOARD
SP22-157
OCTOBER 19, 2022





City of DeLand
PLANNING BOARD
SP22-157
OCTOBER 19, 2022



NO.	DESCRIPTION	DATE



MILES
architecture group
2600 maitland center parkway
suite 295
maitland, florida 32751
o: 407.428.1024
f: 407.428.1026
www.MILESarch.com
ar96271

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1 SOUTH RENDERED ELEVATION FOR REFERENCE ONLY
A4.06 NTS

EXTERIOR RENDERED ELEVATION
AXIA PARTNERS
THE ADDISON ON NEW YORK
225 W. NEW YORK AVENUE
DELAND, FL 32720

DRAWN BY:	FILE NAME:
Author	
SCALE:	PROJECT NO:
3/16" = 1'-0"	21047
ISSUED FOR:	DATE:
☐ SCHEMATICS	
☐ DESIGN DEV.	
☐ CD 60%	
☐ CD 90%	
☐ CD 100%	
☐ PRICING	
☐ BIDDING	
☐ PERMITTING	
☐ CONSTRUCTION	

A4.06

NO.	DESCRIPTION	DATE



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EXTERIOR RENDERED ELEVATION

AXIA PARTNERS

THE ADDISON ON NEW YORK

225 W. NEW YORK AVENUE
DELAND, FL 32720



1 WEST RENDERED ELEVATION FOR REFERENCE ONLY
A4.07 NTS

DRAWN BY:	FILE NAME:
Author	
SCALE:	PROJECT NO:
3/16" = 1'-0"	21047
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☐ DESIGN DEV.	
☐ CD 60%	
☐ CD 90%	
☐ CD 100%	
☐ PRICING	
☐ BIDDING	
☐ PERMITTING	
☐ CONSTRUCTION	

A4.07

NO.	DESCRIPTION	DATE



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EXTERIOR RENDERED ELEVATION

AXIA PARTNERS
THE ADDISON ON NEW YORK

225 W. NEW YORK AVENUE
DELAND, FL 32720

DRAWN BY: Author	FILE NAME:
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ISSUED FOR:	DATE:
☐ SCHEMATICS	
☐ DESIGN DEV.	
☐ CD 60%	
☐ CD 90%	
☐ CD 100%	
☐ PRICING	
☐ BIDDING	
☐ PERMITTING	
☐ CONSTRUCTION	

A4.08



1 NORTH RENDERED ELEVATION FOR REFERENCE ONLY
A4.08 NTS

NO.	DESCRIPTION	DATE



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www.MILESarch.com
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EXTERIOR RENDERED ELEVATION

AXIA PARTNERS

THE ADDISON ON NEW YORK

225 W. NEW YORK AVENUE

DELAND, FL 32720

DRAWN BY: Author	FILE NAME:
SCALE: 3/16" = 1'-0"	PROJECT NO: 21047
ISSUED FOR:	DATE:
☐ SCHEMATICS	
☐ DESIGN DEV.	
☐ CD 60%	
☐ CD 90%	
☐ CD 100%	
☐ PRICING	
☐ BIDDING	
☐ PERMITTING	
☐ CONSTRUCTION	

A4.09



1 EAST RENDERED ELEVATION FOR REFERENCE ONLY
A4.09 NTS

SW 1668

Pineapple Cream

Interior

Location Number: 138-C1



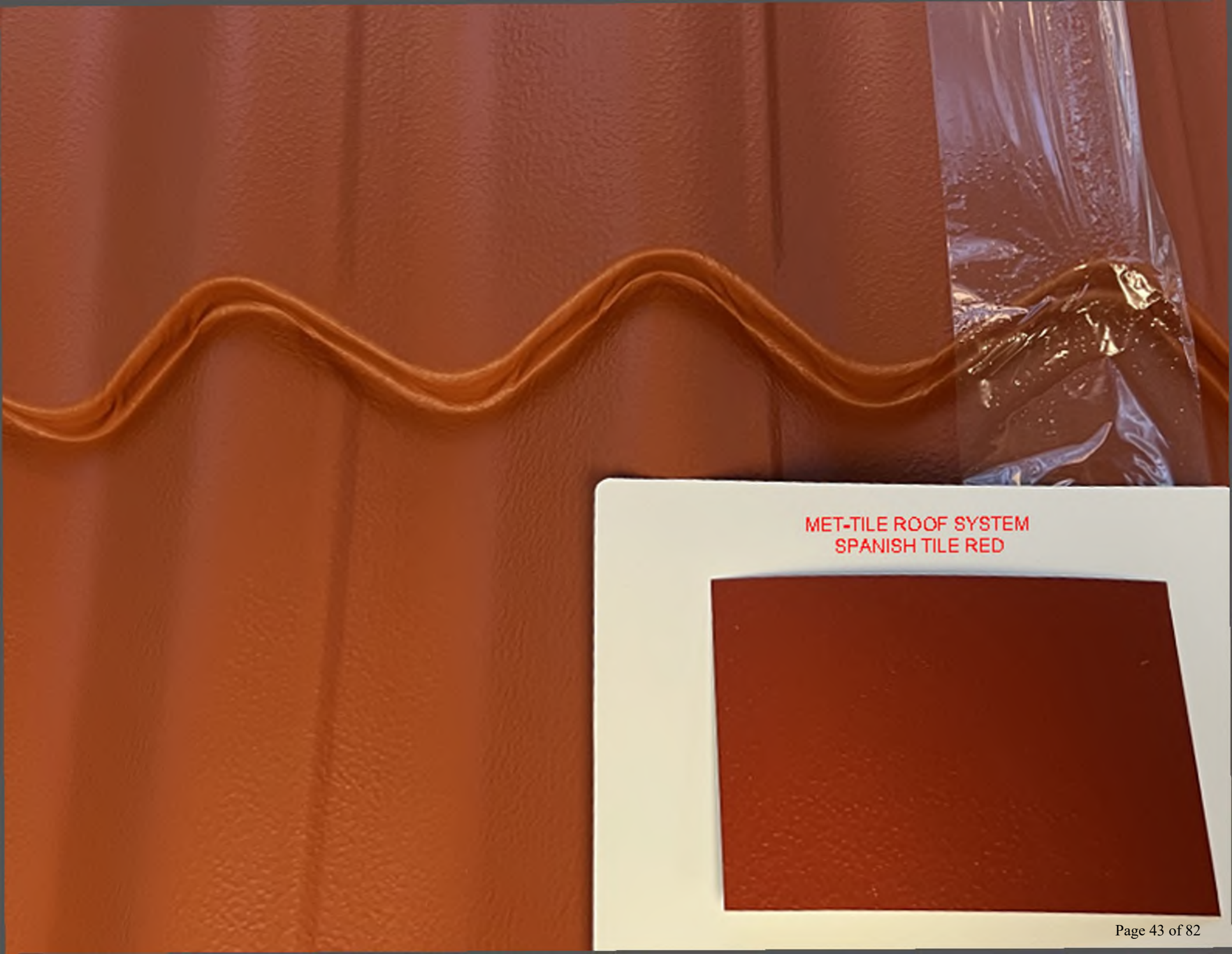
SW 7757

High Reflective White

Interior

Location Number: 256-C1





MET-TILE ROOF SYSTEM
SPANISH TILE RED



- DURABLE SURFACE COLOR AND TEXTURE
- USED OVER DRYVIT SYSTEMS, EXTERIOR MASONRY, STUCCO, PRECAST, CAST-IN-PLACE CONCRETE, OR INTERIOR WALL SURFACES
- STANDARD AND CUSTOM COLORS AVAILABLE

Disclaimer

The intent and purpose of this sample is to provide a representation of Dryvit Systems, Inc. finish textures and colors. It is offered only to guide in final color selection. This color sample shall not be used for final color approval as color differences may occur. Actual color approval should be made from 2' x 4' samples of each finish type, texture and color to be used on the project. Samples shall be prepared using the same tools and techniques proposed for the actual installation by the applicator/contractor.

August 9, 2022	Georgia Plant
Freestyle DPR	
S/C# 104486	
T/M: SW 7757ST High Reflective White	
CB Miles / Rosen Orlando	
Order# 72248-1	

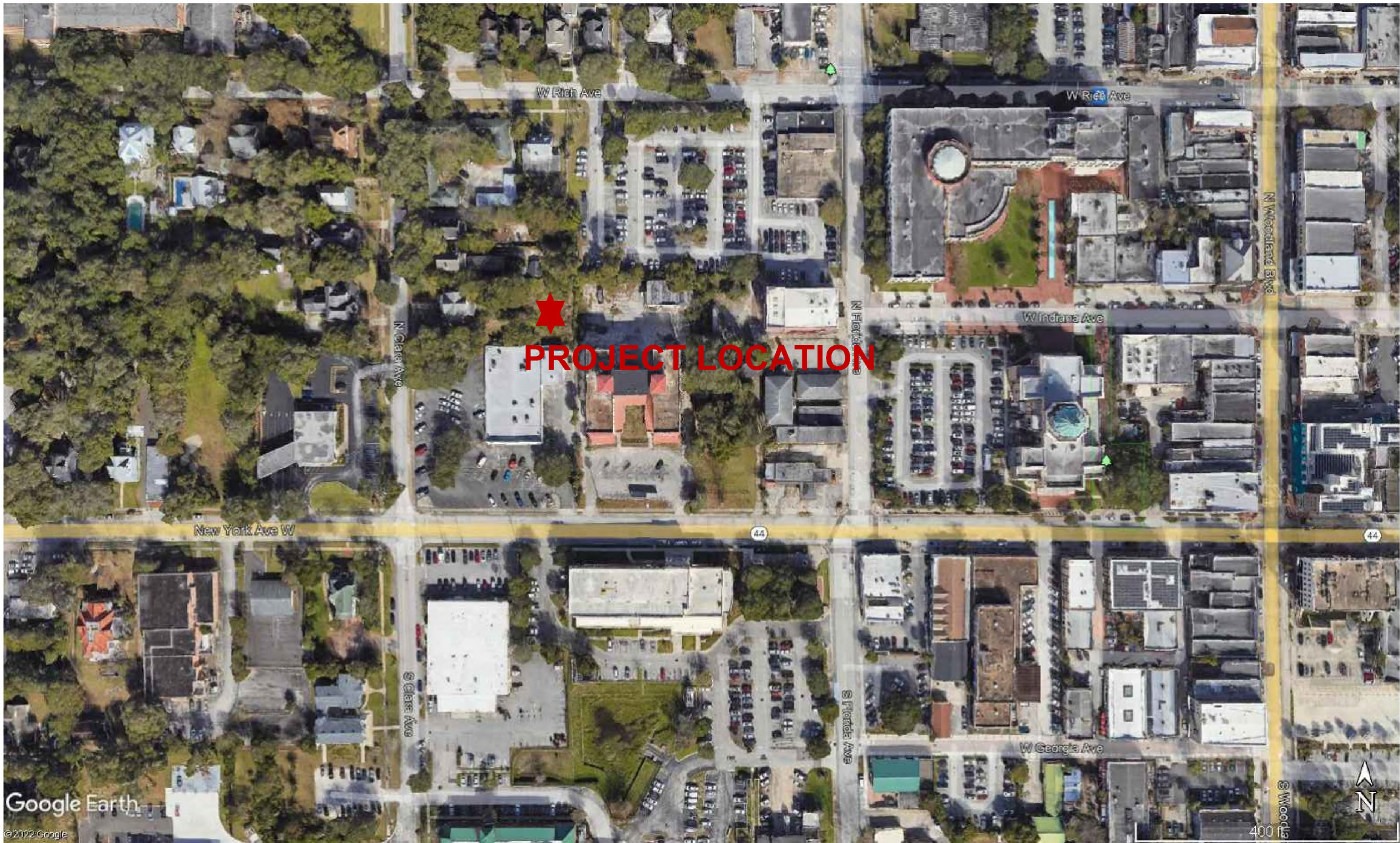


THE ADDISON ON NEW YORK

225 W NEW YORK AVENUE, DELAND, FL 32720
PARCEL ID'S: 70-09-62-00-0090, 70-09-62-00-0087

SITE PLAN SUBMITTAL

LOCATION MAP:



INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
V-100	SURVEY
C-100	DEMOLITION PLAN
C-200	SITE & GEOMETRY PLAN
C-300	GRADING & DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	DEMOLITION DETAILS
C-600	CIVIL DETAILS
C-700	GRADING & DRAINAGE DETAILS
C-800	UTILITY DETAILS
C-801	UTILITY DETAILS

PROJECT TEAM:

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MILES ARCHITECTURE GROUP INC.
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MAITLAND, FL 32751
(407) 428-1024

SURVEYOR

ALTAMAX SURVEYING
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CASSELBERRY, FL 32708
(407) 677-0200

GEOTECHNICAL ENGINEER

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2330 SOUTH NOVA, SUITE A
SOUTH DAYTONA, FL 32119
(386) 944-9588

CONTRACTOR

JAX CONTRACTING LLC
405 RUTH JENNINGS DR,
DEBARY, FL 32713
(407) 616-8585

CIVIL

AVCON, INC.
436 W. NEW YORK AVE
DELAND, FL 32720
(386) 626-1468

PARCEL OWNER

AXIA PUTNAM, LLC
4421 N. THANKSGIVING WAY #204
LEHI, UT 84043

MEP

INGENUITY ENGINEERS, INC.
6275 HAZELTINE NATIONAL DRIVE
ORLANDO, FL 32822
(407) 398-6007

UTILITY PROVIDER

VOLUSIA COUNTY UTILITIES
3151 W NEW YORK AVE, 2ND FLOOR
DELAND, FL 32724
(386) 943-7027

LEGAL DESCRIPTION

PARENT PARCEL:

THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (NOTE: MAP BOOK 16, PAGE 40 WAS FORMERLY NUMBERED AS MAP BOOK 3, PAGE 48)
CONTAINS: 23,640 SQUARE FEET OR 0.5427 ACRES MORE OR LESS.

PARCEL B:

THE EAST 100.00 FEET OF THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1; RUN THENCE S89°44'45"W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 100.00 FEET; THENCE N00°45'34"W A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 8; THENCE N89°44'45"E ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S00°45'34"E, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,000 SQUARE FEET OR 0.2296 ACRES MORE OR LESS.

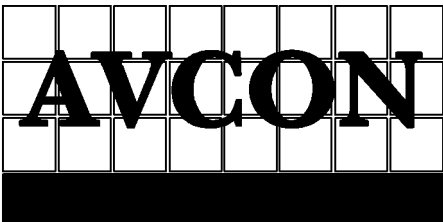
*Vertical Datum as provided by ALTAMAX SURVEYING is NAVD 88

AVCON PROJECT NO.

2022.0099.02

REVISIONS

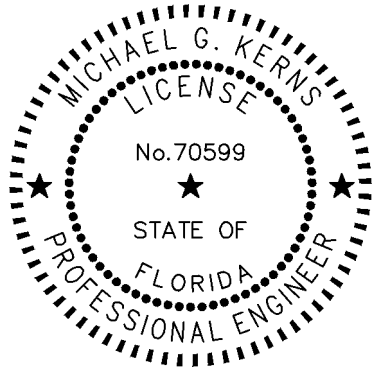
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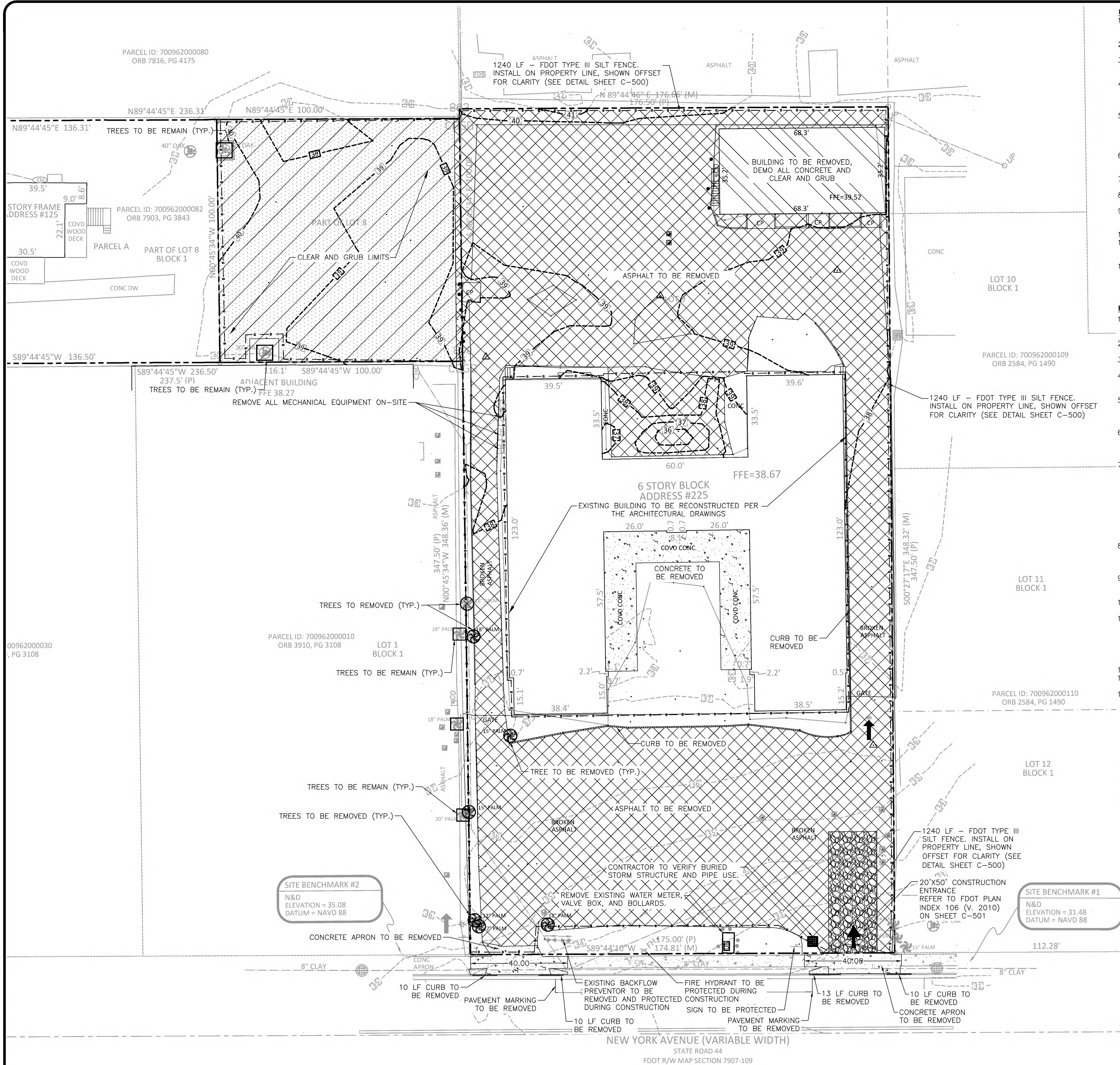
AVCON, INC.
ENGINEERS & PLANNERS

5555 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL. 32822
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

ENGINEER OF RECORD:



MICHAEL KERNS, P.E.
P.E. #70599
08/03/2022



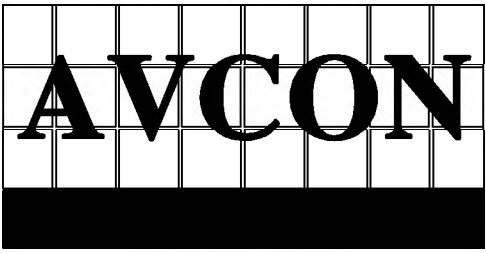
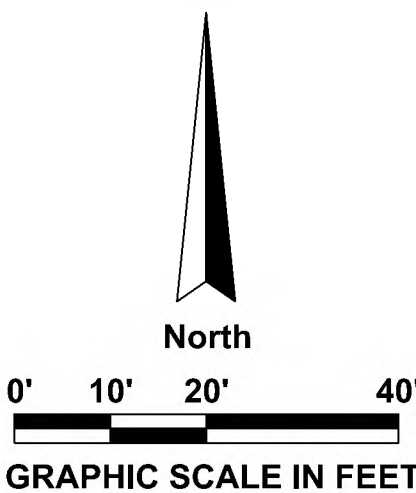
- DEMOLITION NOTES:**
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE.
 - CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
 - THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION. PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW DIRECTIONS FROM EXISTING BUILDINGS WHICH ARE TO REMAIN.
 - REMOVE AND DISPOSE OF ALL EXISTING TREES PER THE DEMOLITION REQUIREMENTS, ALSO REFER TO DEMOLITION PLAN FOR TREES TO REMAIN UNDISTURBED.
 - CONTRACTOR IS RESPONSIBLE FOR PRODUCING A M.O.T. PLAN AND HAVING IT APPROVED BY VOLUSIA COUNTY PRIOR TO ANY OFF-SITE CONSTRUCTION.
 - TREE PROTECTION IS REQUIRED FOR ALL TREES NOT SHOWN AS TO BE REMOVED; SEE TREE PROTECTION BARRICADE DETAIL.
 - ALL EXISTING UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS, THAT SERVE THE EXISTING FACILITIES, SHALL BE CAPPED AND REMOVED BEFORE ANY NEW CONSTRUCTION SHALL BEGIN.
 - SEE LANDSCAPE AND DEMOLITION PLANS FOR TREE PROTECTION DETAILS.
 - CONTRACTOR SHALL ABANDON EXISTING SEPTIC TANKS AND WELLS PER THE FLORIDA ADMINISTRATIVE CODE; PERMITS SHALL BE OBTAINED FROM VOLUSIA COUNTY HEALTH DEPARTMENT.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER, ACCEPTABLE TO THE FIRE DEPARTMENT, SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 16 OF THE NFPA 1, 2012 EDITION.

