



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

PUBLIC HEARING: June 10, 2014

CASE NO: Z-14-054

SUBJECT: Administrative rezoning in the Seville and south DeLeon Springs area.

STAFF: Becky Mendez, AICP, Senior Planning Manager

I. SUMMARY OF REQUEST

In March 2013, council adopted the DeLeon Springs Overlay Zone and eliminated split zoning for properties along North Highway 17 between DeLeon Springs Boulevard and south to Citra Street to encourage economic development and in-fill within the community core. In November 2013, council directed staff to work with the owners of property containing split zoning located along North Highway 17 in Seville and south DeLeon Springs.

In February 2014, staff mailed preference surveys to all split-zoned property owners along the corridor. Owners may choose to remove, expand or keep the existing commercial zoning. On March 15, 2014, staff held a community meeting to answer any questions, and solicit additional owner surveys.

The results of the community outreach are as follows:

Seville

13 owners of the 27 parcels responded to the preference survey.

- 4 to expand commercial
- 2 to remove commercial
- 5 to keep split (Parcels 16, 17, 19, 22 and 27)
- 2 to amend split

South DeLeon Springs

19 owners of the 26 parcels responded to the preference survey.

- 16 to expand commercial
- 0 to remove commercial

- 3 to keep split (Parcels 4, 21 and 26)

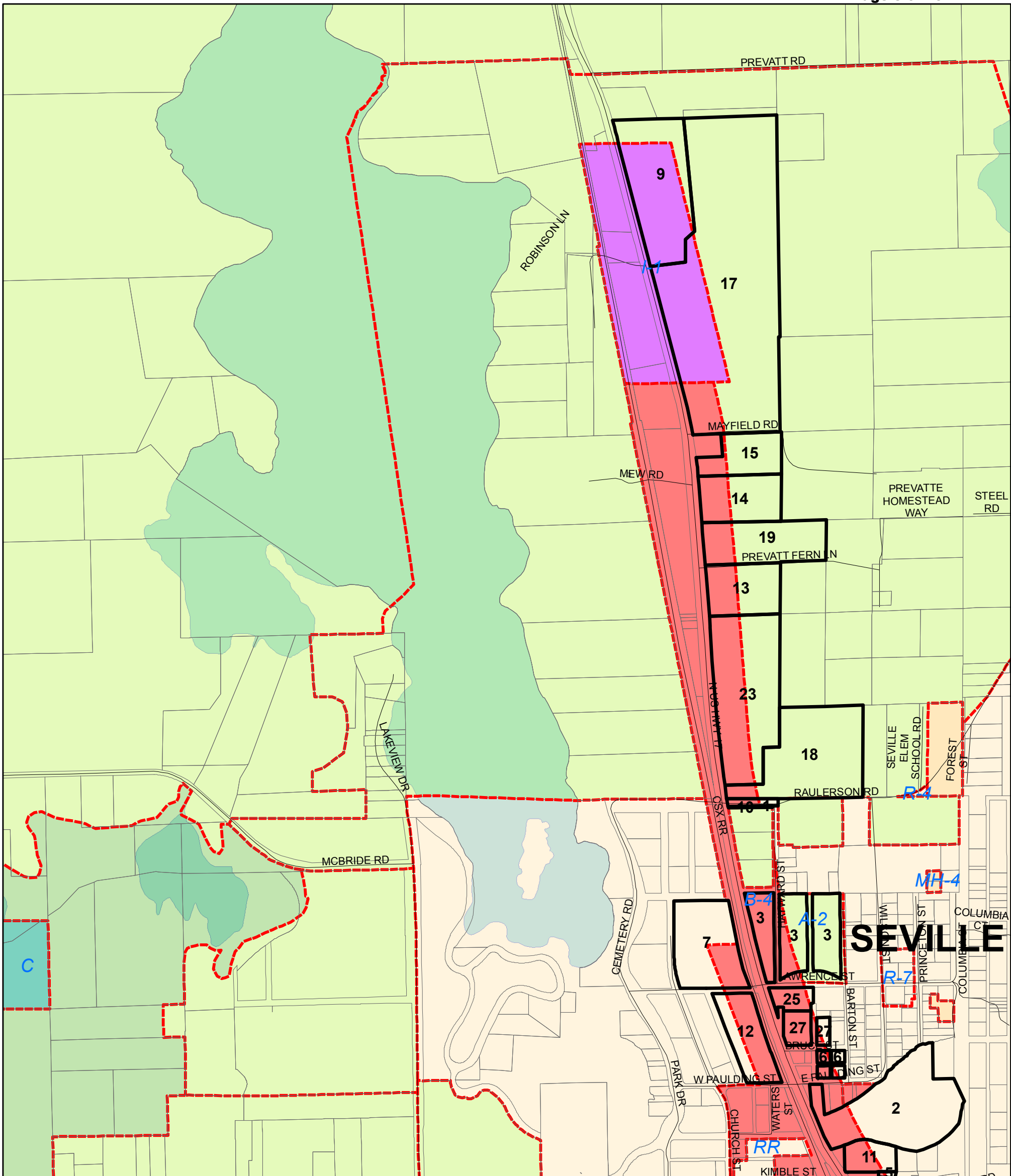
Staff has amended the zoning map to reflect the owner's preference. The map remains unchanged for those properties that did not submit a survey or written request. Staff also mailed preference surveys to split-zoned parcel owners in the Barberville and Spring Garden areas, with no response. Therefore, the split zoning remains in those two sub-areas.

