



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT**  
**PLANNING AND DEVELOPMENT SERVICES DIVISION**  
**CURRENT PLANNING ACTIVITY**  
123 W. Indiana Avenue, DeLand, FL 32720  
(386) 736-5959

**PLDRC HEARING:** August 14, 2012 - Planning and Land Development Regulation Commission (PLDRC)

**CASE NO:** Z-12-024

**SUBJECT:** Rezoning from the Prime Agriculture (A-1) classification to the Transitional Agriculture (A-4) classification.

**LOCATION:** 1167 Ohio Street, DeLeon Springs

**APPLICANT:** Rita Cochran

**OWNER:** Elizabeth Karst, Ralph and Brenda Fleshman, owners

**STAFF:** Susan Jackson, AICP, Planner III

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## **I. SUMMARY OF REQUEST**

The applicant is requesting a rezoning from the Prime Agriculture (A-1) classification to the Transitional Agriculture (A-4) classification on  $\pm 7.87$  acres located near DeLeon Springs, south of Spring Garden Ranch Road. The applicant has submitted a companion small scale comprehensive plan amendment application to change the future land use from the Agricultural Resource (AR) designation to the Rural (R) designation. This rezoning will be contingent upon the adoption of the amendment to the comprehensive plan.

Staff Recommendation: Forward to the county council with a recommendation of approval once the Volusia Growth Management Commission (VGMC) certification on the companion small scale comprehensive plan amendment (CPMA 001-12) has been received.

## II. SITE INFORMATION

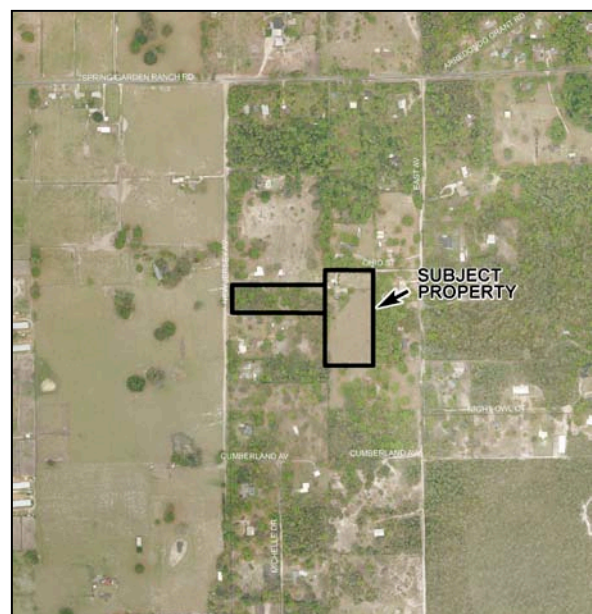
- |                                  |   |
|----------------------------------|---|
| 1. Location:                     | The property is located in the vicinity of DeLeon Springs, approximately 1.25 miles east of U.S. Highway 17, and 1,300 feet south of Spring Garden Ranch Road, between New Jersey Avenue and East Avenue. |
| 2. Parcel No:                    | 6006-01-20-0032 and 6006-01-20-0020   |
| 3. Property Size:                | 7.87 acres  |
| 4. County Council District:      | 1   |
| 5. Zoning:                       | Prime Agriculture (A-1)   |
| 6. FLU Designation:              | Agriculture Resource (AR) - Current<br>Rural (R) - Proposed   |
| 7. ECO Map:                      | No  |
| 8. NRMA Overlay:                 | No  |
| 9. Adjacent Zoning and Land Use: |   |

| Direction | Zoning | Future Land Use       | Existing Use              |
|-----------|--------|-----------------------|---------------------------|
| North     | A-1    | Agricultural Resource | Single Family residential |
| East      | A-1    | Agricultural Resource | Single Family residential |
| South     | A-1    | Agricultural Resource | Single Family ranchette   |
| West      | A-1    | Agricultural Resource | Agriculture               |

### 10. Location Maps



**Location Map**



**Aerial Map**

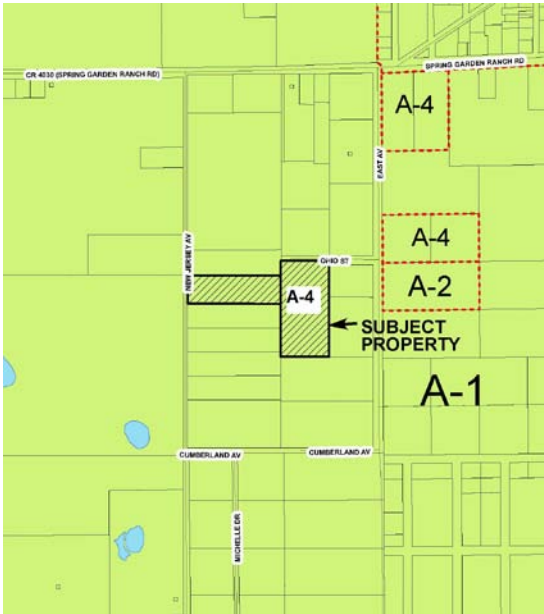
### III. BACKGROUND

The property is comprised of a 5.01-acre parcel and a 2.86-acre parcel, purchased by the Karsts in 1992 and 1994, respectively. The larger parcel contains a single-family house, the smaller parcel is vacant. The property currently has an Agricultural Resource future land use designation, which specifies a maximum density of 1 dwelling unit per 10 acres, and Prime Agriculture (A-1) zoning, which requires a minimum lot size of 10 acres. Before being under single ownership, the parcels were each considered legitimate nonconforming lots. When under single ownership, the zoning code considers the parcels combined as one per section 72-206(1) of the zoning code.