- EROSION CONTROL NOTES:**
- SILT SCREENS AND TURBIDITY BARRIERS MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
 - THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS.
 - ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
 - ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS.
 - EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
 - SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS, THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
 - AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON THE DELAND FORM ONCE EVERY WEEK AND AFTER EVERY RAINFALL EVENT OF 1" OR MORE DURING THE CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE OWNER AT ANY TIME AND COPIES OF ALL OF THE INSPECTIONS SHALL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.
 - ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED AND NOT ALLOWED TO REMAIN ON THE ROADWAY OVERNIGHT BY THE CONTRACTOR.
 - ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING.
 - ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR: A. PREPARING FDEP NOTICE OF INTENT APPLICATIONS. (NOI & NOT) B. FDEP NOTICE OF INTENT APPLICATION FEES. C. PREPARING THE FDEP STORMWATER POLLUTION PREVENTION PLAN (SWPPP) D. SUBMITTAL OF THE FDEP NOTICE OF INTENT APPLICATIONS (NOI & NOT). THE NOI PERMIT MUST BE OBTAINED PRIOR TO COMMENCING WORK FOR THIS PROJECT.
 - CONTRACTOR SHALL FURNISH THE CITY OF DELAND WITH A COPY OF THE NOI.
 - THE CONTRACTOR SHALL OBTAIN WATER MANAGEMENT DISTRICT NPDES PERMIT PRIOR TO COMMENCING WORK FOR THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE ENVIRONMENTAL PROTECTION DIVISION, ATTENTION: NPDES ADMINISTRATOR. CONTRACTOR SHALL ALSO PROVIDE A COPY OF THE APPROVED NOI TO THE CITY OF DELAND ENGINEERING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

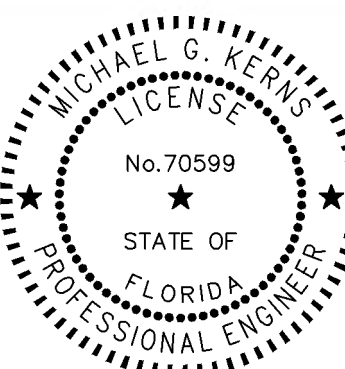
- ADDITIONAL NOTES:**
- ALL DESIGNATED ENTRANCES AND EXITS FOR THE CONSTRUCTION SITE SHALL BE STABILIZED USING FILTER FABRIC AND GRASS OR OTHER PRE-APPROVED METHODS TO PREVENT OFF-SITE TRACKING OF SEDIMENTS.
 - CONSTRUCTION VEHICLES ARE PROHIBITED FROM USING ENTRANCES OTHER THAN THOSE DELINEATED AS SUCH ON THESE PLANS.

LEGEND:

- FDOT TYPE III SILT FENCE
- TREE TO BE REMOVED
- CONSTRUCTION ENTRANCE
- TREE PROTECTION BARRIER
- CONCRETE TO BE REMOVED
- CURB TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED.
- BUILDING TO BE REMOVED.
- LIMITS OF CLEARING & GRUBBING
- PROPERTY LINE



AVCON, INC.
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MICHAEL G. KERNS, P.E.
P.E. #70599
08/03/2022
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DEVELOPMENT PLAN

THE ADDISON ON NEW YORK

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SCALE:

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	6/20/2022	AH	FDOT DRIVEWAY REV 1

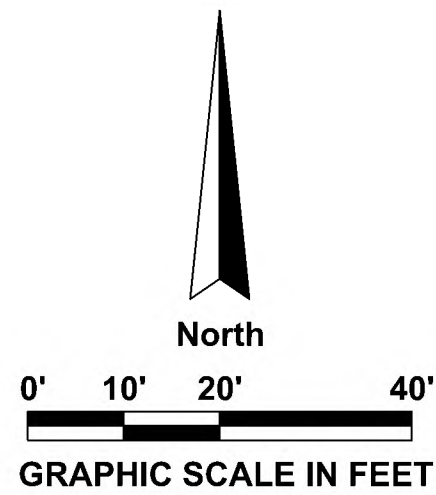
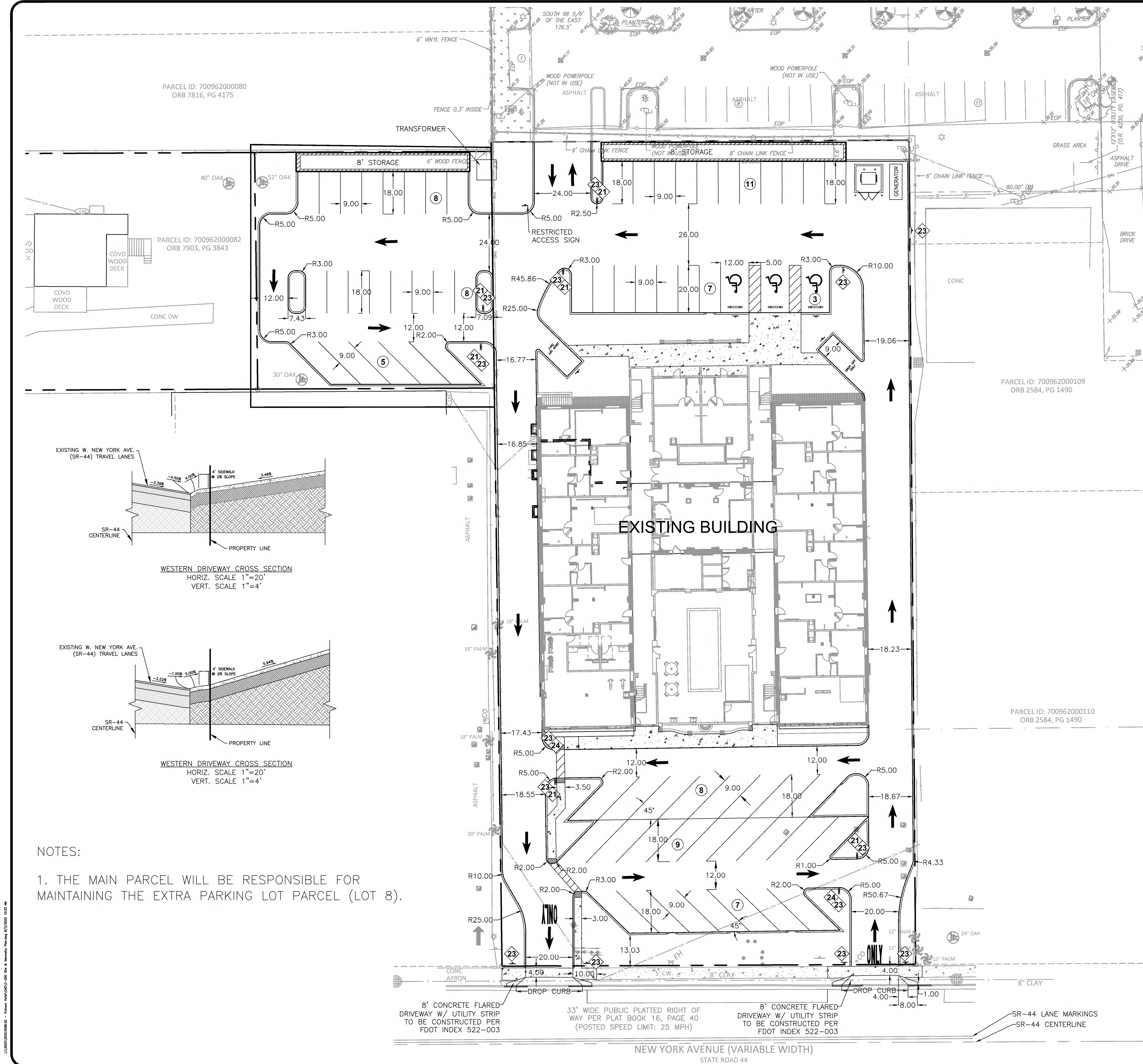
DESIGNED BY: MZ
DRAWN BY: AH
CHECKED BY: MK
APPROVED BY: MK
DATE: 2022-02-08

AVCON PROJECT NO. 2022.0099.02

DEMOLITION PLAN

SHEET NUMBER

C-100



SITE DATA TABLE	
PARCEL ID #'S	70-09-62-01-00-0090, 70-09-62-00-0087
OWNER	AXIA PUTNAM LLC
PROPERTY ADDRESS	225 W NEW YORK AVENUE
MUNICIPALITY	CITY OF DELAND
CURRENT ZONING	C-2A (DOWNTOWN COMMERCIAL), C-2A&H
FUTURE LAND USE	3900 - HOTELS/MOTELS
FEMA FLOOD ZONE	ZONE "X" (MAP PANEL 12127C0470H)
STANDARD PARKING SPACES	63
ADA PARKING SPACES	3
OVERALL PROJECT SITE AREA	71,214 SF ~ 1.635 AC
EXISTING IMPERVIOUS AREA	54,320 SF ~ 1.247 AC
EXISTING PERVIOUS AREA	16,894 SF ~ 0.388 AC
PROPOSED IMPERVIOUS AREA	61,897 SF ~ 1.421 AC
PROPOSED PERVIOUS AREA	9,317 SF ~ 0.214 AC
BUILDING AREA	17,600 SF ~ 0.404 AC

LOT 9 AREA CALCULATIONS	
LOT AREA	61,214 SF ~ 1.405 AC
EXISTING IMPERVIOUS AREA	54,320 SF ~ 1.247 AC
EXISTING PERVIOUS AREA	6,894 SF ~ 0.158 AC
PROPOSED IMPERVIOUS AREA	54,031 SF ~ 1.240 AC
PROPOSED PERVIOUS AREA	7,183 SF ~ 0.165 AC

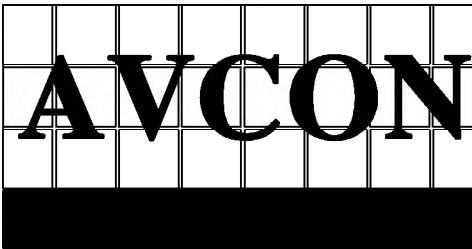
LOT 8 (PARKING LOT) AREA CALCULATIONS	
LOT AREA	10,000 SF ~ 0.230 AC
EXISTING IMPERVIOUS AREA	0 SF ~ 0 AC
EXISTING PERVIOUS AREA	10,000 SF ~ 0.230 AC
PROPOSED IMPERVIOUS AREA	8,340 SF ~ 0.191 AC
PROPOSED PERVIOUS AREA	1,660 SF ~ 0.038 AC

KEYNOTE LEGEND:

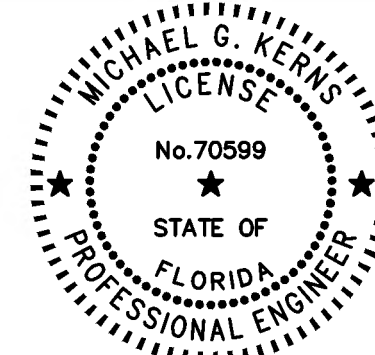
- 21 STOP SIGN (36"x36") (R1-1)
- 22 24" THERMOPLASTIC STOP BAR
- 23 "DO NOT ENTER" SIGN
- 24 "NO RIGHT" SIGN
- 25 "NO LEFT" SIGN

LEGEND

- LIGHT-DUTY CONCRETE / SIDEWALK
- HEAVY - DUTY CONCRETE
- WHEELSTOP
- SINGLE-COLUMN SIGN
- PROPERTY LINE
- 6" VINYL FENCE
- 6" WOOD FENCE
- OUTSIDE PROJECT LIMITS



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DEVELOPMENT PLAN

THE ADDISON ON NEW YORK

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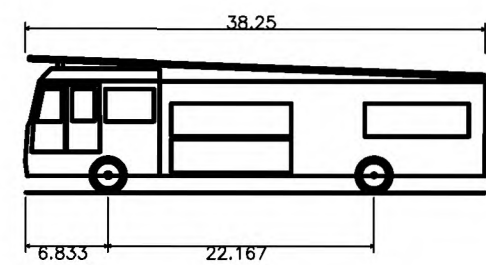
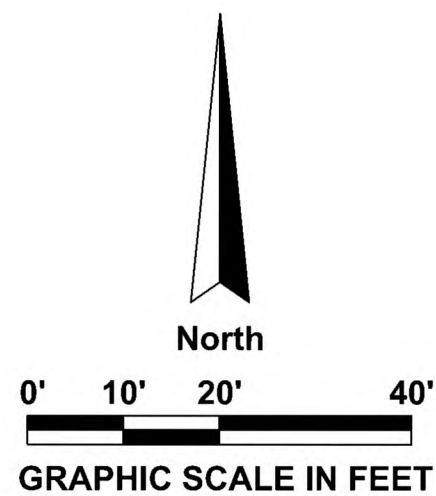
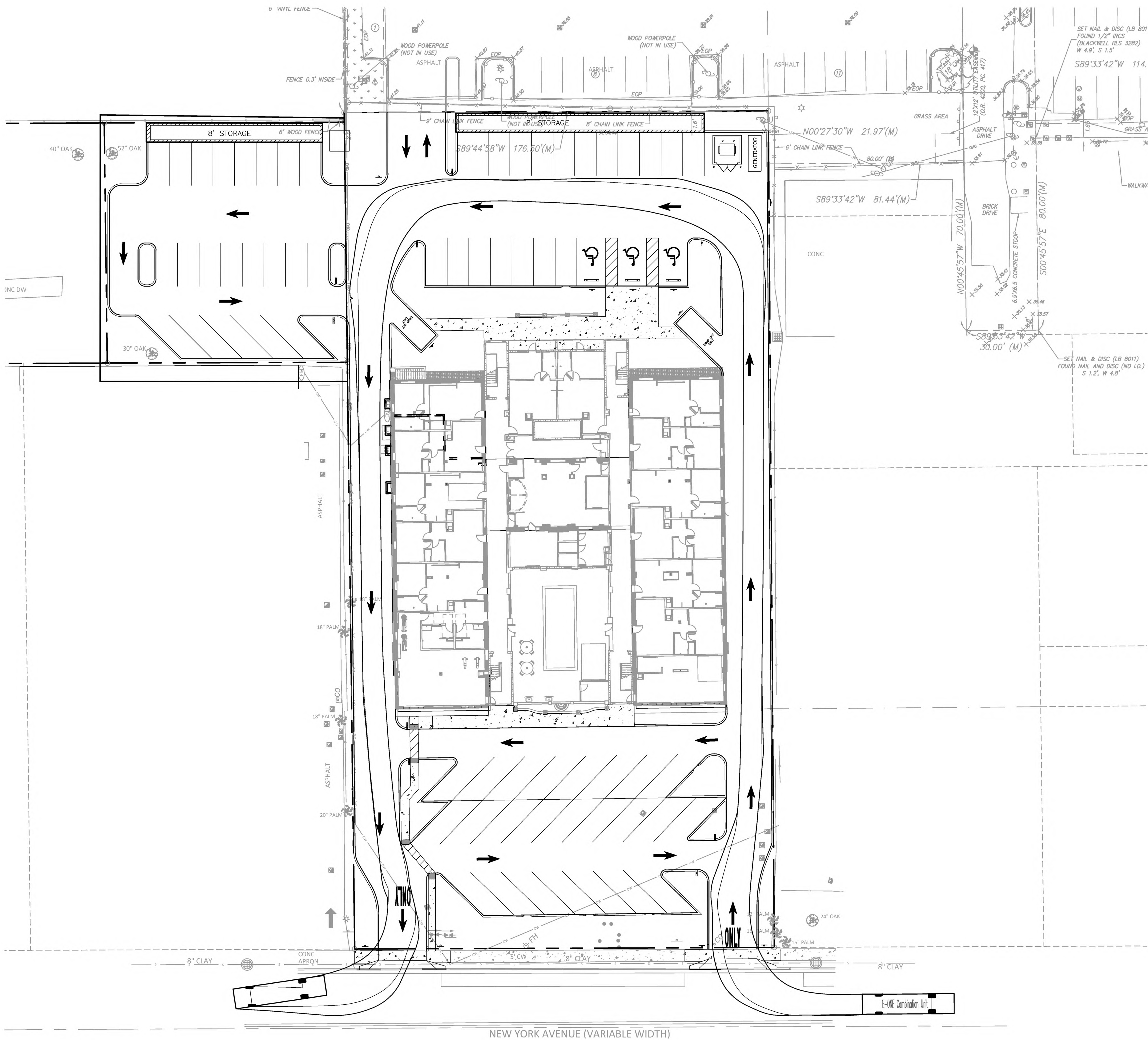
NO.	DATE	BY	DESCRIPTION
1	6/20/2022	AH	FDOT DRIVEWAY REV 1

DESIGNED BY: MZ
DRAWN BY: AH
CHECKED BY: MK
APPROVED BY: MK
DATE: 2022-02-08

AVCON PROJECT NO. 2022.0099.02

SITE & GEOMETRY PLAN SHEET NUMBER

C-200



E-ONE Combination Unit	38.250ft
Overall Length	8.333ft
Overall Width	11.250ft
Overall Body Height	8.333ft
Min Body Ground Clearance	6.00s
Track Width	45.00'
Lock-to-lock time	
Max Wheel Angle	

LEGEND	
[Pattern]	LIGHT-DUTY CONCRETE / SIDEWALK
[Pattern]	HEAVY - DUTY CONCRETE
[Symbol]	WHEELSTOP
[Symbol]	SINGLE-COLUMN SIGN
[Line]	PROPERTY LINE
[Symbol]	6" VINYL FENCE
[Symbol]	6" WOOD FENCE
[Symbol]	OUTSIDE PROJECT LIMITS

