



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 943-7059

PUBLIC HEARING: August 14, 2012–Planning and Land Development Regulation Commission (PLDRC)

CASE NO: S-12-015

SUBJECT: Special exception for a garage apartment on Urban Single-Family Residential (R-4) zoned property.

LOCATION: 139 Lucie Avenue, DeLand

APPLICANTS: Ty Harris, Esq.

OWNERS: Sergiy G. & Svitlana M. Bondarets

STAFF: John H. Stockham, ASLA, Planner III

I. SUMMARY OF REQUEST

The applicant requests a special exception for a garage apartment on the second floor of an existing detached accessory structure. This case originated from a complaint in December 2011, about the owner doing construction without the required permits and inspection approvals. The owner installed a replacement porch and stairs accessory structure. This special exception approval is necessary for the applicant to receive after-the-fact building permits and resolve a notice of violation.

Staff recommendation: Forward to county council with a recommendation of approval subject to the staff recommended conditions.

II. SITE INFORMATION

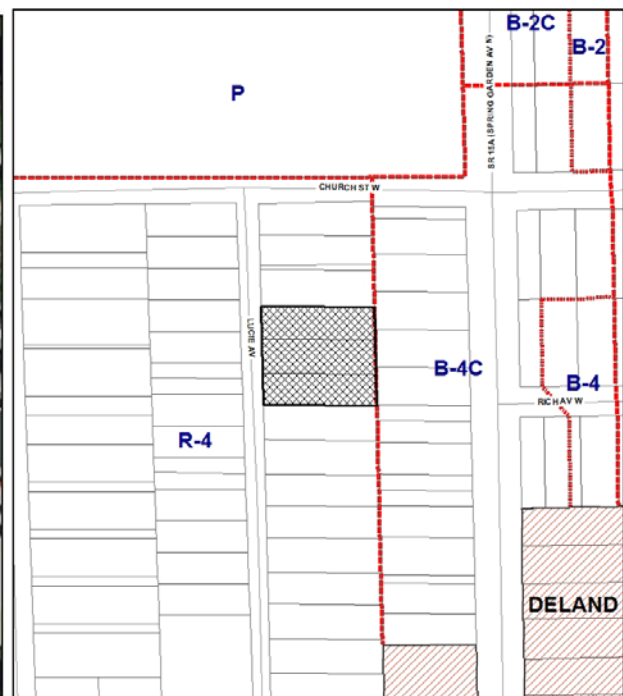
1. Location: West of Spring Garden Avenue on Lucie Avenue, approximately 180 feet south of the intersection with west Church Street.
2. Parcel No(s): 7007-08-00-0100
3. Property Size: 27,900 square feet
4. Council District: 1
5. Zoning: R-4
6. Future Land Use: Urban Low Intensity (ULI)
7. ECO Overlay: No
8. NRMA Overlay: No
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	R-4	Urban Low Intensity	Single-family home
East:	B-4C	Urban Low Intensity	Auto sales facility
South:	R-4	Urban Low Intensity	Single-family home
West:	R-4	Urban Low Intensity	Single-family home

10. Location



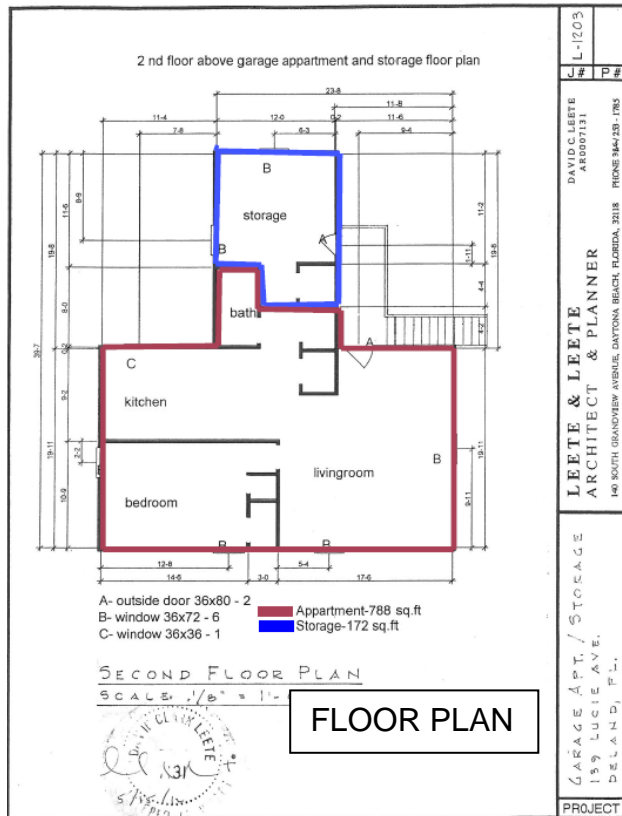
AERIAL MAP



ZONING MAP

III. BACKGROUND AND PREVIOUS ACTIONS

The homeowner received a notice of violation for constructing a stairway on the rear of the two-story garage last December (2011). When applying for the building permit, staff learned the owner was converting the second floor of the garage into an apartment. Special exception approval by the county council is required for the proposed garage apartment. Presently, there are nonconforming structures on the property, both the home (1946) and the garage (c. 1960's/'70's).



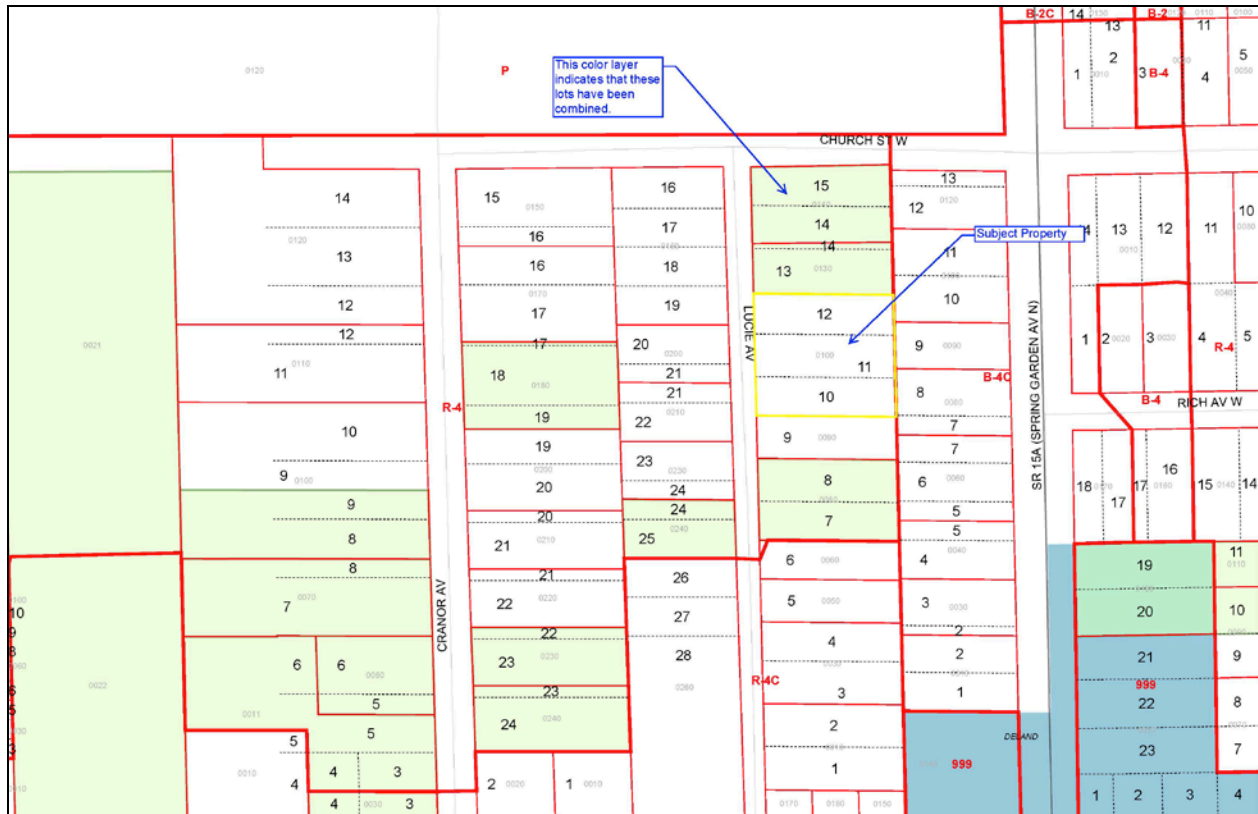
The home is a nonconforming structure (front setback) and the garage is nonconforming based on the 2004 changes to height and square footage restrictions. Staff's research indicates that these are nonconforming structures allowed to remain per section 72-206(3) of the zoning code. Staff considers converting the storage space into a garage apartment as a change of use. Staff found no record of a permit.