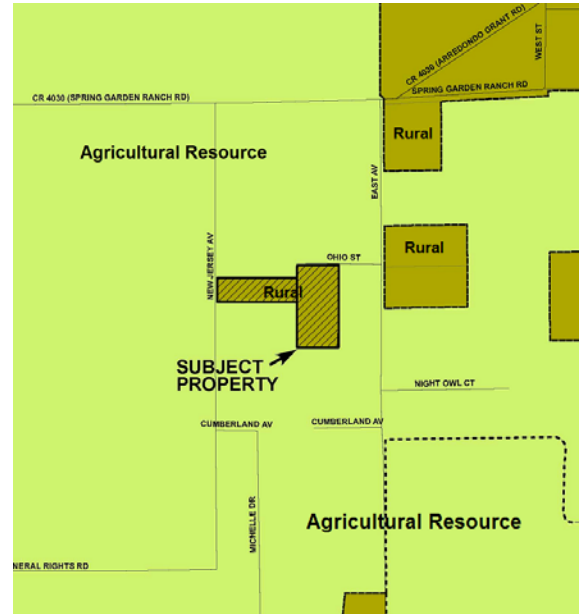
*(1) Nonconforming lots. ... [ If two or more lots and/or combinations of lots and/or portions of lots that abut in single ownership existed on the effective date of adoption or amendment of this article, or if such lots and/or portions thereof are subsequently combined in single ownership with other adjoining lots, and if all or part of the lots do not meet the requirements established for lot width or lot area, then the lands involved shall be considered to be an undivided lot for the purposes of this article. No portion of said undivided lot shall be sold or subdivided in a manner which does not comply with the lot width or lot area requirements established by division 7 of this article.]...*

The owner of the property, Mrs. Karst, died in 2010, leaving instructions in her will to sell the property in order to close her estate. The executor of the estate did not realize the parcels are nonconforming and are not to be separated. The Fleshmans purchased the larger parcel with the house. The smaller, vacant parcel is to be conveyed to a relative. To remedy the sale, the applicant is requesting a future land use amendment and rezoning to a classification that would allow smaller lot sizes so that the parcels can meet the land use and zoning requirements, and again be separated as they previously were. Because the conveyance of these properties occurred during the application process, the new owners are party to this application.

The proposed future land use designation is Rural, which generally allows a density of 1 dwelling unit per 5 acres. A density of 1 dwelling unit per 1 acre is allowed subject to compatibility with other properties in proximity that are developed similarly. If the proposed Rural future land use designation is approved, then the property may be rezoned to a classification that also allows smaller lot sizes. The applicant is requesting Transitional Agriculture (A-4), which allows a minimum lot size of 2.5 acres. If both applications are approved, the lots would be considered conforming lots and may be separated and sold individually.



**Proposed Zoning Map**



**Proposed Future Land Use Map**

#### **IV. REVIEW CRITERIA AND ANALYSIS**

Section 72-414(e) of the zoning code includes the following criteria for review of rezoning applications:

***(1) Whether it is consistent with all adopted elements of the comprehensive plan.***

The property currently has an Agricultural Resource future land use designation, but the applicant is requesting a small scale comprehensive plan amendment to the Rural designation. The Rural designation allows a density up to a maximum of one dwelling unit per acre. The proposed A-4 zoning classification allows 2.5-acre minimum lot size. The A-4 zoning classification is conditionally compatible with the proposed Rural future land use designation in accordance with the Matrix for Consistent Zoning table of the comprehensive plan.

The proposed zoning is consistent with the adopted elements of the comprehensive plan, if the county council approves the companion future land use map amendment. If the county council denies the companion future land use map amendment, the rezoning cannot be approved, because the A-4 zoning classification is not compatible with the AR future land use designation.

***(2) Its impact upon the environment or natural resources.***

Approval of the requested rezoning should not significantly affect the environment, as the properties are not within an area requiring special environmental review. The property is not in a 100-year floodplain, nor contains soils unsuitable for development. The site is also not within the NRMA or ECO overlays.

***(3) Its impact upon the economy of any affected area.***

This rezoning will enable a maximum of two additional units on the property, if the 5.01-acres parcel is subdivided in accordance with the land development code and one additional dwelling unit if not subdivided. Based on the surrounding lot pattern, this development potential should have minimal impact on the economy of the affected area.

***(4) Notwithstanding the provisions of division 14 of the Land Development Code [article III], its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.***

This rezoning will enable a maximum of two additional dwelling units on the property. The area is served by well and septic. Area thoroughfares may experience an additional 29 trips, which will not reduce the level of service on the area network. It will have minimal impact on other necessary governmental services.

***(5) Any changes in circumstances or conditions affecting the area.***

In the past ten years, the county has approved a few small scale comprehensive plan amendment requests to change the land use from the Agricultural Resource designation to the Rural designation. Rezoning to a classification that allows lot sizes down to 2.5 acres have followed the land use action.