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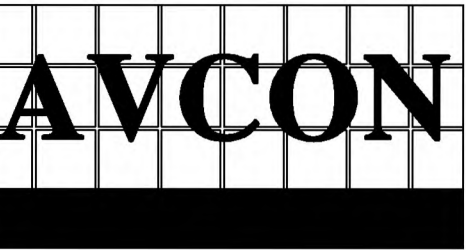
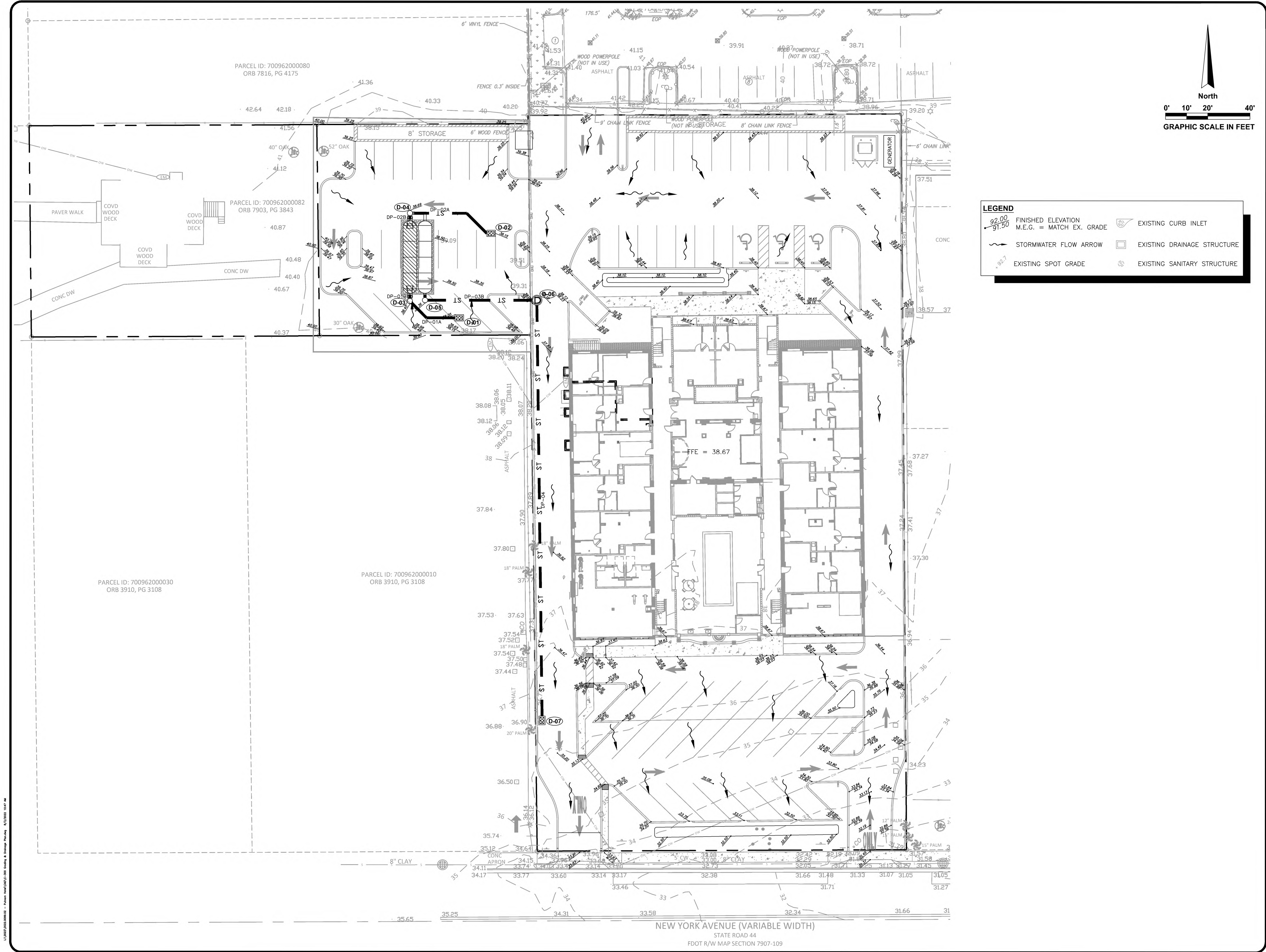
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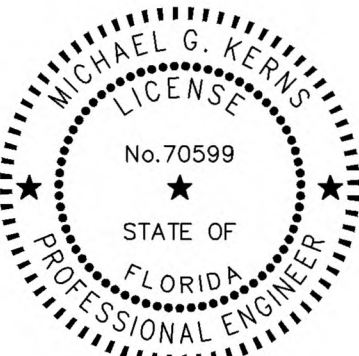
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DRAWN BY:	AH
CHECKED BY:	MK
APPROVED BY:	MK
DATE:	2022-02-08

AVCON PROJECT No. 2022.0099.02

TURNING ANALYSIS SHEET NUMBER C-201



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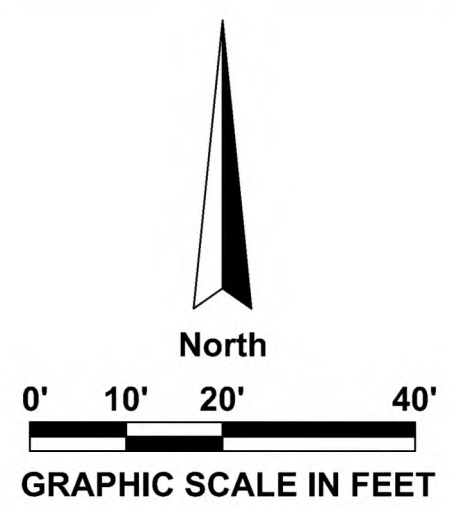
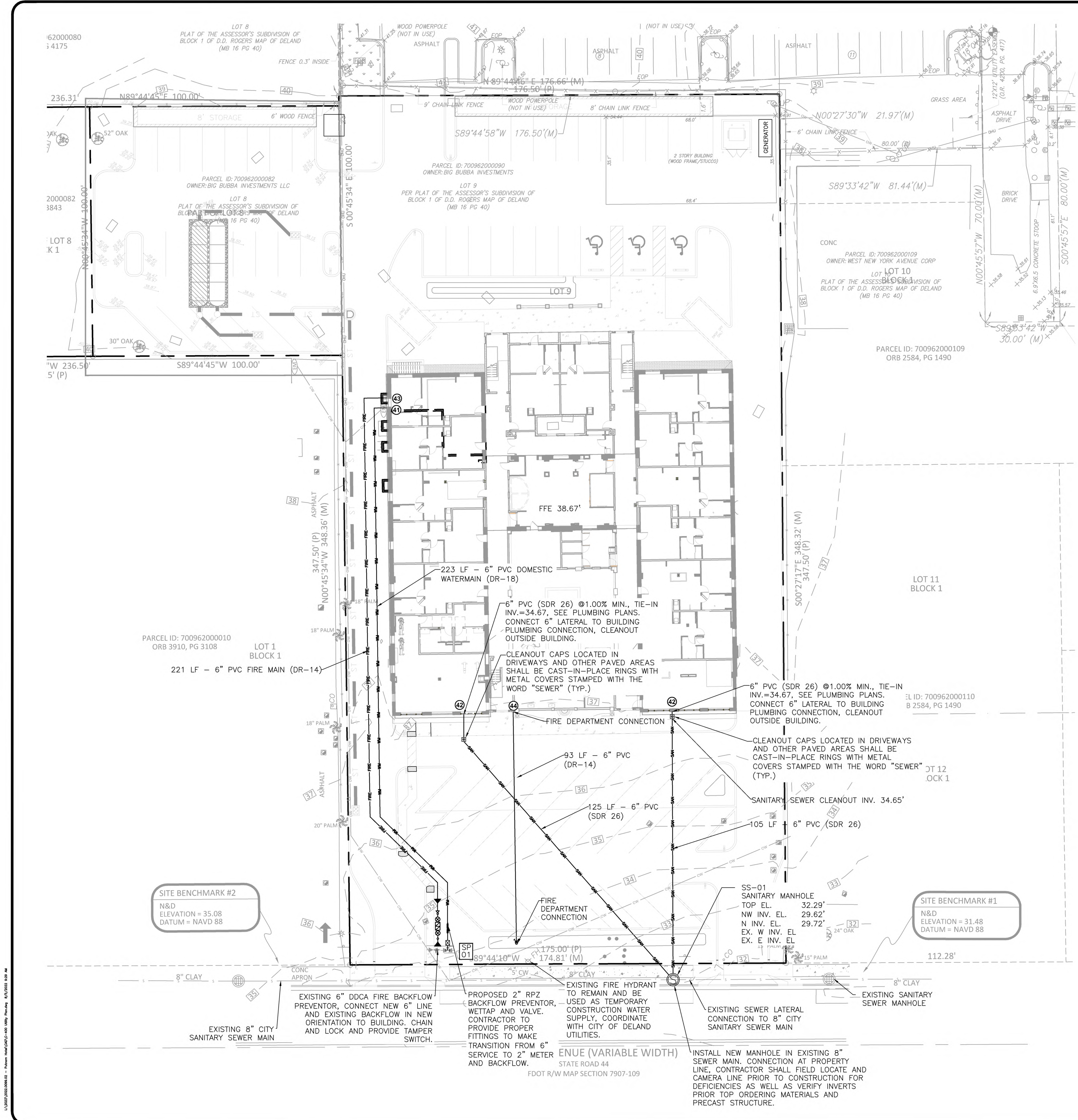
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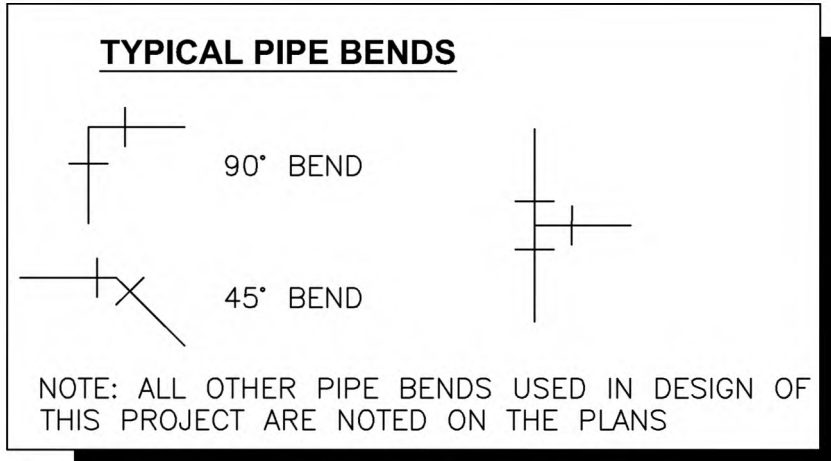
AVCON PROJECT No. 2022.0099.02

GRADING & DRAINAGE PLAN SHEET NUMBER

C-300



- UTILITY NOTES:
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
 2. ANY SIDEWALKS OR CURBING DISTURBED BY THE WORK SHALL BE RESTORED TO THE CONDITION OF THE ORIGINAL STRUCTURE. SIDEWALK PANELS SHALL BE RESTORED TO FULL PANEL WIDTHS AND LENGTHS (DEFINED BY EDGES OF THE SIDEWALK AND THE NEAREST CONTROL JOINTS OR EXPANSION JOINTS). PARTIAL PATCHING OF SIDEWALKS SHALL NOT BE ACCEPTABLE. PAVEMENT FINISHES, THICKNESSES, AND GRADES SHALL MATCH THE EXISTING SIDEWALK.
 3. TRENCHING SHALL NOT TAKE PLACE WITHIN THE ROOT ZONE OF TREES WITH A TRUNK DIAMETER OF 6 INCHES OR LARGER. UNDERGROUND UTILITIES MUST BE TUNNELED RATHER THAN TRENCHED IN THE ROOT ZONES OF EXISTING TREES (EXCLUDING PALMS).
 4. LOCATE ALL UTILITIES/FACILITIES PRIOR TO START OF CONSTRUCTION.
 5. THE CONTRACTOR MUST LOCATE AND PROTECT ALL THE UTILITIES AND REPAIR ANY DAMAGE CAUSED BY THE WORK AT NOT COST OF THE CITY.
 6. ALL UTILITY LOCATE MARKINGS MUST BE COMPLETELY LOCATED AROUND THE AREA OF THE PERMITTED PROJECT AT THE CONTRACTOR'S EXPENSE.
 7. PUBLIC RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
 8. CURRENT A.D.A STANDARDS SHALL BE UPHELD AT ALL TIMES.
 9. ALL CASINGS (HDPE)/DIRECTIONAL BORES SHALL EXTEND A MINIMUM OF SIX FEET (6') BEYOND EACH EDGE OF PAVEMENT. (COMMERCIAL DRIVEWAYS, SIDEWALKS INCLUDED)
 10. CASING WILL BE REQUIRED FOR UNDERGROUND UTILITIES CROSSING UNDER EXISTING PAVEMENT.
 11. MINIMUM COVER OF 36" SHALL BE MAINTAINED OVER ALL UTILITY PIPES.
 12. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, EXISTING BUILDING AND CITY MAINS.



- KEYNOTES - UTILITIES**
- ④1 6" PVC (DR-18) WATER SERVICE TO BUILDING. REFER TO PLUMBING PLANS FOR INVERT AT BLDG. AND CONTINUATION INTO BUILDING.
 - ④2 6" PVC (SDR26) SANITARY SERVICE @ 1.00% MIN. TO BUILDING. REFER TO PLUMBING PLANS FOR INVERT AT BLDG. AND CONTINUATION INTO BUILDING.
 - ④3 6" PVC (DR-14) FIRE SERVICE TO BUILDING. REFER TO FIRE PROTECTION PLANS FOR INVERT AT BLDG. AND CONTINUATION INTO BUILDING.
 - ④4 6" PVC (DR-14) FIRE SERVICE FROM FDC. REFER TO FIRE PROTECTION PLANS FOR INVERT AT BLDG. AND CONTINUATION INTO BUILDING.

LEGEND

—W—W—W—	WATER LINE	⊗	FIRE HYDRANT ASSEMBLY
—FIRE—FIRE—FIRE—	FIRE LINE	⊗	GATE VALVE
—FDC—FDC—FDC—	FIRE SERVICE	⊗	FIRE DEPT. CONNECTION
—SAN—SAN—SAN—	SANITARY LINE	⊗	POST INDICATOR VALVE
—C—03—	UTILITY CROSSING & NUMBER	⊗	CLEANOUT
		SP 01	SAMPLE POINT

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DATE: 2022-02-08

AVCON PROJECT NO. 2022.0099.02

UTILITY PLAN

SHEET NUMBER

C-400

U:\2022\2022-0099-02 - Project - 100% CD\2022-0099-02.dwg, 6/1/2022, 2:28 PM

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENTS BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
1. STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DRAIN DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. EXPOSED MATERIAL:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING, OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 40 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
3. INLET PROTECTION:
THE CONSTRUCTION OF SWALES AND THE STORMWATER COLLECTION SYSTEM SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS, SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
5. TEMPORARY GRASSING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.
6. TEMPORARY GRASSING:
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR COVER.
7. TEMPORARY RE-GRASSING:
IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% COVERAGE, AREAS WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
8. MAINTENANCE:
ALL FEATURES OF THE PROJECT WILL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN SEVEN DAY, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL NOTES:

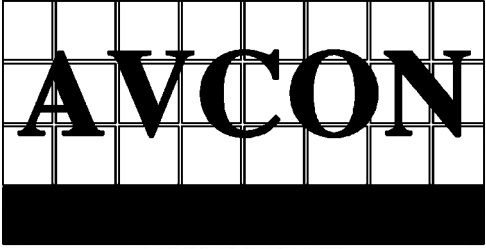
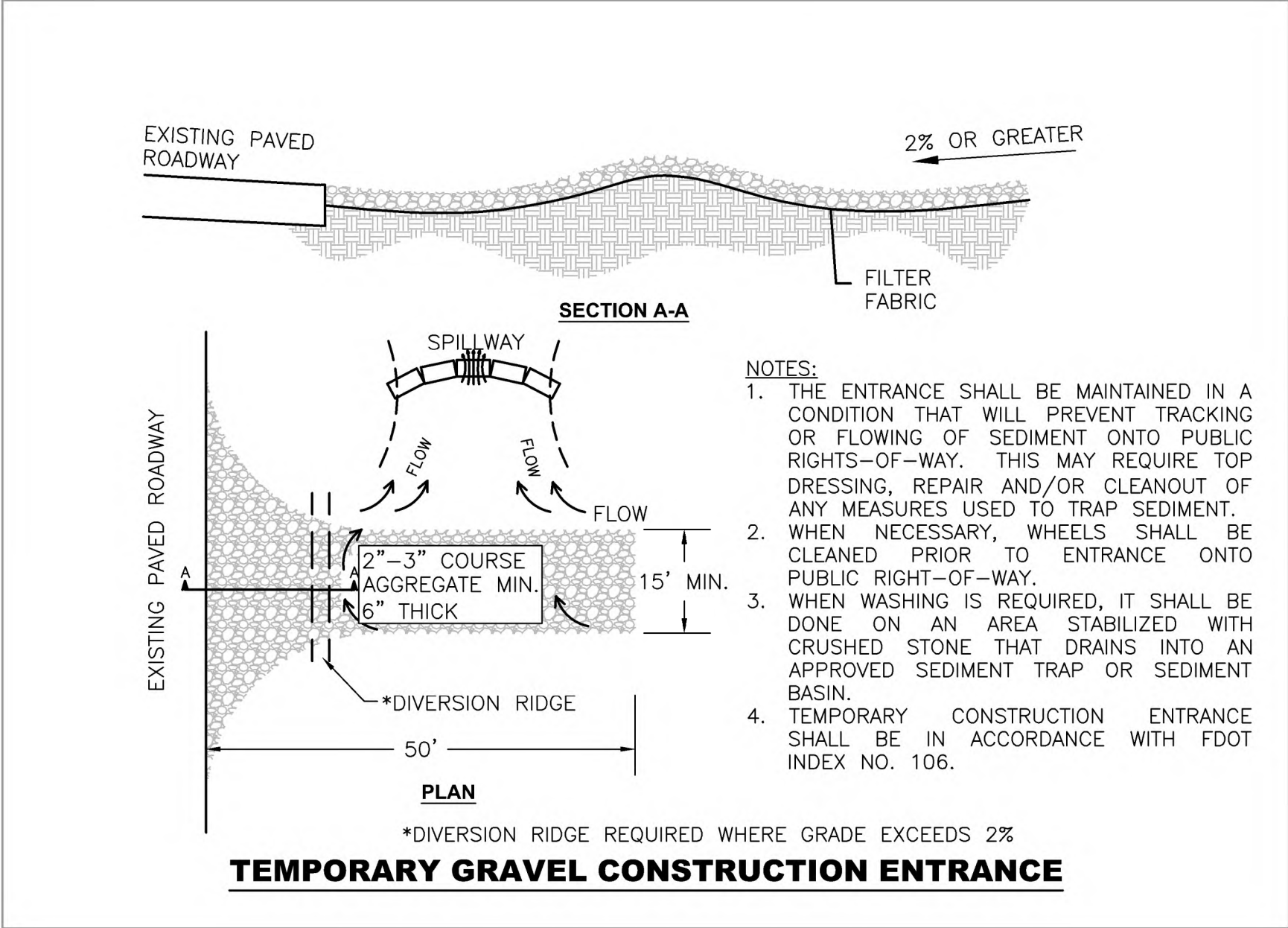
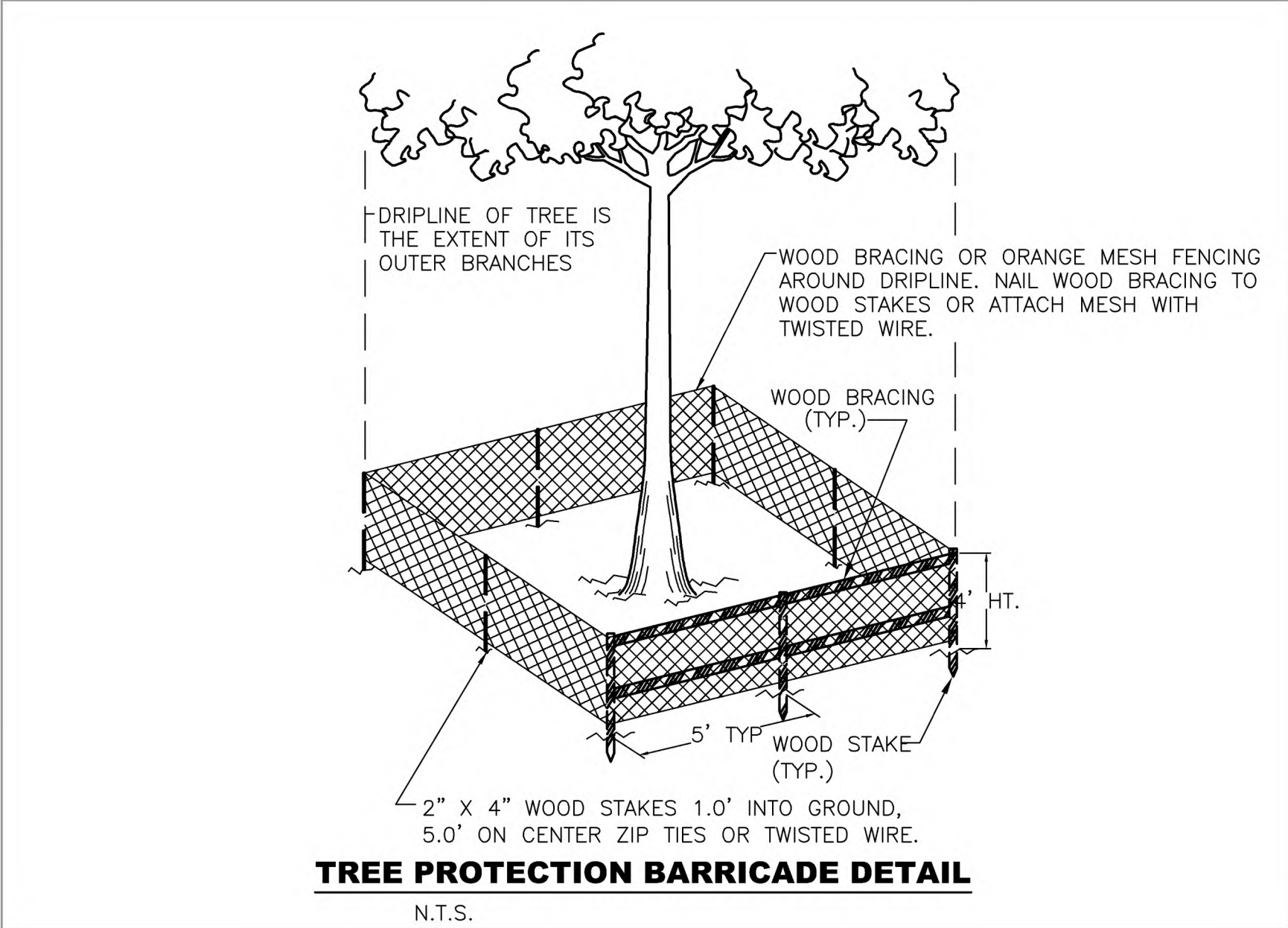
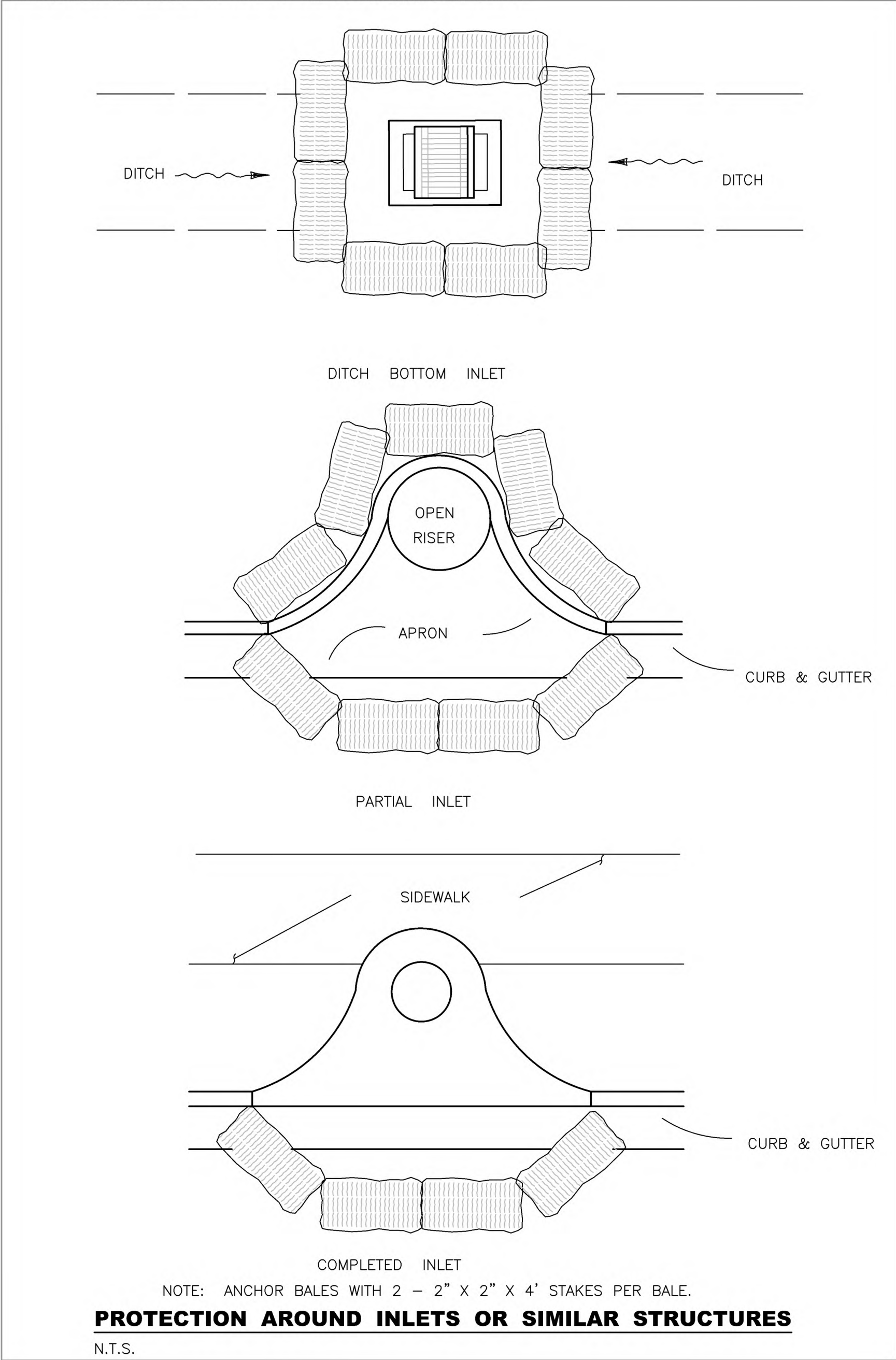
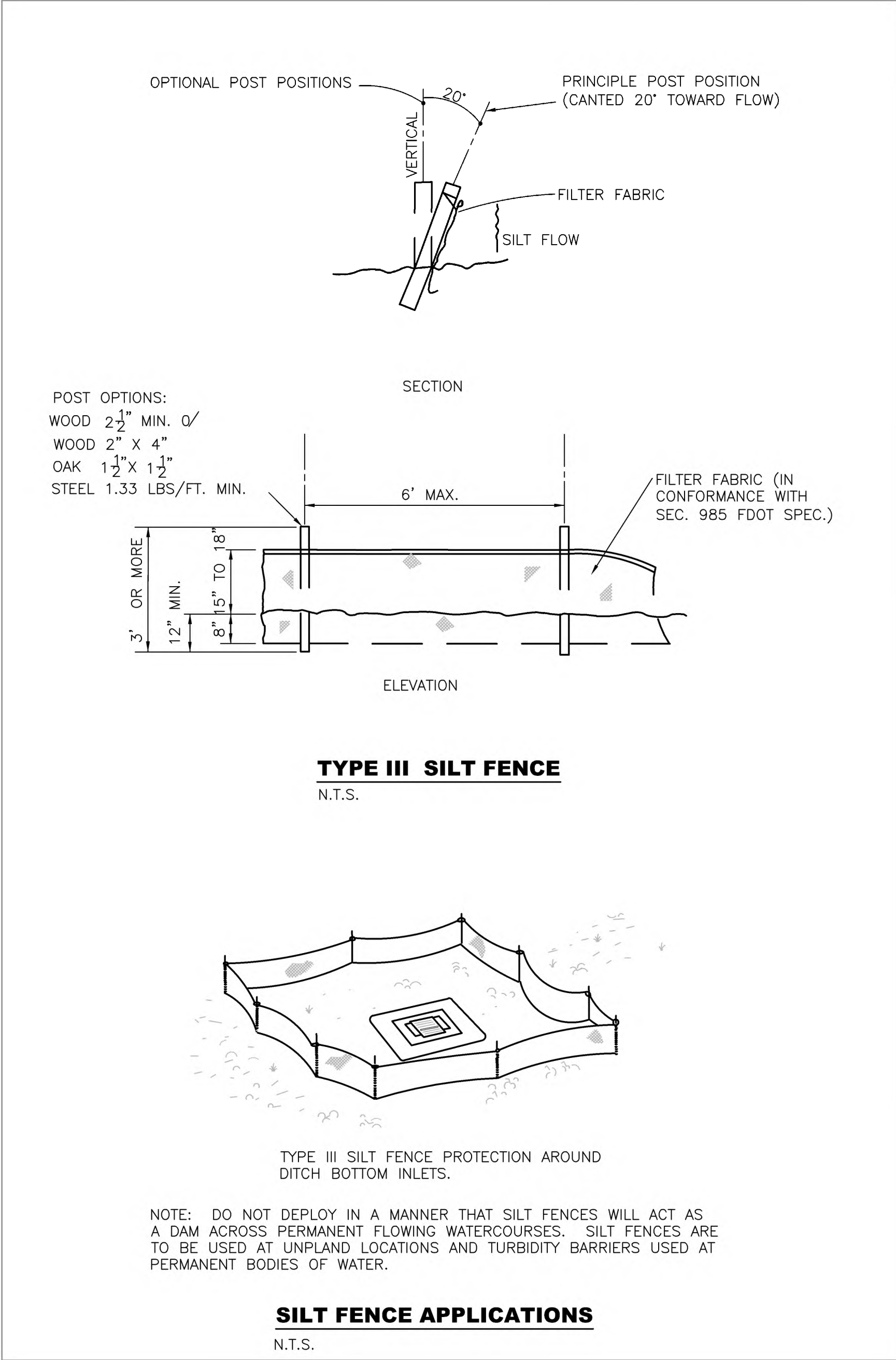
1. THE CONSTRUCTION OF SWALES AND THE STORM SEWER SYSTEM SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
2. INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC OR SURROUNDED BY SYNTHETIC HAY BALES.
3. THE CONTRACTOR SHALL MINIMIZE THE AERIAL EXTENT OF EXPOSED EARTH AT ONE TIME DURING CONSTRUCTION AND UTILIZE WATERING TRUCKS TO WET THE EARTH DURING DRY MONTHS TO MINIMIZE EROSION DUE TO WIND.
4. SILT FENCE MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
5. THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
6. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
8. SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
9. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
10. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED AND NOT ALLOWED TO REMAIN ON THE ROADWAY OVERNIGHT BY THE CONTRACTOR.
11. ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- A. PREPARING FDEP NOTICE OF INTENT APPLICATIONS. (NOI & NOT)
- B. FDEP NOTICE OF INTENT APPLICATION FEES.
- C. PREPARING THE FDEP STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- D. SUBMITTAL OF THE FDEP NOTICE OF INTENTS APPLICATIONS (NOI & NOT)
13. THE SUBMITTAL OF THE FDEP NOI MUST BE DONE PRIOR TO COMMENCING WORK FOR THIS PROJECT.
14. PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL OBTAIN WATER MANAGEMENT DISTRICT PERMITS PRIOR TO COMMENCING WORK FOR THIS PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS.
17. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS, AS A MINIMUM, SHALL BE SEEDED AND MULCHED AND COMPACTED EQUIVALENT TO THAT OF NATIVE SURROUNDING EARTH.

SEDIMENT CONTROL NOTES:

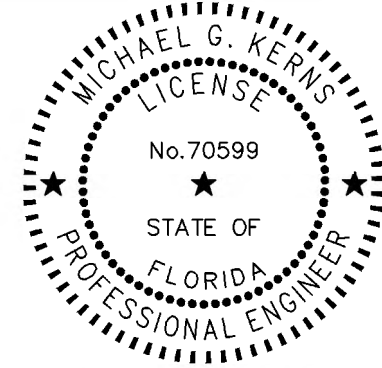
1. ALL SEDIMENT CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OR EXISTING SURFACE MATERIAL ON THE BALANCE OF THE SITE.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED.
3. ALL TEMPORARY EARTH BERMS AND DIVERSIONS SHALL BE MACHINE COMPACTED, SEEDED, AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 10 DAYS AFTER GRADING.
4. CONSTRUCTED BERMS, DIKES, ETC., SHALL BE COMPACTED BY SEVERAL PASSES WITH CONSTRUCTION EQUIPMENT (BULLDOZER, BACKHOE, OR OTHER HEAVY EQUIPMENT, OR BY USE OF A SUITABLE ROLLER).
5. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY, ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
6. THE IN PLACE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING TO ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH FDOT REQUIREMENTS.
4. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
5. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
6. ANY MISCELLANEOUS GARBAGE, YARD WASTE AND CONSTRUCTION DEBRIS PRESENTLY ON-SITE DUE TO ILLEGAL DUMPING SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT.
7. EXISTING IRRIGATION SYSTEMS ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE PROTECTED. ANY IRRIGATION SYSTEM COMPONENTS REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RESTORED AS QUICKLY AS POSSIBLE.



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08/03/2022

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DEVELOPMENT PLAN

THE ADDISON ON NEW YORK

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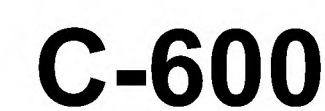
SCALE:

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

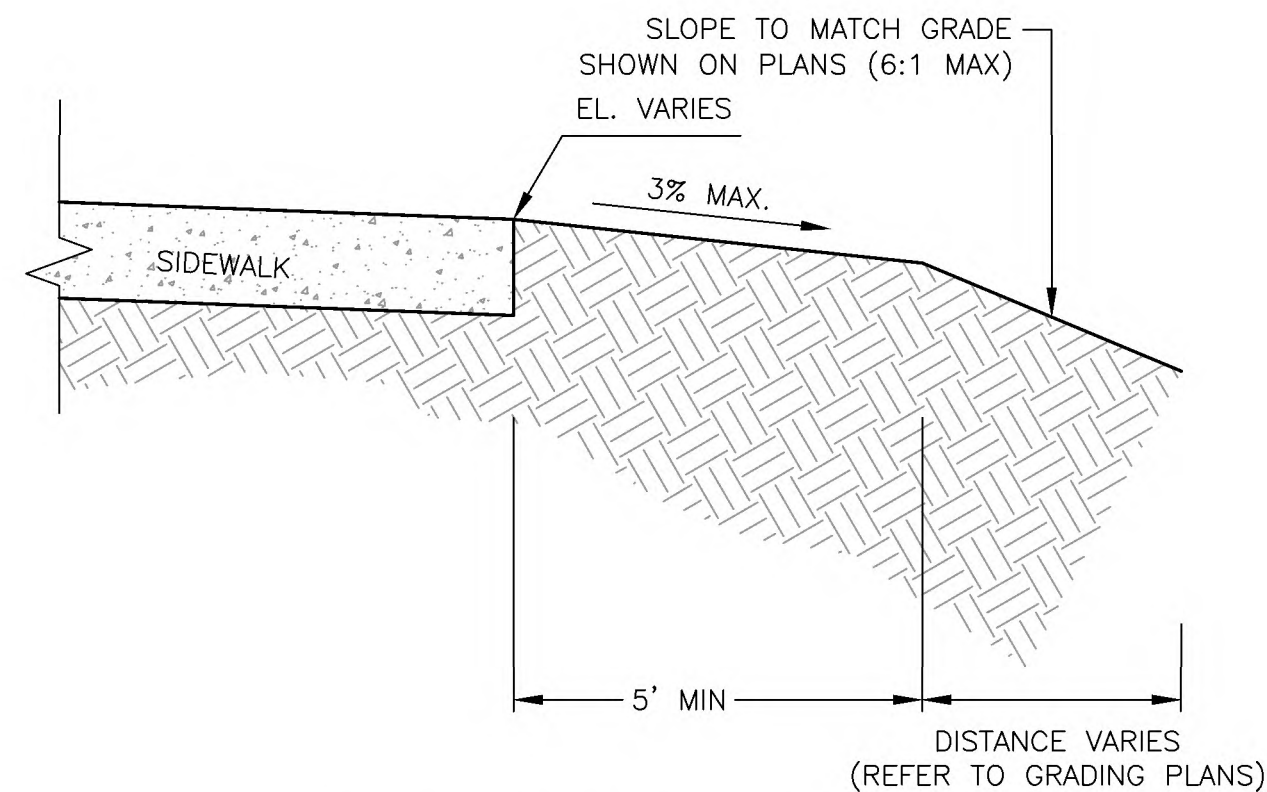
DESIGNED BY: MZ
DRAWN BY: AH
CHECKED BY: MK
APPROVED BY: MK
DATE: 2022-02-08

AVCON PROJECT NO. 2022.0099.02

DEMOLITION DETAILS
SHEET NUMBER
C-500



1. PRIOR TO ANY EXCAVATION ACTIVITIES, CONTRACTOR SHALL TAKE ALL NECESSARY AND PRACTICAL MEASURES TO ENSURE THAT UNAUTHORIZED ACCESS TO THE EXCAVATION BEING PREVENTED.
2. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO FDOT REQUIREMENTS.
5. OPEN EXISTING SWALES SHALL BE SLOPED PER PROJECT SPECIFICATIONS.
6. ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE EXTERIOR FINISHED GRADES UNLESS INDICATED OTHERWISE.
7. INLET AND MANHOLE ELEVATIONS ARE TOP OF RIM.
8. ALL SIDEWALK CROSS SLOPE SHALL HAVE MAX 2% CROSS SLOPE. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AND SIDEWALK ALONG STREET SHALL SLOPE TOWARD THE STREET.
9. ALL ROOF DRAINAGE DISCHARGE IS TO CONNECT TO ONSITE STORMWATER MANAGEMENT SYSTEM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF ALL TIE-INS TO ROOF DRAINAGE PIPING PRIOR TO INSTALLATION OF ROOF PIPING AND ASSOCIATED FITTINGS.
10. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE A MINIMUM CLASS III, UNLESS OTHERWISE SPECIFIED.
11. WRAP ALL CONCRETE PIPE JOINTS WITH A MINIMUM TWO (2) FOOT, TYPE D-3 FILTER FABRIC (SEE FILTER FABRIC JACKET DETAIL).
12. ALL PVC STORM SEWER PIPE WITH A DIAMETER OF 4 INCHES AND LARGER, SHALL HAVE A MINIMUM DIMENSION RATIO OF 35. ALL PVC STORM SEWER PIPE WITH A DIAMETER LESS THAN 4 INCHES SHALL BE SCHEDULE 40.
13. ALL PROPOSED PAVING SURFACES AT INTERSECTIONS AND ADJACENT EXISTING SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE PROPOSED GRADES AND FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS MAY REQUIRE MINOR LOCAL FIELD ADJUSTMENTS IF THE ACTUAL FIELD CONDITIONS VARY FROM THE SURVEYED INFORMATION THAT THE DESIGN WAS BASED UPON IN ORDER TO ACCOMPLISH THE INTENT OF THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMPLISH THIS AND CONSULT THE ENGINEER AS NEEDED TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INFORMATION SHOULD THE INTENT OF THE PLANS BE UNCLEAR.
14. THE CONTRACTOR IS RESPONSIBLE FOR PAVING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. IF AN AREA OF POOR DRAINAGE IS OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING SO THAT A SOLUTION OR CORRECTION TO THE PROBLEM MAY BE MADE.
15. AFTER THE PAVEMENT SECTIONS HAVE BEEN CONSTRUCTED TO SUBGRADE, THEY SHALL BE PROOF-ROLLED TO ASSURE PROPER COMPACTION HAS BEEN ACHIEVED. THE PROOF ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
16. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXCESS CUT OR SUPPLYING FILL AS NEEDED TO GRADE THE SITE AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
17. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
18. CONTRACTOR SHALL VERIFY ALL EXISTING PIPE INVERTS AND PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY DRAINAGE STRUCTURES. IF EXISTING PIPE INVERTS VARY FROM WHAT IS SHOWN IN THE TABLE OF DRAINAGE STRUCTURES, CONTRACTOR SHALL NOTIFY CIVIL ENGINEER WITH THE CORRECT INVERTS. IF NECESSARY, CIVIL ENGINEER WILL MAKE ADJUSTMENTS TO PROPOSED STRUCTURE INVERT ELEVATIONS.
19. CONTRACTOR SHALL QUANTITATIVELY INSPECT ALL EXISTING STORM PIPES THAT ARE SHOWN AS TO REMAIN. ANY MAJOR VISUAL DAMAGE TO SAID EXISTING PIPES SUCH AS CRACKING, CRUMBLING, AND UN-ALIGNED JOINTS SHALL BE REPORTED IMMEDIATELY TO THE CIVIL ENGINEER.
20. CONTRACTOR SHALL DESILT ALL EXISTING STORM PIPES THAT ARE SHOWN AS TO REMAIN.
21. CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (SSOCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSOCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-432-4470 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.
22. CONTRACTOR SHALL COMPLY WITH OSHA TRENSH SAFETY STANDARDS 29 C.F.R., S. 926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62,, FLORIDA STATUTES.
23. CONTRACTOR SHALL FLUSH ALL EXISTING UNDERDRAINS THAT ARE TO REMAIN.
24. CONSENSUALLY TO OBTAIN ALL NECESSARY APPROVALS FOR DEWATERING ACTIVITIES.
25. A CONSUMPTIVE USE PERMIT MAY BE REQUIRED FOR DEWATERING ACTIVITIES.
26. THE CONTRACTOR MUST MEET ALL DEWATERING CRITERIA AS REQUIRED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
27. IF DEWATERING IS REQUIRED, THE CONTRACTOR IS TO SUBMIT A DEWATERING APPLICATION PACKAGE TO SURWMD AT LEAST 21 DAYS PRIOR TO COMMENCING WITH DEWATERING ACTIVITIES.