The primary residence contains three bedrooms and two baths and a previous homeowner constructed it in 1946. The property appraiser's office noted a detached garage and an accessory storage building, respectively, in 1993 and 1997. Upon a site visit, staff noted that there was no accessory storage building on the property.

The living area of the garage apartment occupies 788 square feet of the 960 total square feet of the second floor. There is space for at least one vehicle on the ground floor of the structure and the driveway has space for at least two vehicles, as required.

The proposed garage apartment is located in an established single-family residential subdivision that a previous developer recorded into the public records in 1925. The lots are all either 50 or 55 feet wide and various homeowners have combined some together over the years. This residential subdivision surrounds the property on the north, south and west. A strip of commercial land runs along the eastern side of the property.

The tax parcel consists of three platted lots, which separately do not meet the R-4 lot standards. The applicant needs to combine the lots by submitting a subdivision lot-combination application to the Land Development office.



GIS MAP

IV. REVIEW CRITERIA AND ANALYSIS

Section 72-293 *special exceptions* allows some uses or structures as a permitted special exception only when listed as permitted special exceptions in division 7 and meeting all requirements as set forth in division 11.

Per section 72-415(8) *reasons for denial*, the commission may recommend denial and county council may deny any special exception application for one or more of the following reasons:

a. It is inconsistent with the purpose or intent of this ordinance.

The zoning code provides for protection of property values, compatibility of uses, and the safekeeping of public welfare. Other than obtaining building permits and inspections for the internal remodel and exterior stairway, staff does not have any other concerns.

Staff finds that with the recommended condition(s), this application is consistent with the purpose and intent of the zoning code.

b. It is inconsistent with any element of the Comprehensive Plan.

The proposed special exception is consistent with the ULI future land use. It meets the land-use density range of 0.2 to 4 units per acre. There is also enough room on the property to provide the required off-street parking and a larger septic system, if necessary.

Staff finds that this application is consistent with the purpose and intent of the comprehensive plan.

c. It will adversely affect the public interest.

It will not adversely affect the public interest because the applicant will obtain all applicable building permits and inspections.

Staff finds that with the recommended condition(s), this application should not adversely affect the public interest.

d. It does not meet the expressed requirements of the applicable special exception.

Other than the garage apartment living-area size limitation and vehicular parking requirement of the code, there are no specific use requirements. The structure meets the code requirements.

Staff finds that with the recommended condition(s), approval of the garage apartment shall meet all the requirements of the special exception.

e. The applicant will not be able to meet all requirements imposed by federal, state, or local governments, or by the county council.

The applicant shall meet all agency requirements. The applicant is required to obtain all applicable building permits related to the interior remodel and exterior stairway construction. The County Health Department has outlined some of its concerns and requirements pertaining to the property that the applicant can address during building permit review. In addition, the applicant is required to combine the three underlying platted lots (10-12) that comprise this tax parcel number. This is due to the setback and lot size requirements of the R-4 zoning classification.

Staff finds that with the recommended condition(s), this application shall meet all requirements.

f. Notwithstanding the provisions of article XIV of the land development code [appendix A], it will generate undue traffic congestion.

Staff finds that this application shall not generate any undue traffic congestion.

g. It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.

There are no hazards or public nuisances associated with this request as long as the applicant obtains all required permits and inspections. No one will occupy the garage apartment until all inspections are complete.

Staff finds that with the recommended condition(s), this application shall not be a hazard, public nuisance, and or a danger to individuals or the public.

h. It will materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures, or buildings.

The garage apartment will not adversely affect the character of the surrounding neighborhood or affect the existing structures and buildings because any impacts have already occurred. In addition, the living space of the garage apartment will be limited to 788 square feet, which is less than the standard allowed for this accessory use. The building meets the setback requirements of the R-4 zoning classification.

Staff finds that with the recommended condition(s), this application shall not alter the character of the surrounding neighborhoods or adversely affect the value of surrounding land, structures, or buildings.

i. It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

The property is already developed and any environmental impacts have already occurred. Therefore, approval of the special exception will not adversely affect the environment, natural resources, or scenic beauty.

Staff finds this application shall not adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

V. STAFF RECOMMENDATION

Staff recommends approval of the special exception for a garage apartment on Urban Single-Family Residential (R-4) zoned property, subject to the following conditions:

1. The property owners or authorized agent(s) shall combine the underlying lots into one unified parcel, by submission and completion of a subdivision exemption application through the land development office before issuance of a building permit.
2. The property owners or authorized agent(s) shall obtain and complete all required building permits and inspections, for the interior remodel of and exterior stairway to the garage apartment, within 90 days of the variance letter of rendition. No one shall reside in the garage apartment until the Building and Zoning Division issues a certificate of occupancy.

3. The floor area of the living space of the garage apartment shall be limited to the 788 square feet on the second floor as shown on the plan dated 5/15/2012 as prepared by Leete & Leete Architect and Planner.

VI. ATTACHMENTS

- Special exception site plan
- Staff and agency comments
- Application
- Maps

VII. AUTHORITY AND PROCEDURE

Pursuant to section 72-415 of the zoning ordinance, as amended, the county council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return or seek additional information on those recommendations. No approval of a special exception shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

Any new information to be presented at the county council meeting that was not previously presented to the planning and land development regulation commission for any application will be grounds to return an application to the planning and land development regulation commission for further review. Applicants shall inform and provide staff with the new information prior to the council meeting.