II. STAFF RECOMMENDATION

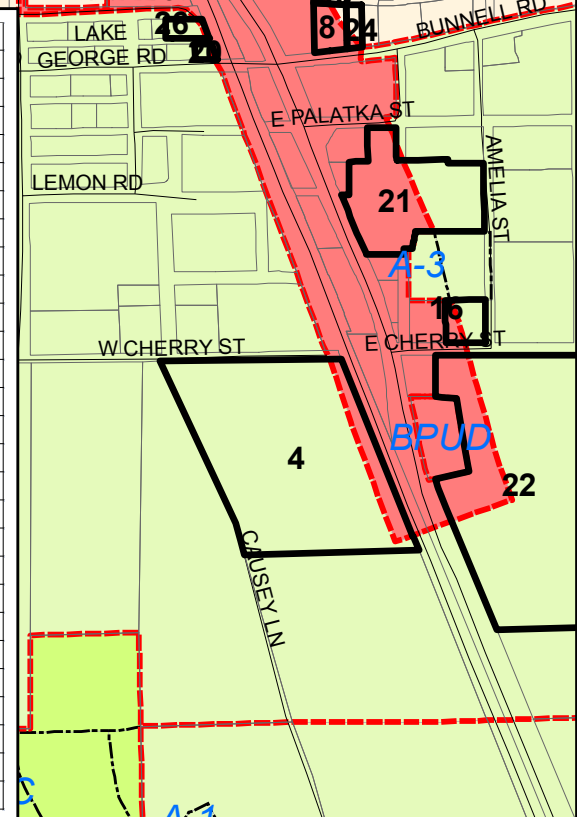
Find the proposed rezoning consistent with the Comprehensive Plan and forward to county council with a recommendation of approval.

III. ATTACHMENTS

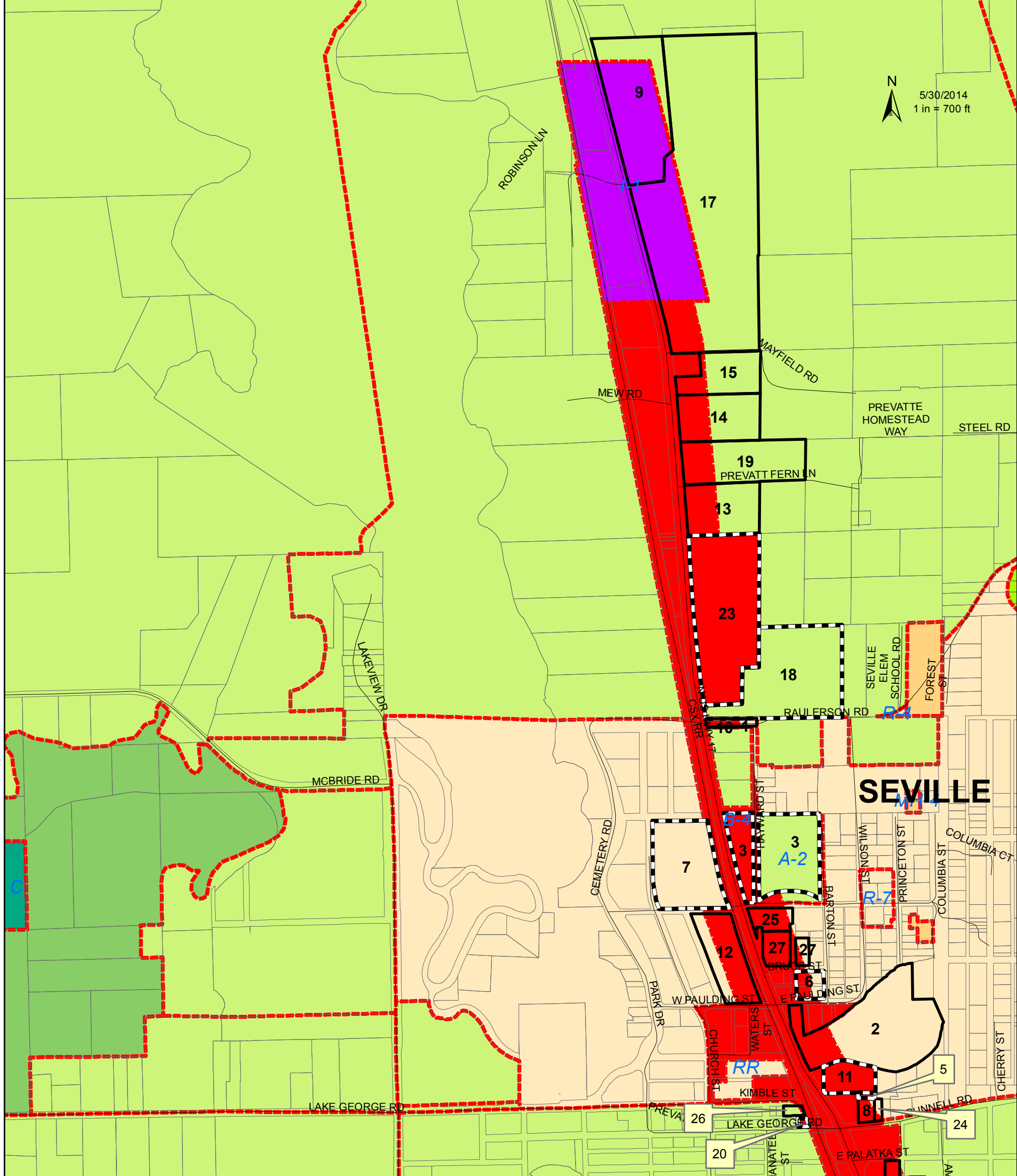
Existing and proposed zoning maps
Sample survey



NUM	PID	OWNER	ADDRESS	ZIPCODE	PC CODE
1	38320000020	ANDREW KING MOBILE	PO BOX 2425	BUNNELL FL 32110	69
2	383205620040	AUSMUS JOHNNA SUE	1802 BISCAZYNE AVE	SOUTH DAYTONA FL 32119	10
3	383205390010	COLLIER KENNETH DALE &	1933 N US HWY 17	SEVILLE FL 32190	12
4	480500000081	CONFIDENTIAL PER STATUTE			0
5	480500000073	CSX TRANSPORTATION	500 WATER ST #C910	JACKSONVILLE FL 322024420	87
6	383205550010	CYPRESS MARY	1841 WILSON STREET	SEVILLE FL 32190	12
7	383205380010	DEES ERNEST J & ROMA	P O BOX 284	SEVILLE FL 32190	69
8	480503000090	ESCOBEDO FRANCISCO & MARTHA	170 COUNTY ROAD 305	SEVILLE FL 32190	11
9	382900000180	HARRIS LLOYD L & NANCY S	315 N SUMMIT ST	CRESCENT CITY FL 321122333	1
10	383205360020	JONES NORMA P TTEE	PO BOX 447	PIERSON FL 32180	0
11	383205740030	LAKIC MARIJA	206 MOORE AVE STE C	DAYTONA BEACH SHORES FL 32118	12
12	383205470010	PREVATT MADELINE E	P O BOX 11	SEVILLE FL 321900011	69
13	383202000060	PREVATT WAYNE	P O BOX 327	SEVILLE FL 32190	69
14	383202000042	PREVATT WAYNE M & PAMELA JEAN	PO BOX 327	SEVILLE FL 321900327	69
15	383202000040	PREVATT WAYNE M & PAMELA JEAN	PO BOX 327	SEVILLE FL 321900327	69
16	480504380110	PRINGLE AUDRY JTRS &	PO BOX 135	SEVILLE FL 32190	1
17	382900000170	PUCKETT WILLIAM F & JULIE H	P O BOX 298	BARBERVILLE FL 32105	69
18	383201000070	REDLANDS CHRISTIAN MIGRANT ASC	402 MAIN ST	IMMOKALEE FL 34142	1
19	383202000050	RENTERIA ARMANDO & ELVIA	PO BOX 664	PIERSON FL 321800664	69
20	383205660090	ROLON PABLO J	CALLE ALLELI 31 RIVIERAS CUPY	SAN JUAN PR 00926	0
21	480504320100	SEVILLE VILLAGE IMP ASSOC INC	PO BOX 508	SEVILLE FL 32190	72
22	480500000030	SOKOL THEODORE & KATHY	1401 US HWY 17 NORTH	SEVILLE FL 32190	61
23	383204000083	STATE OF FLORIDA TIITF	5001 US HIGHWAY 1 NORTH	BUNNELL FL 32110	87
24	480503000080	STEADMAN JOSHUA L	141 W STEADMAN RD	PIERSON FL 32180	0
25	383205480010	T O P TABERNACLE OF PRAISE	220 SUMMIT ST	CRESCENT CITY FL 32112	12
26	383205660050	TREVINO OSCAR JR & PEARL A	PO BOX 520	SEVILLE FL 32190	0
27	383205490010	WELLE DEAN	PO BOX 235	SEVILLE FL 32190	12

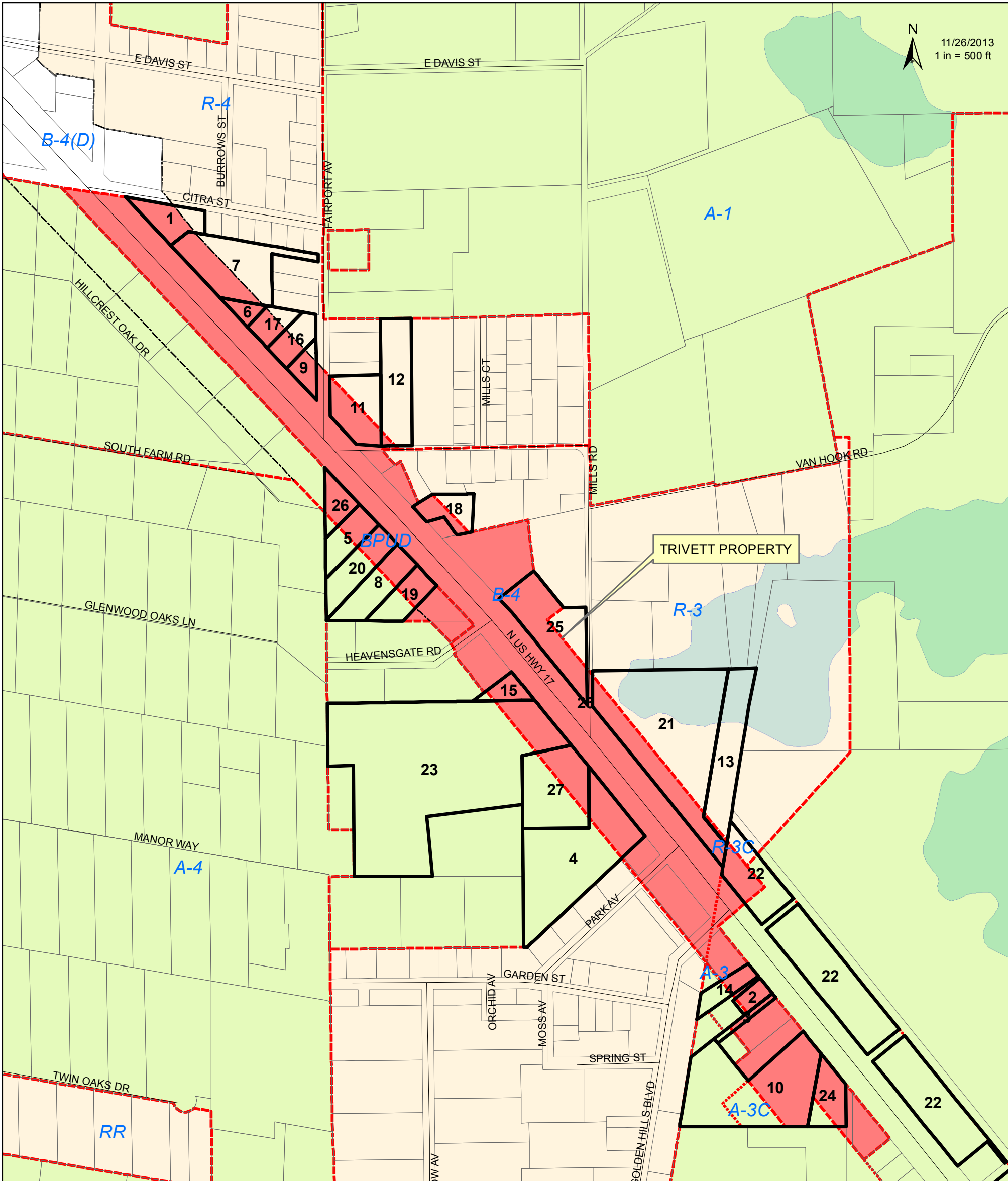


5/30/2014
1 in = 700 ft

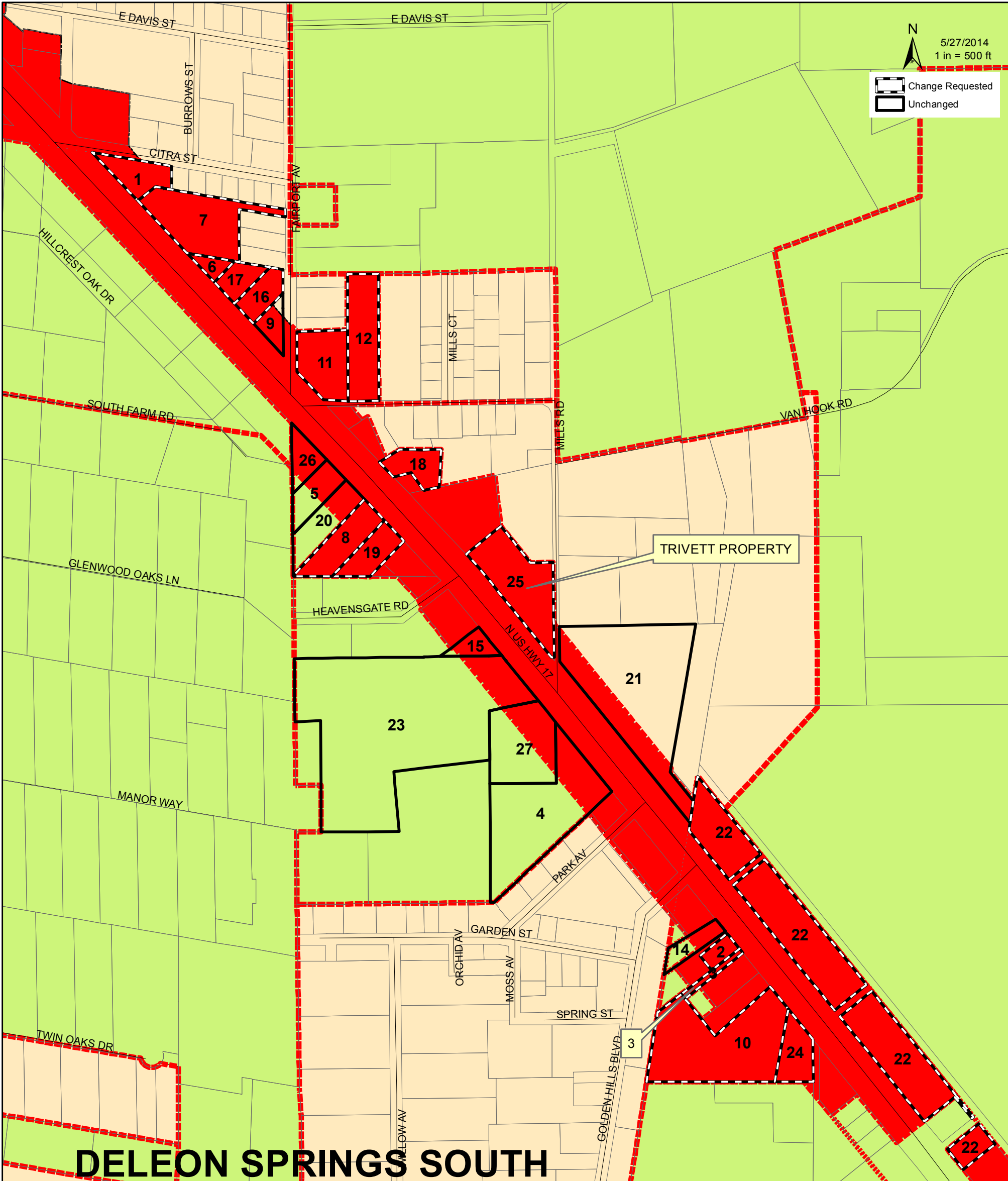


NUM	PID	OWNER	ADDRESS		ZIPCODE	PC CODE
1	38320000020	ANDREW KING MOBILE	PO BOX 2425	BUNNELL FL	32110	69
2	383205620040	AUSMUS JOHNNA SUE	1802 BISCAYNE AVE	SOUTH DAYTONA FL	32119	10
3	383205390010	COLLIER KENNETH DALE &	1933 N US HWY 17	SEVILLE FL	32190	12
4	480500000081	CONFIDENTIAL PER STATUTE				0
5	480500000073	CSX TRANSPORTATION	500 WATER ST #C910	JACKSONVILLE FL	322024420	87
6	383205550010	CYPRESS MARY	1841 WILSON STREET	SEVILLE FL	32190	12
7	383205380010	DEES ERNEST J & ROMA	P O BOX 284	SEVILLE FL	32190	69
8	480503000090	ESCOBEDO FRANCISCO & MARTHA	170 COUNTY ROAD 305	SEVILLE FL	32190	11
9	382900000180	HARRIS LLOYD L & NANCY S	315 N SUMMIT ST	CRESCENT CITY FL	321122333	1
10	383205360020	JONES NORMA P TTEE	PO BOX 447	PIERSON FL	32180	0
11	383205740030	LAKIC MARIJA	206 MOORE AVE STE C	DAYTONA BEACH SHORES FL	32118	12
12	383205470010	PREVATT MADELINE E	P O BOX 11	SEVILLE FL	321900011	69
13	383202000060	PREVATT WAYNE	P O BOX 327	SEVILLE FL	32190	69
14	383202000042	PREVATT WAYNE M & PAMELA JEAN	PO BOX 327	SEVILLE FL	321900327	69
15	383202000040	PREVATT WAYNE M & PAMELA JEAN	PO BOX 327	SEVILLE FL	321900327	69
16	480504380110	PRINGLE AUDRY JTRS &	PO BOX 135	SEVILLE FL	32190	1
17	382900000170	PUCKETT WILLIAM F & JULIE H	P O BOX 298	BARBERVILLE FL	32105	69
18	383201000070	REDLANDS CHRISTIAN MIGRANT ASC	402 MAIN ST	IMMOKALEE FL	34142	1
19	383202000050	RENTERIA ARMANDO & ELVIA	PO BOX 664	PIERSON FL	321800664	69
20	383205660090	ROLON PABLO J	CALLE ALLELI 31 RIVIERAS CUPY	SAN JUAN PR	00926	0
21	480504320100	SEVILLE VILLAGE IMP ASSOC INC	PO BOX 508	SEVILLE FL	32190	72
22	480500000030	SOKOL THEODORE & KATHY	1401 US HWY 17 NORTH	SEVILLE FL	32190	61
23	383204000083	STATE OF FLORIDA TIITF	5001 US HIGHWAY 1 NORTH	BUNNELL FL	32110	87
24	480503000080	STEADMAN JOSHUA L	141 W STEADMAN RD	PIERSON FL	32180	0
25	383205480010	T O P TABERNACLE OF PRAISE	220 SUMMIT ST	CRESCENT CITY FL	32112	12
26	383205660050	TREVINO OSCAR JR & PEARL A	PO BOX 520	SEVILLE FL	32190	0
27	383205490010	WELLE DEAN	PO BOX 235	SEVILLE FL	32190	12

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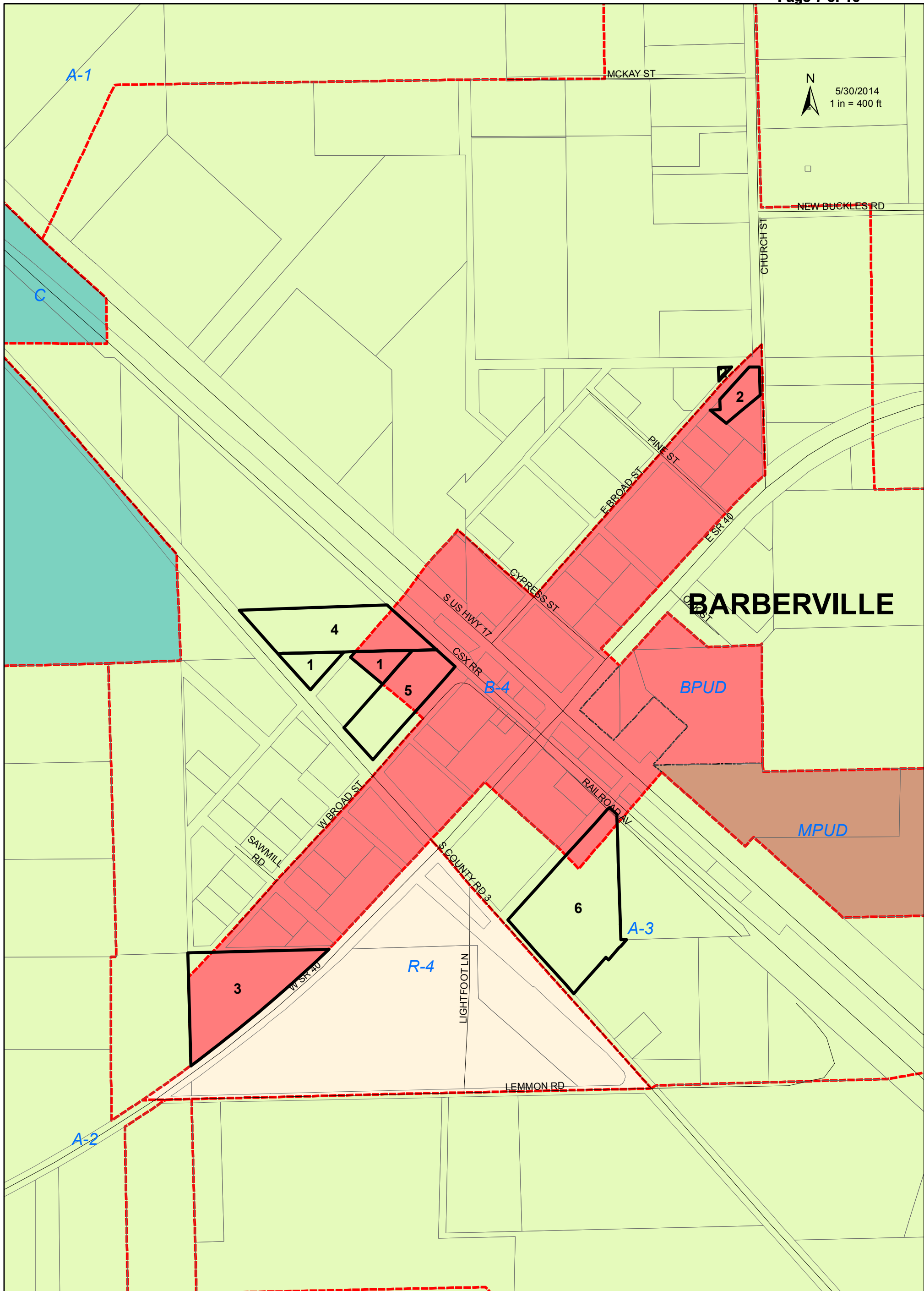


NUM	PID	OWNER	ADDRESS	CITY STATE	ZIPCODE	PC CODE
1	694401000400	ADAMS WAYNE L & GLORIA K	2420 QUAIL ROOST PL	DELEON SPRINGS FL	32130	12
2	601900000041	BALLOU RONALD M	44400 JEFFREY RD	DELAND FL	32720	12
3	601900000043	BALLOU RONALD M	44400 JEFFREY RD	DELAND FL	32720	10
4	603908000040	CLARK JOE &	12 LAKE AVE	DELAND FL	32724	10
5	603908000099	COMER DENNIS L	4476 N US HWY 17	DELAND FL	32720	48
6	694401000392	CURELLI ALAN & CHERYL	725 CR 415	NEW SMYRNA BEACH FL	32168	10
7	694401000409	CURELLI ALAN & CHERYL	725 CR 415	NEW SMYRNA BEACH FL	32168	12
8	603908000097	DELAND PROPERTY ASSOC LLC	447 NORTHFIELD AVE SUITE 200	WEST ORANGE NJ	07052	11
9	694401000390	DELEON SPRINGS REAL ESTATE INC	4521 US HWY 17	DELEON SPRINGS FL	321304302	10
10	601900000060	DRURY SCOTT & PARIE	3900 N US HWY 17	DELAND FL	32720	12
11	603907000080	FARRAH THOMAS P JR	122 MILLS RD	DELAND FL	32724	27
12	603907000084	FARRAH THOMAS P JR	122 MILLS RD	DELAND FL	32724	1
13	603909000132	GALLOWAY JAMES C & MARYL LYNN	4075 N US HWY 17	DELAND FL	32724	12
14	601900000021	HEWETT MYRTLE MAPES	PO BOX 740297	ORANGE CITY FL	327740297	12
15	603908000100	KAPUSCINSKI WALTER	4420 N US HWY 17	DELAND FL	32720	12
16	694401000391	MAINSTREET COMMUNITY BANK	204 S WOODLAND BLVD	DELAND FL	32720	10
17	694401000393	MAINSTREET COMMUNITY BANK	204 S WOODLAND BLVD	DELAND FL	32720	25
18	603908000142	MARSH IRENE	192 MILLS ROAD	DELAND FL	327241190	17
19	603908000095	MARTINES RICCARDO & DEBORAH E	4462 NORTH HWY 17	DELAND FL	32720	11
20	603908000098	NICHOLS JUDSON M & SUSAN M	4470 N HWY 17	DELAND FL	32720	25
21	603909000130	OPEN DOOR BAPTIST CHURCH	227 N KEPLER RD	DELAND FL	32724	10
22	601903000010	PRESBYTERIAN SPECIAL	P O BOX 220036	GLENWOOD FL	32722	70
23	603908000010	ROBINSON FRANCIS G & TRACEY L	4414 N US HWY 17 NORTH	DELAND FL	32720	12
24	601900000090	TOMKIEVICH RICHARD H JR	4717 BLUE HERON PLACE	DELEON SPRINGS FL	32130	12
25	603908000114	TRIVETT SAMMIE D & P JACKSON	4425 MILLS RD	DELAND FL	32720	21
26	603908000091	VACHULA PAUL J	437 N VIRGINIA AVE	DELAND FL	32720	48
27	603908000050	WILLIAMS RAYMOND R	815 MARGARET ST	DELAND FL	32720	1