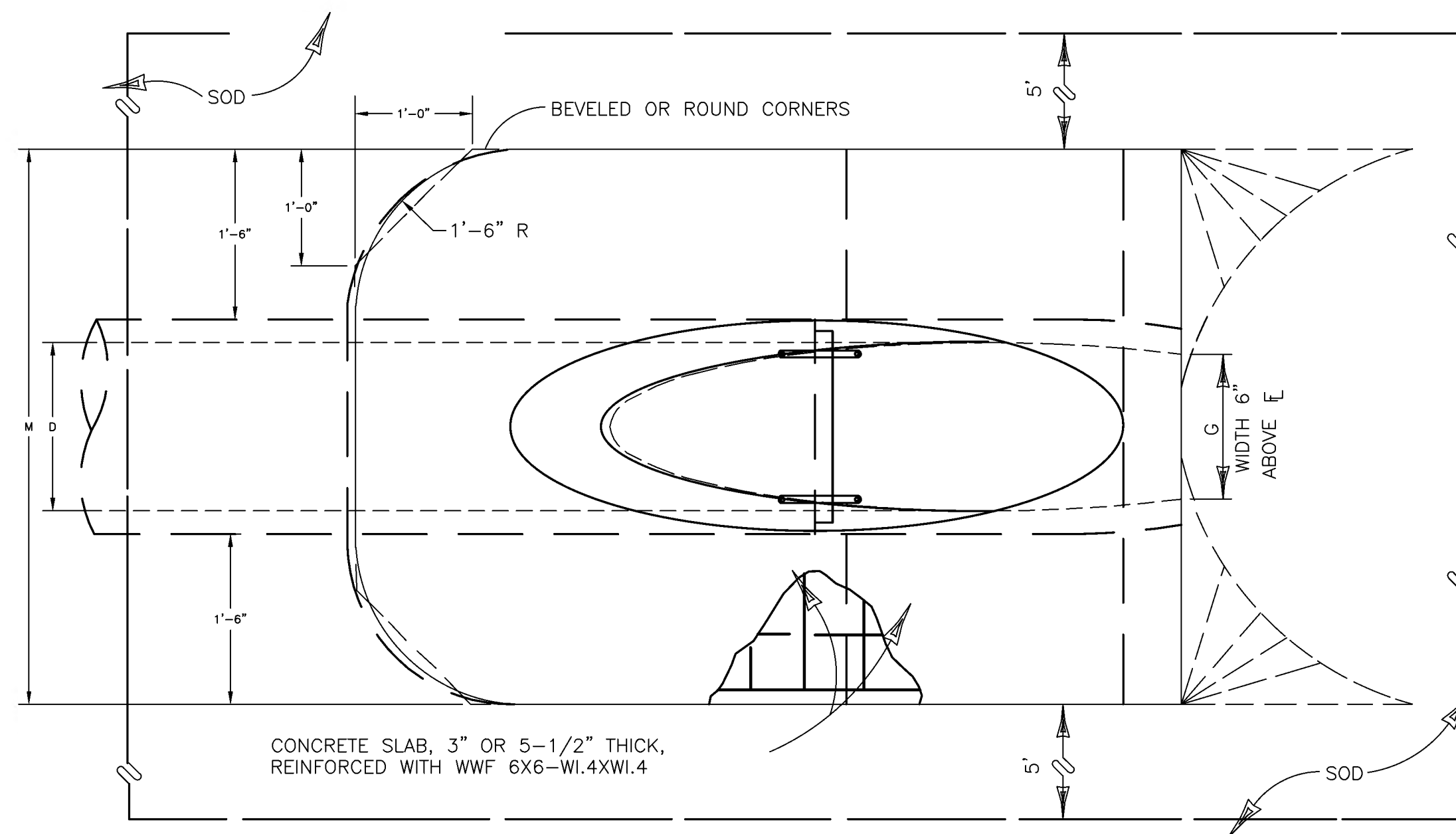
MIDPOINT: NORTHING, EASTING, AND INVERT

CENTER OF GRATE: NORTHING, EASTING, AND TOP ELEV.

CENTER: NORTHING, EASTING, AND TOP ELEV.

STRUCTURE LOCATING DETAIL

1. THE LOCATION OF THE NORTHING & EASTING SHOWN ON THE PLANS FOR EACH STRUCTURE IS LOCATED AS SHOWN ABOVE.
2. THE INVERT ELEVATION FOR MITERED END SECTIONS SHOWN ON THE PLANS IS LOCATED AS SHOWN ABOVE.
3. THE TOP ELEVATION FOR GRATE INLETS AND MANHOLES AS SHOWN ON THE PLANS IS LOCATED AS SHOWN ABOVE.



3" OR 5-1/2" DEEPEN AROUND OUTSIDE EDGE OF PIPE FOR 5-1/2" SLAB

SLOPE VARIES, SEE GENERAL NOTES NOS. 1 & 2

5' SOD

A

C

B

4:1 OR 2:1

CONCRETE PIPE

CONNECTOR

SADDLE

#4 BAR

5' SOD

2'

NOT < D

NO PIPE JOINT PERMITTED UNLESS APPROVED BY THE ENGINEER

E

F (PIPE TO BE INCLUDED UNDER UNIT PRICE FOR MITERED END SECTION)

*SLOPE:
4:1 MITER: TO | PIPE FOR PIPES
SMALLER. 2:1 FOR PIPES 24" AND

*SLOPE:
4:1 MITER: TO | PIPE FOR PIPES 18" AND
SMALLER. 2:1 FOR PIPES 24" AND LARGER.

2:1 MITER: TO | PIPE FOR PIPES 18" AND
SMALLER. 1:1 FOR PIPES 24" AND LARGER.



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APPROVED BY: MK
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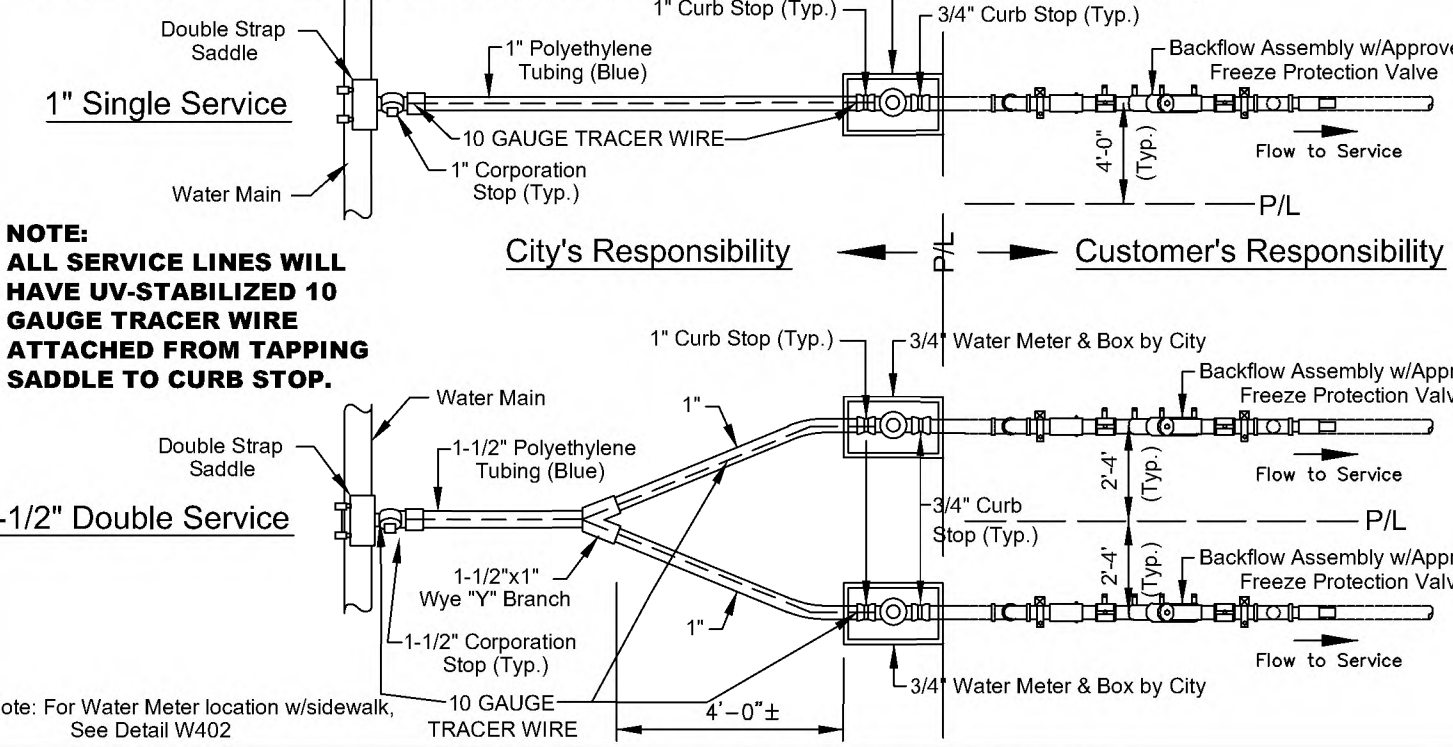
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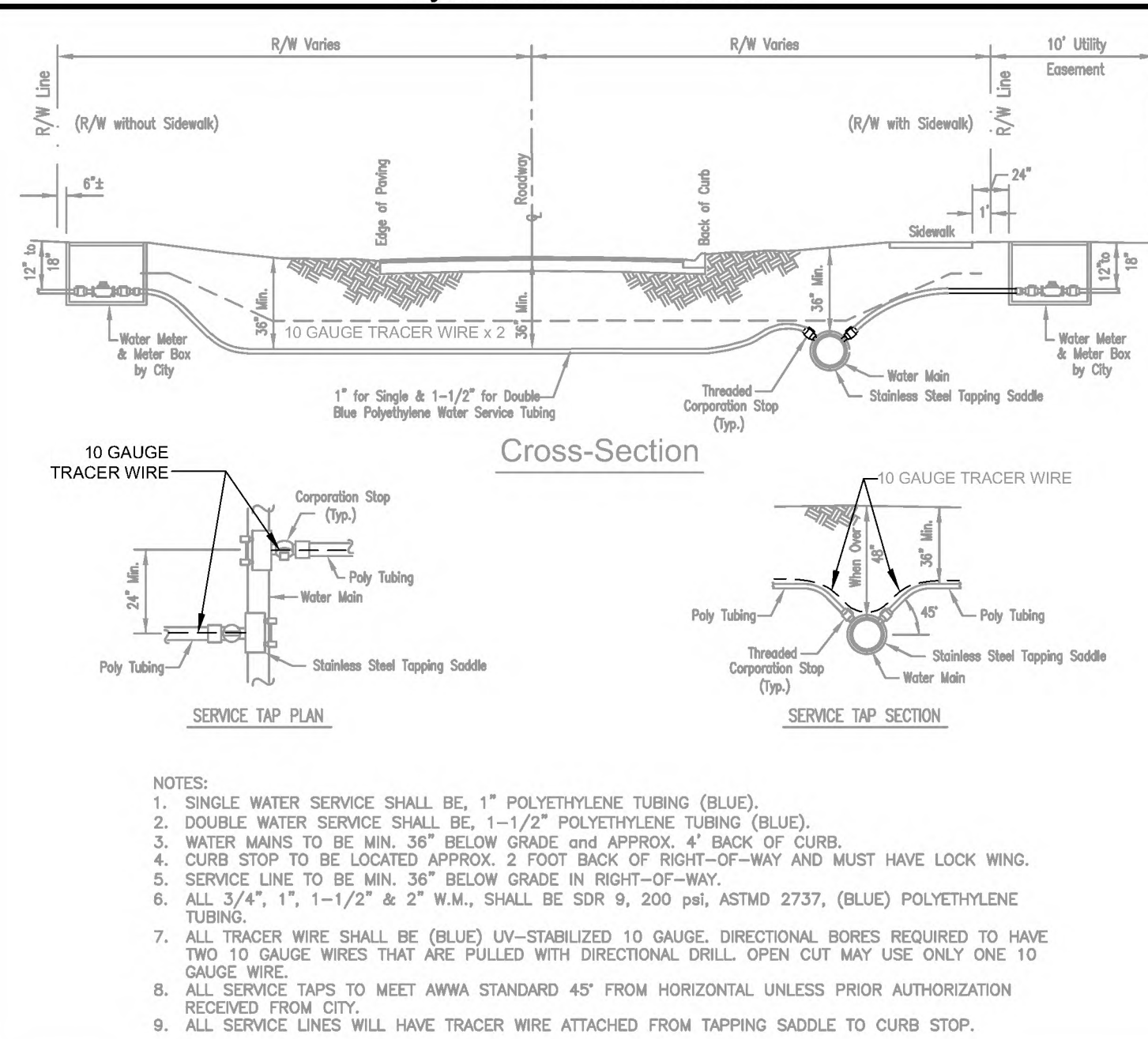
C-700

NOTES:

1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED AND PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING AND CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS, SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M. SHALL BE SDR 9, 200 psi, ASTM D 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
15. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
16. METER BOX SHOULD HAVE 2'X2'X6" CLEARANCE AROUND IT.



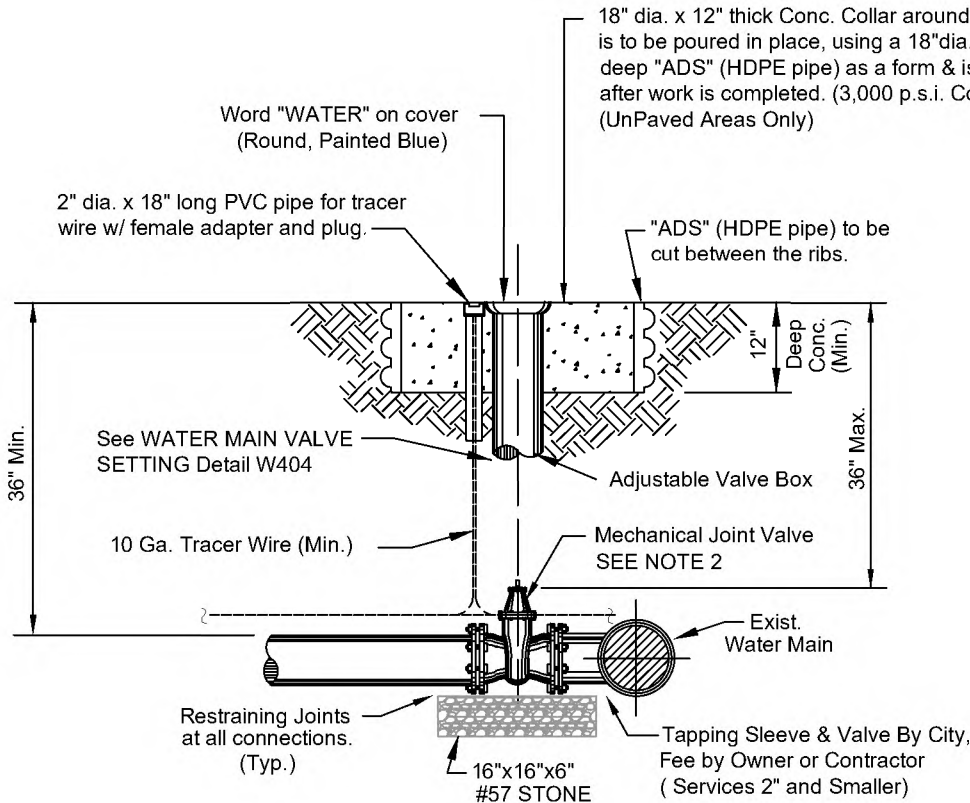
DATE: 11/05/2021 **WATER MAIN SERVICE CONNECTION (BACKFLOW)** **W401**
City of DeLand - Standard Details



DATE: 11/05/2021 **WATER MAIN SERVICE LINES** **W403**
City of DeLand - Standard Details

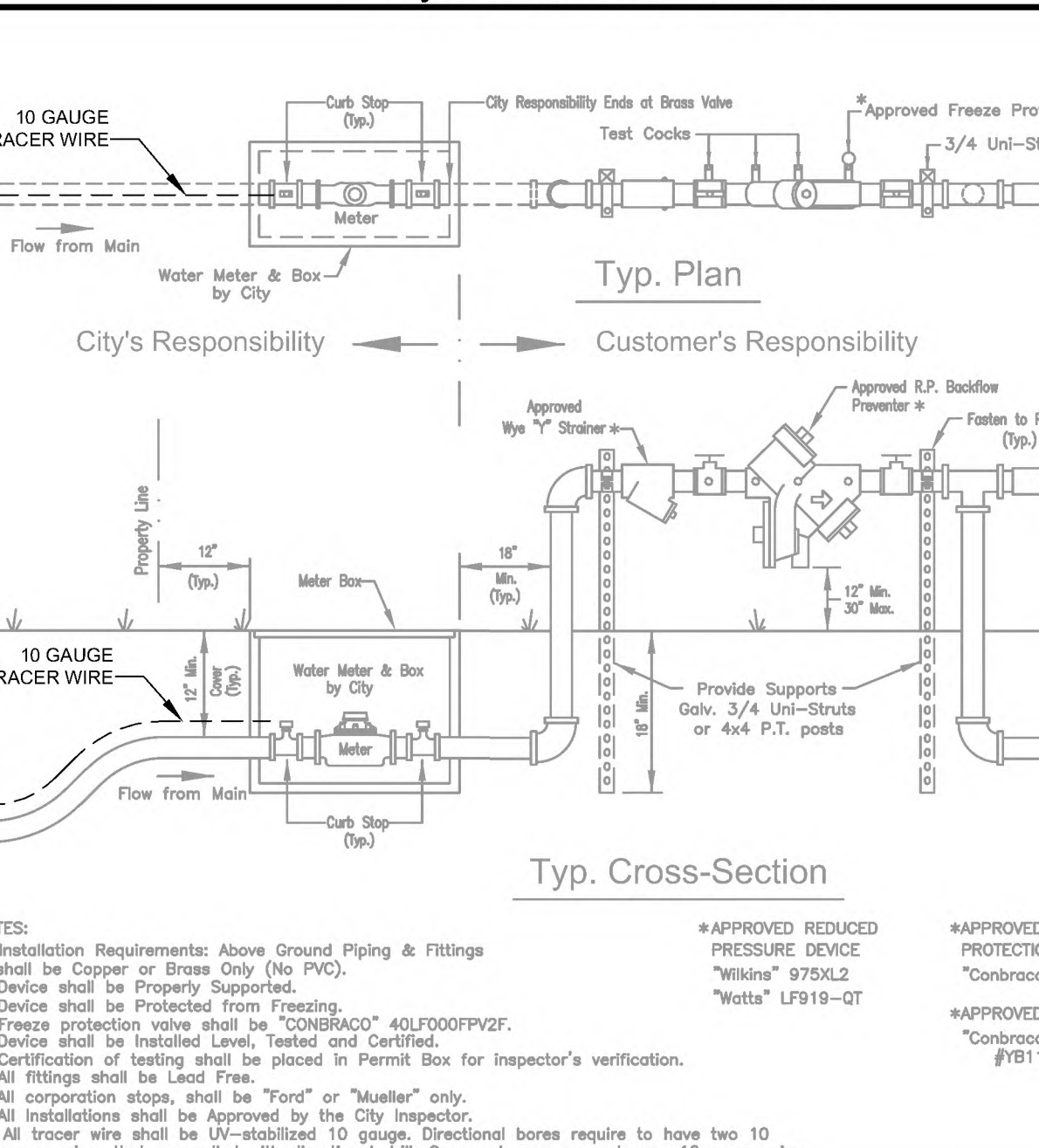
Notes:

1. All tracer wire shall be UV-stabilized 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.



- Notes:
1. For Wet Taps larger than 2", Sleeves & Valves will be furnished and installed by the contractor in the presence of the city inspector. Tapping sleeve shall be Ford, Romac, or JCM stainless steel only.
 2. Mechanical Joint Valve shall be manufactured by Clow, Mueller, Kennedy, or American Flow Control.