----- : Boundary Line	Brg. : Bearing	Field : Field Measured	REROD : Steel Reinforcing Rod	P.T. : Point of Tangency
----- : Centerline	Calc. : Calculated	Fnd. : Found	P.C.P. : Permanent Control Point	R : Radius
----- : Right-of-way Line	C.B. : Concrete Block	Gov't. : Government	P.I. : Point of Intersection	R.L.S. : Registered Land Surveyor
----- : Overhead Utility Line	Ch. : Chord	L.B. : Licensed Business	P.L.S. : Professional Land Surveyor	R/W : Right-of-way
----- : Easement Line	Conc. : Concrete	O.R. : Official Records	P.O.B. : Point of Beginning	Sec. : Section
Δ : Central Angle	Const. : Construction	Pav't. : Pavement	P.O.C. : Point of Commencement	S/T : Septic Tank
ARC : Arc Length	cs : Concrete Slab	P.C. : Point of Curve	P.R.C. : Point of Reverse Curve	T.B.M. : Temporary Bench Mark
Blk. : Block	Elev. : Elevation	P.C.C. : Point of Compound Curve	P.R.M. : Permanent Reference Monument	W/ : With
			P.S.I. : Point of Street Intersection	

[illegible]

NOTES:

- 1) Property Address:
139 Lucie Street
DeLand, Florida 32720
- 2) Volusia County Parcel Number:
7007-08-00-0100.
- 3) Water Meter in Front Yard, as shown.
- 4) 2" Well near Cov.Porch, as shown.
- 5) Septic Tank at rear of Residence.
- 6) Dry Well in Left-Side Yard, as shown.
- 7) Map Book 7, Page 3, was re-recorded
as Map Book 22, Page 98, Public Records
of Volusia County, Florida.

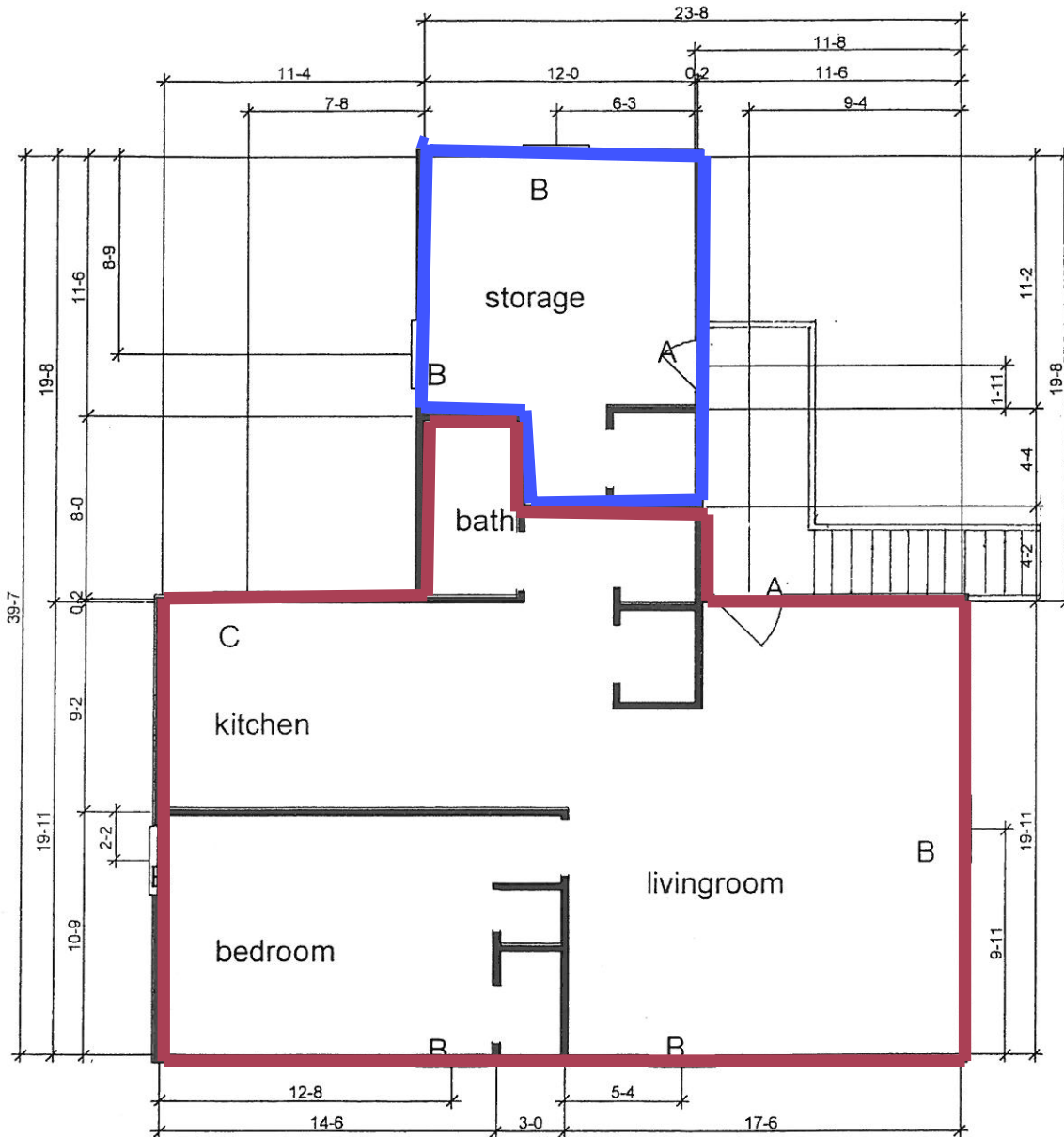
DESCRIPTION: (Per O.R. Book 5553, Page 3416;
Volusia County, Florida.)

Lots 10, 11 and 12, LAKE WINNEMISSETT DEVELOPMENT COMPANY'S SUBDIVISION, a subdivision according to map in Map Book 7, Page 3, Public Records of Volusia County, Florida.

FLOOD CERTIFICATION:

According to the Federal Emergency Management Agency's 'Flood Insurance Rate Map'; Community Panel Number 125155-0465-G.

2 nd floor above garage apartment and storage floor plan



A- outside door 36x80 - 2

B- window 36x72 - 6

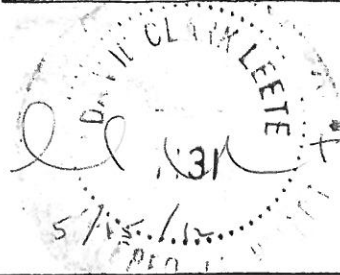
C- window 36x36 - 1

Apartment-788 sq.ft

Storage-172 sq.ft

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



L-1203

J#

P#

DAVID C. LEETE
AR0007131

LEETE & LEETE
ARCHITECT & PLANNER

140 SOUTH GRANDVIEW AVENUE, DAYTONA BEACH, FLORIDA, 32118 PHONE 386/253-1785

GARAGE APT. / STORAGE
139 LUCIE AVE.
DELAND, FL.

PROJECT

Storch & Harris, LLC
112 West New York Avenue, Suite 211
DeLand, Florida, 32720

March 5, 2012

Becky Mendez
Senior Planning Manager
Volusia County Planning and Development Services
123 West Indiana Avenue
DeLand, Florida 32720

RE: Special exception for 139 Lucie Avenue – Garage Apartment

Dear Becky,

This firm has the pleasure to represent Mr. and Mrs. Bondarets in connection with an application for a Special Exception for their existing single-family home and detached garage. The property is located a block behind North Spring Garden Avenue and south of the intersection of West Church Street and North Spring Garden Avenue. The property abuts the back of the commercial properties fronting 15-A. The Property has residentially zoned property to the north, south, and east. The proposed Special Exception would permit the second floor of the existing detached garage to be used as a garage apartment. The house and accessory structures meet all required County setbacks for R-4 and the proposed Special Exception does not alter those existing requirements since it is the conversion of an existing building. No variances are required.