***(6) Any mistakes in the original classification.***

The current zoning classification of A-1, established in 1994, does not allow the size of the subject property, nor of many of the other parcels in the area. Parcels in this area are generally less than 10 acres. Most of the subdivisions occurred prior to the adoption of the Comprehensive Plan in 1990, utilizing the exempt subdivision process.

***(7) Its effect upon the use or value of the affected area.***

The effect of allowing one additional dwelling unit, without subdivision, or two additional dwelling units with subdivision upon the use or value of the affected area is difficult to determine. The dirt road access to both properties is the only mitigating factor in considering the rezoning request, albeit access to the dirt road for the vacant property could have occurred prior to 1994.

***(8) Its impact upon the public health, welfare, safety, or morals.***

This rezoning will not negatively impact the public health, welfare, safety or morals of the citizens of Volusia County.

**V. STAFF RECOMMENDATION**

Staff finds the requested rezoning consistent with the comprehensive plan, subject to approval of the companion small scale future land use amendment. Therefore, staff recommends approval of this request for rezoning from the A-1 (Prime Agriculture)

classification to the A-4 (Transitional Agriculture) classification.

## **VI. AUTHORITY AND PROCEDURE**

Pursuant to Section 72-414, 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 rezoning application 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 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 presented at the county council meeting 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.



# SKETCH OF SURVEY

LEGEND  
 A/C - AIR CORRECTIONS  
 B/P - BOUNDARY POINT  
 C/L - CENTERLINE  
 D/L - DRY DRIVE  
 E/L - ELEVATION  
 F/L - FENCE LINE  
 G/L - GROUND SURFACE  
 H/L - HIGHWAY  
 I/L - INTERSECTION  
 J/L - JUNCTION  
 K/L - KNOT  
 L/L - LANE  
 M/L - METAL SHED  
 N/L - NORTH  
 O/L - OCEAN LEVEL  
 P/L - PLAT  
 Q/L - QUANTITY  
 R/L - ROAD  
 S/L - SURFACE  
 T/L - TIE  
 U/L - UTILITY  
 V/L - VERTICAL  
 W/L - WATER  
 X/L - EXISTING  
 Y/L - YARD  
 Z/L - ZONE

## LEGAL DESCRIPTION: (FURNISHED)

The South 198 feet of the North 300.6 feet of lots 3 and 4, GROVE BLOCK 20, as measured from the centerline of vacated Ohio Avenue, SPRING GARDEN CITY, according to map in Deed Book "N", Page 425, Public Records of Volusia County, Florida.

THE SURVEY DEPICTED HERE IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER  
 THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

|   |  |   |  |
|---|--|---|--|
| PREPARED BY<br><b>JAMES H. BEAL SURVEYING</b><br>1000 Avenue<br>32124<br>Phone: (386) 738-8811                  |  | THIS PLAT OR SKETCH OF SURVEY IS CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027. |  |
| PREPARED FOR<br><b>KARST / COCHRAN</b><br>FIELD DATE: 05-23-12 JOB NO. 12-124<br>FILE: SPRING GARDEN CITY SUBD. |  | TYPE OF WORK: <b>BOUNDARY</b><br>PARTY CHECK: <b>JP</b> DRAWN BY: <b>JHB</b><br>SHEET: <b>1</b> OF <b>1</b><br>SCALE: <b>1" = 60'</b> CASE BY: <b>JHB</b><br>SIGNATURE DATE: 05-24-12   |  |
| REVISIONS IDENTIFICATION<br>REVISIONS: IF ANY ARE NOTED ABOVE   |  |   |  |

## NOTES

1. NO REPRESENTATIONS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND JOINT OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.  
 2. UNLESS NOTED OTHERWISE, ELEVATIONS ARE MEASURES AND DO NOT REFER TO MEAN SEA LEVEL DATUM AND ALL LINEAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL EQUIVALENTS THEREOF.  
 3. UNLESS NOTED OTHERWISE, ALL MEASUREMENTS OF PERMANENT, INTERIOR FENCES AND OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.  
 4. EXISTING UTILITIES, INCLUDING POWER, GAS, WATER, ETC., SHOWN ON THIS SURVEY ARE SHOWN AS SHOWN.  
 5. THE SURVEY DEPICTED HEREON IS CERTIFIED THAT AT THE LAST FIELD DATE SHOWN HEREON, ALL LOTS, BLOCKS, ZONES, ETC., WERE MEASURED AND ANY EXISTING ZONE LINES SHOWN HEREON, ARE BASED FROM THE MEASUREMENTS AND FOUND TO BE CORRECT AND THE SURVEYOR HAS AND - GUARANTEES, DATED APRIL 18, 2012, AS LISTED BELOW.  
 PLAT NO. 12-124  
 JOB NO. 12-124  
 COUNTY NAME AND NUMBER: VOLUSIA COUNTY (INCORPORATED - 1822)  
 IS THE PLATTING FILE FOR THE SURVEY COVERED HEREON IS THE PROPERTY OF ATLANTIC SURVEYING LOCATED IN ORLANDO, FLORIDA AND IS NOT THE PROPERTY OF THE CLIENT.