DATE: 11/05/2021 **TAPPING SLEEVE & VALVE** **W407**
City of DeLand - Standard Details

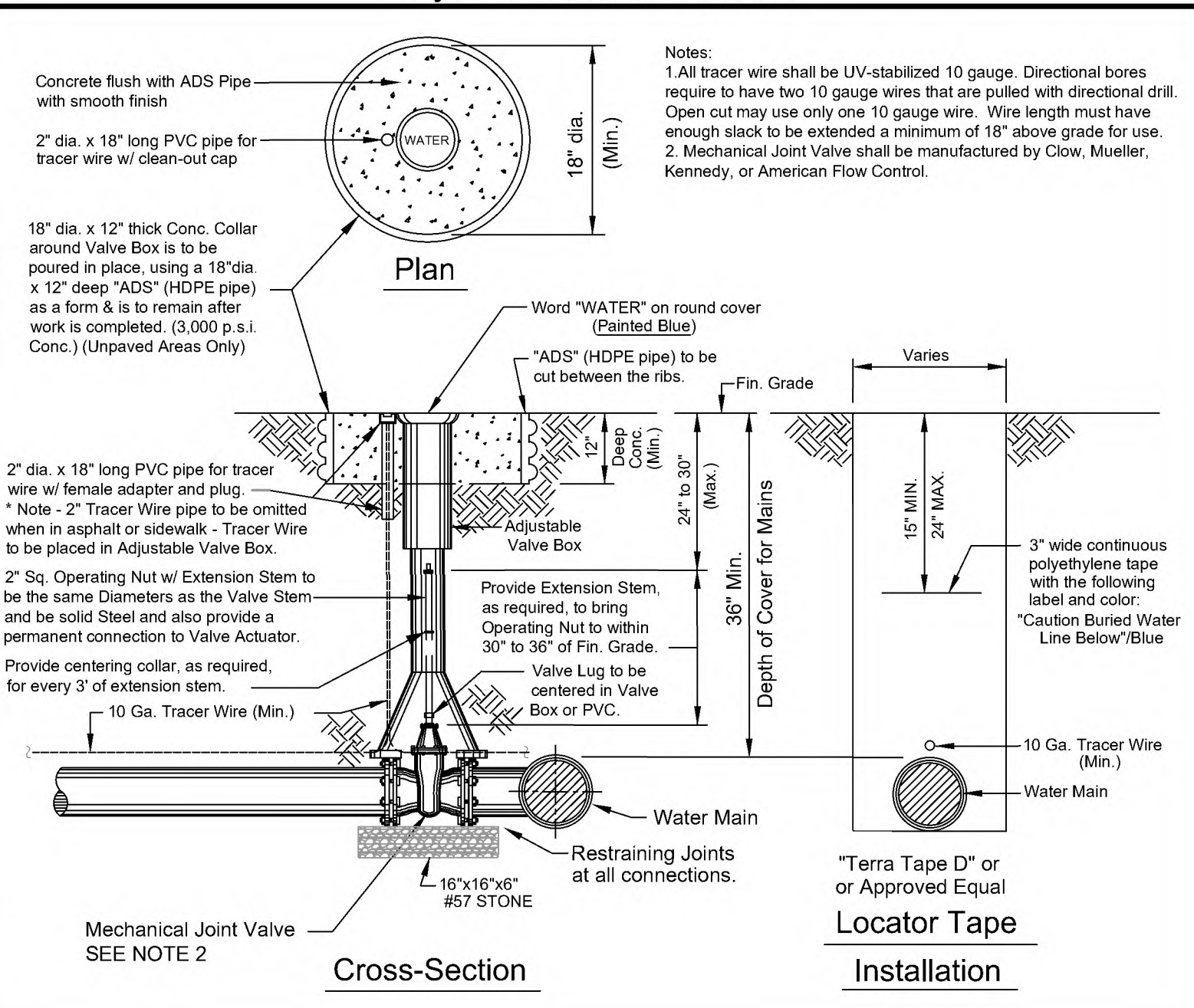


DATE: 11/05/2021 **WATER METER & BACKFLOW ASSEMBLY - 1" THRU 2-1/2" MODELS** **W411**
City of DeLand - Standard Details

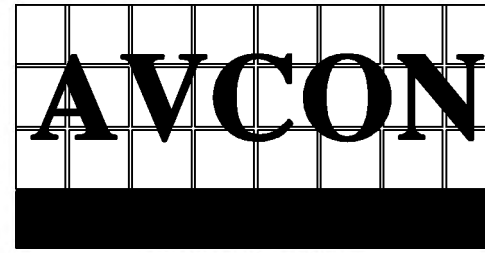
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	12 inches preferred 6 inches minimum	Alternate 3' ft. minimum
Gravity Sewer Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum
On-Site Sewage Treatment & Disposal System(4)	10 ft. minimum		

- (1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipes, the Minimum Separation is 12" inches.
(2) Reclaimed Water Regulated Under Part III of chapter 62-610, F.A.C.
(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-160, F.A.C.

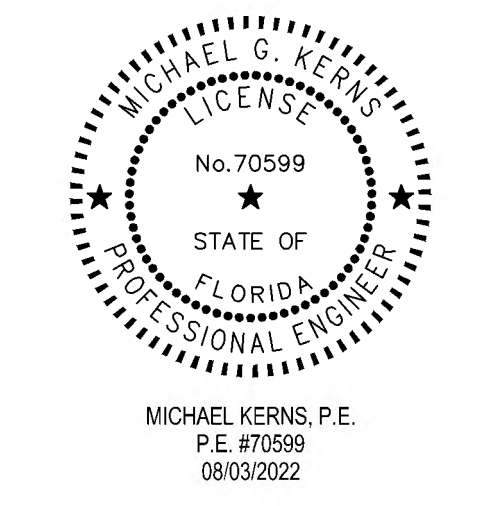
DATE: 11/05/2021 **WATER PIPE SEPERATION REQUIREMENTS** **W420**
City of DeLand - Standard Details



DATE: 11/05/2021 **WATER MAIN VALVE SETTING** **W404**
City of Deland - Standard Details



AVCON, INC.
ENGINEERS & PLANNERS
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**DEVELOPMENT
PLAN**

**THE ADDISON ON
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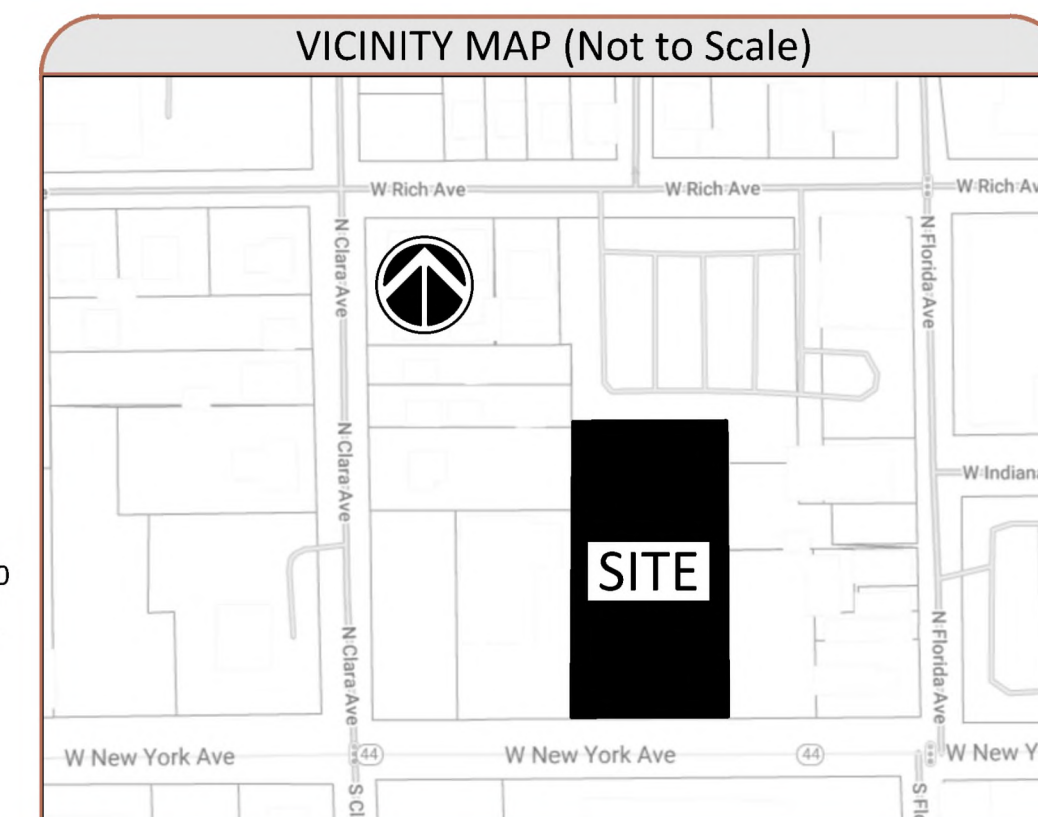
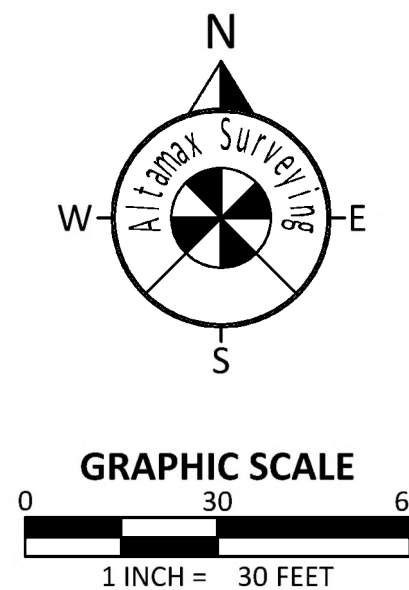
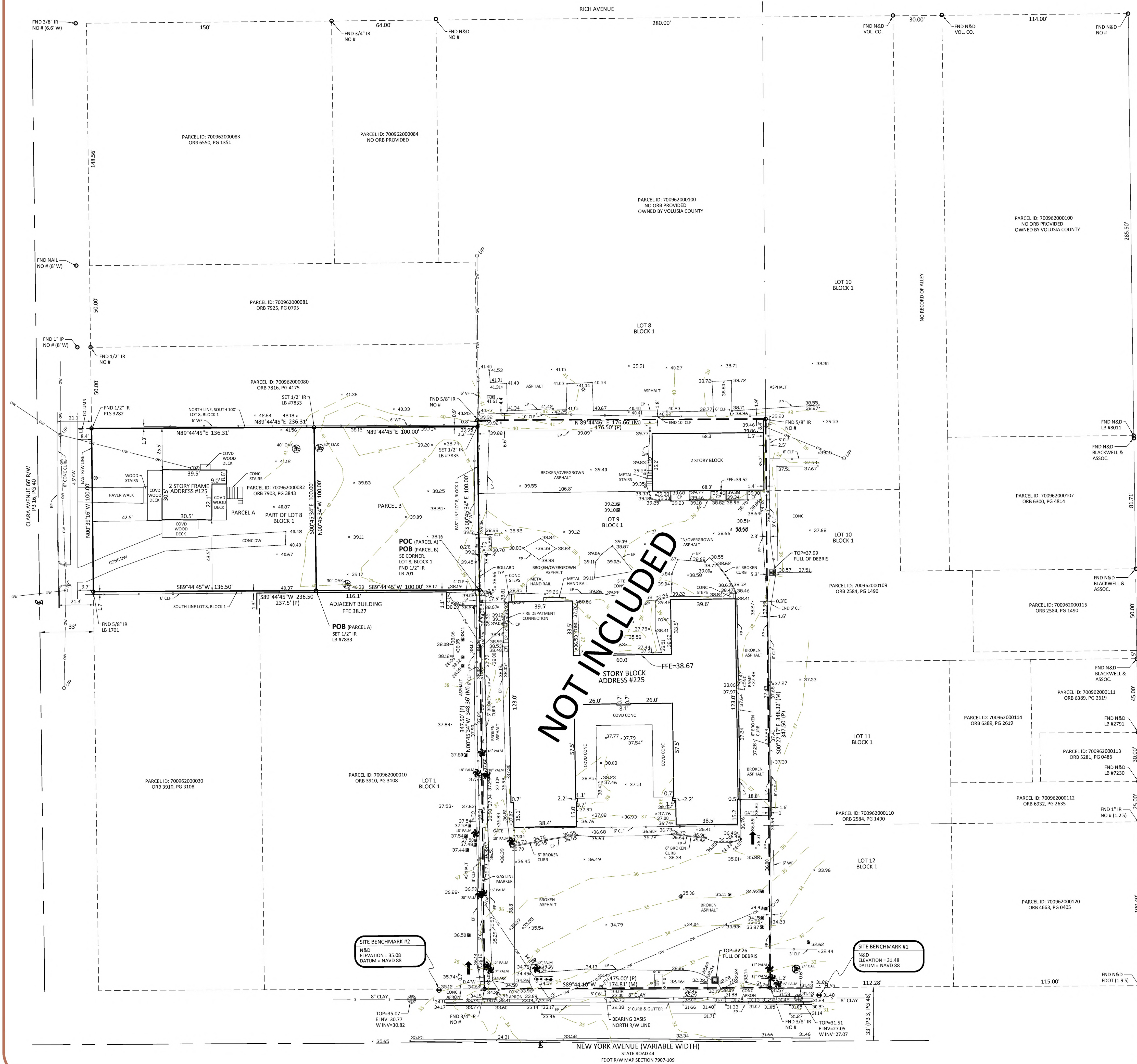
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DATE: **2022-02-08**

AVCON PROJECT NO. **2022.0099.02**
**UTILITY DETAILS -
WATER**
SHEET NUMBER
C-800

BOUNDARY & TOPOGRAPHIC SURVEY



DESCRIPTION:

PARENT PARCEL:

THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. (NOTE: MAP BOOK 16, PAGE 40 WAS FORMERLY NUMBERED AS MAP BOOK 3, PAGE 48)

CONTAINS: 23,640 SQUARE FEET OR 0.5427 ACRES MORE OR LESS.

PARCEL A:

THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LESS THE EAST 100.00 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1; RUN THENCE S89°44'45"W, ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 100.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°44'45"W, ALONG SAID SOUTH LINE, A DISTANCE OF 136.50 FEET TO THE EAST RIGHT OF WAY LINE OF CLARA AVENUE; THENCE N00°39'16"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 8; THENCE N89°44'45"E, ALONG SAID NORTH LINE, A DISTANCE OF 136.31 FEET; THENCE S00°45'34"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13,640 SQUARE FEET OR 0.3131 ACRES MORE OR LESS.

PARCEL B:

THE EAST 100.00 FEET OF THE SOUTH 100 FEET OF THE WEST 237.5 FEET OF LOT 8, ASSESSOR'S SUBDIVISION OF BLOCK 1, ROGER'S DELAND, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 16, PAGE 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1; RUN THENCE S89°44'45"W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 100.00 FEET; THENCE N89°44'53"W A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 8; THENCE N89°44'45"E ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S00°45'34"E, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

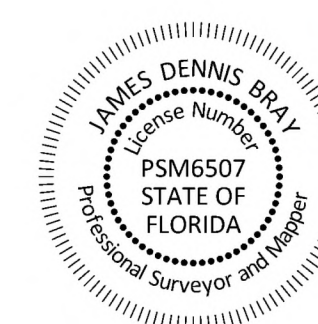
CONTAINS: 10,000 SQUARE FEET OR 0.2296 ACRES MORE OR LESS.

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH R/W LINE OF NEW YORK AVENUE, BEING: S89°44'10"W ASSUMED.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
4. THIS SITE LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 12127C0470H, COMMUNITY NO. 120307, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, EFFECTIVE 02/19/2014.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE. INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF

Certified to:
AXIA PUTNAM, LLC

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LEGEND

AB - AIR CONDITION
 AC - AIR-CURTAIN
 AD - AIR-DRYING
 AE - AIR-EXHAUST
 AF - AIR-FLOW
 AG - AIR-GATE
 AH - AIR-HEATING
 AI - AIR-INTAKE
 AJ - AIR-JET
 AK - AIR-KICK
 AL - AIR-LOCK
 AM - AIR-MANUAL
 AN - AIR-NOISE
 AO - AIR-OUTLET
 AP - AIR-PORT
 AQ - AIR-QUALITY
 AR - AIR-RECYCLE
 AS - AIR-SYSTEM
 AT - AIR-TREATMENT
 AU - AIR-UNIT
 AV - AIR-VENT
 AW - AIR-WALL
 AX - AIR-EXCHANGE
 AY - AIR-YIELD
 AZ - AIR-ZONE
 BA - BACK-ARCH
 BB - BACK-BACK
 BC - BACK-BACK
 BD - BACK-BACK
 BE - BACK-BACK
 BF - BACK-BACK
 BG - BACK-BACK
 BH - BACK-BACK
 BI - BACK-BACK
 BJ - BACK-BACK
 BK - BACK-BACK
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ADDRESS:

225 W. NEW YORK AVE AND
125 N. CLARA AVENUE
DELAND, FL 32720

Job Information

JOB NO. 904879
CF NO. VLS-16-40-LOT8-BLK1
FIELD DATE: 2/16/2022
SCALE: 1" = 30'
DRAWN BY: GLT

Revisions

[illegible]

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James D. Bray PSM 6507

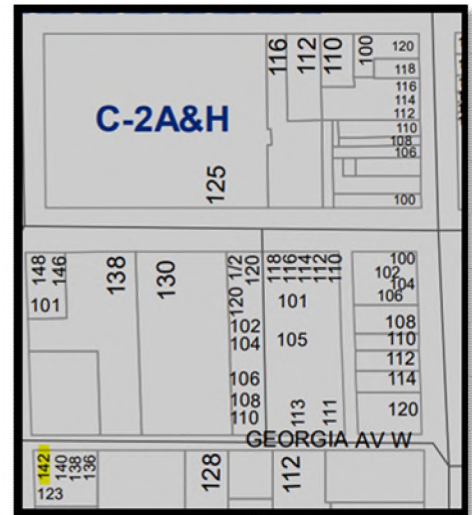
SHEET 1 OF 1

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

October 19, 2022

Zoning Map

- A. APPLICATION NO:** SE22-192
- B. APPLICANT:** Jeffery Hyder, Owner/Applicant
- ADDRESS:** 142 W Georgia Ave, DeLand, FL 32720
- REQUEST:** Special Exception that will allow Hyderhead Brewery, which currently holds a CMB and 2COP to purchase a 4COP license.