The R-4 zoning district specifically list garage apartments as a permitted special exception and the application should be granted since converting the second floor of the existing garage will not alter the existing character of the neighborhood – which is the standard applied to requests for garage apartments.

For the foregoing reasons, the Applicant respectfully requests that your Department recommend approval of the subject application. If you have any questions, please do not hesitate to contact me at 386/ 624-6904.

Kindest Regards,

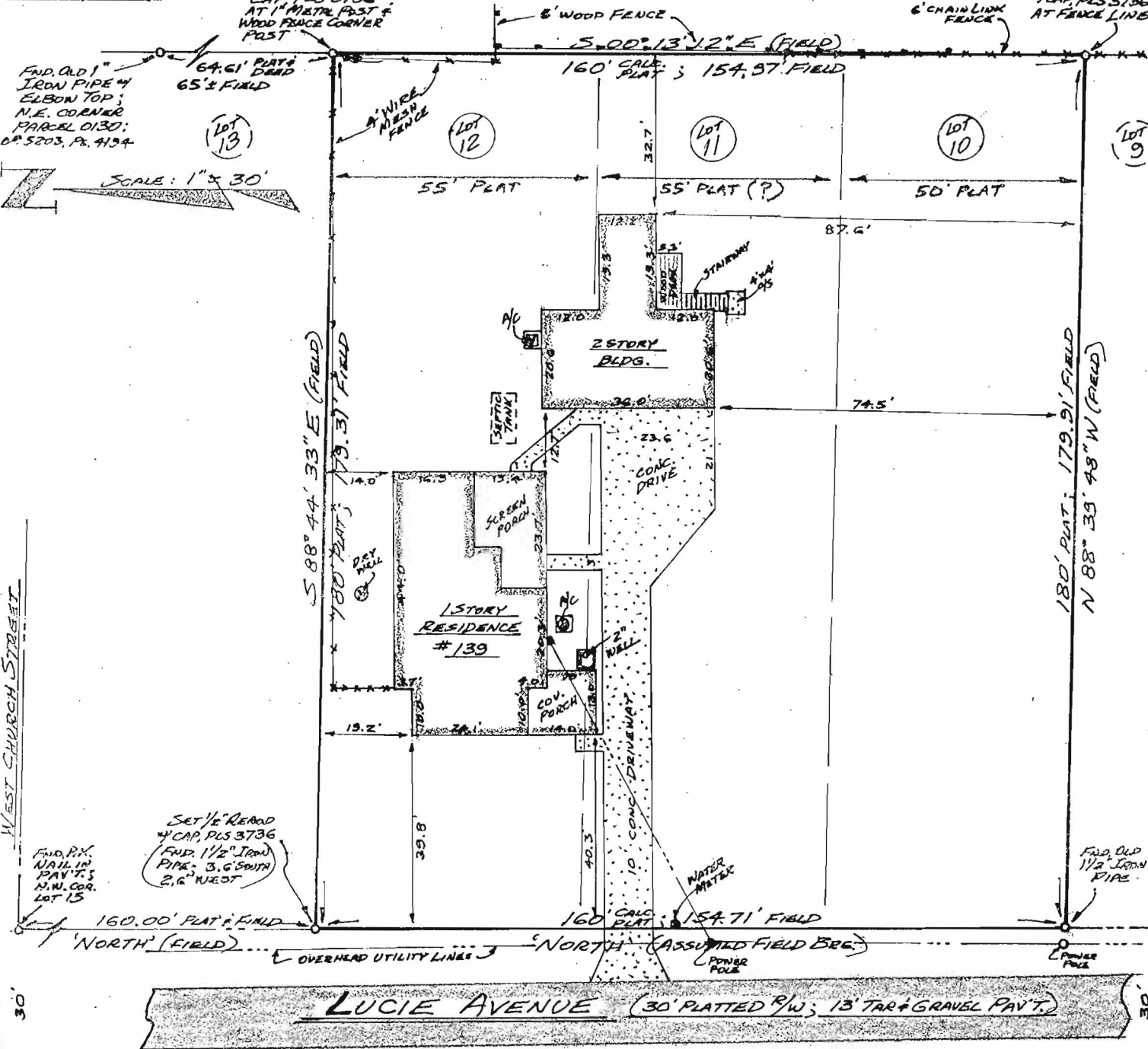


Ty Harris, Esq.

Legend of Symbols and Abbreviations:

Boundary Line	Brg. : Bearing	Field : Field Measured	REROD: Steel Reinforcing Rod	P.T. : Point of Tangency
Centerline	Calc. : Calculated	Fnd. : Found	P.C.P. : Permanent Control Point	R : Radius
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Blk. : Block	Elev. : Elevation	P.C.C. : Point of Compound Curve	P.S.I. : Point of Street Intersection	W/ : With

Boundary Survey:



- NOTES: 1) Property Address:
139 Lucie Avenue
DeLand, Florida 32720
- 2) Volusia County Parcel Number:
7007-08-00-0100.
- 3) Water Meter in Front Yard, as shown.
- 4) 2" Well near Cov. Porch, as shown.
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DESCRIPTION: (Per O.R. Book 5553, Page 3416; Volusia County, Florida.)

Lots 10, 11 and 12, LAKE WINNEMISSETT DEVELOPMENT COMPANY'S SUBDIVISION, a subdivision according to map in Map Book 7, Page 3, Public Records of Volusia County, Florida.

FLOOD CERTIFICATION:

According to the Federal Emergency Management Agency's 'Flood Insurance Rate Map': Community Panel Number 125155-0465-G, Effective Apr. 15, 2002; the property described and depicted hereon lies in Zone 'X' ('Areas determined to be outside 500-year floodplain'), and does not lie within any 'Special Flood Hazard Area'.

CERTIFIED TO: Sergiy G. Bondarets and Svitlana M. Bondarets

I hereby certify that this map depicts a survey performed under my supervision, and is correct to the best of my knowledge and belief; and that this survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors, Chapter 61G17-5, Florida Administrative Code, pursuant to 330.09, 472.027, Florida Statutes.