## NOTE

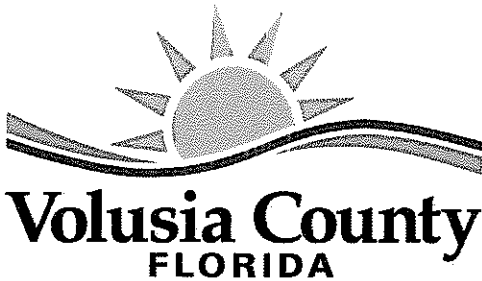
THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND APPROVED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE HELD Liable BY ANY OTHER ENTITY OR INDIVIDUAL, OR INDIVIDUALS, THERE MAY BE ADDITIONAL RECORDS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THE SURVEY DEPICTED HEREON IS BASED ON THE BEST AVAILABLE INFORMATION AND THE SURVEYOR HAS AND - GUARANTEES, DATED APRIL 18, 2012, AS LISTED BELOW. THE SURVEYOR HAS AND - GUARANTEES, DATED APRIL 18, 2012, AS LISTED BELOW. THE SURVEYOR HAS AND - GUARANTEES, DATED APRIL 18, 2012, AS LISTED BELOW. THE SURVEYOR HAS AND - GUARANTEES, DATED APRIL 18, 2012, AS LISTED BELOW.







INTER-OFFICE MEMORANDUM



TO: Susan Jackson  
Planner III

DATE: July 6, 2012

FROM: Melissa Winsett  
Transportation Planner

FILE: z-12-024.doc  
RSN: 735286

SUBJECT: Cochran/Karst Rezoning, Z-12-024

LOCATION: On the east side of New Jersey Avenue (County local) south of Spring Garden Ranch Road (County collector)

SITE INFORMATION

The proposed rezoning is for 7.87 acres from an existing zoning of Prime Agriculture (A-1) to a proposed zoning of Transitional Agriculture (A-4). The existing A-1 zoning could produce one Single-Family Residential Dwelling Unit (SFRDU) (on a non-conforming lot) based upon a maximum density of 0.1 SFRDU per acre. The proposed A-4 zoning could produce three SFRDU based upon a maximum density of 0.4 SFRDU per acre.

Transportation Analysis

The transportation impact of the existing and proposed zoning trip generation was computed for the maximum case scenario using ITE Trip Generation, 8<sup>th</sup> Edition.

Table 1

| <i>Existing Zoning:</i>           |                            |                |                             |                        |
|-----------------------------------|----------------------------|----------------|-----------------------------|------------------------|
| <i>Existing Zoning</i>            | <i>Land Use or Acreage</i> | <i>Density</i> | <i>Trip Generation Rate</i> | <i>Net Daily Trips</i> |
| A-1                               | SFRDU                      | One SFRDU      | 9.57/SFRDU                  | 10                     |
| <i>Proposed Zoning:</i>           |                            |                |                             |                        |
| <i>Proposed Zoning</i>            | <i>Land Use or Acreage</i> | <i>Density</i> | <i>Trip Generation Rate</i> | <i>Net Daily Trips</i> |
| A-4                               | SFRDU                      | Three SFRDU    | 9.57/SFRDU                  | 29                     |
| Potential Additional Daily Trips: |                            |                |                             | 19                     |

### Roadway Analysis

The 2011 Volusia County Traffic Counts were used to determine the Average Annual Daily Traffic (AADT) and the Level of Service (LOS). The Volusia County Comprehensive Plan Maximum Capacity was used to determine the potential LOS after addition of the anticipated project trips to the 2011 AADT for each thoroughfare roadway.

Table 2

| Spring Garden Ranch Road (US-17 to Arredondo Grant Road) |          |                             |                             |               |
|--|----------|-----------------------------|-----------------------------|---------------|
| 2011 AADT  | 2011 LOS | Comp. Plan<br>Max. Capacity | Comp. Plan<br>Allowable LOS | Potential LOS |
| 2,910  | B        | 12,710                      | E                           | B             |

### CONCLUSIONS

Addition of the proposed 29 trips will not cause LOS problems for the thoroughfares near this development. After our examination of the subject rezoning this office has no comments at this stage.

MW/rsm

**REVIEW STAFF COMMENTS**  
**Cochran-Karst-Flechman**

**Z-12-024**

**COUNTY EXTENSION**

**David Griffis**

**June 20, 2012**

**Comments:**

As requested, I visited the site. Soils were found to be #4 Astatula fine sand, 0 to 8 percent slopes. This excessively drained, nearly level to sloping sandy soil occurs on sand hills. The water table is usually below a depth of 72 inches. This soil has a high potential for community development.

Portions of the property have been developed.

\* \* \* \* \*

**LAND DEVELOPMENT**

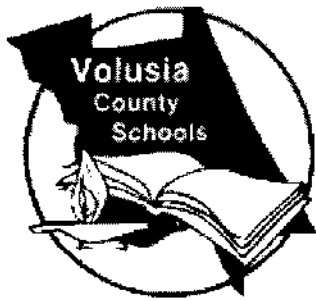
**Jesse Bowers**

**June 19, 2012**

**Comments:**

There is a Future Land Use changes from Agriculture Resource to Rural as well. Palmer and I have done extensive research on this and it can be found in RSN 732709. I have also kept a paper copy of the research if you need it.