APPLICABLE ORDINANCE: Article II - Section 33-18 (17).Special exceptions; *Package store or bar, for all land uses requiring either a Department of Business and Professional Regulation "3 PS" liquor license (package sales) or "4 COP" liquor license (bars, lounges, etc.), the following minimum separation requirements shall apply: C-2A—300 feet; BR, C-1, C-2, C-2AC, C-4 and M-1—500 feet.*



SE22-192(DJ/KS)

1 of 3

C. SITE FACTORS:

Location: 142 W Georgia Ave.
Parcel ID: 701601030062
Parcel Size: +/- 1400 sq. ft.
Land Use: Downtown Commercial
Existing Zoning: C-2A&H Downtown Commercial & Historic
Existing Use: Bar/Brewery

SURROUNDING USE:

North Downtown Commercial
South Downtown Commercial
East Downtown Commercial
West Downtown Commercial

SURROUNDING ZONING:

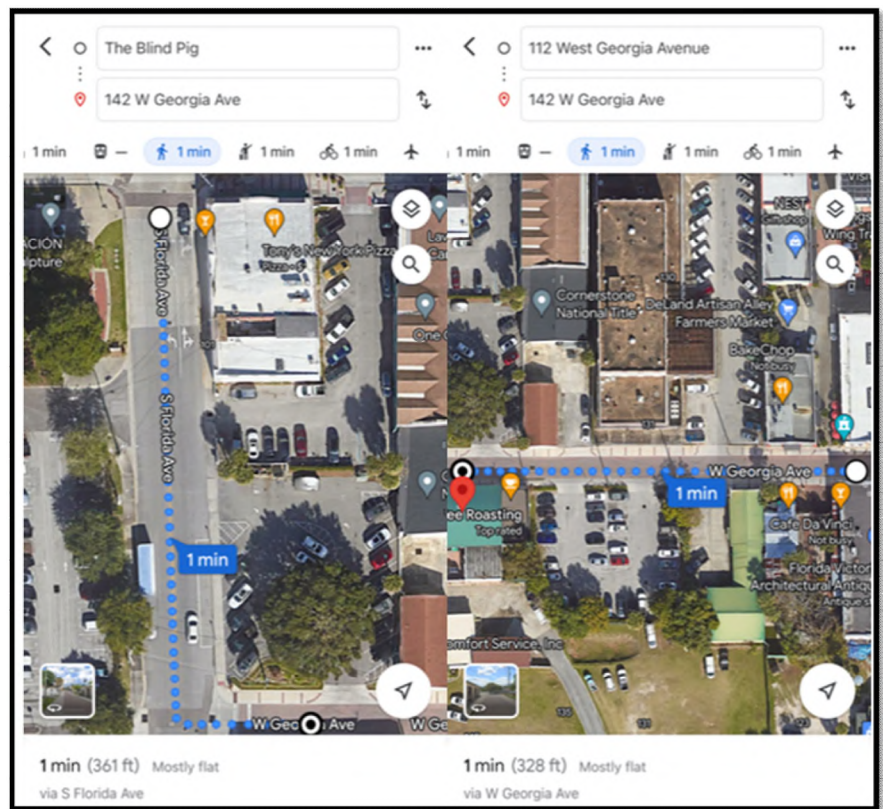
C-2A&H (Downtown Commercial & Historic)
 C-2A&H (Downtown Commercial & Historic)
 C-2A&H (Downtown Commercial & Historic)
 C-2A&H (Downtown Commercial & Historic)

D. ANALYSIS:

The applicant is seeking a Special Exception for a 4COP liquor license at the location of 142 W Georgia Avenue. It is currently a brewery that serves beer and wine, and they currently have a CMB/2COP license from the State. The approval from the city for a special exception will allow Hyderhead Brewery to then purchase a 4COP liquor license and, increase the menu options, sales, and hired staff.

In the C-2A&H zoning district, establishments requiring licenses above Class 2 (beer & wine) require special exception approval—subject to a minimum separation of 300 ft. between similar uses. The surrounding uses have been reviewed, and it has been determined that there are no other similar uses within the required 300-ft. distance from this site. Both The Blind Pig and Café Da Vinci hold 4COP licensed The Blind Pig is 361 feet away and Café Da Vinci is 328 feet away, which permits this use.

The intent of this review is for the board to determine if this use is acceptable at this location. This area is a downtown commercial neighborhood comprised of variety of business and municipal buildings.



E. CONCLUSION:

The applicant is seeking a special exception to allow implementation of a 4COP license for liquor sales (bars, lounges, etc.). They currently hold a CMB/2COP license. (beer & wine)

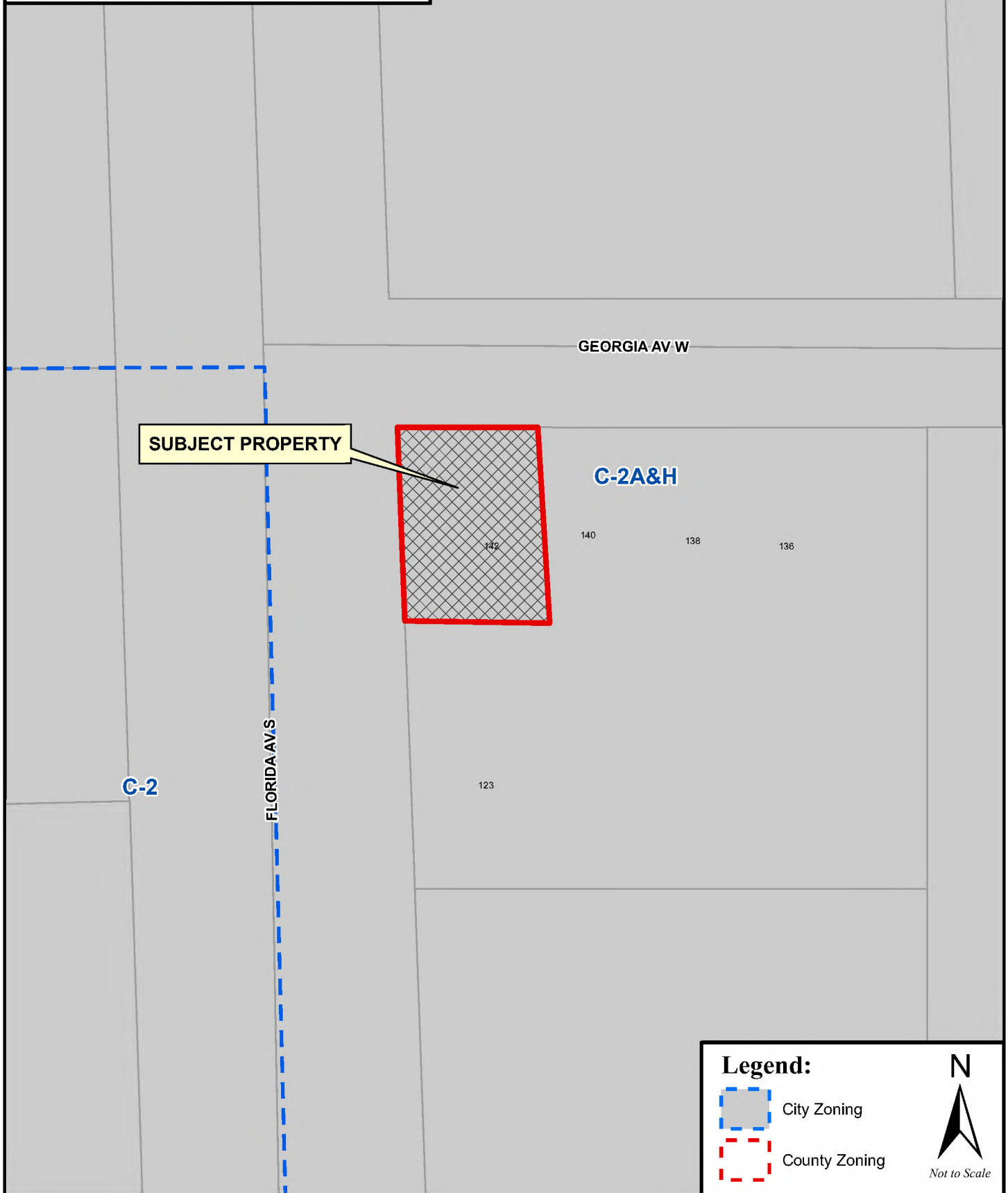
STAFF RECOMMENDATION:

Staff recommends the Planning Board forward the Special Exception to the City Commission with a recommendation of approval. (The City Commission will hold a public hearing on this item at their November 21, 2022 meeting.)

Staff recommends approval of the Special Exception.



City of DeLand
PLANNING BOARD
SE22-192
OCTOBER 19,2022





City of DeLand
PLANNING BOARD
SE22-192
OCTOBER 19, 2022



PLANNING DEPARTMENT STAFF REPORT TO THE CITY OF DELAND PLANNING BOARD

October 19, 2022

- A. APPLICATION NO.:** Z22-197, 210 W. Wisconsin Ave.
- APPLICANT:** Michael Woods, Cobb Cole
- REQUEST:** The applicant is requesting to amend the zoning
From: R-1A (Single family)
To: C-2A (Downtown Commercial)

APPLICABLE ORDINANCES:

Article XII

ADMINISTRATION AND ENFORCEMENT

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

Location: 210 W. Wisconsin Ave.

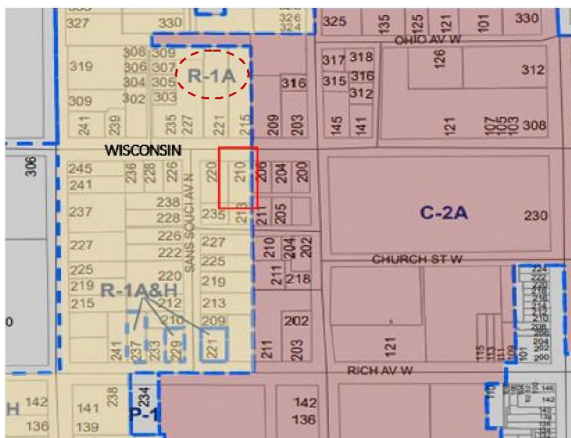
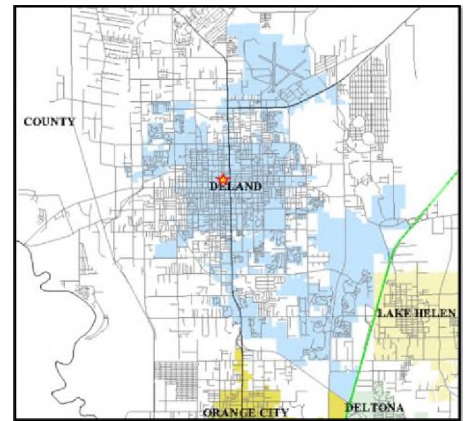
Parcel Size: 0.18 ± acres

Existing Use: Multi-family residential

B. ANALYSIS:

The site currently consists of a single-family structure that has been converted for multi-family use and is located along Wisconsin Ave. adjacent to similar residential structures that have been converted to office uses. The owner would like to rezone the property to match the underlying land use designation.

The application states: *“The requested rezoning is necessary to bring the property’s zoning category into compliance with the underlying land use. The structure is used as a multiunit rental, which is expressly provided for under the land use designation but prohibited under the existing zoning. In contrast, the use of the property as a single-family residential home is permitted by the existing zoning but is not permissible under the existing land use. By shifting the zoning designation one lot to the west, the inconsistency is resolved.”*



Existing Zoning



Proposed Zoning

Section 33-135 provides the following criteria, which the 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 proposed zoning is in exact compliance with the underlying land use. it was the intent of the land use amendment to permit this zoning designation.

The existing zoning designations are described as follows:

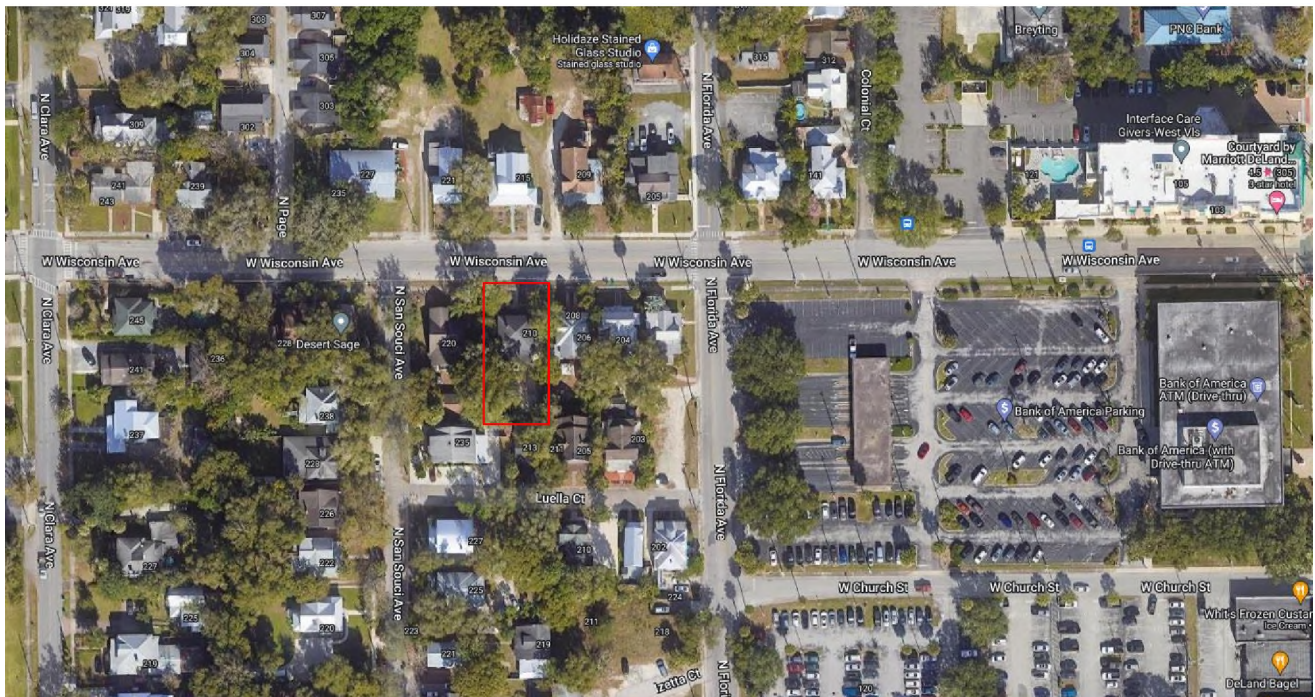
R-1A—Single-Family Dwelling District.

- (a) *Statement of intent.* The purpose and intent of the R-1A Single-Family Residential District is to provide low density residential neighborhoods in an urban setting with less stringent development standards than the R-1AA district.

The proposed zoning designation is generally described as follows:

C-2A—Downtown Commercial District.

- (a) *Statement of intent.* The purpose of this zoning district is to provide for residential, retail, and service needs of the Central Business District (CBD). The list of permitted uses contains those land uses that are oriented to the downtown area.



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

The property is located within the heart of the urban core and rezoning of the property will only amend the permitted uses of the property and not impact any environment or natural resources.

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

The property is currently listed as a triplex on the Volusia County Property Appraiser's website. The economy will only be impacted inasmuch as the number of permitted uses will increase and there will be more options available for use of the property.

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

The rezoning action will not impact governmental services. The property is located within the urban area and such services are already provided. No new services are anticipated to be required because of the rezoning action.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

Originally, this core area was where DeLand began its development as a city. Much of the area surrounding the downtown was residential and as the city began to expand so did the commercial core and the Downtown Commercial land use designation was implemented to promote the development patterns outlined in the DeLand Redevelopment Plan (2005).

The current zoning designation permits single-family use, however, the land use permits multi-family residential but not single-family as a primary use. The underlying land use designation (Downtown Commercial) does not support the current zoning.



Properties to the east



Subject site



Property to the west

6. Was there a mistake in the original classification?

The city amended the land use designation of the core downtown area, but the underlying zoning designations were allowed to remain as they were without penalty even in circumstances where they did not comply. As property owners wish to rezone their properties to the C-2A designation it will bring them into compliance with the land use. The current land use designation permits only C-2A and PD zoning.



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

The proposed rezoning will eliminate a few uses that are currently allowed and it will (conditionally) permit several different uses currently not permitted with the residential zoning designation. There are a few uses currently permitted that will still be allowed. The change will allow a wide variety of commercial uses which are typically not present in residential areas, but which meet the intent of the established downtown land use designation. The Policy guidelines encourage a mix of uses to provide more diversity.

8. Will the proposed rezoning have an impact upon public health, safety and welfare?

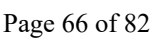
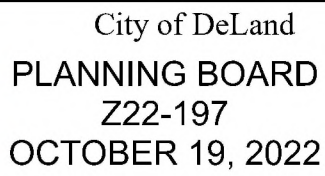
The rezoning request will not adversely impact health, safety or welfare. It was the intent of the administrative land use amendment to support the central business district and permit its expansion to areas where it would be compatible.

C. CONCLUSION:

This rezoning request will constitute another non-compliant property coming into compliance with the underlying land use.

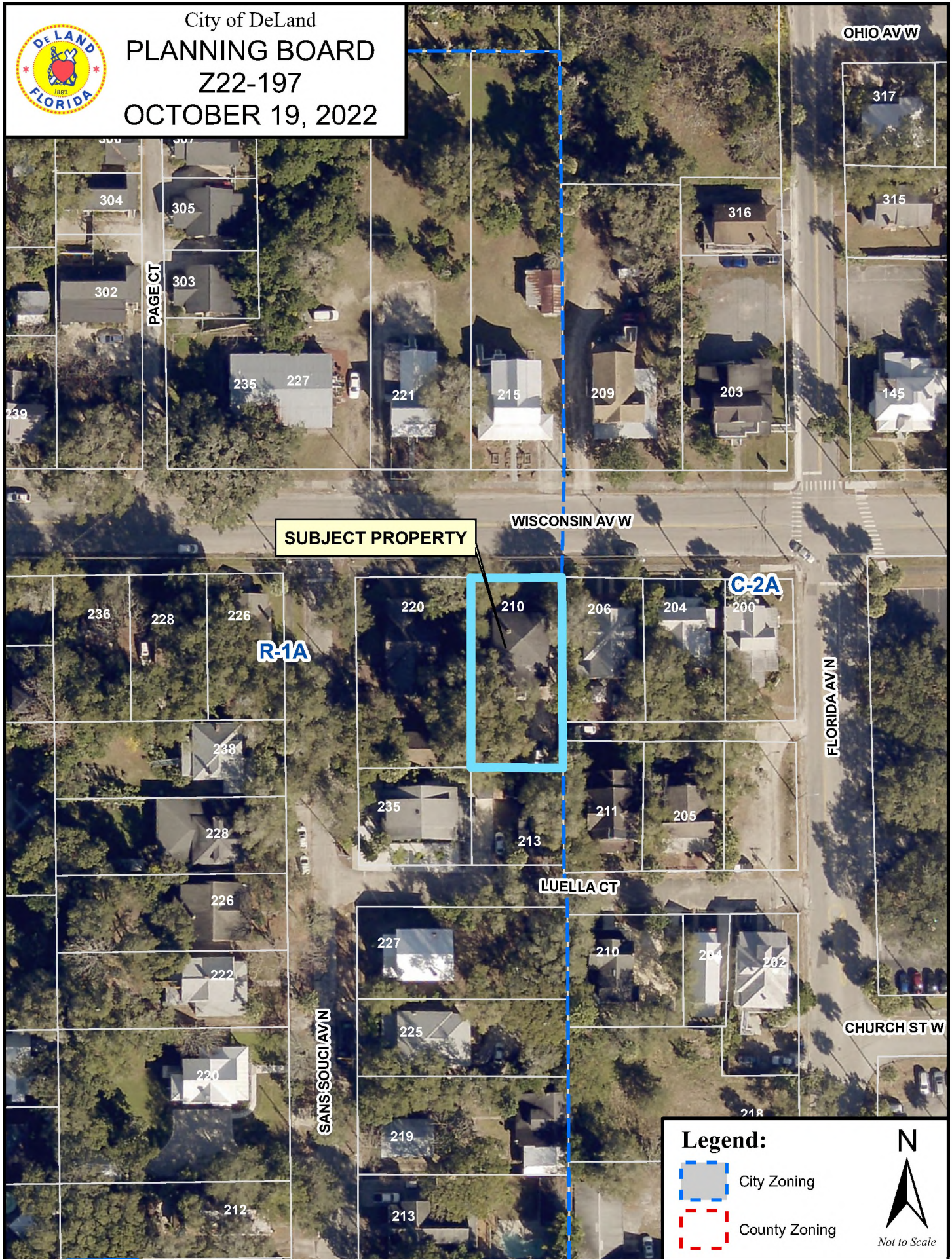
D. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward to the City Commission a recommendation of approval for the rezoning request.





City of DeLand
PLANNING BOARD
Z22-197
OCTOBER 19, 2022



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

October 19, 2022

- A. APPLICATION NO.:** COMP22-201 – Comprehensive Plan Amendment – New Land Use Designation – Transitional Residential Development Designation
- Applicant:** City of DeLand, Community Development Department
- Request:** Amend the City of DeLand’s Comprehensive Plan by creating a new residential Land Use Category to the Future Land Use Element for compliance with Chapter 163.3177 F.S.
- Location:** City-wide

B. SUMMARY/HIGHLIGHT:

In April 2022, the City Commission requested that staff explore options to address how the City develops in transition areas between developed suburban areas within the city and low-density residential areas within the unincorporated county. Four options were analyzed by staff:

1. Create a new Future Land Use Category
2. Revise an existing category
3. Create new policies to guide development; or
4. Create a new Future Land Use Overlay.