SMITH DRAFTING & SURVEYING, INC.
157 MAGNOLIA WAY
DELAND, FL 32724
(386) 734-7047

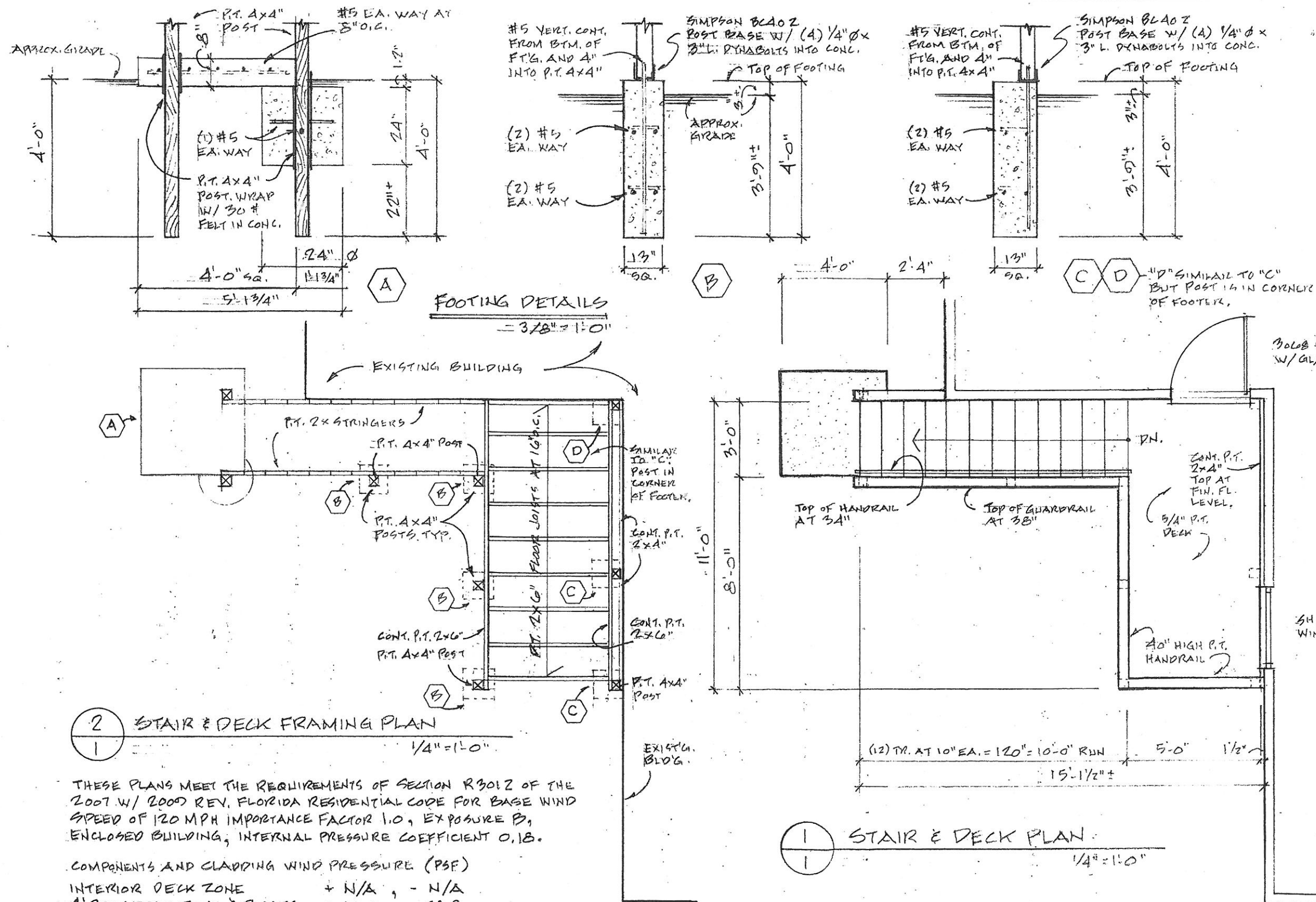
DELTONA, FL
(386) 789-2855

DRAWN BY: S.E. Smith
CREW CHIEF: S.E. Smith
SCALE: 1" = 30'
DATE: December 23, 2011
WO # 12 - 0155 - 11

REVISIONS:

December 23, 2011
S.E. Smith
Florida Registered Land Surveyor
Certificate Number 3736
NOT VALID UNLESS SEAL IS EMBOSSED
Note: No instruments of record affecting easements, limitations, ownerships, reservations, restrictions and/or right-of-ways, if any; have been provided to this surveyor, except as shown. No underground installations or utilities have been located, except as shown.

LAKE WINNEMISSETT DEV. CO'S. SUB.



2
1

STAIR & DECK FRAMING PLAN

1/4" = 1'-0"

THESE PLANS MEET THE REQUIREMENTS OF SECTION R3012 OF THE 2007 W/ 2009 REV. FLORIDA RESIDENTIAL CODE FOR BASE WIND SPEED OF 120 MPH IMPORTANCE FACTOR 1.0, EXPOSURE B, ENCLOSED BUILDING, INTERNAL PRESSURE COEFFICIENT 0.18.

COMPONENTS AND CLADDING WIND PRESSURE (PSF)

INTERIOR DECK ZONE	+ N/A	- N/A
4' DECK EDGE ZONE & RIDGES	+ 10.0	- 38.8
4'x4' CORNER DECK ZONE	+ 10.5	- 65.4

1
1

STAIR & DECK PLAN

1/4" = 1'-0"