Dr. Margaret A. Smith  
Superintendent of Schools

## FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124  
PHONE: 386/947-8786 FAX: 386/506-5056

### School Board of Volusia County

Dr. Al Williams, Chairman  
Ms. Judy Conte, Vice-Chairman  
Mr. Stan Schmidt  
Ms. Candace Lankford  
Mrs. Diane Smith

May 30, 2012

Ms. Rita Cochran  
Personal Representative  
for the Karst Estate  
5490 East Avenue  
DeLeon Springs, FL 32130

**RE: School Planning Case#12-05-23-001-NI  
Karst Rezoning – Volusia County**

Dear Ms. Cochran:

The School District has reviewed the proposed rezoning for 8± acres located on New Jersey Avenue and Ohio Street in the DeLeon Springs area within unincorporated Volusia County. The subject property supports an existing residential dwelling.

The proposed rezoning is from Prime Agriculture (A-1) zoning to Transitional Agriculture (A-4) zoning. The existing A-1 zoning designation would permit one (1) residential dwelling unit per ten (10) acres. The proposed zoning designation of A-4 could permit one dwelling unit per 2.5 acres or up to three (3) residential dwelling units. Therefore, this rezoning could result in an increase of residential density.

By utilizing the School District's student generation rate for a single family unit, the proposed rezoning could generate approximately one (1) full time student. The schools impacted by this rezoning are as follows:

| Schools            | 11/12 SY Enrollment | % of Permanent Capacity | Planned Capacity On site | Projected 5 YR Capacity% | Students Generated by requested zoning |
|--------------------|---------------------|-------------------------|--------------------------|--------------------------|--|
| McInnis Elementary | 397                 | 95%                     | N                        | 94%                      | 1                                      |
| Taylor Middle/High | 1020                | 78%                     | N                        | 86%                      | 0                                      |

The impacted schools are currently at or below their permanent capacities and projected to remain the same for the five (5) year planning period. Based on the minimal students anticipated to be generated from this residential rezoning the school district staff has no objection to the zoning change.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

If you should have additional questions please contact me at (386) 947-8786, extension 50805.

Sincerely,



Helen LaValley  
Planning Specialist

C: Saralee L. Morrissey, Director of Site Acquisition  
and Intergovernmental Coordination  
Scott Ashley, VC Planning Mgr (via email)  
Project File



**REZONING APPLICATION**  
**THE ZONING ORDINANCE OF VOLUSIA COUNTY, FLORIDA**  
**PLEASE PRINT IN BLUE OR BLACK INK OR TYPE**

Pre-Application Meeting Date: \_\_\_\_\_.

**APPLICANT:** Rita Cochran Write-to-rita@yahoo.com  
Name E-Mail Address  
5490 EAST AVE  
Street Address  
DeLeon Springs FL 32130  
City State Zip

**STATUS:** \_\_\_\_\_ Owner ☒ **Agent for Owner** \_\_\_\_\_ Attorney for Owner \_\_\_\_\_ Contract Purchaser

**OWNER:** Elizabeth Karst  
Name E-Mail Address  
deceased  
Street Address Phone  
City State Zip

This is a request for change of classification from (Current Zoning) A-1 to (Request)  
\_\_\_\_\_ on the property described below. The Comprehensive Plan Land Use  
Designation is Agricultural Resource.

Size of Parcel 5.01 Acres Tax Parcel #: 600601200020  
2.86 Acres 600601200032  
North-Side New Jersey St &

This property is located on the WEST side of EAST AVE Rd./St./Ave.,  
approximately 150 ft./mi. N-S-E-W from its intersection with EAST AVE - Ohio St. Rd./St./Ave.  
The property is near \_\_\_\_\_ in the  
community of Spring Garden Ranch, and/or adjacent to the City of DeLeon Springs.

Circle applicable Utility: Private Septic/Well Central Sewer/Water by: \_\_\_\_\_ Other: \_\_\_\_\_  
2.86 A - 1

**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).
- ☐ 2 Copies of Legal Description (furnished on 3½" computer disk or CD-Rom, if possible)
- ☐ Authorization of Owner (if applicant is other than owner or attorney for owner).
- ☐ Pre-application Meeting Form.
- ☐ TIA submission if applicable.
- ☐ Volusia County School Board Concurrency Review Letter if applicable.
- ☐ Application Fee.

Case # Z-12-024



**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 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 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 2:00 p.m.

**APPLICANT'S RIGHTS FOR APPEAL OR REHEARING AND RES JUDICATA ARE STATED IN SECTIONS 72-378 AND 72-381 OF THE ZONING ORDINANCE, AS AMENDED.**

**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.**

**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: Rita Cochran Rita Cochran  
Print Signature

Signature of Applicant: \_\_\_\_\_  
Print Signature

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

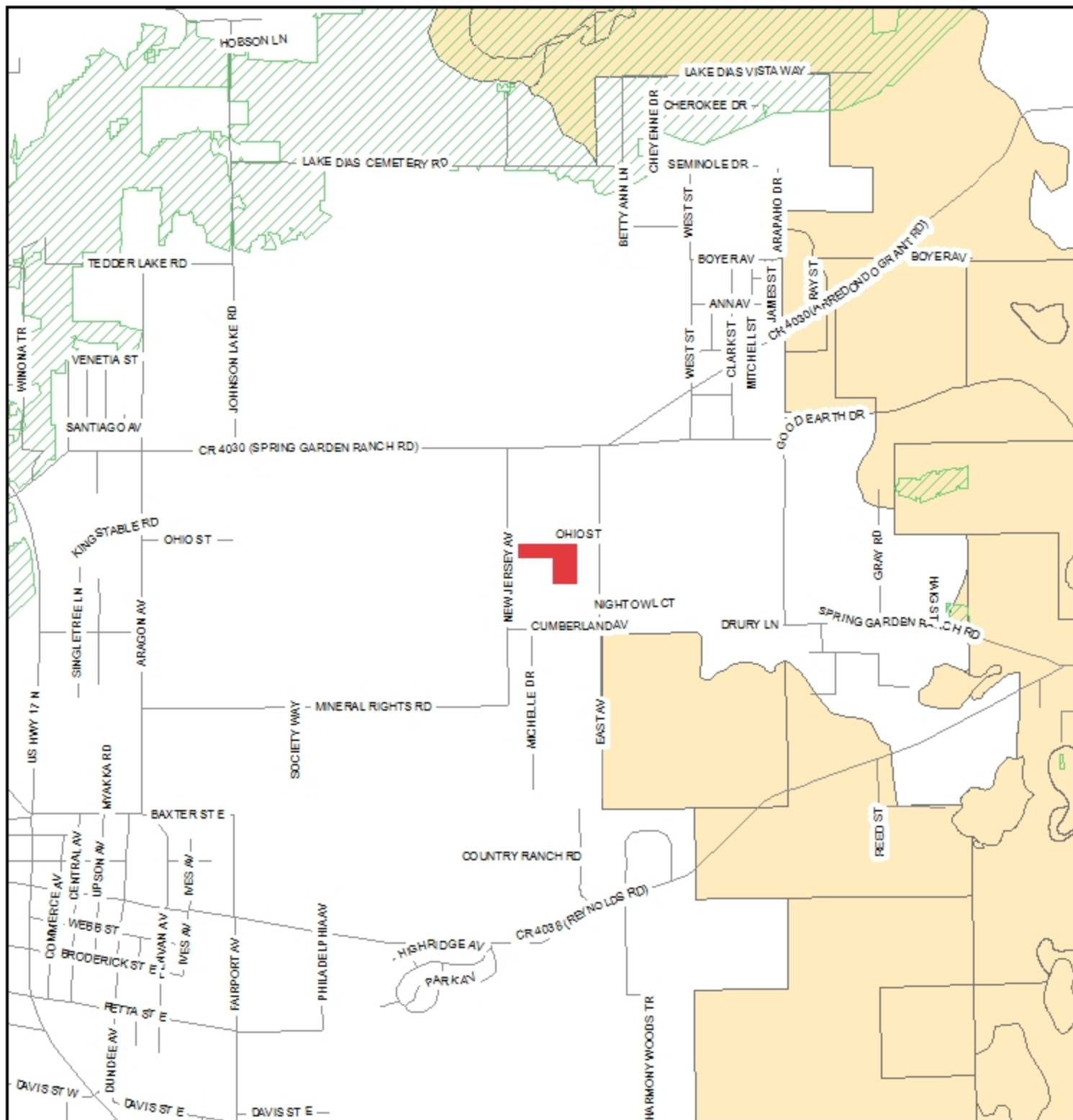
Date Submitted: 5-23-2012 Accepted By.: JS

FILING FEE PAID: \$1152.<sup>00</sup> pdck 1007 RECEIPT#: \_\_\_\_\_ OFFICE: DeLand

AMANDA ROW ID: 735254

CITY NOTIFICATION REQUIRED (1,320 ft.) YES ~~JS~~ NO X

NAME OF CITY DeLand



**ECO/NRMA**

ECO NRMA

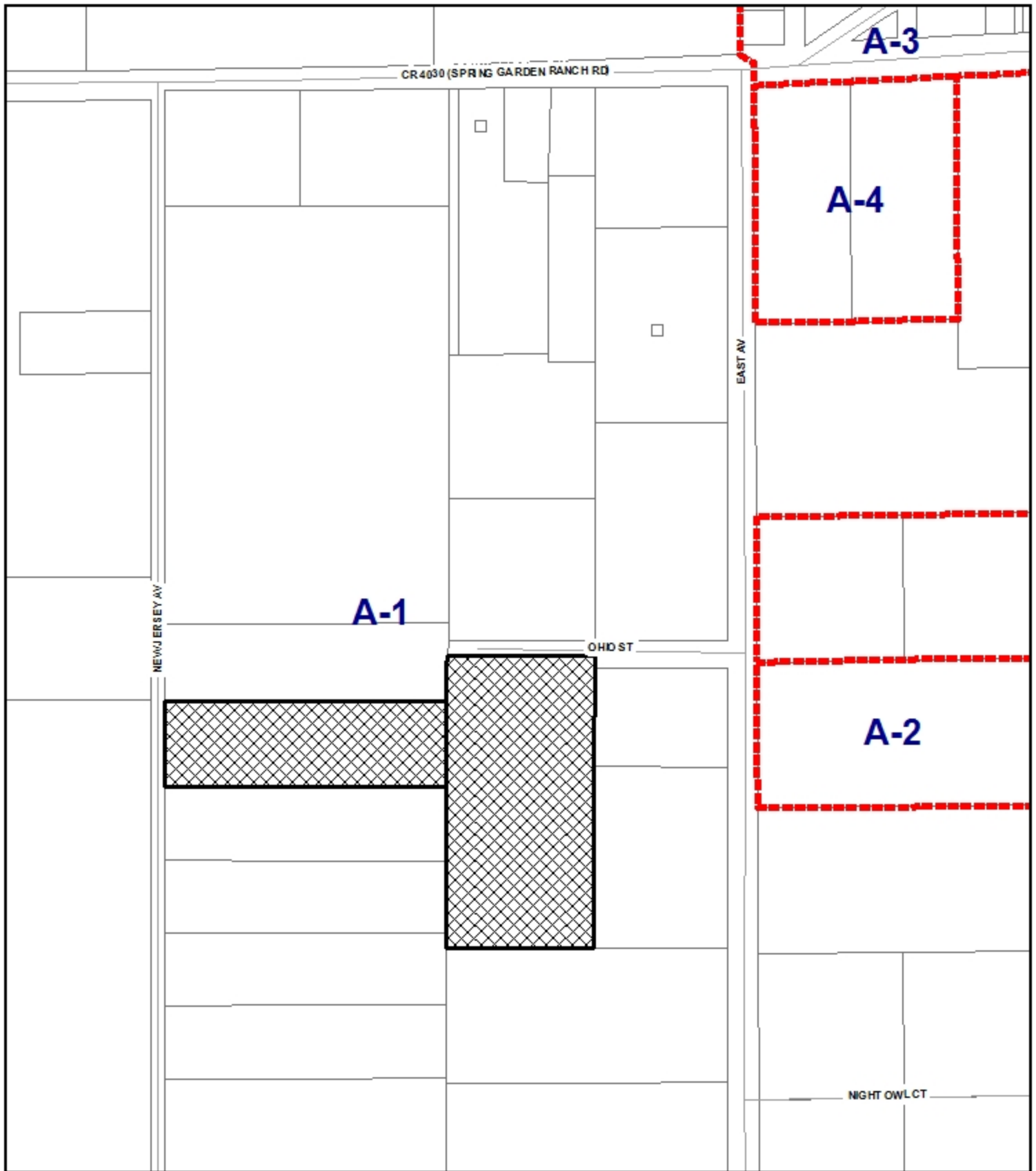
**REQUEST  
AREA**

1" = 2000'


**FROM: A-1  
TO: A-4**



**REZONING  
CASE NUMBER  
Z-12-024**



**ZONING CLASSIFICATION**

 REQUEST AREA

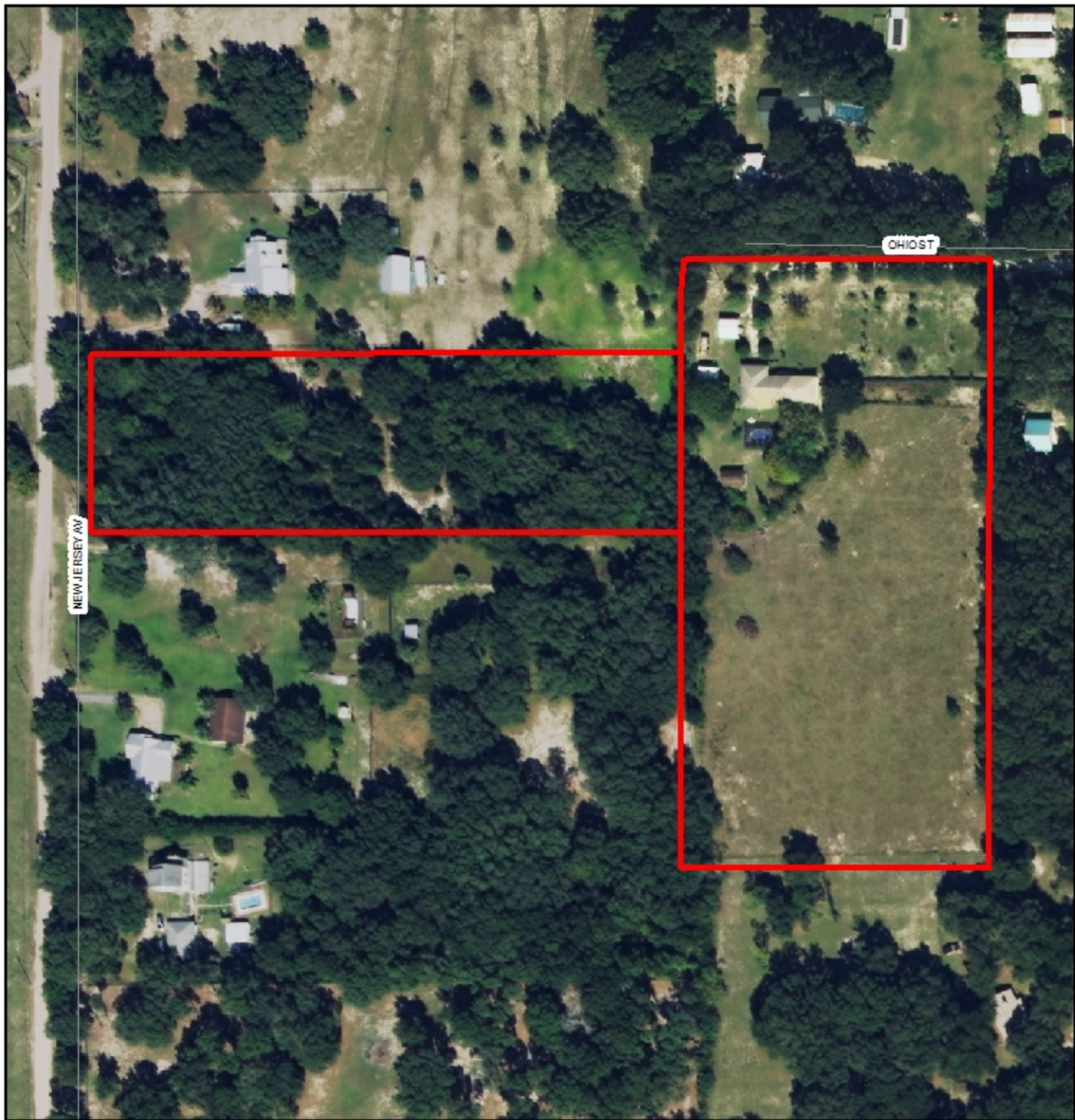
1" = 200'

FROM: A-1  
TO: A-4



**REZONING  
CASE NUMBER  
Z-12-024**





**AERIAL**

**IMAGE DATE: 2009**

**REZONING  
CASE NUMBER  
Z-12-024**

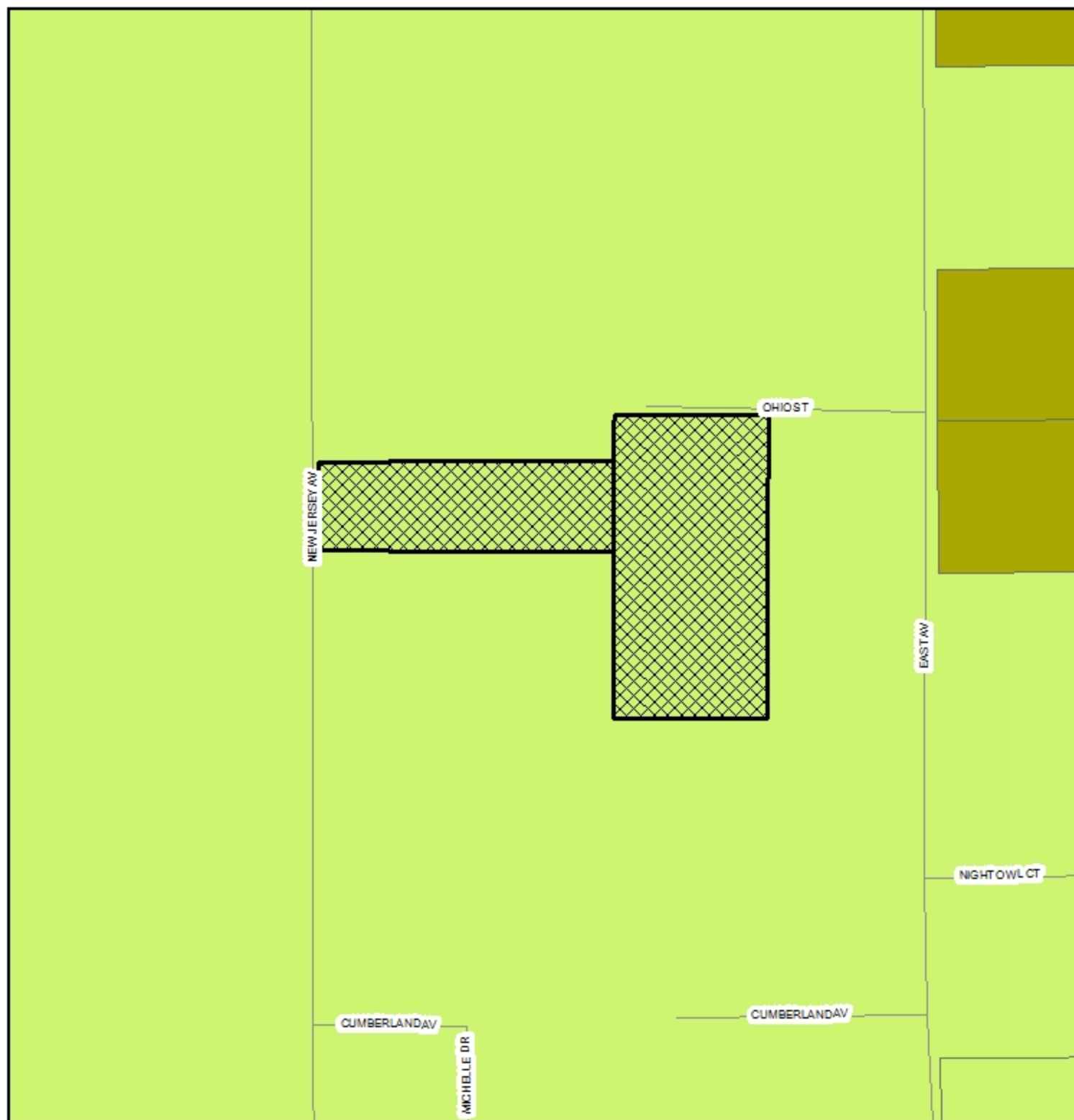
1"= 150'



**REQUEST  
AREA**

**FROM: A-1  
TO: A-4**





## FUTURE LAND USE DESIGNATION

AGRICULTURE RESOURCE RURAL

**REZONING  
CASE NUMBER  
Z-12-024**

1" = 300'

**REQUEST  
AREA**

**FROM: A-1  
TO: A-4**