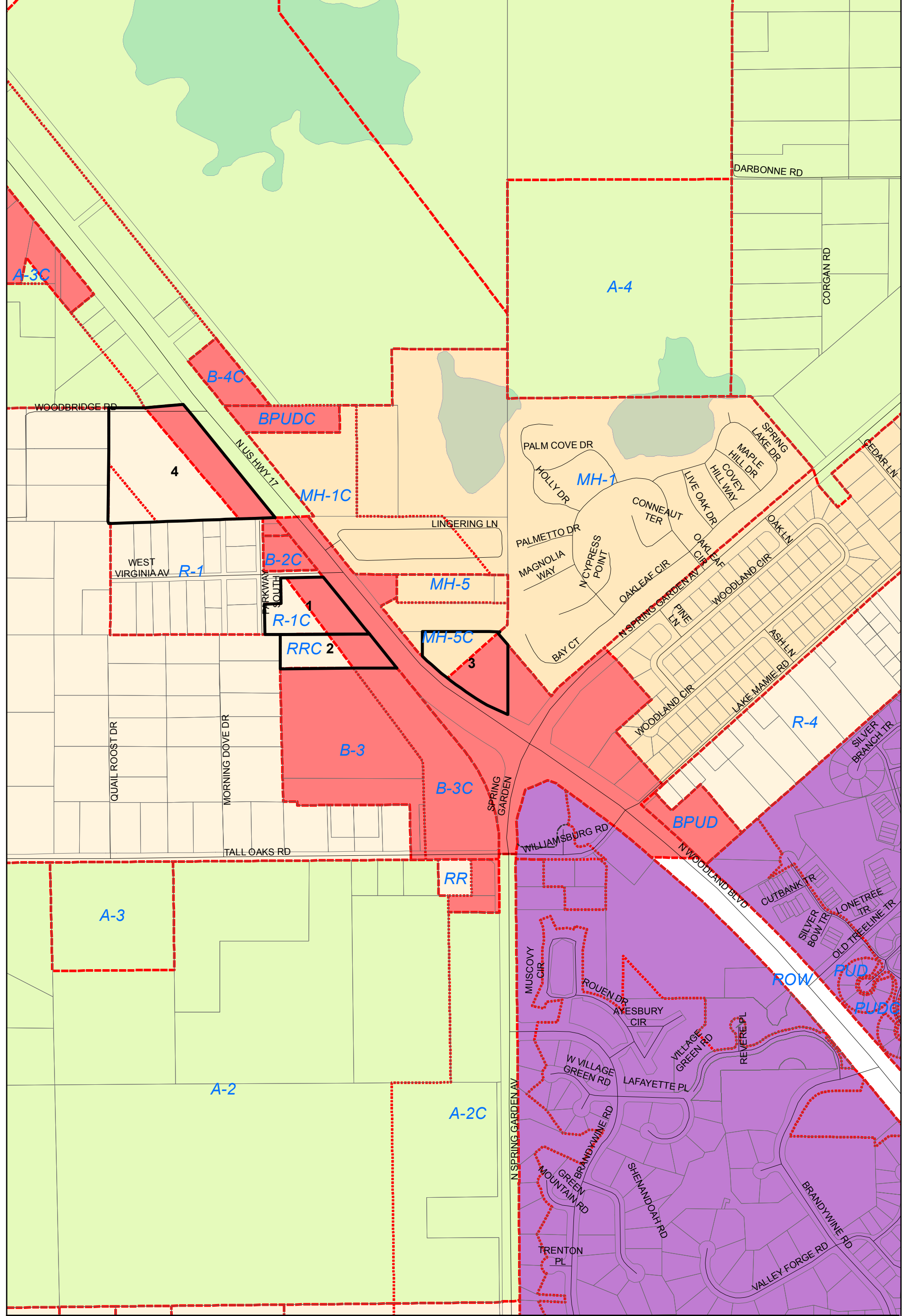


DELEON SPRINGS SOUTH

NUM	PID	OWNER	ADDRESS	CITY STATE	ZIPCODE	PC CODE
1	694401000400	MERRITT PATRICIA & PETER C CLOGSTON	104 CITRA ST	DELEON SPRINGS FL	32130	12
2	601900000041	BALLOU RONALD M	44400 JEFFREY RD	DELAND FL	32720	12
3	601900000043	BALLOU RONALD M	44400 JEFFREY RD	DELAND FL	32720	10
4	603908000040	CLARK JOE &	12 LAKE AVE	DELAND FL	32724	10
5	603908000099	COMER DENNIS L	4476 N US HWY 17	DELAND FL	32720	48
6	694401000392	CURELLI ALAN & CHERYL	725 CR 415	NEW SMYRNA BEACH FL	32168	10
7	694401000409	CURELLI ALAN & CHERYL	725 CR 415	NEW SMYRNA BEACH FL	32168	12
8	603908000097	DELAND PROPERTY ASSOC LLC	447 NORTHFIELD AVE SUITE 200	WEST ORANGE NJ	07052	10
9	694401000390	DELEON SPRINGS REAL ESTATE INC	4521 US HWY 17	DELEON SPRINGS FL	321304302	11
10	601900000060	DRURY SCOTT & PARIE	3900 N US HWY 17	DELAND FL	32720	12
11	603907000080	FARRAH THOMAS P JR	122 MILLS RD	DELAND FL	32724	27
12	603907000084	FARRAH THOMAS P JR	122 MILLS RD	DELAND FL	32724	1
14	601900000021	HEWETT MYRTLE MAPES	PO BOX 740297	ORANGE CITY FL	327740297	12
15	603908000100	KAPUSCINSKI WALTER	4420 N US HWY 17	DELAND FL	32720	12
16	694401000391	MAINSTREET COMMUNITY BANK	204 S WOODLAND BLVD	DELAND FL	32720	10
17	694401000393	MAINSTREET COMMUNITY BANK	204 S WOODLAND BLVD	DELAND FL	32720	25
18	603908000142	MARSH IRENE	192 MILLS ROAD	DELAND FL	327241190	17
19	603908000095	MARTINES RICCARDO & DEBORAH E	4462 NORTH HWY 17	DELAND FL	32720	11
20	603908000098	NICHOLS JUDSON M & SUSAN M	4470 N HWY 17	DELAND FL	32720	25
21	603909000130	OPEN DOOR BAPTIST CHURCH	227 N KEPLER RD	DELAND FL	32724	10
22	601903000010	PRESBYTERIAN SPECIAL	P O BOX 220036	GLENWOOD FL	32722	70
23	603908000010	ROBINSON FRANCIS G & TRACEY L	4414 N US HWY 17 NORTH	DELAND FL	32720	12
24	601900000090	TOMKIEVICH RICHARD H JR	4717 BLUE HERON PLACE	DELEON SPRINGS FL	32130	12
25	603908000114	TRIVETT SAMMIE D & P JACKSON	4425 MILLS RD	DELAND FL	32720	21
26	603908000091	VACHULA PAUL J	437 N VIRGINIA AVE	DELAND FL	32720	48
27	603908000050	WILLIAMS RAYMOND R	815 MARGARET ST	DELAND FL	32720	1



NUM	PID	OWNER	ADDRESS		ZIPCODE	PC CODE
1	592002010030	BAUTISTA MIGUEL &	1583 S COUNTY RD 3	PIERSON FL	32180	10
2	591701140080	MOORE CHARITY	229 E BROAD ST	PIERSON FL	321803647	12
3	592000000120	PENDOLA CARLOS A &	365 W SR 40	PIERSON FL	32180	10
4	591700000110	UNDERHILL FAMILY HOLDINGS LLLP	1100 DOVE HUNTER RD	DELAND FL	32724	0
5	592002030030	UNDERHILL FAMILY HOLDINGS LLLP	1100 DOVE HUNTER RD	DELAND FL	32724	10
6	592002140010	UNDERHILL JOSEPH M &	PO BOX 406	BARBERVILLE FL	32105	1



NUM	PID	OWNER	ADDRESS	ZIPCODE	PC CODE
1	601902050010	CARRELL HOWARD TERRY &	299 W VIRGINIA AVENUE	DELAND FL 32720	11
2	601900000170	POPOW ARNOLD & FRANCES TRUSTEE	3460 HWY 17 N	DELAND FL 32720	39
3	601900000150	STATE OF FLORIDA DOT	719 S WOODLAND BLVD	DELAND FL 327206834	87
4	601900000206	STEWART HOLDINGS LLC	P O BOX 471476	LAKE MONROE FL 32747	10



**Growth and Resource Management Department
Planning and Development Services**

January 30, 2014

RE: Volusia County Survey of Owners with Property Containing Split-Zoning

Dear Property Owner,

You are receiving this letter because your property, located along on the N. US Highway 17 corridor, has been identified as containing two zoning classifications on a single parcel. It contains either residential or agricultural and commercial. Volusia County Council recently directed staff to work with the property owners along the corridor to eliminate the split zoning, meaning your property will be rezoned to either all commercial (B-4) or the B-4 zoning will be removed from that portion of the property. Before planning staff begins the public workshop process we are requesting that you indicate a rezoning preference by answering the following question:

Check the Box that Applies:

- I request that the commercial zoning be removed from my property
- I request that the entire property contain a commercial zoning classification
- I request that my property retain the split zoning as it exists today

You may return this complete survey by mail or in person to the return address below, or you may email your preference to Becky Mendez, AICP, Senior Planning Manager at bmendez@volusia.org. If you email the survey response, please be sure to include your address and parcel number so that we may correctly identify the property.

We ask that all surveys be returned by February 15, 2014. Once the surveys are collected, staff will begin the mapping process and schedule a public workshop to discuss the rezoning. Notice of the public workshop will come separately. If you have any questions, please call (386)736-5959 X: 12943.

Thank you,

Becky Mendez, AICP, Senior Planning Manager