DATE: 1.30.2012

L-1203
J# P#

DAVID C. LEEITE
AR0007131

LEEITE & LEEITE
ARCHITECT & PLANNER

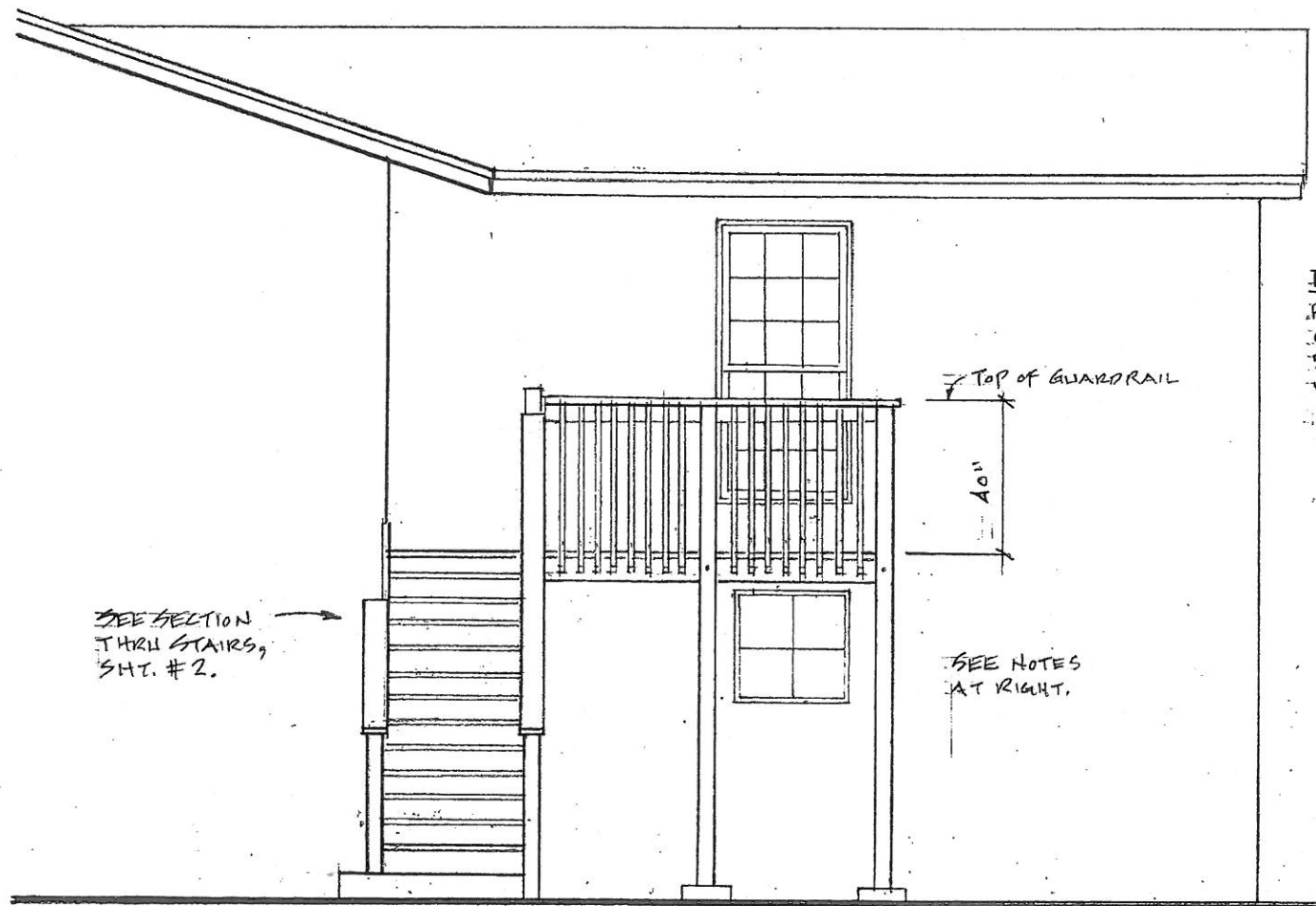
PHONE 386/253-1785

140 SOUTH GRANDVIEW AVENUE, DAYTONA BEACH, FLORIDA, 32118

A STAIR AND DECK PLAN FOR:
MR. SERGIO BONDARETS
139 LUCIE AVE.
DELAND, FLORIDA

PROJECT

l-lw
1/30/12

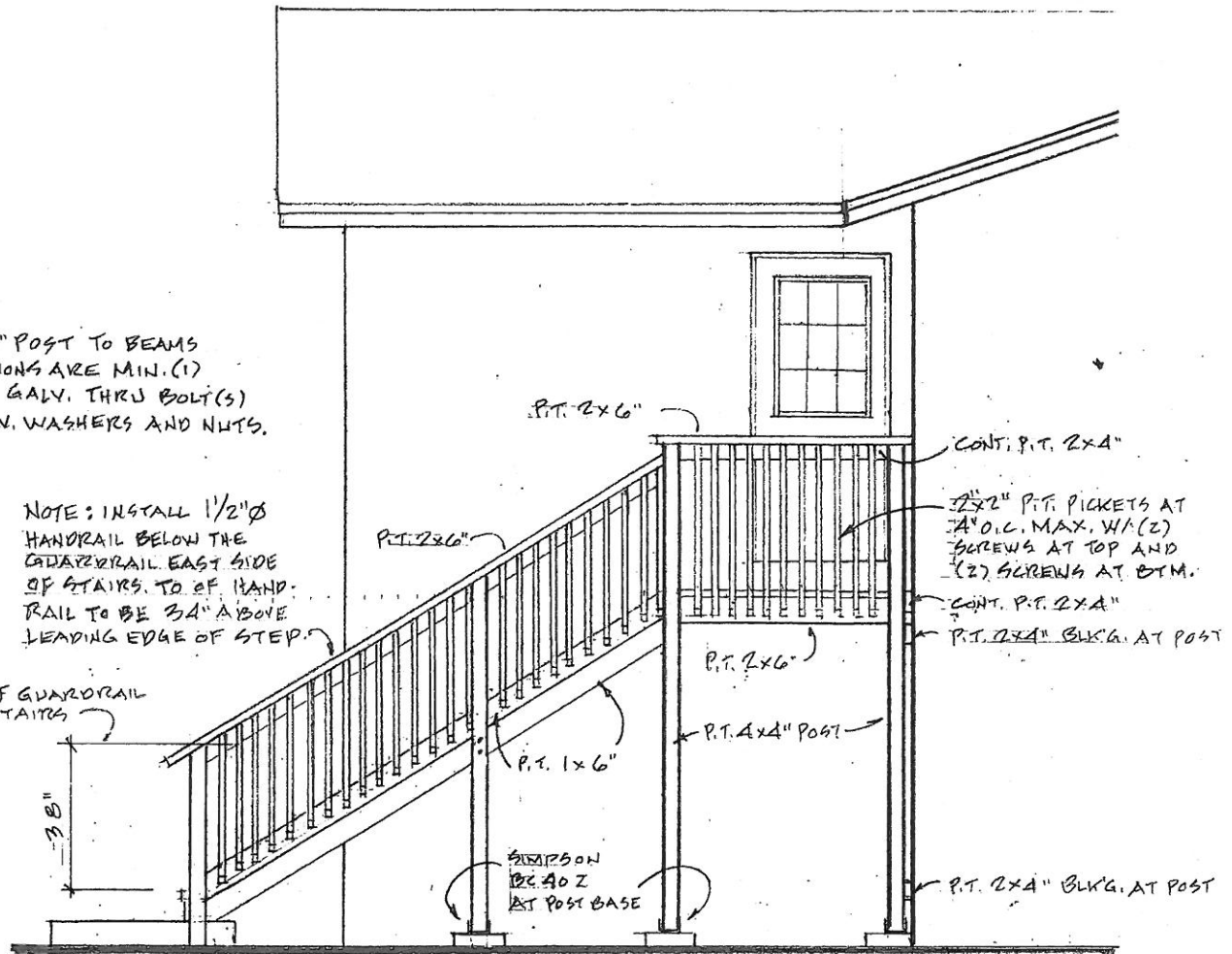


2 SOUTH SIDE ELEVATION
3 1/4" = 1'-0"

NOTE:
P.T. 4x4" POST TO BEAMS
CONNECTIONS ARE MIN. (1)
5/16" Ø GALV. THRU BOLT(S)
W/ GALV. WASHERS AND NUTS.

NOTE: INSTALL 1/2" Ø
HANDRAIL BELOW THE
GUARDRAIL EAST SIDE
OF STAIRS. TO EF HAND-
RAIL TO BE 34" ABOVE
LEADING EDGE OF STEP.

TOP OF GUARDRAIL
AT STAIRS



1 EAST SIDE ELEVATION
3 1/4" = 1'-0"

NOTE:
SIMPSON BCAOZ POST BASE
TO CONC. FT'G. CONNECTION -
USE (4) 1/4" Ø x 3" L.
DYNABOLTS.

l. l. u. t
1/30/12

DATE: 1.30.2012

L=1203

J#

DAVID C. LEETE
AR0007131

LEETE & LEETE
ARCHITECT & PLANNER

PHONE 386/253-1785

140 SOUTH GRANDVIEW AVENUE, DAYTONA BEACH, FLORIDA, 32118

A STAIR AND DECK PLAN "for":
MR. SERGIN BONDARETS
139 LUCIE AVE.
DELAND, FLORIDA

PROJECT

LEETE & LEETE

ARCHITECT & PLANNER

140 SOUTH GRANDVIEW AVENUE, DAYTONA BEACH, FLORIDA 32118, PHONE (386) 258-1785

May 15, 2012
139 Lucie Ave.
Deland, FL


To Whom It May Concern:

I have inspected the garage apartment/ storage at 139 Lucie Ave. The second floor, with minor additions, can be made to conform with the present (2012) building code.

To create the required 1 hour fire separation between the floors, a layer of 5/8" Type X drywall has to be installed on the ceiling of the first floor. The flooring above is built to conform to code.