After internal discussions, staff discussed the options with City Commission on August 1, 2022. At this meeting, staff reviewed all four options included an analysis of the various options. Staff presented Option 1 as the preferred option. A copy of this August 1, 2022 Request for Commission Action is attached. Following the staff presentation and Commission discussion, City Commission directed staff to move forward with Option 1 – Create a new Future Land Use Category.

C. ANALYSIS:

This proposed new Land Use Category, Transitional Residential Development (TRD) Designation, is intended for lower-density areas and would serve as a gradual transition between existing agricultural and large-lot development within the county and the larger-lot suburban areas within the City. This designation would allow another option for lower density residential development within the City and encourage a more clustered development pattern to preserve a greater amount of open space and natural area. The designation would allow for a maximum gross density of up to 2.9 dwelling units per acre, with standards and provisions for additional density requests, provided specific performance-based standards can be met.

D. PLANNING BOARD ACTION:

1. Recommend approval of the proposed amendment add a new Future Land Use Category to the City’s Comprehensive Plan - Transitional Residential Development Designation.

TRANSITIONAL RESIDENTIAL DEVELOPMENT (TRD) DESIGNATION

Description:

The Transitional Residential Development (TRD) Designation is intended for areas with lower density residential development, with a maximum gross density of up to 2.9 dwelling units per acre. The TRD designation is intended to provide a transition between existing low density residential and agricultural uses within the unincorporated county and low-density suburban residential uses within the city.

In some circumstances, the maximum density may be increased, provided specific performance-based criteria can be met. Higher density residential uses such as townhomes, cluster development, or 2, 3, and 4 family residential units may be considered on a case-by-case basis, and if developed through a cluster development pattern with the preservation of additional open space. In reviewing rezoning requests, the specific density will depend on locational factors, including compatibility with adjacent uses and availability of public facilities. This category will allow existing agricultural zoning and uses to continue.

General Type of Development:

- Single-Family Residential
- Attached Residential
- Cluster Development
- 2, 3, and 4 Family Residential

Policy Guidelines:

The TRD Designation is intended to provide larger-lot development options to allow for a gradual transition between existing agricultural and large-lot development areas within the unincorporated areas of the County and the perimeter of the City boundaries. This designation will allow another option for lower density residential development within the City and encourage a more clustered development pattern to preserve a greater amount of open space and natural area.

General: All development within the TRD Designation shall provide the following:

- a) Low-impact stormwater facilities shall be utilized
- b) Tree protection area: 15%

Density Bonus: Development within the TRD Designation area may increase the maximum density of 2.9 dwelling units per acre by 25%, provided the following criteria are met:

- a) Internal trail and bike lanes with connections to adjacent trails and natural areas are constructed throughout the development area.
- b) Sidewalks and bike lanes provided throughout the development area.
- c) The project is located within a mile of a major arterial, interstate, or the SunRail station.
- d) On-site amenities such as recreation center, pool, clubhouse, fitness center, and dog park are constructed to serve the residents.

Cluster Development: In order to preserve the open character of adjacent rural areas, lots may be clustered. In addition to the density bonus for providing amenities, trails, and access to existing transit, cluster developments may be granted an additional density bonus, provided:

- a) All general density bonus requirements (above) are met
- b) Additional open space areas are preserved (table below)
- c) For developments with additional open space provided, additional density, beyond the general density bonus provisions listed above, may be considered, based on the following provisions:

Preserved Open Space	Density Bonus
50%	20%
60%	30%

DRAFT

CITY OF DELAND
Request for Commission Action
August 1, 2022

SUBJECT: Presentation re Annexation Pause Update.

DEPARTMENT: Planning

PREPARED BY: Mike Holmes, Planning Director

ATTACHMENTS: Preferred Option for New Land Use Designation

APPROVED BY: Michael Pleus, City Manager, July 28, 2022

SUMMARY/HIGHLIGHT:

The City Commission requested that staff develop an amendment to the Comprehensive Plan that would address how the City develops in transition areas between developed suburban areas within the city and currently low-density residential unincorporated areas. Four options were analyzed by staff; 1) create a new Future Land Use category, 2) revise an existing category, 3) create new policies to guide development, or 4) create a new Future Land Use overlay.

After internal discussions, the first option is being presented as the preferred option combined with some of the points from the other alternatives. There is a brief discussion of the four options that were analyzed in the attached report to provide some insight as to how this preferred option was developed, along with suggested criteria to guide new development. The report also provides some policy excerpts from the existing Comprehensive Plan that can be expanded upon through this process.

One of the key issues that staff is asking the Commission to provide direction on is where this new category is to be applied, such as select areas of unincorporated land adjacent to the city or for all annexations, regardless of location. The location discussion will help guide the proposed amendment to reflect the desires of the Commission.

As the amendment is further refined, the draft amendment will be presented to the Planning Board for their recommendations prior to being formally presented to the City Commission for adoption. Once the Comprehensive Plan is amended, the Land Development Regulations may be amended, if needed, to implement the updated Comprehensive Plan.

Potential adoption timeline:

- September 19 - Planning Board review and consideration
- October 17 - City Commission first reading
- December 5 - City Commission second reading

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Strategic Focus Area: Institute Smart Growth Principles:

Strategic Context: To manage growth, the City will need to institute a number of smart growth principles. For reasons of both community identity and governmental efficiency, an annexation strategy is required which will “square off” the city’s boundaries.

Strategies:

Community consistent growth

Action Steps:

Review land development regulations and policies and incorporate principles that encourage smart growth and redevelopment.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Provide direction for planning staff in the preparation of the Comprehensive Plan amendments.

BACKGROUND/DISCUSSION:

This proposed option is divided into two parts; a new category and a new set of policies.

Part 1 – Create new land use category (possible titles: Transitional – Residential or Suburban – Residential designation)

This amendment will create a new future land use category. The City's Comprehensive Plan currently provides a Description of the category, a list of the General type of development, and Policy guidelines for each land use category. With this amendment, the new category would allow the City Commission to guide where new transitional development should be allowed, the type of development that would be constructed and specific guidelines to be followed by the new development.

This new category can provide location criteria as to when and where it is applicable. The new category should also describe if other than Single Family residential uses are allowed, such as cluster, townhomes, multi-family or a mixture. Also, a maximum density will be set by this new category.

Part 2 – Policies and criteria

This part of the amendment will create additional development and sustainable policies in the Future Land Use element that does two things, 1) provide limits and directions to new residential development and 2) helps the development comply with the city's effort to be sustainable. The City's Comprehensive Plan currently has two policy sections that could be expanded with new policies to guide new development in the suburban sections of the city. Also, entirely new Objective and Policies could be created to address this issue as well.

Preferred option for guiding new development in select areas

Comprehensive Plan Amendment

Recently, the City Commission requested that staff develop an amendment to the Comprehensive Plan that would address how the City develops in transition areas between suburban areas in the city and low density residential unincorporated areas. Four options were analyzed by staff:

1. Create a new land use category with standards and criteria
2. Revise an existing category to include standards and criteria
3. Develop new policies to guide development in these transitional areas
4. Create an overlay district with standards and criteria

After internal discussions, staff is presenting the first option, create a new land use category, as the preferred option. This updated option is divided into two parts; a new category (Part A) and a new set of policies (Part B). This new land use category would be available for new annexations and as an option for rezoning applications, provided the criteria and standards could be met. The end of the report includes the analysis of the four options to provide some insight into the process and rationale for the proposed option.

Discussions with the Planning Board and City Commission may lead to other alternatives and revisions. One of the key discussion points should focus on where this new category could be applied. For example, would this new category apply to specific areas around the city, or would it be an option for all annexations or rezonings, regardless of location. The location discussion will help guide the proposed amendment to reflect the desires of the Commission. As the new category is further refined, the draft amendment will be presented to the Planning Board for their recommendations prior to being formally presented to the City Commission for adoption. Once the Comprehensive Plan is amended, the Land Development Regulations may be amended, if needed, to implement the updated Comprehensive Plan.

Part A – Create new land use category (possible titles: Transitional – Residential or Suburban – Residential designation)

This amendment will create a new future land use category. The City's Comprehensive Plan currently provides a Description of the land use categories, a list of the General type of development, and Policy guidelines for each land use category. With this amendment, a new category would allow the City Commission to guide where new transitional development would be allowed, specify the type of development that would be constructed and provide specific guidelines to be followed by the new development. The

new zoning would be evaluated on a case-by-case basis when a developer applies for this specific land use category at a particular location. The Commission will ultimately make the decision by either approving an application with this new land use category and associated standards, or an existing category if deemed more appropriate.

The new category could also include other housing options such as -cluster, townhomes, multi-family or a mixture. This new category would also specify a maximum density, and could include provisions for additional density under certain conditions.

Part B – Policies, Standards and criteria

Along with the new category, new standards and criteria would be included to provide limits and directions for new development and to maintain the city's effort for sustainable development. The City's Comprehensive Plan currently has two policy sections (outlined in further detail below) that could be expanded with new policies to guide new development in the suburban sections of the city. Also, entirely new Objective and Policies could be created to address the new category and guide new zoning applications for other land use categories.

The actual density of the proposed project would not have to be determined until a zoning application was submitted and the guidelines and policies are applied to the application during the hearing process. Once the new category and policies are in place, they would apply to both standard zoning applications or Planned Developments.

Staff has provided some categories and standards that may help guide the discussion regarding the proposed option for a new land use category and associated standards and criteria.

Intent:

The intent of this new land use category is to provide an additional option for residential development located adjacent to lower density projects throughout the city. This section would include goals and policies supported by the 2050 vision plan. The 2050 vision plan could also be updated.

Standards

Criteria for a minimum lot size,

Provisions to variation in residential housing types and architectural design features.

Restriction for a maximum of 2 du/ac if a project fails to meet at least 4 (or more) of the below-referenced criteria and standards.

Environmental

Standards to provide more Tree Preservation Area or open space or recreation areas.

Provisions for larger buffer requirements when adjacent to lots greater than 1 acre in size.

Requirements for xeriscape or Florida-Friendly plants for both common areas and individual lots, including diversity in plant material.

Criteria for energy efficient structures and provisions for EOV charging stations, solar, white (reflective) roof materials, and other energy efficient building practices.

Restrictions regarding clearing only a maximum of 50% of site within first year for projects greater than 20 acres.

Requirements to protect environmental lands or existing active agriculture land.

Infrastructure

Options for Low Impact Development stormwater facilities, including landscaping in ponds and less impervious surface.

Requirements for construction of inter-connected trail networks.

Standards for connectivity to adjacent developments and properties, roadways, natural areas, trails, and bike lanes.

Requirements for proximity to major roadway or near interstate or SunRail (this could also be an incentive – could allow for smaller lot sizes if clustered development adjacent to SunRail).

Compatibility

Location criteria to help determine where appropriate

Appropriate density range (Staff is suggesting that the maximum density be established at 2.9 du/ac which is half of the Low Density Residential land use category).

Incentives

Options for additional density for affordable housing (increase density up to X per acre in this category if meets affordable housing program conditions) *Note – bonus could be an increase of up to 50% depending on the project*

Allowances for clustering for smaller lots in combination with more open space.

Allowance for additional density if the proposed project corrects or provides solutions to an existing issue or problem, flooding, and safety.

Excerpts from DeLand Comprehensive Plan

Example of land use category

URBAN LOW INTENSITY (ULI) DESIGNATION

Description: Areas for suburban density residential dwelling units with a range of 0.2 to 4 dwelling units per acre. In reviewing rezoning requests, the specific density will depend on locational factors, in particular, compatibility with adjacent uses and availability of public facilities. However, lot sizes larger than one acre may be allowed if there are similar lot sizes existing in the vicinity. This category will allow existing agricultural zoning and uses to continue.

General Type of Development:

- o Single Family Residential, attached or detached
- o Cluster
- o Zero lot line
- o Office
- o Neighborhood Convenience

Policy Guidelines: This category may also allow neighborhood convenience uses and individual office buildings as transitional uses that meet the Comprehensive Plan's location criteria. Commercial intensity shall be limited in a manner that is compatible with the allowable residential density; with a greater intensity permitted at intersections of heavily-used roadways.

In order to be considered compatible, the commercial development should reflect comparable traffic generation; similar traffic patterns; building scale; landscaping and

open space; and buffers. Due to the nature of some of the commercial uses, additional landscaping and visual screening shall be provided through the PD process, when adjacent to low density residential, in order to preserve the character of the neighborhood.

Mixed-use developments consisting of residential and low-intensity commercial may be permitted through the PD process. Overall residential density for the development is not to exceed the specified range for this land use designation. Non-residential building square footages for the development may not exceed the amounts allowed for NCC's. However, total Gross Leasable Area may be increased to 7,840 square feet per acre. Total development size is not to exceed 5 acres in area.

Goals, Objectives and Policies

GOAL f-8: The City of DeLand recognizes the need for a community to be a sustainable one. Initiatives must be taken in order to ensure an adequate quality-of-life for future generations and to protect existing environmentally-sensitive and significant lands from harmful development. Therefore, the City shall encourage the use of recognized "green" development practices and established smart-growth techniques, such as: walkable-communities, transit-supportive development, mixed-use developments, and creative site and building design.

OBJECTIVE:

f8.2 The City recognizes that Greenhouse Gas (GHG) emissions have been shown to cause damaging effects to both the Earth's climate and temperatures, and a decrease in air quality. The City shall seek measures through which GHG's can be reduced and heat gain limited.

POLICIES:

f8.2.1 The City shall seek to reduce GHG's through less vehicle miles traveled by encouraging residential designs that foster road network connectivity between developments and between subdivisions; and by discouraging configurations that do not, such as culs-de-sac.

f8.2.2 Mixed-use projects will be encouraged as a way to reduce vehicle miles traveled through the situating of both residential and supportive services within close proximity; for shorter travel distances and for pedestrian and bicycle accessibility by residents of the project and the surrounding neighborhood.

f8.2.3 The City shall study the possibility of establishing standards that provide for pervious pavement alternatives to help regulate stormwater and decrease heat gain from pavement and other hard surfaces associated with infrastructure.

f8.2.4 The City shall mitigate hardscape heat gain by discouraging more pavement and/or parking than necessary or required by Code.

f8.2.5 The City shall continue to encourage locally-produced food products as a way to reduce vehicle miles traveled in the distribution and in the purchase of such products by providing opportunities for the sale of such goods, such as farmers' markets; and in regulations that preserve productive, quality agricultural lands.

GOAL f-9: Protect environmentally-sensitive areas and natural resources adjacent to and within the city limits of DeLand from development.

OBJECTIVE:

f9.1 The City recognizes the sustainability of a community rests on the ability to protect lands of an environmentally-sensitive nature; and to preserve existing open-spaces for wildlife habitat and quality agricultural acreage for future generations. The City shall utilize land use regulations as one means to provide protection to these sensitive lands.

POLICIES:

f9.1.1 Agricultural/Conservation and Recreational shall be considered appropriate future land use designations for environmentally-sensitive lands.

f9.1.2 As of date of adoption of this Comprehensive Plan, as amended, property annexed into the City limits classified, at the time of annexation, by the following Volusia County land use classifications; except as provided for below; shall retain its County land use classification and shall not be reclassified with a City designation:

- a) Conservation
- b) Environmental Systems Corridor
- c) Forestry Resource
- d) Agricultural Resource

Due to proximity to the DeLand Municipal Airport, lands lying within the bounds of Section 27, Township 16 S, Range 30 E shall be exempt from this policy.

f9.1.3 The City shall explore the feasibility of conservation subdivisions as a means to permit the clustering development while encouraging the preservation of environmentally-sensitive lands and open space.

f9.1.4 The City shall explore means by which limited agricultural activities may be permitted in residential areas without an agricultural designation; such as community gardens and personal agricultural operations; through revisions to the Land Development Regulations and other such Codes.

f9.1.5 Municipal and County wells shall be permitted in any land use category. Wellhead Protection Areas, as shown on the Future Land Use Map Series, shall be protected from adverse development by prohibiting all operations that use, handle, produce or store hazardous substances within 200' of all wellheads.

The following are the options analyzed by staff:

Planning staff initiated the effort to develop an amendment to the Comprehensive Plan that would address how the City develops in transition areas between suburban areas in the city and low density residential unincorporated areas. After exploring many alternatives, they were narrowed down to four concepts:

1. Create a new land use category with standards and criteria
2. Revise an existing category to include standards and criteria
3. Develop new policies to guide development in these transitional areas
4. Create an overlay district with standards and criteria

Option 1 – create new category with standards and criteria (i.e. Transitional/Suburban – Residential designation) This option will create a new future land use category. The City's Comprehensive Plan currently provides a Description, a list of General type of development, and Policy guidelines for each land use category. With this amendment, the new category would allow the City Commission to guide where new residential development should be allowed, the type of development that would be constructed and specific guidelines to be followed by new development. This would occur individually on a case by case basis when a developer applies for a land use amendment. The applicant will explain how its development meets the criteria of the new land use category. The Commission will ultimately make the decision by either approving the application with the new land use or an existing category for a specific location.

This new category can provide location criteria as to when and where it is applicable (provide suggestions). The new category would provide standards and criteria if other types of residential development could be included in these transitional areas. Non-residential uses could also be considered and discussed, but these were not included in staff's analysis at this time. Also, the maximum density will be set by the new category.

Staff selected this option as the preferred choice because it could be selected as part of the annexation/development process without impacting any other portion of the city and would not involve rezoning existing properties and could include incentives for additional density and/or smaller lots if clustering and other innovative solutions are incorporated into the development.

Option 2 – revise existing Urban Low Intensity (ULI) category . Currently the City's ULI category allows a maximum of 4 du/ac and is modeled after the County's ULI designation with the same density which currently surrounds the City. Annexing property that is already designated as such in the county allows for a straight transfer of uses from one jurisdiction to another, which was the purpose behind adopting this category. But as development applications have continued there has been a need to be able to address current development trends that were not contemplated when the ULI category was placed in the Comprehensive Plan. The ULI could be revised to establish a new lower maximum density (such as 2.9) and include specific criteria and provisions for any proposed increase in density above the maximum up to the original 4 du/ac. The city's current areas designated with ULI are already developed or have an approved Planned Development agreement so the revisions should be designed to only impact any new applications. This option also would decide each case individually as Option 1 does. This revision keeps the number of land use categories at 16 which makes the map simpler and less confusing to administer from staff's perspective.

Staff did not select this option as its potential impact on projects and property that are already developed or zoned under the ULI category. Over time this could be difficult to manage and apply standards, especially for expansions and redevelopments.

Option 3 – update existing policies and create new policies to guide development in future transition areas. This option would provide limits and standards for new subdivisions and would support the city's desire for sustainable development. The City's Comprehensive Plan currently has two sections (attached) that could be expanded with new policies to guide new development in the suburban sections of the city. Specific areas for new development would not be identified, but the policies would be used to provide guidance when reviewing new zoning applications regardless of the land use category. Also, a maximum density would not have to be determined but would be done at the time a zoning application was submitted. These policies would be applicable to both standard zoning or a Planned Development throughout the city.

This option maybe the least effective as it would probably not have definitive guidance for a specific development as it would be applicable city wide. However, this option does have the advantage of ensuring that all new development would abide by these policies, not just ones in specific areas of the city. Staff is recommending that additional

sustainable policies could be developed to address overall desires of the Commission, but they would not be selective to only new development.

Option 4 – Create an overlay district with standards and criteria (currently 5 overlays are in the Comprehensive Plan) that could mix some of the above options that can be requested at the same time as a land use designation is requested. This option does not require a new category be developed, but would be used in conjunction with existing land use categories. This overlay could be placed at time of application review along with a land use category that may need additional safeguards under specific circumstances. The overlay does not require specific areas to be selected initially. This option leaves most areas around the city unaffected.

The overlay could also be placed over a large area administratively anywhere the Commission desires to offer development restrictions and guidance. The overlay could be called either the Sustainable Development overlay or the Suburban Transitional overlay.

Staff did not select this option as it left the decision up to the applicant as to whether it wanted the overlay or not; if the overlay was not already in place. Also, this option would be complicated to administer and apply to all existing development as well.

CITY OF DELAND
Request for Commission Action
October 19, 2022

SUBJECT: Member Appointment Discussion

DEPARTMENT: Planning

PREPARED BY:

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT: