



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
COMPREHENSIVE PLANNING ACTIVITY**

PUBLIC HEARING: December 10, 2013-Planning and Land Development
Regulation Commission (PLDRC)

CASE NO: CPA-14-001

SUBJECT: Future Land Use Map Amendment from the Agricultural
Resource designation to the Rural designation.

LOCATION: 4820 State Road 11, DeLeon Springs

APPLICANT/OWNER: Jeff Rogers and Brynn Ahrens-Rogers

STAFF: Susan Jackson, AICP, Planner III

I. SUMMARY OF REQUEST

The applicant is requesting a future land use amendment from the Agricultural Resource (AR) designation to the Rural (R) designation on 10.4 acres of a parent 18.5-acre parcel located at 4820 State Road 11, DeLeon Springs. This application has a companion rezoning application requesting to rezone the same 10.4 acres from the Prime Agriculture (A-1) zoning classification to the Rural Agriculture Estate (RA) zoning classification. Approval of both applications would allow the entire parcel to have a single future land use designation and a single zoning classification that is compatible and harmonious with the surrounding area.

Staff Recommendation: Find the amendment consistent with the comprehensive plan and forward to the county council with a recommendation of approval.

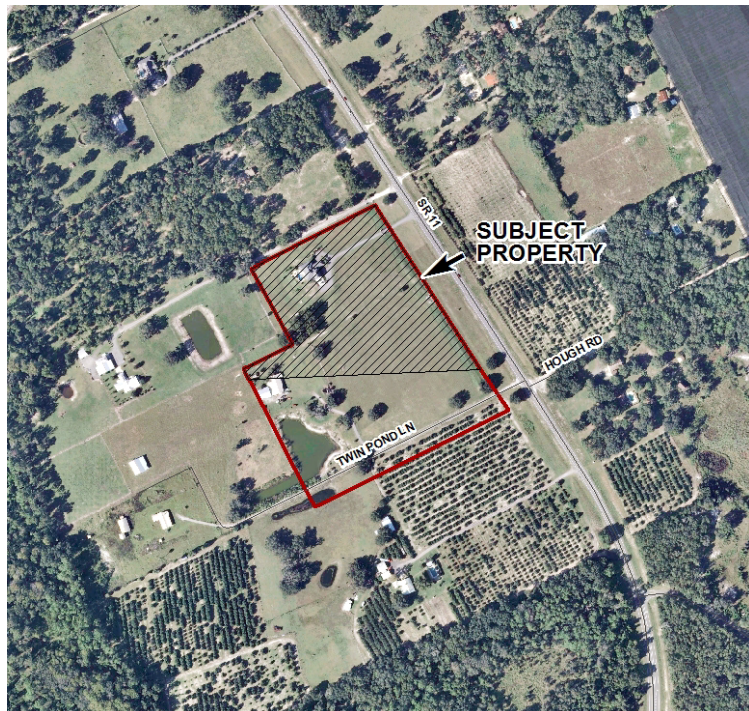
II. SITE INFORMATION

- | | |
|-----------------------------|--|
| 1. Location: | The property is located on the northwest corner of intersection of State Road 11 and Twin Pond Lane in DeLeon Springs. |
| 2. Property No: | 6041-01-00-0074 |
| 3. Property size: | 10.4-acre portion of an 18.5-acre parent parcel |
| 4. County Council District: | 1 |
| 5. Future Land Use: | |
| Current: | Agricultural Resource (AR) |
| Proposed: | Rural (R) |
| 6. Zoning: | |
| Current: | Prime Agriculture (A-1) |
| Purposed: | Rural Agriculture Estates (RA) |
| 7. ECO Map: | No |
| 8. NRMA Overlay: | No |

III. OVERVIEW

The proposed amendment request applies only to 10.4 acres of the overall 18.5-acre parent parcel. The parent parcel has a split future land use designation, with the northern 10.4 acres designated as Agricultural Resource and the southern 8.1 acres designated as Rural. The boundary between the designations runs diagonally through the parcel, following a section line rather than a parcel boundary line.

The Agricultural Resource portion is limited to a density of one unit per 10 acres. The Rural portion is limited to a density of one unit per five acres; however density can be increased up to one unit per one acre subject to certain criteria being met. The zoning classification is also split along the same section line, with the north half classified as Prime Agriculture (A-1) and the south half classified as Rural Agriculture Estate (RA). The A-1 zoning classification requires a 10-acre lot size and the RA requires a 2.5-acre lot size.



The property currently contains a house and a metal farm building.

The owner desires to subdivide the parcel into two lots in order to sell a five-acre lot containing the existing house. The remaining 13.5 acres would contain the farm building and be a future home site for the owner. Because the portion that contains the house is designated Agricultural Resource (AR) and zoned Prime Agriculture (A-1), a five-acre parcel cannot be created in this portion of the parcel. Therefore, the owner

is requesting this portion be designated Rural (R) to match the rest of the property. A companion rezoning application has been submitted so that the entire parcel can be zoned Rural Agriculture (RA).

The proposed Rural future land use designation would allow a maximum density of one unit per five acres, up to a maximum of one unit per one acre. The property contains one existing house. Therefore a maximum of nine additional residential units could theoretically be built, however due to the companion rezoning application to rezone to the RA classification; the additional number of units would be limited to three.

IV. LAND USE ANALYSIS

1. Future Land Use Definitions:

The current future land use designation is Agricultural Resource, which is defined as follows:

Areas representing land that is suited for intensive cultivation, ranching, aquaculture, and timber farming. The criteria used to identify these areas include the soil quality, existing or potential value of production, existing agricultural uses, parcel size, ownership patterns, and investment in farming. In order to protect the agricultural industry, it is important that uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed. In addition, to facilitate a diversification of land uses within AR areas, non-agricultural uses, such as agri-tourism, recreational, disposal and extractive uses may be allowed. However, to protect the viability of agriculture, such uses should be ancillary to the primary agricultural use of the property. The residential density after the effective date of the Comprehensive Plan shall not exceed 1 dwelling unit per 10 acres.

The proposed future land use designation is Rural, which is described as follows:

This designation consists of areas which are a mixture of agriculture and low density residential development. Rural areas provide two functions, the first being a transitional use between the agricultural and urban uses and the second would be a rural community which serves as the economic focal point of a small region. Rural areas should be developed in a manner consistent with the retention of agriculture and the protection of environmentally sensitive areas. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. The natural features and constraints will be the primary determinants in deciding whether or not an area is suitable for rural type development.

- (1) Lands designated as rural shall be developed at a density of one (1) dwelling unit per five (5) acres.

This density allowance may be increased under specific conditions as follows:

- (a) The subject parcel is within six-hundred-and-sixty feet (660') of an existing subdivision with a density less than one (1) dwelling unit per five (5) acres. In this case the Rural land may be developed at a similar density not to exceed one (1) dwelling unit per one (1) acre and with lot sizes similar and compatible with said qualifying subdivision.
- (b) The subject parcel is adjacent to an urban land use. In this case the Rural land may develop at a similar density not to exceed one (1) dwelling unit per one (1) acre, or intensity not to exceed a maximum Floor Area Ratio of twenty-five percent (0.25 FAR).
- (c) In addition to the above conditions, the appropriateness of allowing densities less than one (1) dwelling unit per five (5) acres will also be subject to the following:
 - i. Compatibility of the proposed development in the context of existing uses, including the proximity of agricultural uses;
 - ii. Public facility capacity in the area, including the availability of paved public roads;
 - iii. Suitability for wells and septic tank usage (i.e. existence of hydric soils);
 - iv. The natural features of the subject parcel such as soils, vegetation, wildlife habitat and flood plain; and,
 - v. If applicable, consistency with Local Plans associated with this Element.

2. Site Characteristics

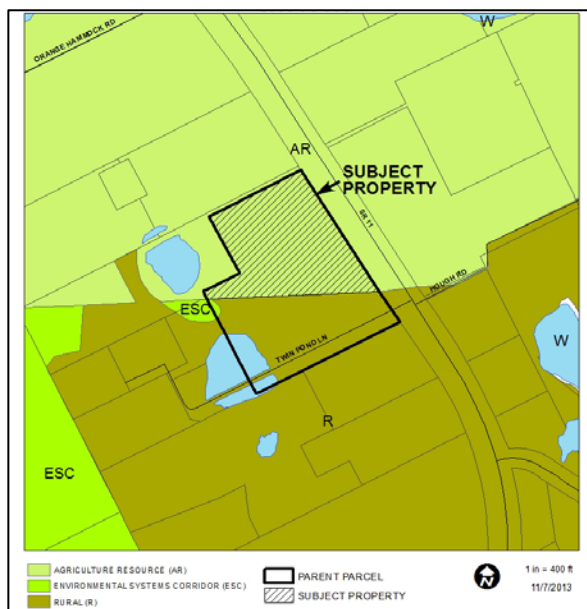
The vegetation on the site is categorized as Generalized Agriculture. It is primarily cleared pasture land with a single-family residence and a farm building. There is a pond in the southwest corner and a few live oak trees scattered throughout the site. The soils are classified as astatula fine sand, 0 to 8% slopes and tavares fine sand, 0 to 5% slopes. The amendment site does not contain wetlands, nor is it within the 100-year floodplain.

3. Land Use Compatibility

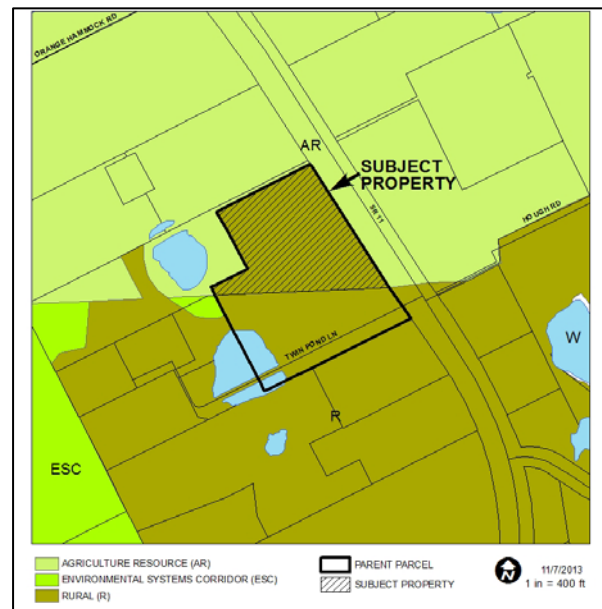
The property is located on the northwest corner of the intersection of State Road 11 and Twin Pond Lane. This area is characterized as rural agriculture. Development consists of small farms and home-sites, groves and ferneries. Parcels are generally five acres in size or greater, however there are scattered parcels that are less than five acres.

