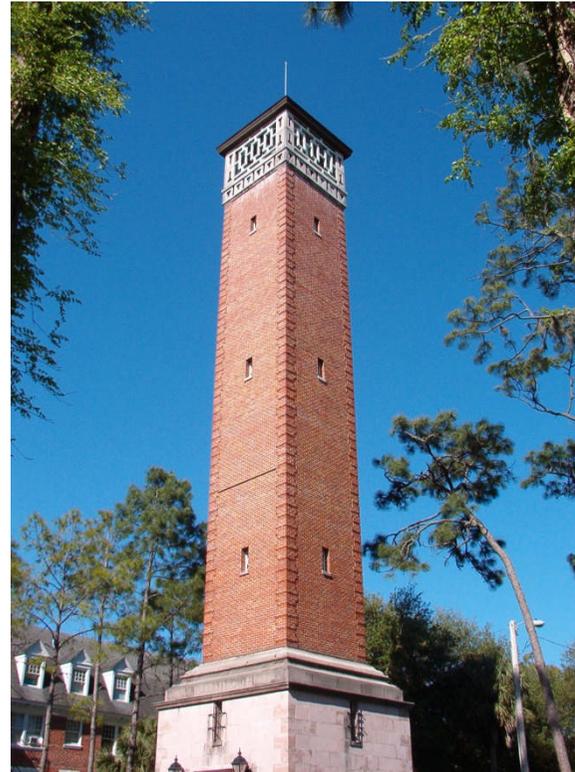


Demolition

of structures constructed prior to 1950



Buildings, Objects or Structures in DeLand constructed prior to 1950, may not be demolished without recommendation from the Historic Preservation Board and approval from the DeLand City Commission.



Process:

1. Fill out the following 2 forms-

Apply for a permit with the City of DeLand Building Department.

http://www.deland.org/Pages/DeLandFL_Building/forms/BuildingPermitApplication.pdf



Effective 2010 Florida Building Code 		APPLICATION FOR PERMIT CITY OF DELAND 120 S. FLORIDA AVENUE 1 ST FLOOR BUILDING DIVISION FAX: 386-626-7135 PHONE: 386-626-7008		App # _____ Permit # _____ Date: _____ Tech: _____
TYPE OF PERMIT <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> AFFORDABLE HOUSING <input type="checkbox"/> GREEN BUILDING				
A NON-REFUNDABLE APPLICATION FEE WILL BE CHARGED ON ALL PERMIT APPLICATIONS \$30.00 FOR RESIDENTIAL PROJECTS AND \$50.00 FOR COMMERCIAL PROJECTS				
<input type="checkbox"/> ROOF <input type="checkbox"/> POOL <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> ALTERATION <input type="checkbox"/> DEMO <input type="checkbox"/> SHED <input type="checkbox"/> GAS <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> OTHER (Specify) _____ <input type="checkbox"/> EXPEDITED PLANS REVIEW (Initials) _____				
TAX PARCEL NO (Long and short) _____ / _____ SUB _____ LOT NO _____ PROJECT ADDRESS _____ PROPERTY OWNER NAME _____ PHONE (Include area code) _____ PROPERTY OWNER ADDRESS _____				
PRIME CONTRACTOR _____ LICENSE NO _____ QUALIFIER _____ PHONE _____ CELL _____ FAX _____ EMAIL _____ ADDRESS (Include City, State, Zip) _____ COMPLETE DESCRIPTION OF WORK _____				
ROOF <input type="checkbox"/> Shingle or Shake <input type="checkbox"/> Metal <input type="checkbox"/> Tile NUMBER OF SQUARES _____ ELECTRICAL <input type="checkbox"/> Single Phase <input type="checkbox"/> Three Phase <=240 Volt <input type="checkbox"/> Three Phase >240 Volt AMPS _____ MECHANICAL Tons _____ Seer _____ Split _____ Package _____ Roof Top _____ Curb/Stand _____ Attic _____ GAS Number of Outlets _____ <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas <input type="checkbox"/> Existing Tank/Meter				
TOTAL PROJECT COST (Including Labor and Materials) \$ _____ TOTAL SQ FOOTAGE _____ <i>Roof Project Cost is based on type of material Shingle \$200.00 per square, Metal \$300 per square, Tile \$400 per square</i> NEW CONSTRUCTION PROJECT COST WILL BE BASED ON CURRENT ICC BLDG DATA TABLE OR ACTUAL VALUE WHICHEVER IS GREATER				
SUBCONTRACTORS				
Trade	Company Name	Qualifier Name	License No	Project Cost
Plumbing				
Electrical				
HVAC				
Roofer				
Gas				
Other				
OFFICE USE ONLY <input type="checkbox"/> Added to Volusia Co Impact Register <input type="checkbox"/> Water/ Sewer Application Completed <input type="checkbox"/> Zoning approved				

2. Fill out application for Demolition

http://www.deland.org/Pages/DeLandFL_Building/forms/demo%20application.pdf



Demolition Application for
Buildings Constructed Before 1950

Project Address _____
Property Owners Name _____
Property Owners Address _____
Phone # _____
e-mail _____
Prime Contractor _____
Phone # _____
e-mail _____

1. Are there definite plans for reuse of the property if the proposed demolition is carried out?
 - a. Please include a rendering of proposed plans.

2. What is the effect of those plans on the character of the surrounding properties?

3. Can the building be reasonably saved?

4. Is the existing building capable of earning reasonable economic return on its value?

Process cont.



3. After the required documentation has been completed and submitted to the City of DeLand Building Department, the application will be forwarded to the Planning Department and the application for demolition will go on the next regularly scheduled Historic Preservation Board. The HPB meets the 1st Thursday of the month.
 - a. The HPB will make a recommendation to the City Commission.

4. The final step is going before the DeLand City Commission for approval. The City Commission meets the 1st and 3rd Monday of the month.
 - a. If the DeLand City Commission approves the demolition, the application will be forwarded back to the building department to be issued.

City of DeLand Demolition Ordinance:

Sec. 33-35

(a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review.

No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:
 - a. The historic or architectural significance of the building, structure, or object;
 - b. The importance of the building, structure, or object to the ambiance of a district;
 - c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

- d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;
- e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;
- f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and
- g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

(b) *Procedure.*

1. A person wishing to undertake a demolition shall file an application for a demolition permit and supporting documents to the building department.
 - a. The supporting documents to be submitted include demolition plan that includes:
 - (1) A written description and/or graphic display of the buildings and/or portions of the buildings to be demolished;
 - (2) A description of the means of demolition to be utilized;
 - (3) The expected date for demolition to begin;

- (4) The estimated number of days necessary to complete the demolition and remove the resulting debris. The actual time of demolition, cleanup and where applicable, regrading and revegetation shall not exceed 100 working days, exclusive of Saturdays, Sundays and holidays;
- (5) Plans for redevelopment. Demolition of historic buildings without definitive plans for redevelopment is discouraged. This factor evaluates the proposed reuse of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be.

2. The applicant shall confer with the historic resource coordinator concerning the nature of the proposed action and requirements related to it. The applicant shall be advised of the nature and detail of the plans, designs, photographs, reports or other exhibits required to be submitted with the application. Such advice shall not preclude the historic preservation board or the city commission from requiring additional materials prior to making its determination in the case. Following the conference with the historic resource coordinator, a pre-application conference shall be held with the historic preservation board if requested by the applicant.

3. Upon receipt of a completed application and all required submittals and fees, the historic resource coordinator shall place the application on the agenda of the historic preservation board within 30 days.

4. No less than seven days, but not more than 30 days, prior to the meeting at which the application is to be heard, the historic resource coordinator shall give the following notice:
 - a. Written notice of the time and place of the meeting shall be sent to the applicant and all persons or organizations filing written requests.
 - b. One advertised notice in a newspaper of general circulation or a notice posted upon the property for which the certificate of appropriateness has been applied. Such posted notice shall be at least 22 inches by 28 inches in size, and shall be posted within ten feet of the right-of-way and are [be] visible from the right-of-way. One notice shall be posted for each 200 feet of road frontage along all roadways bordering the property.
5. The hearing shall be held at the time and place indicated in the notice. The recommendation of the historic preservation board shall be made at the hearing.
6. The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

7. The city commission shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application, the city commission shall take one of the following actions:
 - a. Approve the demolition with an immediate effective date;
 - b. Approve the demolition with special modifications and conditions;
 - c. Delay the approval for demolition for a period of not less than 30 days nor more than 60 days to request additional information;
 - d. Deny the request for demolition.
8. No work for which a building permit or demolition permit is required may be undertaken unless a building permit authorizing the work is conspicuously posted on the property where the work is to be performed.
9. Expiration. Any demolition which has been approved pursuant to the provisions of this section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period unless otherwise extended by the city commission.