The first floor is in acceptable structural condition and can be upgraded in certain areas, but due to the configuration of the old existing materials (differing block core patterns, buried foundations, etc.) bringing that area to 100 percent compliance would not be possible.

Sincerely,


David C. Leete

AR0007131

LEETE

CURRENT PLANNING
ACTIVITY

MAY 24 2012

11:13a RECEIVED

48

REVIEW STAFF COMMENTS

HARRIS - BONDARETS

S-12-015

HEALTH DEPARTMENT

DeLand Environmental Health

April 17, 2012

Comments:

The existing dry well on the property will need to be properly abandoned, the wastewater that flowed into it will need to be diverted into the septic tank system for the existing home.

The existing 2 inch well does not appear to meet setback requirements to the existing septic system for the home (50 ft setback for homes built before 1972). It may need to be properly abandoned and the city water line connected to the home and the apartment.

A new septic system for the apartment may be required if the existing septic system is not large enough for the anticipated flow from the apartment.

* * * * *

From: John Stockham
To: Somers, Yolanda
Date: 7/27/2012 10:03 AM
Subject: Fwd: RE: Proposed Garage Apt: Parcel No(s): 7007-08-00-0100

>>> "Keith Riger" <Rigerk@deland.org> 7/27/2012 9:57 AM >>>

We have a 12" water main on the west side of Lucie Ave. A service will need to be directional drilled across Lucie Ave. if you require them to connect.

Keith D. Riger, P.E.
City Engineer/Public Services Director
City of DeLand
1102 S. Garfield Ave. , DeLand FL 32724
386-626-7197



SPECIAL EXCEPTION APPLICATION
THE ZONING ORDINANCE OF VOLUSIA COUNTY, FLORIDA

PLEASE PRINT OR TYPE

Pre-Application Meeting Date: _____

APPLICANT: T. Harris, Stroch: Harris tyharrispa@gmail.com
Name _____ E-Mail Address _____
112 West New York Ave #211 386-624-6904
Street Address _____ Phone _____
DeLand Florida 32720
City _____ State _____ Zip _____

STATUS: ____ Owner ____ Agent for Owner X Attorney for Owner ____ Contract Purchaser

OWNER: Sergiy Bondarets
Name _____
139 Lucie Avenue
Street Address _____ Phone _____
DeLand Florida 32720
City _____ State _____ Zip _____

This is a request for a Special Exception for a garage apartment in an existing
two-story detached building
on R-4 zoned property. The Comprehensive Plan Land Use Designation is Residential
Zoning Classification(s) _____

Size of Parcel less than 1 Acre Tax Parcel #: 7007-08-00-0100

Address of Property: 139 Lucie Avenue
Sq. ft. of building, if applicable: 800 per floor If Group Home, Private School, or Daycare Center, # of
proposed clients/members: _____

This property is located on the _____ side of _____ Rd./St./Ave.,
approximately _____ ft./mi. N-S-E-W from its intersection with _____ Rd./St./Ave.
The property is near _____ in the
community of _____, and/or adjacent to the City of _____.

Circle applicable Utility: Private Septic/Well Central Sewer/Water by: _____ Other: _____

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL OF THE FOLLOWING ARE ATTACHED:

- ☐ Two (2) signed and sealed surveys of the property (no more than 2 years old).
- ☐ Two (2) copies of the legal description (furnished electronically in MS Word format).
- ☐ Notarized Authorization of Owner (if applicant is other than the owner or attorney for the owner).
- ☐ 5 Copies of site plan (to scale) complying with section 72-415(1)d of the zoning code and 1 reduced to 8 1/2" x 11".
- ☐ Nonconforming lot letter, if applicable.
- ☐ Written explanation.
- ☐ Pre-Application Meeting Form
- ☐ Application fee.

Case # _____

ALL SUBMITTALS MUST BE MADE IN PERSON BY 12:00 NOON ON DEADLINE DATE AND FEES MUST BE PAID BEFORE APPLICATION WILL BE ACCEPTED.

IF THIS APPLICATION IS APPROVED, ALL OTHER COUNTY ORDINANCES SHALL BE COMPLIED WITH AND FEES PAID.

This request will be considered at the Planning and Land Development Regulation Commission (PLDRC) Public Hearing on _____(mo/day/yr), in the County Council Chambers of the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, DeLand, Florida, beginning at 9:00 a.m.

The recommendation of the aforesaid commission will be considered at the Volusia County Council Public Hearing held on _____(mo/day/yr), in the County Council Chambers of the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, DeLand, Florida beginning at 10:30 a.m.

Under Section 72-415(10), if a Special Exception does not begin to serve the purpose for which it was granted within 12 months from the date of rendition, or if its use is abandoned for 12 consecutive months from the date of rendition, it shall expire.) However, the zoning enforcement official may extend the Special Exception for up to an additional 12 month period of time if the applicant can demonstrate that a good-faith reliance has been on-going to accomplish the approved Special Exception.

ANY NEW INFORMATION TO BE PRESENTED AT THE COUNTY COUNCIL MEETING THAT WAS NOT PREVIOUSLY PRESENTED TO THE PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION FOR ANY APPLICATION WILL BE GROUNDS TO RETURN AN APPLICATION TO THE PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION FOR FURTHER REVIEW. APPLICANTS SHALL INFORM AND PROVIDE STAFF WITH THE NEW INFORMATION PRIOR TO THE COUNCIL MEETING.

APPLICANT'S RIGHTS FOR APPEAL OR REHEARING AND RES JUDICATA ARE STATED IN SECTIONS 72-378 AND 72-416 OF THE ZONING CODE, AS AMENDED.

BY SIGNING, I HEREBY AUTHORIZE VOLUSIA COUNTY STAFF PERMISSION TO VIEW AND ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF INVESTIGATING AND REVIEWING THIS REQUEST.

Signature of Applicant:  
PRINT NAME

Signature of Applicant: _____
PRINT NAME

- - - - - DO NOT WRITE BELOW THIS LINE - - - - -

Date Submitted: _____ Accepted/Reviewed By.: _____

FILING FEE PAID: _____ RECEIPT#: _____ OFFICE: _____

AMANDA ROW ID: _____

CITY NOTIFICATION REQUIRED (1,320 ft.) YES _____ NO _____

NAME OF CITY _____



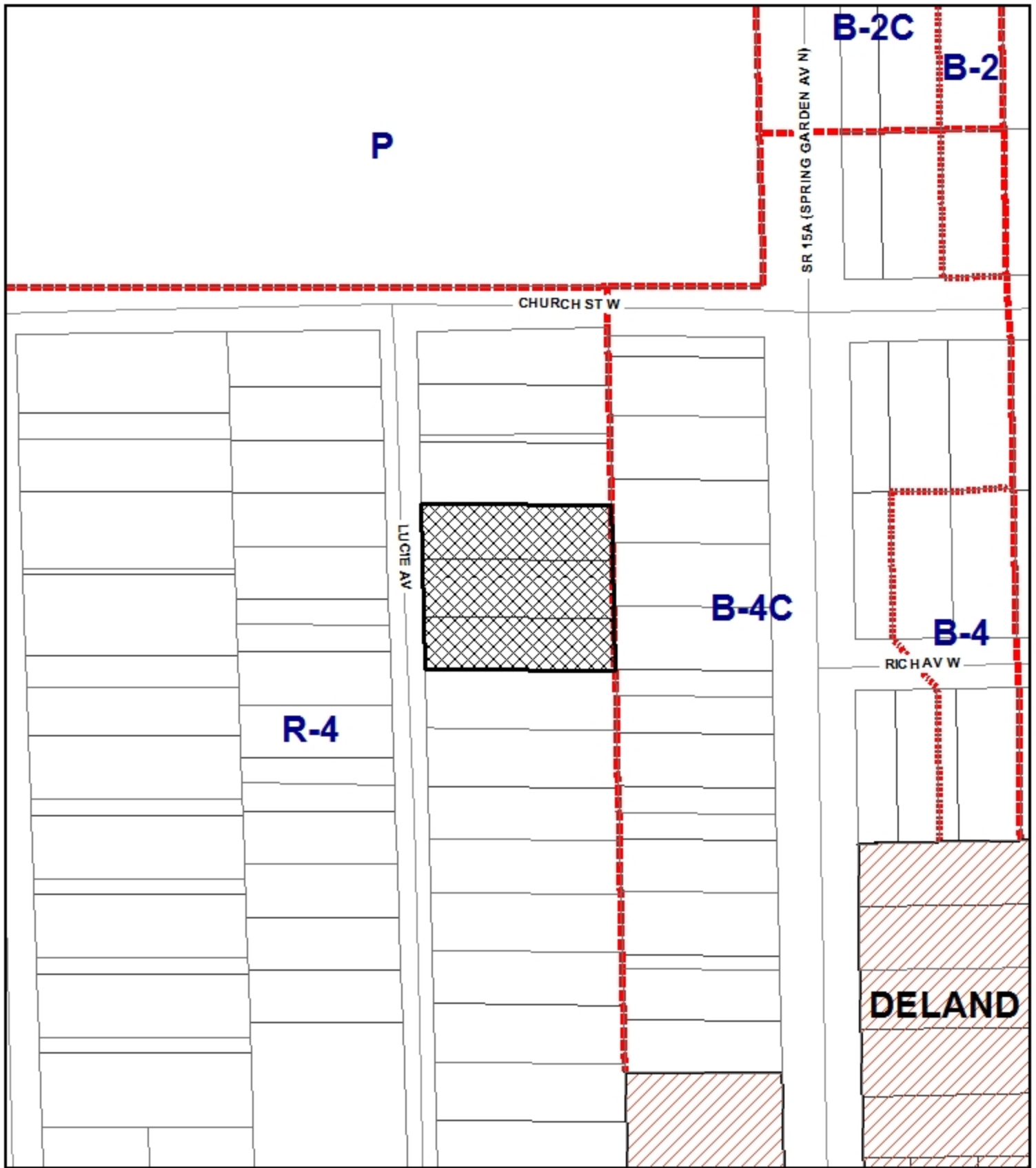
SPECIAL EXEPTION

 ECO
  NRMA
  REQUEST AREA

27

CASE NUMBER

S-12-015



SPECIAL EXEPTION



REQUEST AREA




CASE NUMBER

S-12-015



SPECIAL EXEPTION

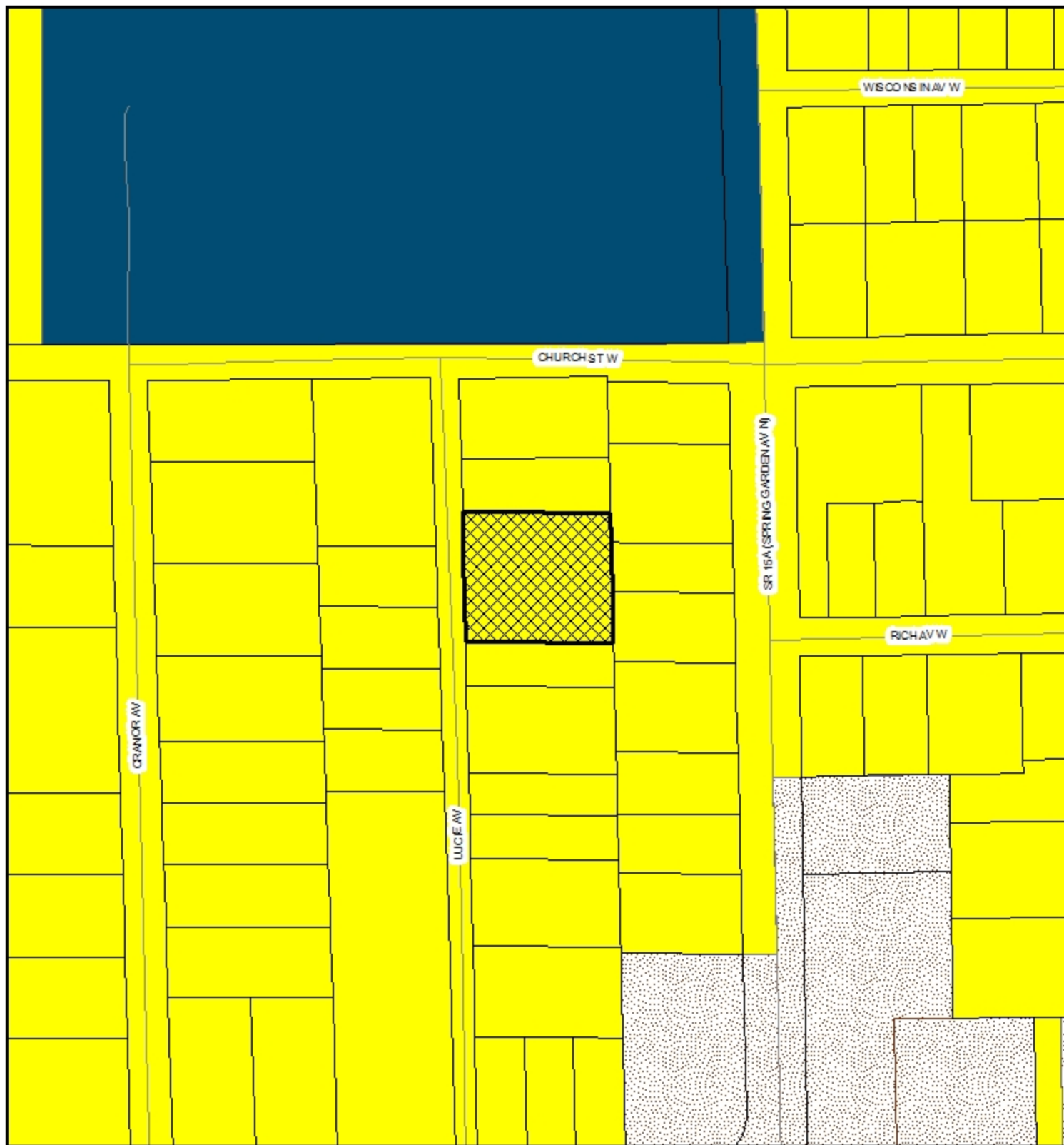
IMAGE YEAR: 2009

 REQUEST AREA




4-2


CASE NUMBER

S-12-015



FUTURE LAND USE CLASSIFICATION

 INCORPORATED
  MIXED USE
  URBAN LOW INTENSITY

 REQUEST AREA

SPECIAL EXEPTION

CASE NUMBER

S-12-015