Surrounding land uses are as follows:

DIRECTION	FUTURE LAND USE	ZONING	CURRENT USE
North:	Agriculture Resource (AR)	Prime Agriculture (A-1)	Single-Family dwelling on acreage lots
East:	Agriculture Resource (AR)	Prime Agriculture (A-1)	Single-Family dwelling with agricultural pursuits
South:	Rural (R)	Rural Agriculture Estate (RA)	Single-Family dwelling with agricultural pursuits
West:	Agriculture Resource (AR), Environmental Systems Corridor (ESC), and Rural (R)	Prime Agriculture (A-1), Resource Corridor (RC), and Rural Agriculture Estate (RA)	Single-Family dwelling on acreage lots



Existing Future Land Use



Proposed Future Land Use

As can be seen in the above maps, amending the property to a Rural designation is compatible with the surrounding area. The southern half of the parcel is already designated rural, as are most of the properties to the south and southeast. This designation is harmonious with neighboring properties and supports the development pattern of the area.

V. IMPACTS OF DEVELOPMENT ON STATE MONITORED PUBLIC FACILITIES

There are no significant impacts on state monitored facilities. The current future land use designation has a density of one dwelling unit per ten acres. The proposed future land use designation of Rural would allow a density of one dwelling unit per five acres, up to a maximum of one unit per one acre. The property contains one existing house. Therefore a maximum of nine additional residential units could theoretically be built, however, due to the companion rezoning request for the RA classification, the additional number of units would be limited to three.

1. Transportation: The capacity of the adjacent roadway, State Road 11 (from State Road 40 to County Road 15A) is 8,400 average daily trips (ADTs) based on a maximum allowable Level of Service (LOS) C. The current LOS of this segment is B, averaging 2,700 trips per day. The land use amendment calculated at the theoretical maximum could potentially generate 86 additional ADTs. The companion rezoning would further limit the additional trips to 28. The land use amendment will not cause a reduction in the LOS of the thoroughfares adjacent and near the amendment site. Traffic Engineering's traffic analysis memorandum is attached as Attachment A.

2. Potable Water: There are no central water utilities available to serve this site. Individual wells will be used to service any potential development.

3. Sanitary Sewer: There are no central sewer utilities available to serve this site. Individual septic systems will be used to service any potential development.

4. Stormwater: All stormwater requirements shall be addressed during the development review process.

5. Solid Waste: Expansion of this site will not degrade level of service standards for the County's solid waste facilities. The adopted level of service standard for solid waste capacity is a minimum of five years of construction life. Volusia County's Tomoka Landfill site has permitted capacity well beyond five years and a construction capacity well beyond 2050.

6. Parks and Recreation: Development of this site will not degrade level of service standards for park facilities. The level of service is based on acres per capita population. There are over 3,300 acres of local and district parks. There is no level of service deficiency in park acreage.

7. Schools: Pursuant to a school capacity analysis, attached as Attachment B, the school district has determined that school capacity is adequate to serve the proposed increase in residential density.

VI. APPLICABLE COMPREHENSIVE PLAN GOALS, OBJECTIVES & POLICIES

The following goals, objectives and policies support the amendment of the subject property to a Rural designation.

- Policy 1.1.1.1 Development consistent with the Future Land Use Map shall not occur until Class A (concurrency) public services and facilities have been determined to be available concurrent with the impacts of the proposed development.
- Objective 1.2.1 Future Land Use designations will reflect the inherent capabilities and limitations of the existing natural features of the land.
- Objective 1.3.1 Volusia County shall provide for adequate and appropriate lands for the location of all land use types (residential, commercial, industrial, agricultural, recreational, conservation and public facility) to support the anticipated population and maximize compatibility with existing uses.
- Goal 1.4 Ensure that agricultural and silvicultural lands are protected from encroachment by incompatible land uses and remain a vital element of the County's economy.
- Policy 1.4.1.3 In agricultural areas, Volusia County shall prevent the intrusion of incompatible land uses such as urban density residential and non-agricultural oriented commercial and preclude the provision of urban services while encouraging and supporting programs which enhance the agricultural environment.

VII. FINDING OF FACT/CONCLUSION

The proposed future land use amendment is found in compliance with the comprehensive plan based on the following findings:

1. Amending the future land use designation on this property would achieve a single designation on the entire property, rather than split designations.
2. The proposed Rural designation is compatible and harmonious with the surrounding future land use designations and lot size pattern.
3. All concurrency monitored public facilities are found concurrent and shall remain so at the time of development.

VIII. STAFF RECOMMENDATION

Staff recommends that the amendment be found consistent with the comprehensive plan and forwarded to County Council with the recommendation of approval.

IX. ATTACHMENTS

Attachment A – Traffic Impact Analysis
 Attachment B – School Capacity Analysis
 Ordinance 2014-XX
 Survey
 Map Series

Attachment A

INTER-OFFICE MEMORANDUM



TO: Susan Jackson, AICP
Planner III

DATE: November 15, 2013

FROM: Melissa Winsett *MW*
Transportation Planner

RSN: 771002

SUBJECT: Rogers, Z-14-008 & CPA-14-001

LOCATION: On the west side of SR 11 (State Route) north of DeLand

Application and Site Information

The applicant is proposing to change the current zoning category of Prime Agriculture (A-1) to Rural Residential (RA) on a 10.4 acre parcel located on US 11 north of the City of DeLand. Additionally, the applicant is proposing to change the current land use category of Agricultural Resource (AR) to Rural (R).

Transportation Analysis

The proposed land use amendment and rezoning trips were analyzed to determine how they would impact the transportation network. To complete this review, the land use amendment and rezoning's trip generation were calculated under the theoretical maximum case scenario using

ITE Trip Generation, 9th Edition. The 2012 Volusia County traffic counts were used to determine Average Annual Daily Traffic (AADT) and compute the Level of Service (LOS) information. Additionally, the Volusia County Comprehensive Plan maximum capacity information was used to determine the allowable LOS/capacity.

Land Use Amendment Trip Potential:

Table 2 depicts the trip generation comparison between the existing land use category and that of which the applicant is seeking. The land use amendment approval would generate an additional 86 daily trips.

Table 1

<i>Existing Land Use:</i>				
<i>Existing Land Use</i>	<i>Land Use or Acreage</i>	<i>Density</i>	<i>Trip Generation Rate</i>	<i>Net Daily Trips</i>
AR	Single Family Dwelling unit (SFRDU)	1 per 10 Acres	9.57/SFRDU	10
<i>Proposed Land Use:</i>				
<i>Proposed Land Use</i>	<i>Land Use or Acreage</i>	<i>Density</i>	<i>Trip Generation Rate</i>	<i>Net Daily Trips</i>
R	Single Family Dwelling unit (SFRDU)	1 per 1 Acre	9.57/SFRDU	96
Potential Additional Daily Trips with Land Use Amendment: 86				

Zoning Trip Potential:

Table 1 depicts the trip generation comparison between the existing zoning category and that of which the applicant is seeking. The rezoning approval would generate an additional 28 daily trips.

Table 2

<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	Single Family Dwelling unit (SFRDU)	1 per 10 Acres	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>
RA	Single Family Dwelling unit (SFRDU)	1 per 2.5 Acres	9.57/SFRDU	38
Potential Additional Daily Trips with Zoning Amendment: 28				

Roadway Impact Analysis:

Table 3 depicts how the land use amendment and rezoning's additional trips would impact the transportation network, and helps determine enough capacity is available to handle the respective trips. As shown below, the adjacent impacted roadway has 2,700 average vehicles per day. Since the capacity is 8,400, the roadway is fully able to accommodate the additional 86 land use amendment and 28 rezoning trips. Additionally, rezoning and land use amendment trip impacts on other parts of the transportation network could be accommodated and would be considered de minimus.

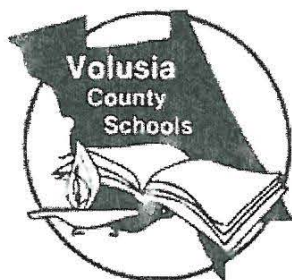
Table 3

<i>SR-11 (from SR 40 to CR-15A)</i>				
<i>2012 AADT</i>	<i>2012 LOS</i>	<i>Comp. Plan Max. Capacity</i>	<i>Comp. Plan Allowable LOS</i>	<i>Potential LOS</i>
2,700	B	8,400	C	B

Conclusion

If the land use amendment and rezoning were both approved, the additional 86 land use amendment and 28 rezoning trips would not cause LOS problems for the thoroughfares adjacent and near the rezoning/land use amendment site. Therefore, Traffic Engineering has no additional comments regarding the rezoning or land use amendment. If the land use amendment and rezoning were approved, additional comments regarding potential development on this site would be addressed through the site plan review process.

MW/



Dr. Margaret A. Smith
Superintendent of Schools

FACILITIES SERVICES

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

Attachment B

School Board of Volusia County

Mrs. Diane Smith, Chairman
Ms. Candace Lankford, Vice-Chairman
Mrs. Linda Costello
Mr. Stan Schmidt
Mrs. Ida D. Wright

November 15, 2013

Mr. Jeffrey Rogers
Ms. Brynn Ahrens-Rogers
4820 SR 11
DeLeon Springs, FL 32130

CURRENT PLANNING
ACTIVITY

NOV 18 2013

RECEIVED

RE: 4820 SR 11
School Capacity Case #13-11-12-001-A

Dear Mr. and Ms. Rogers:

The School District has reviewed the information for the proposed comprehensive plan amendment and rezoning of the approximate 10.4 acre parcel located on SR 11. The request is to change the land use from Agricultural Resource to Rural, and a companion rezoning from A-1 to RA. The information provided indicates that the future land use and zoning would permit an increase in residential density from one lot to four lots. The schools impacted are as follows:

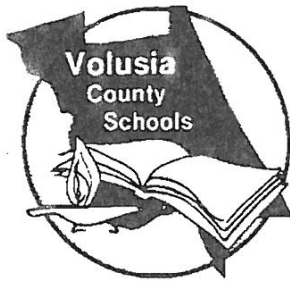
Schools	13/14 SY Enrollment	% of Permanent Capacity	Additional Permanent Capacity Planned On site	Estimated Students Generated by request
McInnis Elementary	367	87%	N	1
Taylor Middle High	1086	83%	N	1

The impacted schools currently have available capacity and the school district has no objections to the proposed comprehensive plan amendment and rezoning. If you should have additional questions please contact me at (386) 947-8786, extension 50772.

Sincerely,

Saralee L. Morrissey, AICP
Director, Planning

C: Dr. Margaret Smith, Superintendent
Susan Jackson, County of Volusia
Project File



Finding of Adequate School Capacity

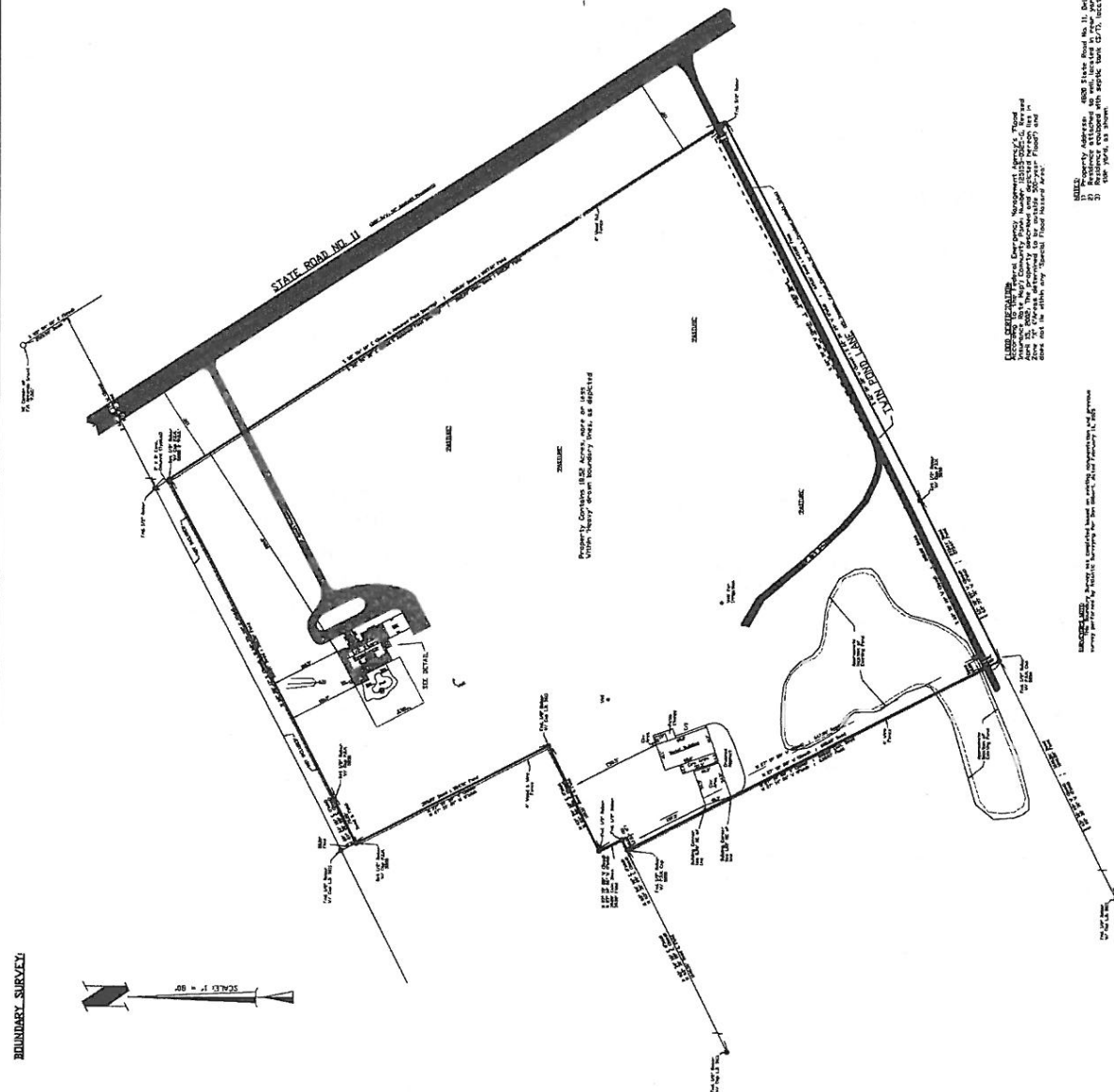
Volusia County School Board

Project Information	
Project Name	4820 SR 11 CPA
VCSB Project #	2013-11-12-001-A
Jurisdiction Project#	
Parcel ID Numbers:	6041-01-00-0074
Project Location:	
Residential Units:	4
Property Owner/Applicant:	Mr. Jeffrey Rogers, Ms. Brynn Ahrens-Rogers
Notes: Additional review may be required at time of subdivision/site plan submittal(s).	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development. Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.

Saralee L. Morrissey
 Saralee L. Morrissey, AICP, Director
 Planning

November 15, 2013
 Issue Date

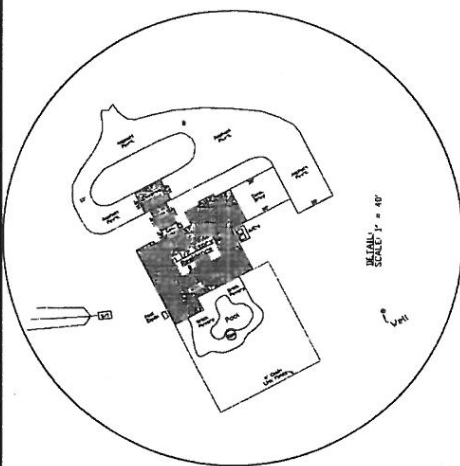


FLOOD CERTIFICATES
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel 12151-0025-G, Revised April 13, 2002, the property described and depicted herein lies in Zone "A" (Area determined to be outside 500-year Flood) and does not lie within any "Special Flood Hazard Area."

NOTES:

- 1) Property Address: 4820 State Road No. 31, Delton Springs, Florida.
- 2) Residence attached to well, located in rear yard, as shown.
- 3) Residence equipped with septic tank (S/T), located in North

UNCLASSIFIED
The Inventory Survey was completed based on existing reports and previous survey data for the following Bureau for San Antonio, Texas, January 1, 2005.



DESCRIPTION:

parcel of land lying in the James Dougherty's Subdivision of P.M. Arrandondo Grant as recorded in Map Book 7, Page 38 of the Public Records of Volusia County, Florida, being more particularly described as

[illegible]

AND
a parcel of land lying in the James Dougherty's Subdivision of P.N. Arrendondo Grant as recorded in Map Book 7, Page 26 of the Public Records of Volusia County, Florida, being more particularly described as follows:

[illegible]

a series of tests upon 39 of the above 5000¹. Subsamples of PM Aerosols Col. as well as those of PM₁₀ Col. were analyzed for the presence of lead, cadmium, copper, nickel, and zinc. The results are summarized as follows:

SUBJECT: an Enslaved for Ignorant, Egreous and Public Utility, said Enslaved, living in the above Enslaved's household of 14, Nevada Street, said "recorded" in this Book 7, Page 30 of the Public Records of the County of Los Angeles, California.

[illegible]

ORDINANCE 2014-

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE VOLUSIA COUNTY COMPREHENSIVE PLAN ORDINANCE NO. 90-10 AS PREVIOUSLY AMENDED, BY AMENDING THE FUTURE LAND USE MAP, BY CHANGING THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 10.4 ACRES LOCATED AT 4820 STATE ROAD 11, DELEON SPRINGS, FROM AGRICULTURAL RESOURCE TO RURAL; BY AUTHORIZING INCLUSION IN THE VOLUSIA COUNTY COMPREHENSIVE PLAN; BY PROVIDING FOR SEVERABILITY; BY PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161, et seq., Florida Statutes, creates the Community Planning Act, hereinafter referred to as the "Act;" and

WHEREAS, Section 163.3167, Florida Statutes, requires each county in the State of Florida to prepare and adopt a Comprehensive Plan; and

WHEREAS, the Volusia County Council has adopted the Volusia County Comprehensive Plan Ordinance No. 90-10, pursuant to the Act; and

WHEREAS, Section 163.3184, Florida Statutes, provides for amendments to the adopted Comprehensive Plan by the local government; and

WHEREAS, the County Council of Volusia County, Florida desires to take advantage of this statute and amend the Volusia County Comprehensive Plan; and

WHEREAS, the County Council of Volusia County, Florida has provided for broad dissemination of these proposed amendments to this Plan in compliance with Florida Statutes Sections 163.3181 and 163.3184(3), (11); and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, Volusia County Code of Ordinances, chapter 72, article II, division 11, section 72-413, has designated

1 the Volusia County Planning and Land Development Regulation Commission as a local
2 planning agency for the unincorporated area of the County of Volusia, Florida.

3 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF**
4 **VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:**

5 The Volusia County Comprehensive Plan, Ordinance No. 90-10, as previously
6 amended, is further amended as follows:

7 **SECTION I:** The Future Land Use Map of the Comprehensive Plan is hereby
8 amended as depicted in Exhibit "A."

9 **SECTION II: SEVERABILITY.** Should any section or provision of this Ordinance,
10 or application of any provision of this Ordinance, be declared to be unconstitutional,
11 invalid, or inconsistent with the Volusia County Comprehensive Plan, such declaration
12 shall not affect the validity of the remainder of this Ordinance.

13 **SECTION III: EFFECTIVE DATE.** Within ten (10) days after enactment, a
14 certified copy of this Ordinance shall be filed in the Office of the Secretary of State by
15 the Clerk of the County Council and transmitted to the state land planning agency and
16 any other agency or local government that provided timely comments. This ordinance
17 shall take effect upon the later of the following dates: a) 31 days after the state land
18 planning agency notifies the County that the plan amendment package is complete and
19 the issuance of a certificate of consistency or conditional certificate of consistency by
20 the Volusia Growth Management Commission, or b) issuance of a final order by state
21 land planning agency or the State of Florida Administration Commission determining
22 this Ordinance to be in compliance.

23

1 ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN
2 OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT
3 THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA
4 AVENUE, DELAND, FLORIDA, THIS _____ DAY OF _____ A.D. 2014.
5

6 ATTEST:

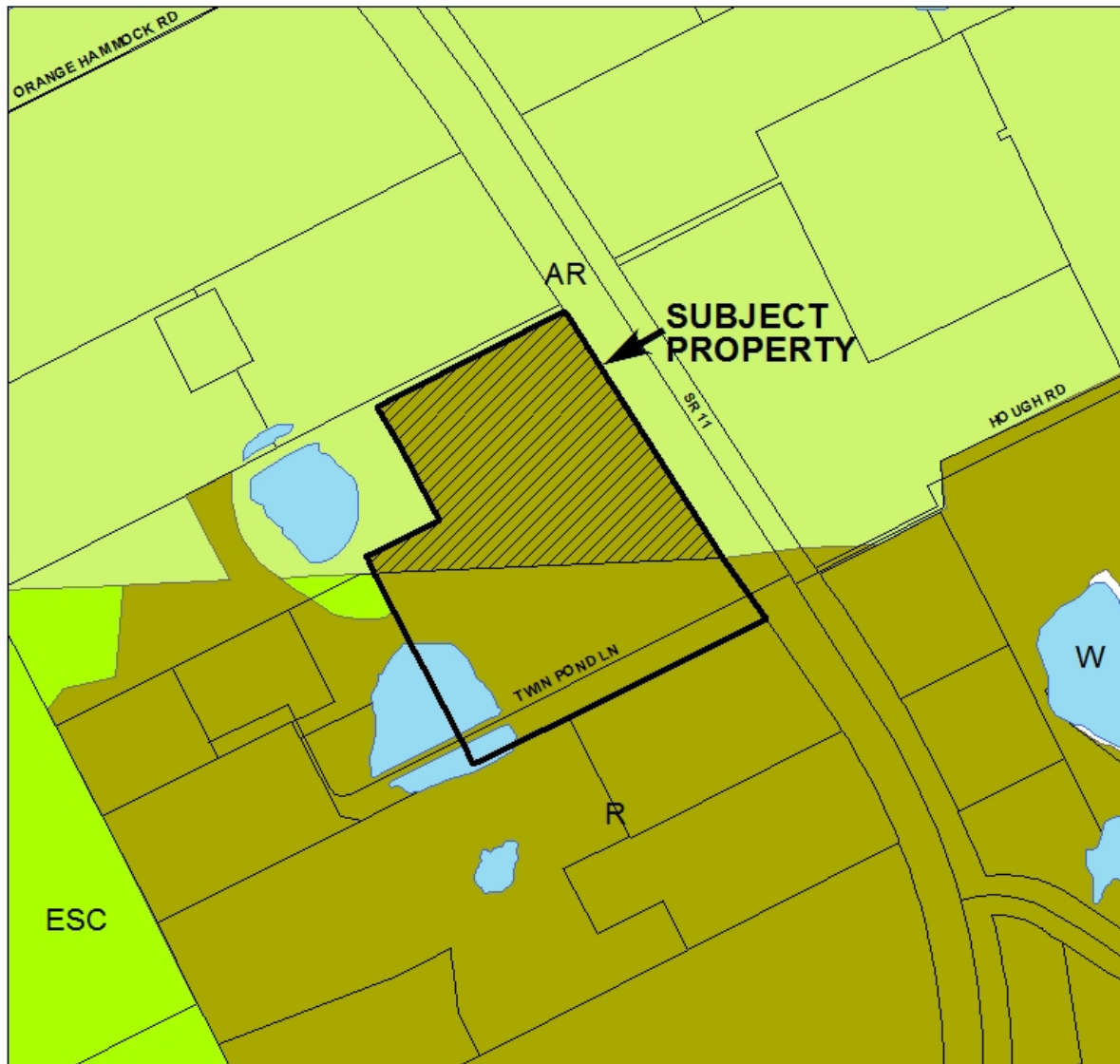
COUNTY COUNCIL
COUNTY OF VOLUSIA, FLORIDA

10 _____
11 James T. Dinneen, County Manager

Jason P. Davis, County Chair


Exhibit A

Proposed Future Land Use
CPA-14-001

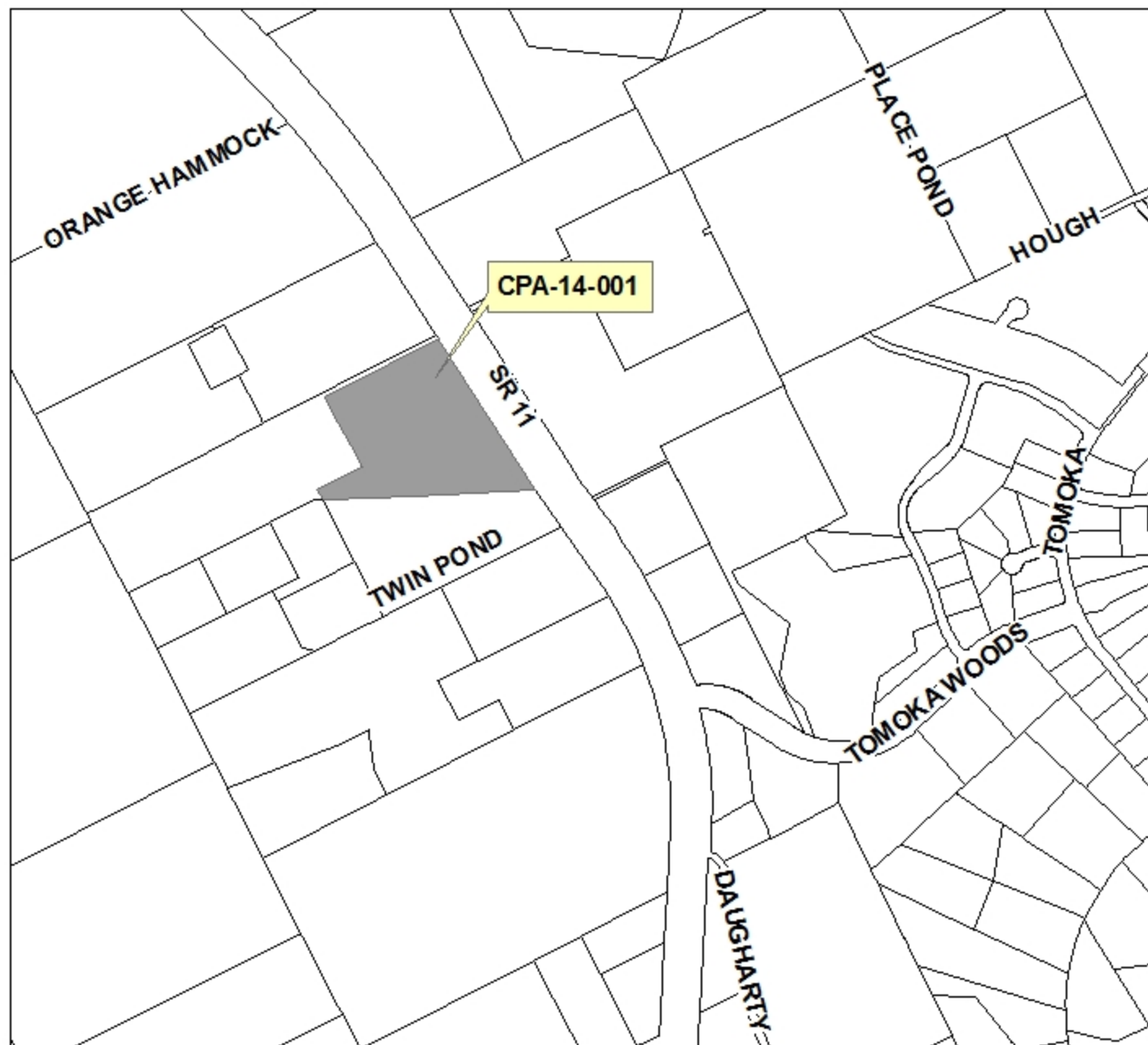


- AGRICULTURE RESOURCE (AR)
- ENVIRONMENTAL SYSTEMS CORRIDOR (ESC)
- RURAL (R)

- PARENT PARCEL
- SUBJECT PROPERTY

 11/7/2013
1 in = 400 ft


**VOLUSIA COUNTY
PROPOSED FUTURE LAND USE MAP
AMENDMENT
CPA-14-001**




Amendment Location
CPA-14-001

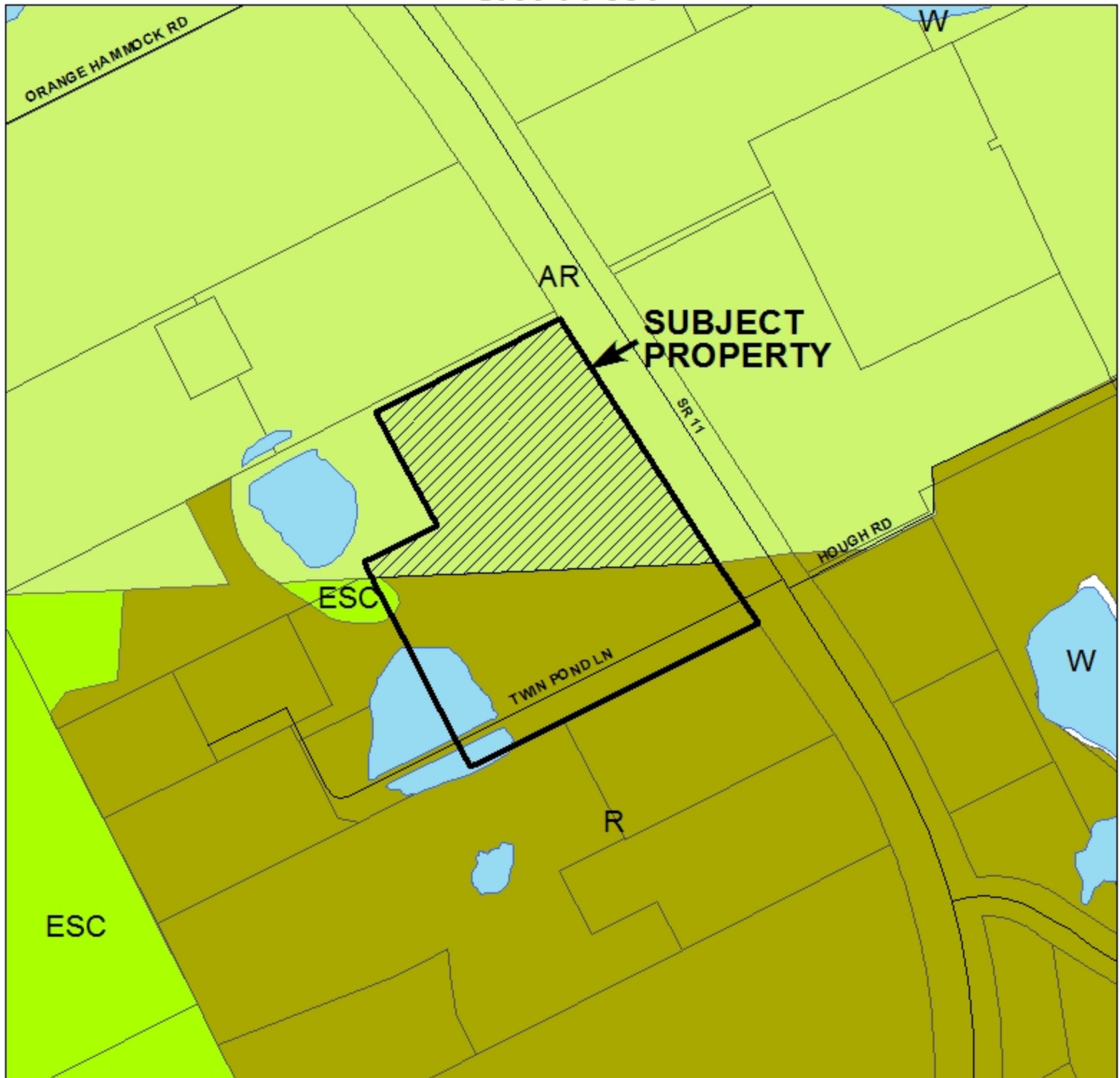


IMAGE DATE: 2012

 PARENT PARCEL  SUBJECT PROPERTY

 11/7/2013
1 in = 400 ft

Current Future Land Use
CPA-14-001



- AGRICULTURE RESOURCE (AR)
- ENVIRONMENTAL SYSTEMS CORRIDOR (ESC)
- RURAL (R)

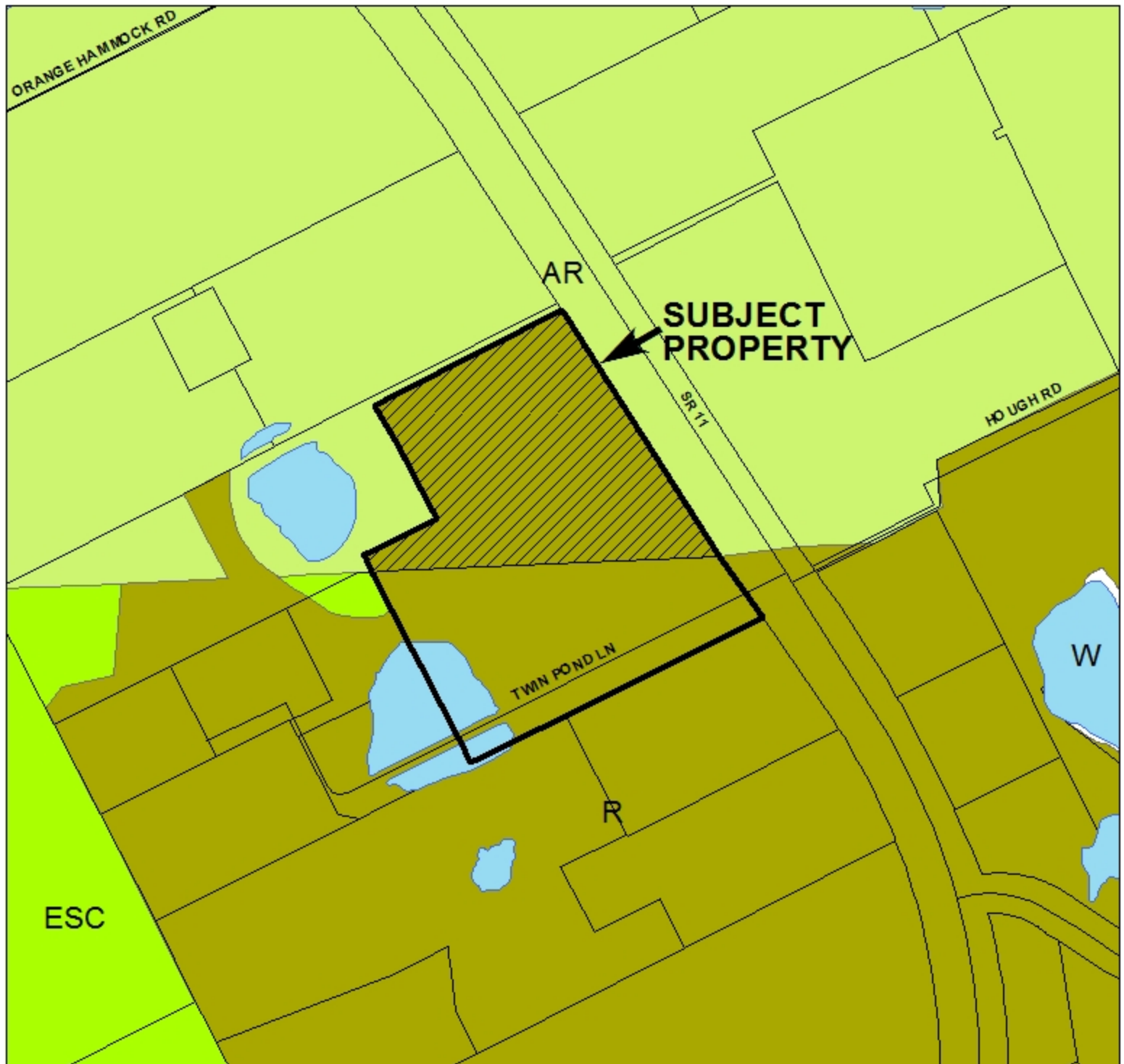
- PARENT PARCEL
- SUBJECT PROPERTY



1 in = 400 ft

11/7/2013

Proposed Future Land Use CPA-14-001



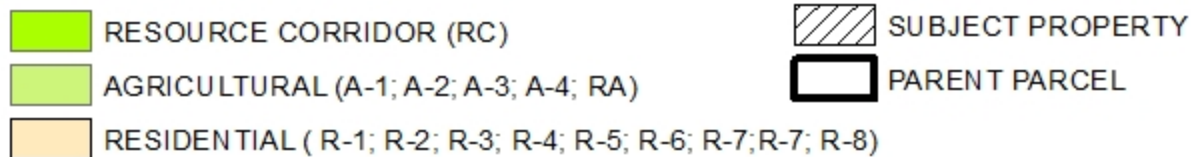
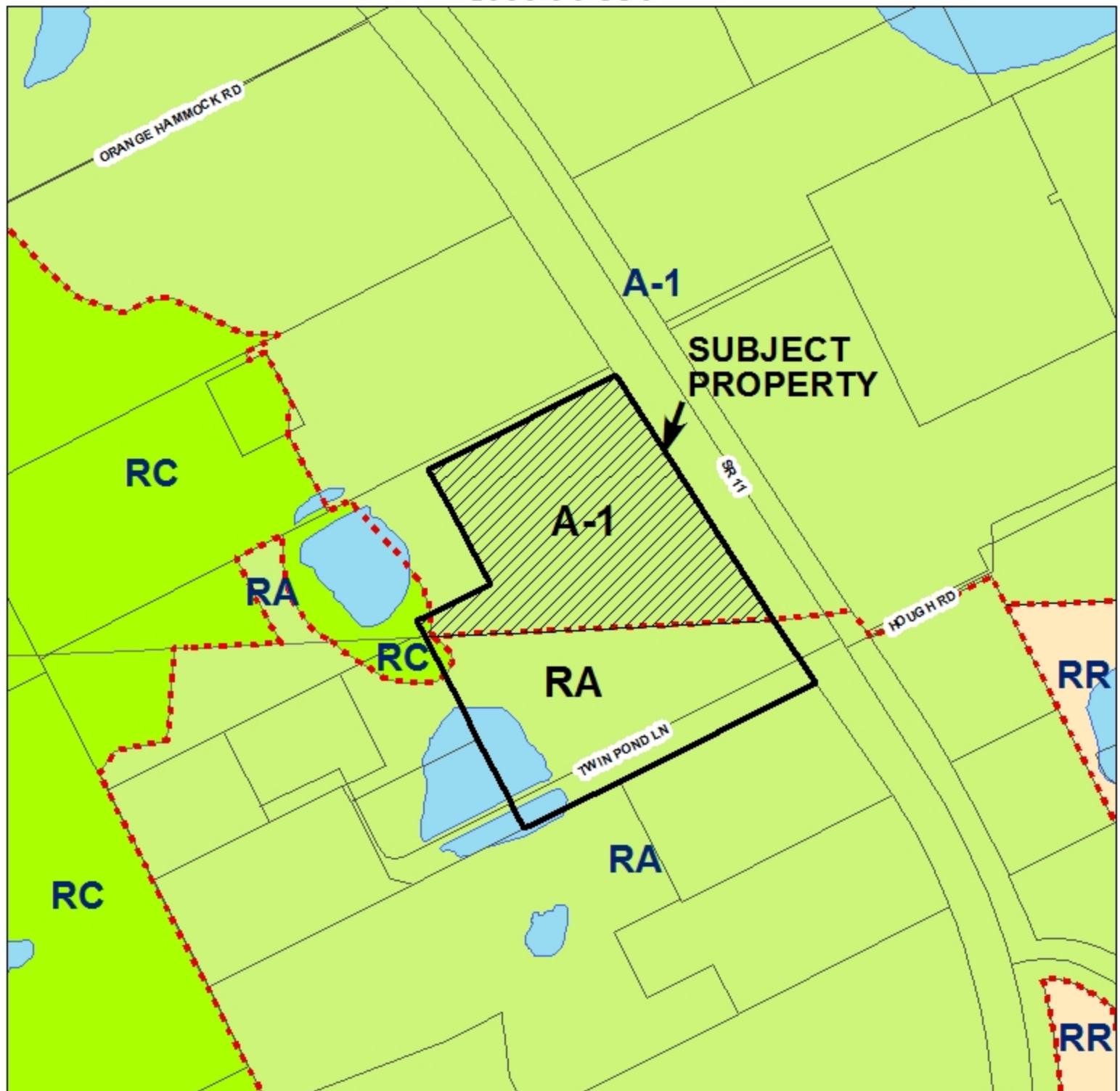
- AGRICULTURE RESOURCE (AR)
- ENVIRONMENTAL SYSTEMS CORRIDOR (ESC)
- RURAL (R)

- PARENT PARCEL
- SUBJECT PROPERTY



11/7/2013
1 in = 400 ft

Current Zoning CPA-14-001

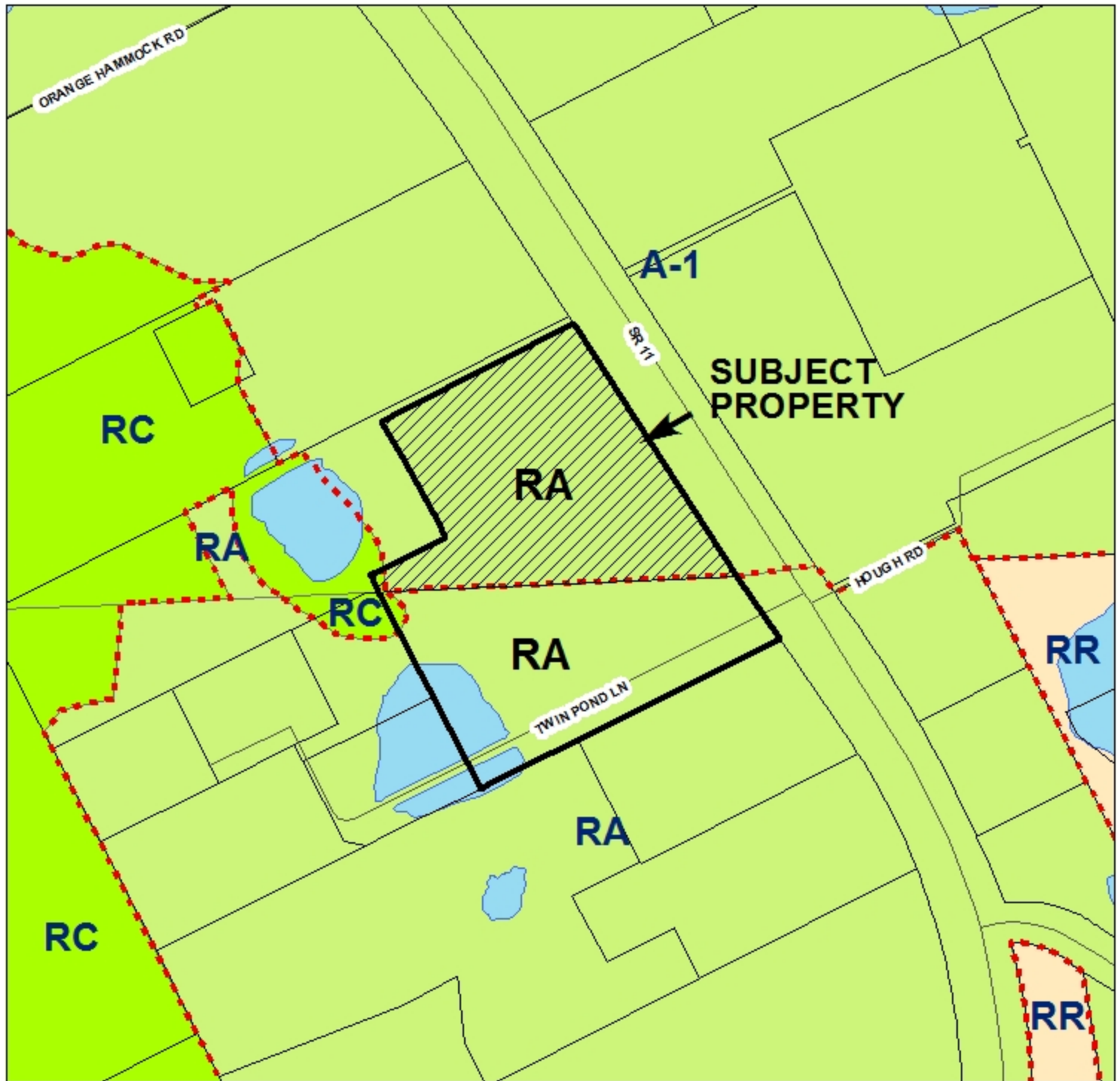


1 inch = 400 feet

11/22/2013



Proposed Zoning CPA-14-001



RESOURCE CORRIDOR (RC)

AGRICULTURAL (A-1; A-2; A-3; A-4; RA)

RESIDENTIAL (R-1; R-2; R-3; R-4; R-5; R-6; R-7; R-8)

PARENT PARCEL

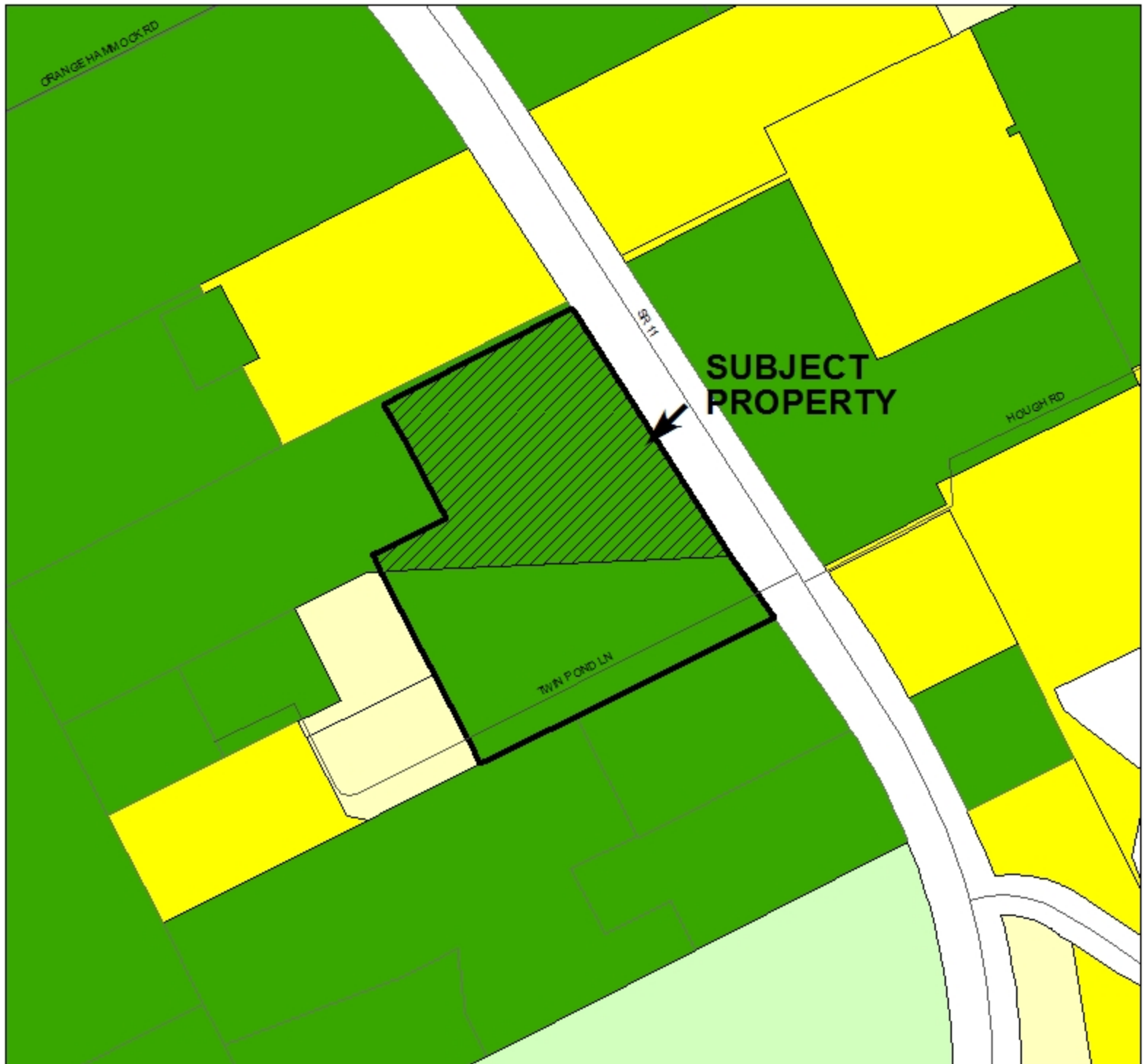
SUBJECT PROPERTY

1 inch = 400 feet

11/22/2013



Existing Land Use CPMA-14-001



VACANT RESIDENTIAL AGRICULTURE
EXISTING RESIDENTIAL NOT AGRICULTURE EXEMPT

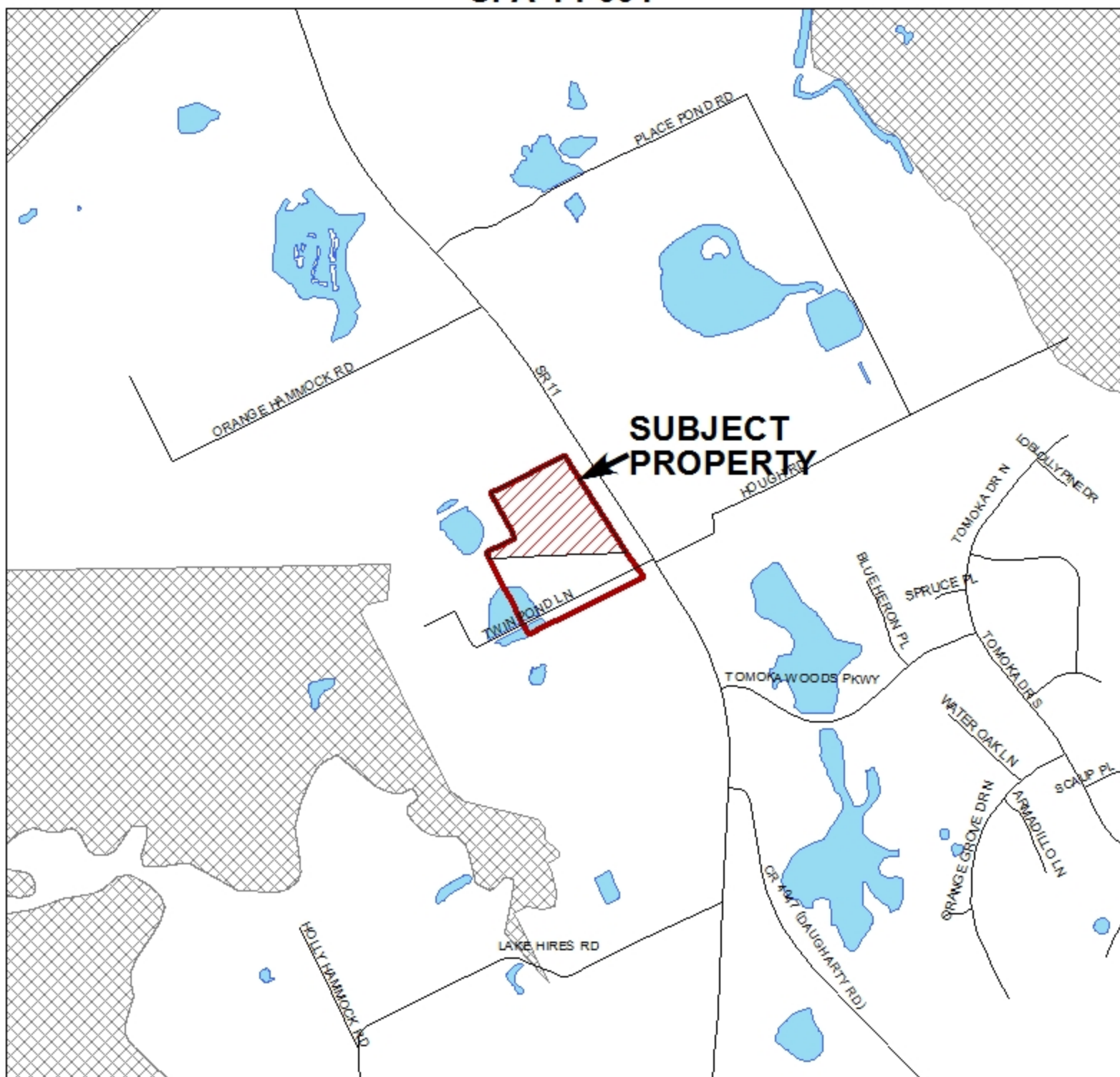
PARENT PARCEL
SUBJECT PROPERTY





1 inch = 400 ft


11/7/2013

ECO/NRMA Overlay
CPA-14-001

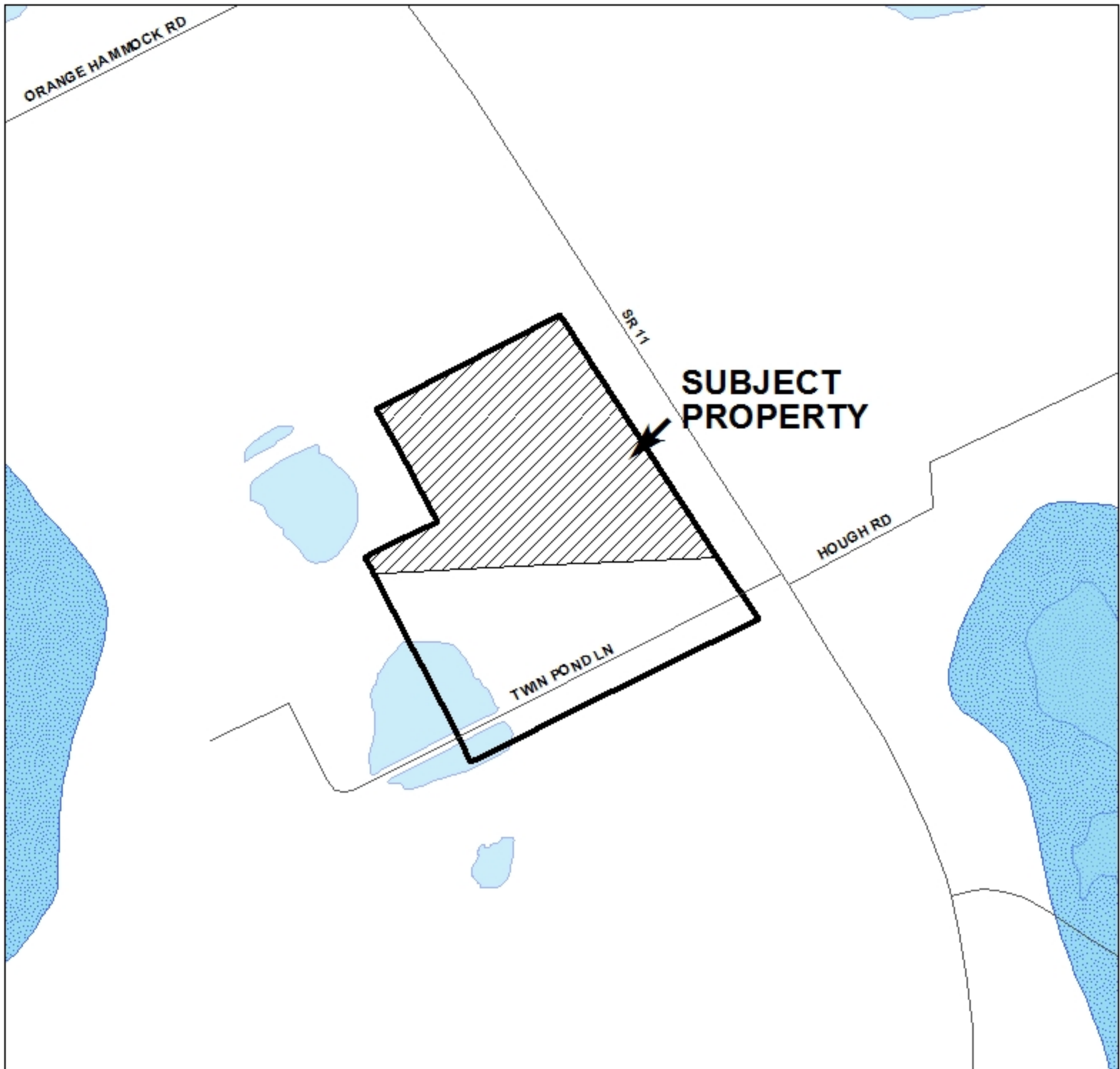





 NRMA
 ENVIRONMENTAL CORE OVERLAY

 SUBJECT PROPERTY
 PARENT PARCEL

 11/7/2013
1 in = 1,000 ft

Flood Zone CPA-14-001

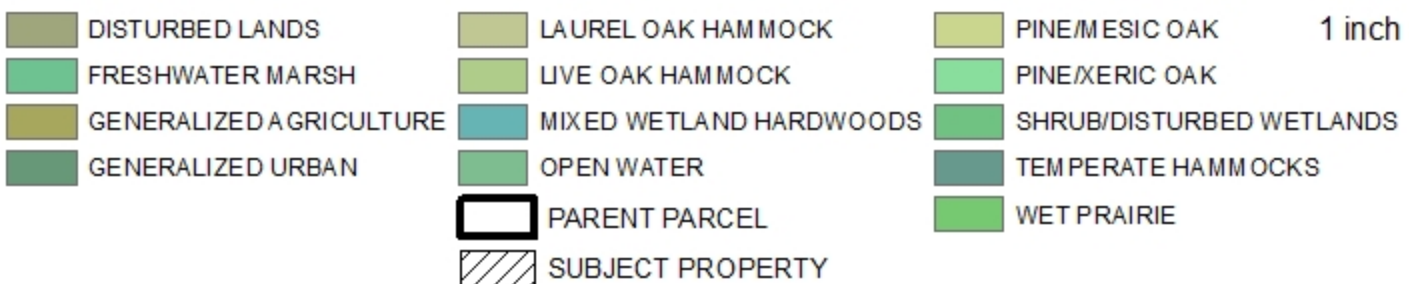
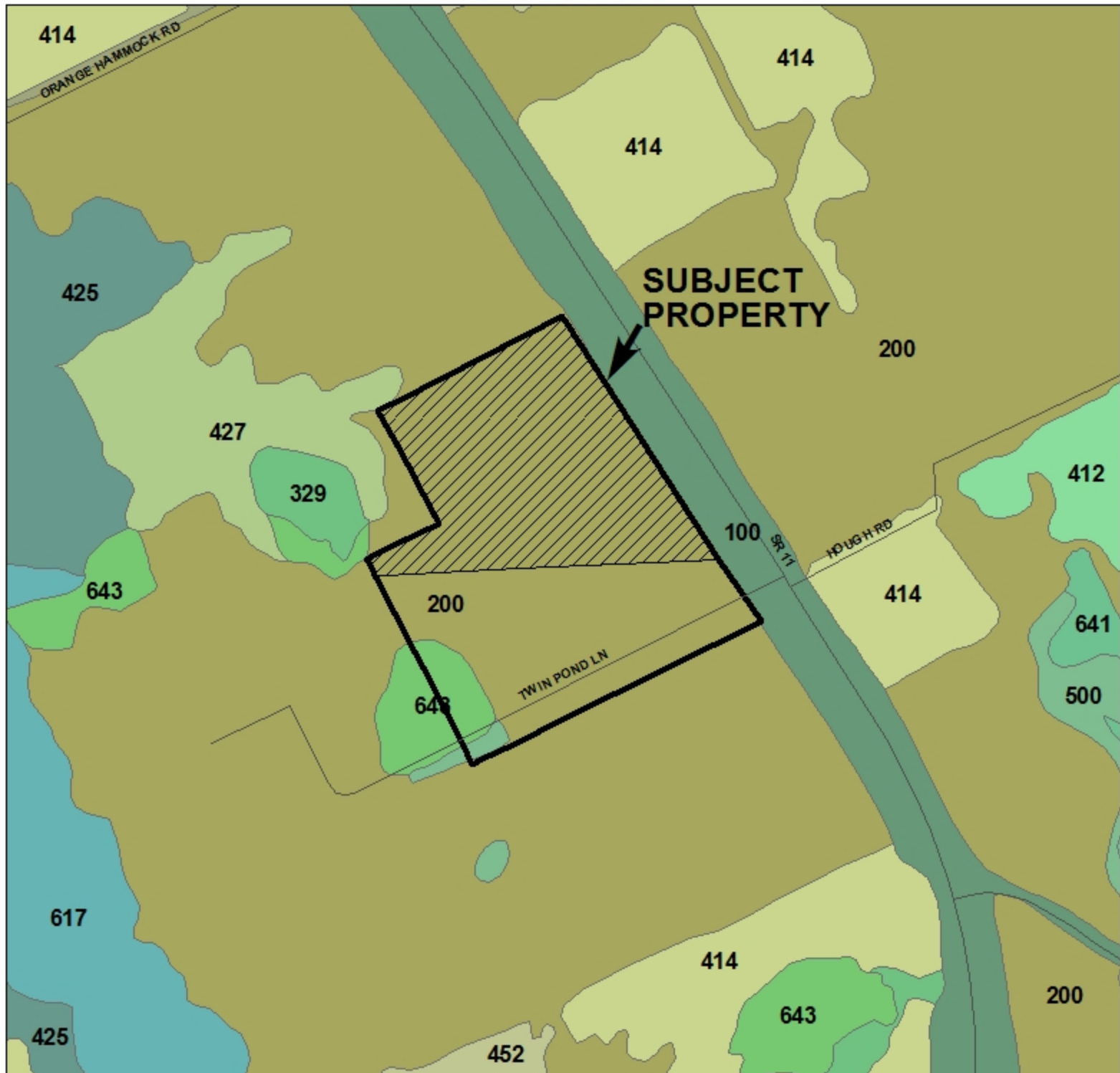


-  PARENT PARCEL
-  SUBJECT PROPERTY
-  AREAS WITHIN 100 YEAR FLOODPLAIN



11/7/2013
1 in = 400 ft

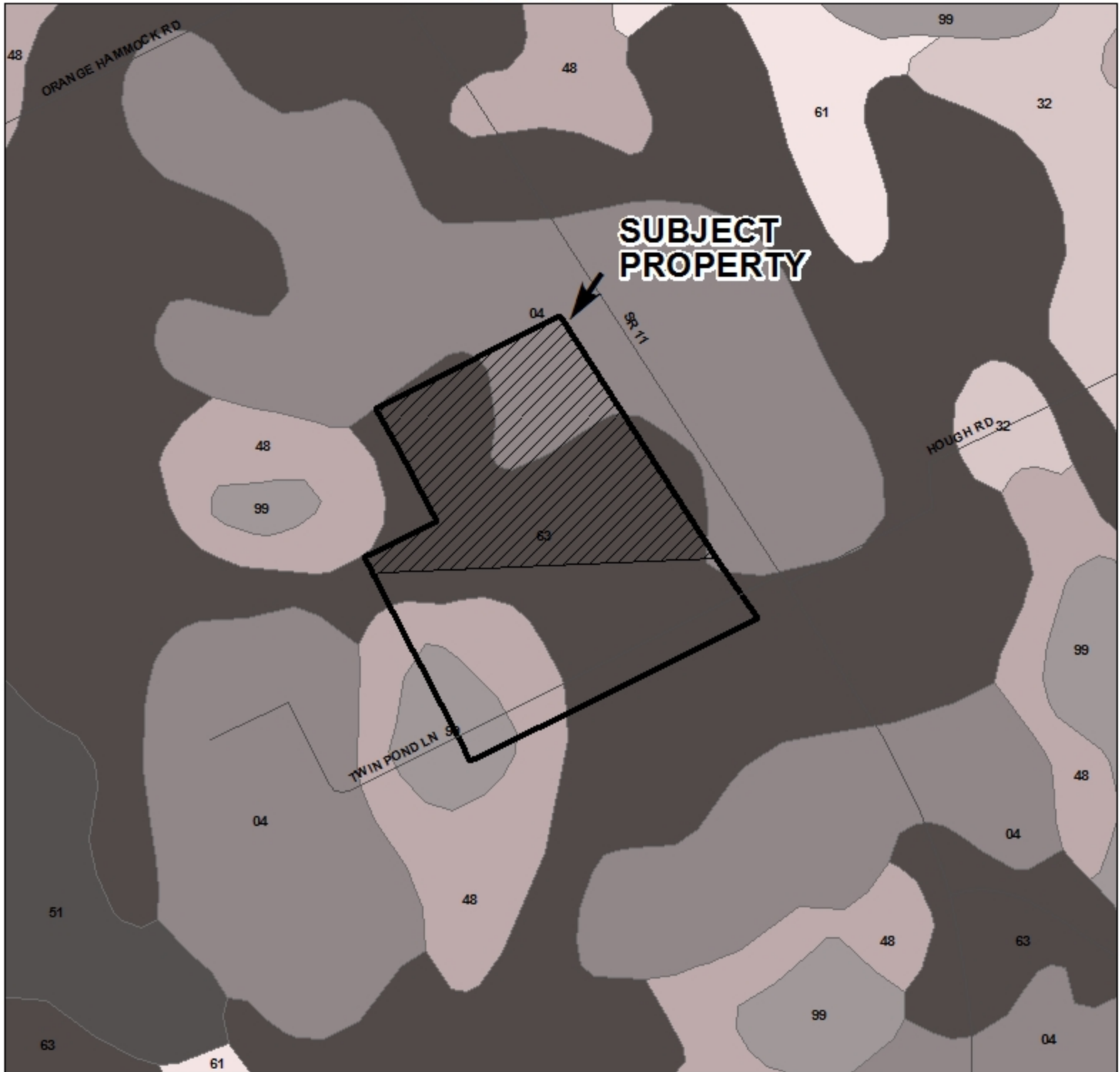
Vegetation CPMA-14-001





1 inch = 400 feet



Soils
CPA-14-001



-  PARENT PARCEL
-  SUBJECT PROPERTY



1 inch = 400 feet
11/7/2013

SOILS LEGEND

- | | | | |
|----|--|----|---|
| 1 | APOPKA FINE SAND, 0 TO 5% SLOPES | 44 | PAOLA-URBAN LAND COMPLEX,
0 TO 8% SLOPES |
| 2 | APOPKA FINE SAND, 5 TO 12% SLOPES | 45 | PINEDA FINE SAND |
| 3 | ARENTS | 46 | PINELLAS FINE SAND |
| 4 | ASTATULA FINE SAND, 0 TO 8% SLOPES | 47 | PITS |
| 5 | ASTATULA FINE SAND, 8 TO 17%
SLOPES | 48 | PLACID FINE SAND, DEPRESSIONAL |
| 6 | ASTATULA-URBAN LAND COMPLEX,
0 TO 8% SLOPES | 49 | POMONA FINE SAND |
| 7 | ASTOR FINE SAND | 50 | POMONA FINE SAND, DEPRESSIONAL |
| 8 | BASINGER FINE SAND, DEPRESSIONAL | 51 | POMONA-ST JOHNS COMPLEX |
| 9 | BEACHES | 52 | POMPANO FINE SAND |
| 10 | BLUFF SANDY CLAY LOAM | 53 | POMPANO-PLACID COMPLEX |
| 11 | BULOW SAND, 0 TO 5% SLOPES | 54 | QUARTZIPSAMMENTS,GENTLY SLOPING |
| 12 | CANAVERAL SAND, 0 TO 5% SLOPES | 55 | RIVIERA FINE SAND |
| 13 | CASSIA FINE SAND | 56 | SAMSULA MUCK |
| 14 | CHOBEE FINE SANDY LOAM | 57 | SATELLITE SAND |
| 15 | COCOA SAND, 0 TO 5% SLOPES | 58 | SATELLITE-URBAN LAND COMPLEX |
| 16 | COCOA-URBAN LAND COMPLEX,
0 TO 5% SLOPES | 59 | SCOGGIN SAND |
| 17 | DAYTONA SAND, 0 TO 5% SLOPES | 60 | SMYRNA FINE SAND |
| 18 | DAYTONA-URBAN ALND COMPLEX,
0 TO 5% SLOPES | 61 | ST JOHNS FINE SAND |
| 19 | DELAND FINE SAND, 0 TO 5% SLOPES | 62 | ST LUCIE FINE SAND, 0 TO 8% SLOPES |
| 20 | EAU GALLIE FINE SAND | 63 | TAVARES FINE SAND, 0 TO 5% SLOPES |
| 21 | EAU GALLE FINE SAND, DEPRESSIONAL | 64 | TEQUESTA MUCK |
| 22 | ELECTRA FINE SAND, 0 TO 5% SLOPES | 65 | TERRA CEIA MUCK |
| 23 | FARMTON FINE SAND | 66 | TOMOKA MUCK |
| 24 | FLUVAQUENTES | 67 | TURNBULL MUCK |
| 25 | GATOR MUCK | 68 | TURNBULL VARIANT SAND |
| 26 | HOLOPAW SAND | 69 | TUSCAWILA FINE SAND |
| 27 | HONTOON MUCKY PEAT | 70 | TUSCAWILLA-URBAN LAND COMPLEX |
| 28 | HYDRAQUENTS | 71 | URBAN LAND |
| 29 | IMMOKALEE SAND | 72 | VALKARIA FINE SAND |
| 30 | IMMOKALEE SAND, DEPRESSIONAL | 73 | WABASSO FINE SAND |
| 31 | MALABAR FINE SAND | 74 | WABASSO FINE SAND, DEPRESSIONAL |
| 32 | MYAKKA FINE SAND | 75 | WAUCHULA FINE SAND |
| 33 | MYAKKA FINE SAND, DEPRESSIONAL | 76 | WAUCHULA FINE SAND, DEPRESSIONAL |
| 34 | MYAKKA-ST JOHNS COMPLEX | 77 | WINDER FINE SAND |
| 35 | MYAKKA-URBAN LAND COMPLEX | 98 | OUT OF COUNTY-NO DATA |
| 36 | MYAKKA VARIANT FINE SAND | 99 | OPEN WATER |
| 37 | ORSINO FINE SAND, 0 TO 5% SLOPES | | |
| 38 | PAISLEY FINE SAND | | |
| 39 | PALM BEACH SAND, 2 TO 8% SLOPES | | |
| 40 | PALM BEACH-URBAN LAND-PAOLA
COMPLEX, - TO 8% SLOPES | | |
| 41 | PALM BEACH-PAOLA ASSOCIATION,
2 TO 8% SLOPES | | |
| 42 | PAOLA FINE SAND, 0 TO 8% SLOPES | | |
| 43 | PAOLA FINE SAND, 8 TO 17% SLOPES | | |