



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
123 West Indiana Avenue, DeLand, Florida 32720
(386) 736-5959

PUBLIC HEARING: May 16, 2019 - Planning and Land Development Regulation Commission (PLDRC)

CASE NUMBER: Z-19-040

SUBJECT: Rezoning from the Urban Single-Family Residential (R-4) Classification to the Urban Single-Family Residential (R-5) Classification.

LOCATION: East of John Anderson Drive/CR 4001, west of Ocean Shore Boulevard/SR A1A, north of Sandcastle Drive and the City of Ormond Beach, and south of Michael Crotty Bicentennial Park.

APPLICANT: Volusia County Planning and Development Services Division – Growth and Resource Management Department

SUMMARY OF REQUEST

In an effort to improve customer service by streamlining procedural requirements, and pursuant to the 2015/16 Smart Growth Committee's recommendation, staff requests an administrative rezoning of ±1,940 parcels, (hereinafter referred to as "Area 3". The request is from the Urban Single-Family Residential (R-4) zoning classification to the Urban Single-Family Residential (R-5) zoning classification. The majority of the properties are currently nonconforming with their assigned zoning classification, which obstructs their ability to obtain building permits. Rezoning to a classification more closely matching the existing lot size will remove the nonconforming status and facilitate permit issuance.

Staff Recommendation:

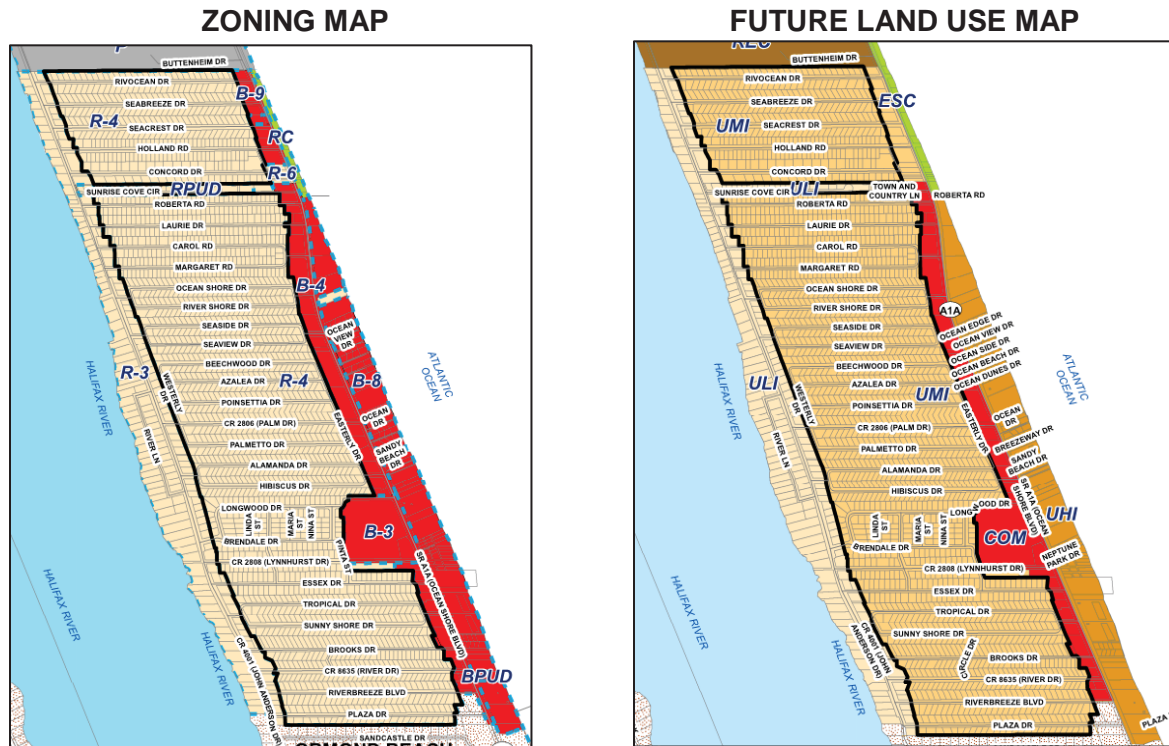
Forward the rezoning application, case number Z-19-040, to county council for final action with a recommendation of approval.

I. SITE INFORMATION

1. Location: East of John Anderson Drive/CR 4001, west of Ocean Shore Boulevard/SR A1A, north of Sandcastle Drive and the City of Ormond Beach, and south of Michael Crotty Bicentennial Park
2. Parcel Numbers: ±1,940 parcels
3. Property Size: Approximately 356 acres
4. Council District: 4
5. Zoning: Urban Single-Family Residential (R-4)
6. Future Land Use: Urban Medium Intensity
7. Overlays: Not Applicable
8. Local Plan Area: Not Applicable
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	EXISTING USE
North:	P	Recreation	Park
East:	R-6, RPUD, B-3, B-4, B-8, B-9, and BPUD	Urban High Intensity and Commercial	Single-family dwellings, two-family dwellings, apartments, condominiums, shopping centers, convenience stores, strip commercial, retail sales, automobile service stations, restaurants, parks, funeral home, general offices, veterinary clinic, and vacant, undeveloped parcels
South:	City of Ormond Beach R-2A (Single-Family Low Density), R-2.5 (Single-Family Low-Medium Density), and B-1 (Professional Office/Hospital)	City of Ormond Beach Low Density Residential and Office/Professional	Single-family dwellings, assisted living facility, and vacant, undeveloped parcels
West:	R-3, RPUD	Urban Low Intensity	Single-family dwellings and vacant, undeveloped parcels

10. Location Maps:



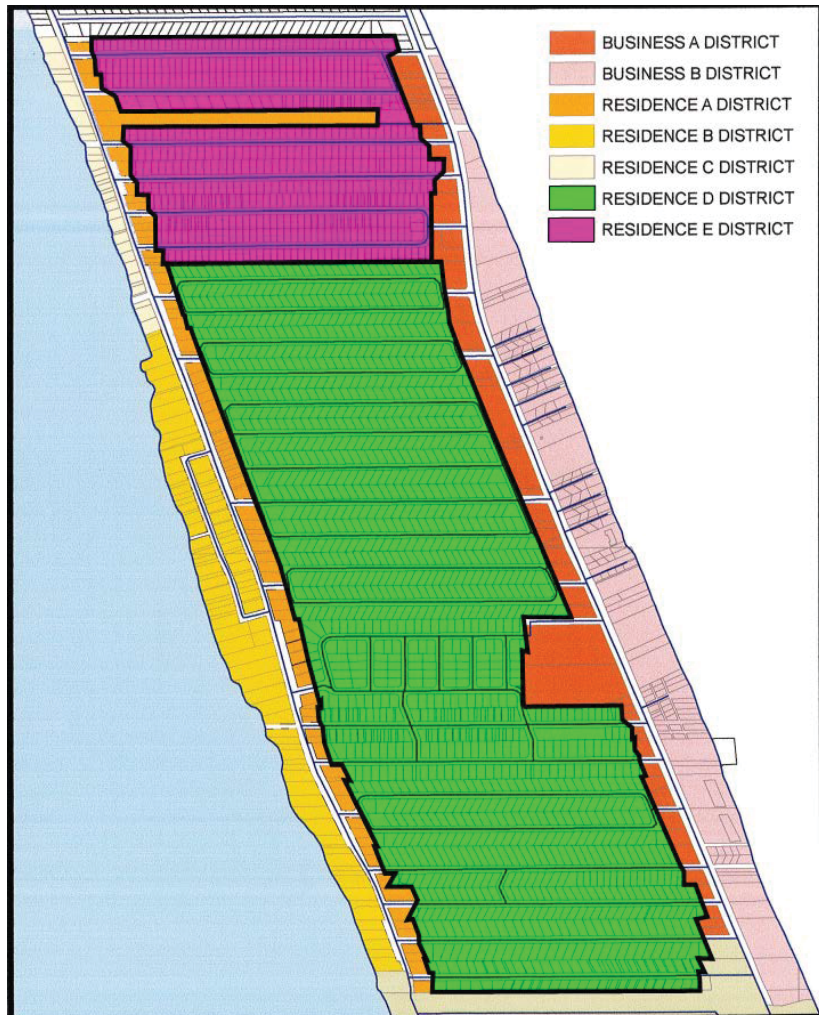
II. BACKGROUND AND OVERVIEW

The proposed rezoning implements a recommendation of the 2015/16 Smart Growth Committee. The committee was charged with reviewing county policies and codes in order to make recommendations to the Volusia County Council to improve customer service by streamlining procedural requirements and permitting. The Committee identified four particular areas in the county that are considered nonconforming with the underlying zoning, meaning the lot pattern does not match the minimum dimensional requirements of the zoning code for the particular zoning classification applied to them. Since this nonconforming status requires the owners to obtain nonconforming lot letters and/or seek variances for simple home improvement projects, the Committee recommended rezoning these areas to a zoning classification that better matches the existing lot patterns. Two of the areas have already been rezoned. The subject of this report, Area 3, is also known as a portion of Ormond-by-the-Sea.

Area 3 is comprised of approximately $\pm 1,940$ properties that are currently zoned R-4. They are considered nonconforming as they do not meet the required minimum lot area of 7,500 square feet and/or the required minimum lot width of 75 feet of the R-4 zoning classification. Less than ten percent of the parcels within Area 3 are currently conforming to these standards. These ± 118 parcels meet the minimum R-4 dimensional requirements primarily from lot combinations and/or lot line adjustments that have occurred post subdivision platting. The remainder of the conforming parcels are platted lots that are simply larger than the typical lot in each subdivision. In addition, the existing

single-family dwellings, many of which were constructed in the 1950's, do not meet the required side yard setbacks of the R-4 zoning classification, which are 20 feet combined, with a minimum of eight feet on any one side.

When most of this area was originally subdivided it was within what was called the North Ormond Peninsula Zoning District, approved by the Board of County Commissioners on September 3, 1953. The North Ormond Peninsula Zoning District further divided the area into seven specific sub-districts as depicted in the graphic to the right. The Residence "D" District and the Residence "E" District constitute Area 3.



The Residence "D" District required a minimum lot area of 5,000 square feet, a 20-foot front yard setback, and a four-foot side yard setback. Primary structures on corner lots had a four-foot setback from what would be considered a side street. The Residence "E" District required a minimum lot area of 5,000 square feet, a 20-foot front yard setback, and a five-foot side yard setback. Primary structures on corner lots had a five-foot setback from what would be considered a side street.

The North Peninsula Zoning District was subsequently established in 1961, and the area was rezoned to the R-1 Single-Family Dwelling District. At that time the R-1 District required a minimum lot area of 7,000 square feet, a minimum lot width of 70 feet, a 20-foot front yard setback, and eight-foot side yard setbacks. Primary structures on corner lots had a 15-foot setback from a street. A 30-foot setback was required from John Anderson Drive, High Bridge Road, and the west side of Ocean Shore Boulevard/SR A1A. With the adoption of the Uniform Zoning Ordinance 80-8, on July 28, 1980, the area was again rezoned to the R-4 Urban Single-Family Residential zoning classification, as it currently is today.

The table below depicts the dimensional requirement for each zoning classification, throughout the history of the Ormond-by-the-Sea area:

Dimensional Requirements	North Ormond Peninsula Zoning District		North Peninsula Zoning District	Uniform Zoning Ordinance	Uniform Zoning Ordinance
	(1953)		(1961)	(Current)	(Proposed)
	"D" District	"E" District	R-1	R-4	R-5
Minimum Lot Area	5,000 square feet	5,000 square feet	7,000 square feet	7,500 square feet	5,000 square feet
Minimum Lot Width			70 feet	75 feet	50 feet
Front Yard Setback	20 feet, except on a corner lot, one front yard may be reduced to 4 feet	20 feet, except on a corner lot, one front yard may be reduced to 5 feet	20 feet**, except on a corner lot, one front yard may be reduced to 15 feet	25 feet	25 feet, except on a corner lot, one front yard may be reduced to 15 feet
Rear Yard Setback	4 feet	5 feet	20 percent of the depth of the lot or 7.5 feet, whichever is greater	20 feet	20 feet
Side Yard Setback	4 feet	5 feet	8 feet	20 feet combined, minimum of 8 feet on any one side	5 feet

**Lots fronting on John Anderson Drive, High Bridge Road, or the west side of Ocean Shore Boulevard/SR A1A required a 30-foot front yard setback.

A workshop was held at Grace Lutheran Church in Ormond Beach on April 2, 2019, to provide an overview of the proposed rezoning, answer questions and address citizens' concerns. The primary concerns raised by the citizens were as follows:

1. The area is going to be forced to annex into the City of Ormond Beach.

Staff response: There are no plans or proposals to annex this area into the City of Ormond Beach.

2. Sanitary sewer service will be extended into the area and the home owners will be required to connect.

Staff response: There are no plans to extend sanitary sewer lines into the area at this time.

3. The reduction in required side yard setbacks will allow houses to be built too close to each other.

Staff response: Because most of the houses were built under a previous zoning classification, the minimum required side yard setback was either four or five feet. The R-5 zoning classification allows for a five-foot side yard setback, for a combined distance of 10 feet between homes.

4. A property owner can subdivide their lot and more houses will be built in the area.

Staff response: Only a handful of lots may be large enough to subdivide into two lots meeting the R-5 required minimum lot size. In most cases, these are two lots that have been combined under the current zoning regulations to meet the current zoning standard. The typical lot is too small to be subdivided.

5. A large developer wants to purchase the existing homes and redevelop the area.

Staff response: No developer requested this rezoning.

Staff explained that the proposed rezoning expressly makes the permitting process easier and more efficient for residents, should they wish to update or improve their homes. The rezoning specifically intends to alleviate the hardships that homeowners face when having to obtain a nonconforming lot letter or variance because their lot does not meet the minimum zoning standards of the current R4 zoning classification.

When a lot does not meet the minimum lot size of a zoning classification, a nonconforming lot letter is required to prove that the lot is a legal nonconforming lot, and therefore eligible for permits. This letter is a title search of the history of lot ownership. If it can be proven through ownership history that the lot in question has never been owned in conjunction with any abutting property to an earlier specified date, it is considered lawfully nonconforming as to its lot size, and is therefore eligible for building permits. These nonconforming lot letters must be obtained from a Florida title company or Florida attorney and can be costly for the homeowner. The cost of a nonconforming lot letter can range anywhere from \$300 to \$1,000 depending on the complexity of the title search. Approximately 38 building permits have been pulled since January 2017 for properties within Area 3, all requiring nonconforming lot letters to have been submitted. In addition, lot combinations and lot line adjustment applications on lots within Area 3 require a nonconforming lot letter to obtain zoning approval. Five lot combinations/lot line

adjustment applications have been applied for within the last five years for properties within Area 3.

If the ownership history reflects common ownership of the lot in question with any abutting property, then the lands involved are considered to be an undivided lot. Pursuant to Section 72-206(1), Zoning Code, nonconforming lots that abut in single ownership are considered to be an undivided lot and no portion shall be sold in a manner which does not comply with the lot width or lot area established by that zoning classification. However, in many cases, the properties contain existing single-family dwellings and are under separate ownership. Nonetheless, a variance is required to legalize the separation of lots. The current variance application fee is \$628. This application must be accompanied by a signed and sealed survey completed within the past two years. There have been no variances to separate of lots since 2014 within this area. It is suspected that many citizens simply decide to not proceed with updating or improving their homes due to the added expense and time of obtaining an updated survey and applying for a variance. It is also suspected that these procedures discourage homeowners from obtaining proper permits. Rather, they continue with their improvement plans without obtaining building permits.

As previously stated, many of the single-family dwellings within Area 3 were constructed in the 1950's and 1960's under previous zoning regulations and do not meet the current setback requirements of the R-4 zoning classification. Many of these existing single-family dwellings are lawful nonconforming structures, as they were constructed under the previous 1953 and 1961 zoning regulations. In order to improve these homes, they must meet the R-4 zoning dimensional requirements. There are three options the homeowner may choose to utilize.

1. Section 72-206(3)a., Zoning Code, allows for a nonconforming structure to be extended along the same line, as long as it is not enlarged or altered in a way which increases its nonconformity.
2. Section 72-277(10), Zoning Code, allows that where a lot is situated between two lots, each having a principal building encroaching into a front yard, that the average setback for the adjacent properties may be used to determine the minimum setback for the subject property.
3. If neither of these options allow for the homeowner to update the structure, then a variance to the minimum yard requirements must be applied for.

At the April 2, 2019 workshop, a resident suggested a modification of the required front yard setback from 25 feet to 20 feet. Many of the single-family dwellings were constructed at an angle and, therefore, updating the front façade may cause an encroachment into the required front yard. The zoning code allows for a reduction in the required front yard as previously stated with Section 72-277(10). In addition, the R-5 zoning classification allows corner lots to reduce one front yard to 15 feet. Other than the two allowances, no front yard within any Urban Single-Family Residential zoning classification is less than 25 feet. There has been only one case for a variance to the front yard setback within the last five years (V-19-009).

The proposed rezoning to the R-5 zoning classification is expected to drastically reduce the need for nonconforming lot letters and variance applications within Area 3. For most home improvements, homeowners will be able to obtain a building permit without having to address the aforementioned issues caused by previous antiquated zoning regulations.

The property owners were notified of the proposed rezoning by mail on March 19, 2019. Legal notice was published in the newspaper on May 3, 2019.

III. REVIEW CRITERIA AND ANALYSIS

Zoning Comparison

The purpose and intent of both the current R-4 zoning classification and the proposed R-5 zoning classification is to provide for medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.

The following tables provide a comparison of the dimensional requirements and allowable uses of the zoning classifications.

Dimensional Requirements	R-4 (Existing)	R-5 (Proposed)
Minimum Lot Area	7,500 square feet	5,000 square feet
Minimum Lot Width	75 feet	50 feet
Front Yard Setback	25 feet	25 feet, except on a corner lot, one front yard may be reduced to 15 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet combined, minimum of eight feet on any one side	5 feet
Waterfront Yard Setback	25 feet	25 feet
Maximum Building Height	35 feet	35 feet
Minimum Floor Area	850 square feet	750 square feet

The primary differences in the zoning classifications are the lot size and width and the side yard setbacks. Most of the existing properties do not meet the existing R-4 standards. The R-5 standards better match the development pattern of the area.

Use	R-4 (Existing)	R-5 (Proposed)
Permitted Principal Uses		
Cluster and zero lot line subdivisions	P	---
Communication towers not exceeding 70 feet in height	P	P
Essential utility services	P	P
Exempt excavations	P	P
Exempt landfills	P	P
Fire stations	P	P
Home occupations, class A	P	P
Houses of worship	P	P
Parks and recreation areas accessory to residential development	P	P
Public schools	P	P
Publicly owned parks and recreational areas	P	P
Publicly owned or regulated water supply wells	P	P
Single-family standard or manufactured modular dwelling	P	P
Permitted Special Exceptions		
Bed and breakfast	SE	SE
Cemeteries	SE	SE
Communication towers exceeding 70 feet in height	SE	SE
Day care center	SE	SE
Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a)	SE	SE
Excavations only for stormwater retention ponds for which a permit is required by this article	SE	SE
Garage apartments	SE	SE
Off-street parking areas	SE	SE
Public uses not listed as a permitted principal use	SE	SE
Public utility uses and structures	SE	SE
Recreational areas	SE	SE
Schools, parochial or private	SE	SE

P = A use that is permitted within the zoning classification.

SE = A use that is permitted by approval of a Special Exception within the zoning classification.

The only difference in the allowable uses is that the R-5 classification does not permit cluster and zero lot line subdivisions. As the area is already developed with standard single-family homes, it is unlikely that this use would be employed. All other uses are identical.

Zoning Amendment Criteria - Section 72-414(e), of the zoning code, includes the following criteria for review of a rezoning application:

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

The area is designated Urban Medium Intensity on the Future Land Use Map. Lands designated as UMI shall be developed at a density range of four dwelling units to eight dwelling units per acre. The proposed R-5 zoning classification, is assumed compatible with the UMI designation and is consistent with all adopted elements of the comprehensive plan.

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

Approval of the requested rezoning will not affect the environment, as most of the area is already developed.

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

The proposed rezoning streamlines the county permitting process for nonconforming lot owners. This may have a beneficial effect on the economy of the immediate area, as it will eliminate the nonconforming status of the parcels and make it easier to obtain building permits for improvements to the existing homes. It may also facilitate home sales, as often during a potential buyer's due diligence research, the nonconforming issues are disclosed, and the buyers become reluctant to proceed with the purchase.

(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.

The proposed rezoning is unlikely to have significant impact on necessary government services. The majority of the area is already subdivided to the maximum extent allowed by the proposed zoning classification, and it is already developed with single-family homes. Future development of any vacant parcels is anticipated to have a *de minimus* impact on necessary governmental services.

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

As discussed in the background information above, the area was predominately developed under different zoning regulations. In the 1950s and 60s, it was originally subdivided and developed under the North Ormond Peninsula Zoning District; Residence D and E sub-districts. It was subsequently rezoned to R-1, under the North Peninsula Zoning District in 1961, then again rezoned to R-4 in 1980.

(6) Any mistakes in the original classification.

Application of the R-4 zoning classification in 1980 did not match the underlying subdivision pattern of the general area.

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

The proposed rezoning allows continued single-family uses as are currently developed in the area. It is not anticipated that this rezoning will have a negative impact on the use or value of the affected area. Conversely, the elimination of the nonconforming status may increase the value of the affected area by allowing homeowners to improve their properties without the need of a nonconforming lot letter or variance.

(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.

IV. STAFF RECOMMENDATION

Forward the rezoning application, case number Z-19-040, to county council for final action with a recommendation of approval.

V. ATTACHMENTS

- Resolution
- Notice to Property Owners
- Conforming Parcels Exhibit
- Map Exhibits
- Plat Exhibits

VII. 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.

RESOLUTION 2019-____

A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF VOLUSIA COUNTY, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN HEREIN DESCRIBED PROPERTY FROM R-4 TO R-5; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 72, Article II, Section 72-414 of Volusia County Code of Ordinance, as amended, the Volusia County Council held public hearings after due public notice on July 2, 2019 and August 6, 2019 on the administrative rezoning application, Zoning Case No. Z-19-040, for an amendment to the Official Zoning Map of Volusia County;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNCIL CHAMBERS OF THE THOMAS C. KELLY ADMINISTRATIVE CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS 6TH DAY OF AUGUST A.D. 2019, AS FOLLOWS:

SECTION I: In accordance with Volusia County Zoning Ordinance, as amended, the Volusia County Council hereby amends the Official Zoning Map of Volusia County, Florida, from Urban Single-Family Residential (R-4) to Urban Single-Family Residential (R-5) for the subject property located east of John Anderson Drive (County Road 4001), west of Ocean Shore Boulevard (State Road A-1-A), north of Sandcastle Drive and the City of Ormond Beach, and south of Michael Crotty Bicentennial Park, Ormond Beach, Florida. The property is more particularly described as ±356 acres depicted on Exhibit “A”, which is attached hereto and incorporated herein.

SECTION II: The Zoning Enforcement Official is hereby directed to amend the Official Zoning Map of Volusia County in conformity with Section I of this Resolution.

SECTION III: This Resolution shall take effect immediately upon its adoption.

DONE AND ORDERED IN OPEN HEARING THIS 6TH DAY OF AUGUST, A.D.
2019.

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

ATTEST: _____
George Recktenwald
County Manager

BY: _____
Ed Kelley
County Chair



REZONING

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This notice is to inform you that the County of Volusia has filed an application to administratively rezone certain properties as depicted on the attached map from the Urban Single-Family Residential (R-4) to the Urban Single-Family Residential (R-5) zoning classification. The case number of this rezoning application is Z-19-040.

The proposed rezoning is intended to better match the existing development pattern of the area and to reduce impediments to obtaining building permits for the affected properties. The allowable uses are essentially the same for each zoning classification, however the minimum dimensional requirements are slightly different. Please see the comparison tables on the back of this page.

A workshop will be held on Tuesday, April 2, 2019 between 5:00 p.m. and 7:00 p.m., at Grace Lutheran Church, 338 Ocean Shore Boulevard, Ormond Beach. You are invited to attend this workshop where county staff will be available to answer any questions you may have regarding the proposed rezoning.

Following the workshop, three public hearings will be held on this application. All three public hearings will be heard in the County Council Chambers located in the Thomas C. Kelly Administration Center, 123 West Indiana Avenue, Room 204, DeLand, Florida. The hearings dates and times are listed below. All interested parties may appear at these hearings and be heard regarding this application.

- May 16, 2019, commencing at 9:00 a.m. – Planning and Land Development Regulation Commission.
- July 2, 2019, commencing at 10:30 a.m. – Volusia County Council.
- August 6, 2019, commencing at 10:30 a.m. – Volusia County Council.

APPLICANTNAME: Volusia County - Growth and Resource Management Department

AREA: Approximately 356 acres

LOCATION: Generally located east of John Anderson Drive (CR 4001), west of Ocean Shore Boulevard (SR A1A), north of Sandcastle Drive and the City of Ormond Beach, and south of Michael Crotty Bicentennial Park.

The draft resolution and staff report will be available on our website once the PLDRC agenda is published, no later than May 9, 2019. This can be found at:

<https://www.volusia.org/services/growth-and-resource-management/planning-and-development/PLDRC/index.stml>.

For more information, contact Samantha J. West, Planner II, Planning & Development Services, at (386) 736-5959, ext. 12043, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Comparison of Dimensional Requirements per Zoning Classification

Dimensional Requirements	R-4 (Existing)	R-5 (Proposed)
Minimum Lot Area	7,500 sq. ft.	5,000 sq. ft.
Minimum Lot Width	75 ft.	50 ft.
Front Yard Setback	25 ft.	25 ft., except on a corner lot, one front yard may be reduced to 15 ft.
Rear Yard Setback	20 ft.	20 ft.
Side Yard Setback	20 ft. combined, minimum of eight feet on any one side	5 ft.
Waterfront Yard Setback	25 ft.	25 ft.
Maximum Building Height	35 ft.	35 ft.
Minimum Floor Area	850 sq. ft.	750 sq. ft.

Comparison of Uses per Zoning Classification

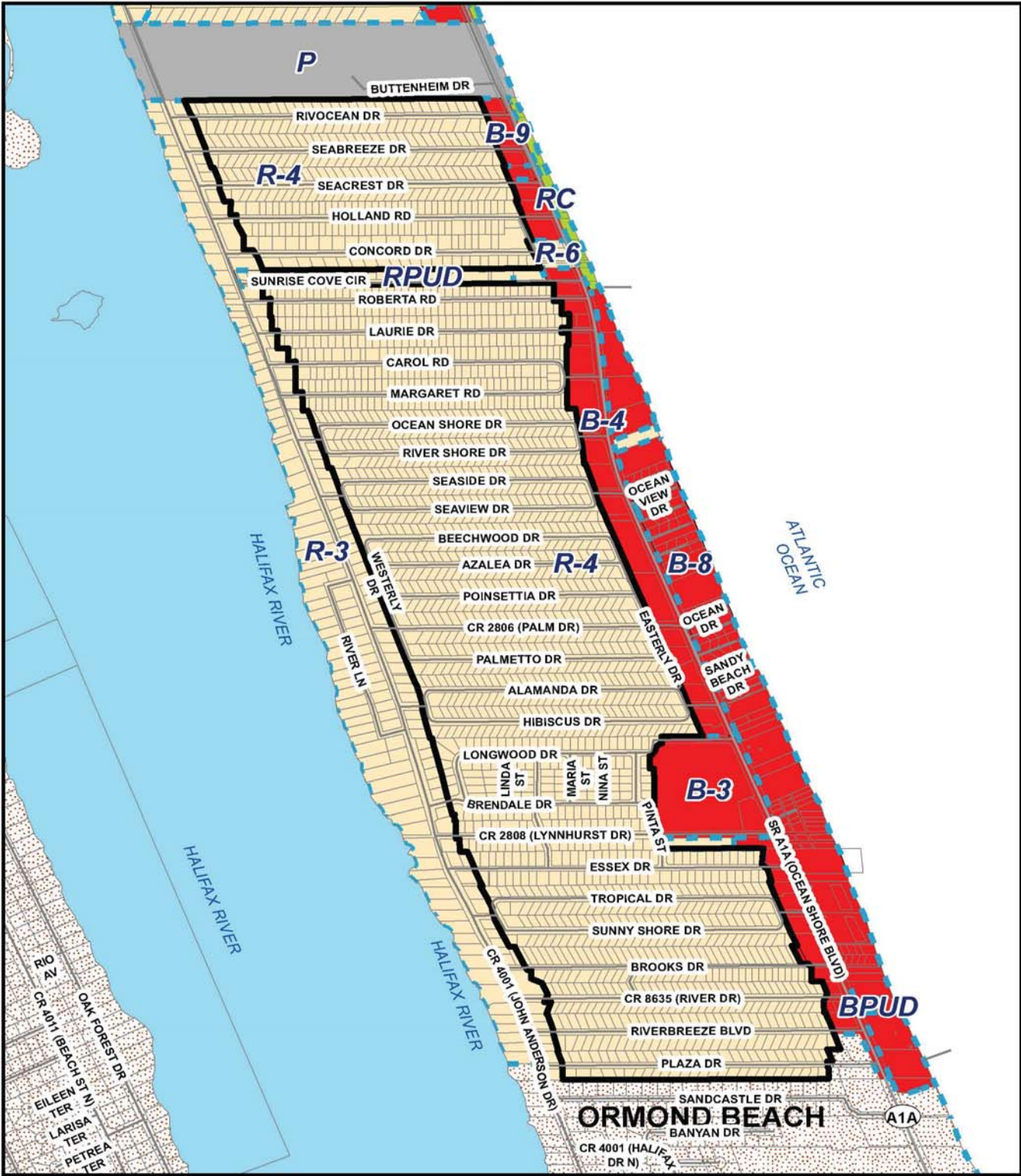
Use	R-4 (Existing)	R-5 (Proposed)
Permitted Principle Uses		
Cluster and zero lot line subdivisions	P	---
Communication towers not exceeding 70 feet in height	P	P
Essential utility services	P	P
Exempt excavations	P	P
Exempt landfills	P	P
Fire stations	P	P
Home occupations, class A	P	P
Houses of worship	P	P
Parks and recreation areas accessory to residential development	P	P
Public schools	P	P
Publicly owned parks and recreational areas	P	P
Publicly owned or regulated water supply wells	P	P
Single-family standard or manufactured modular dwelling	P	P
Permitted Special Exceptions		
Bed and breakfast	SE	SE
Cemeteries	SE	SE
Communication towers exceeding 70 feet in height	SE	SE
Day care center	SE	SE
Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a)	SE	SE
Excavations only for stormwater retention ponds for which a permit is required by this article	SE	SE
Garage apartments	SE	SE
Off-street parking areas	SE	SE
Public uses not listed as a permitted principal use	SE	SE
Public utility uses and structures	SE	SE
Recreational areas	SE	SE
Schools, parochial or private	SE	SE

P = A use that is permitted within the zoning classification.

SE = A use that is permitted by approval of a Special Exception within the zoning classification.

PROPOSED REZONING

Urban Single Family Residential R-4 to R-5

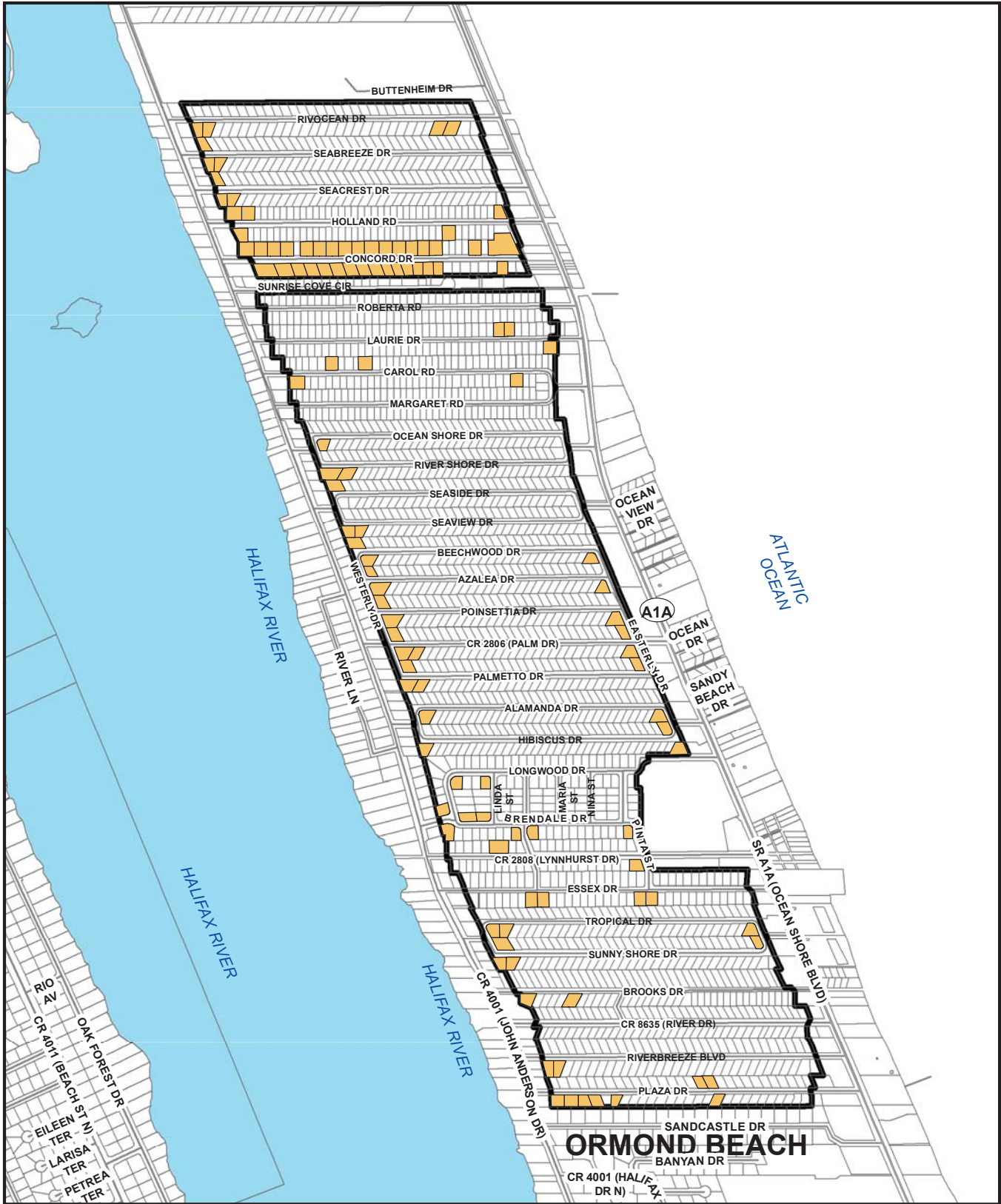


FROM: R-4
TO: R-5



1" = 1,100'
3/6/2019

CONFORMING PARCELS
Z-19-040



SUBJECT PROPERTY

CONFORMING PARCELS

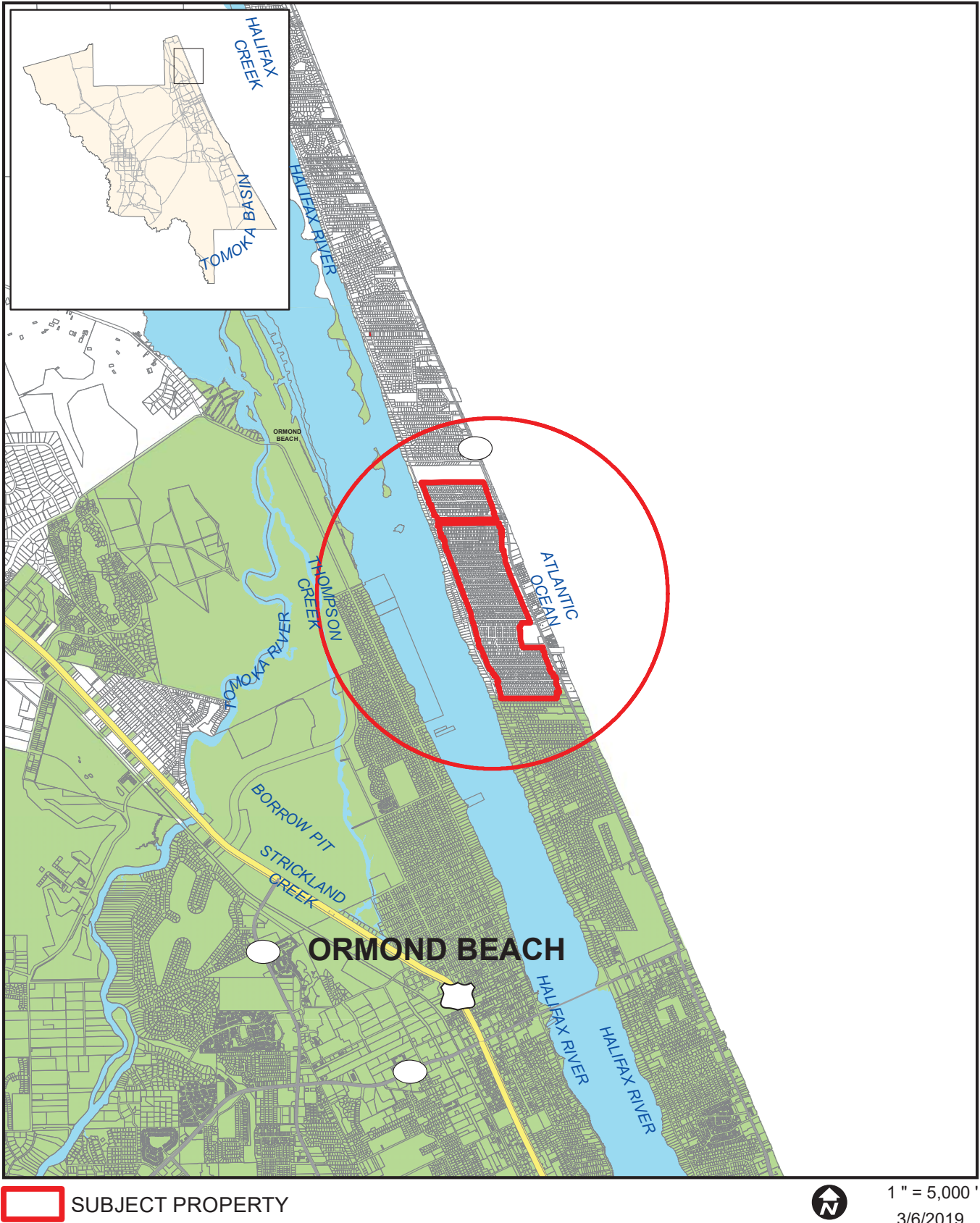


1" = 1,100'

4/16/2019

*Note: These parcels are considered conforming only to the lot area and width requirements of the R-4 zoning classification, as of April 16, 2019. This map does not represent conforming single-family dwellings meeting the minimum yard requirements for the R-4 zoning classification.

PROPERTY LOCATION
Z-19-040



AERIAL
Z-19-040



 SUBJECT PROPERTY

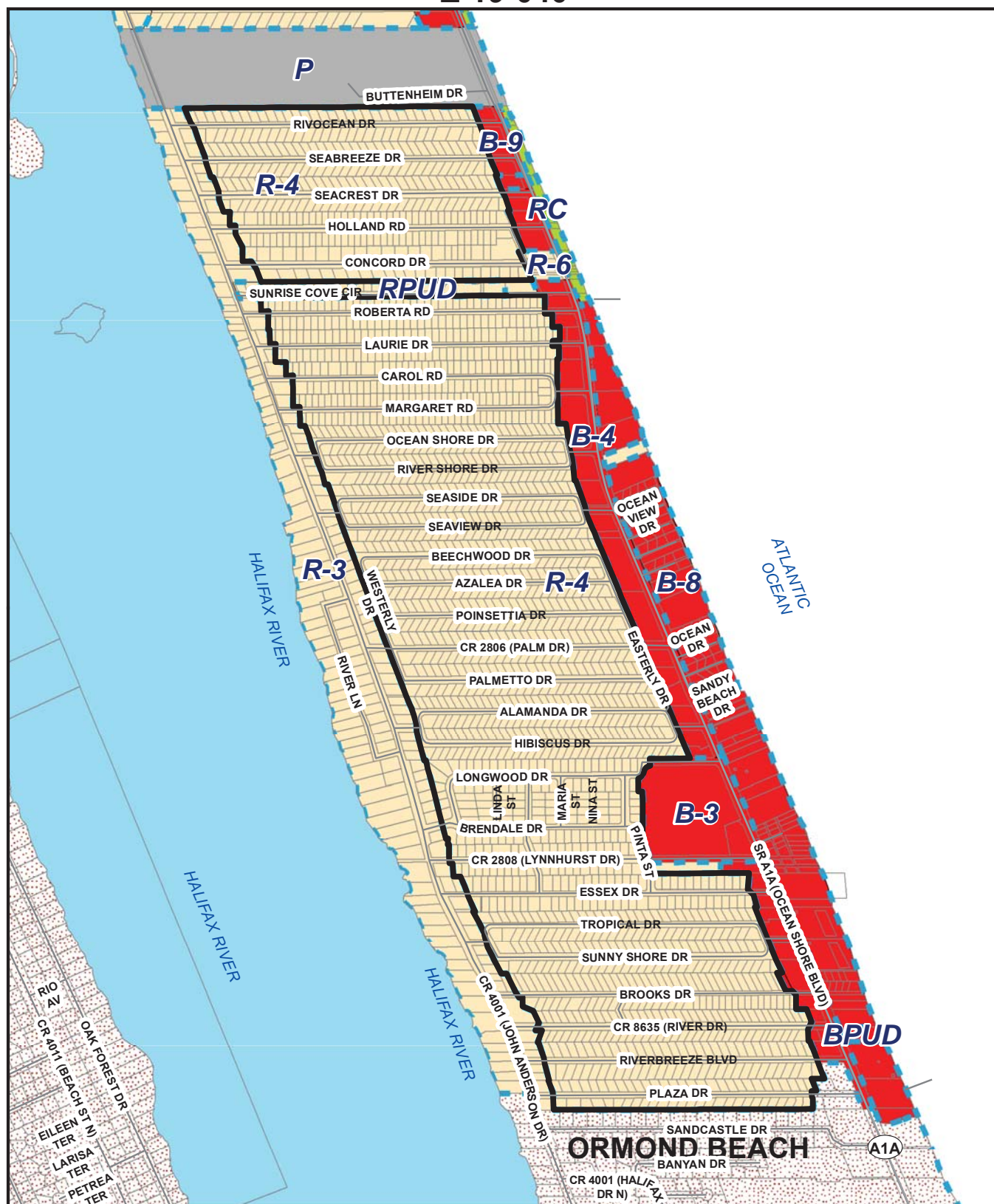
IMAGE DATE 2018



1" = 1,100'
3/6/2019

ZONING CLASSIFICATION - CURRENT

Z-19-040



SUBJECT PROPERTY

FROM: R-4
TO: R-5

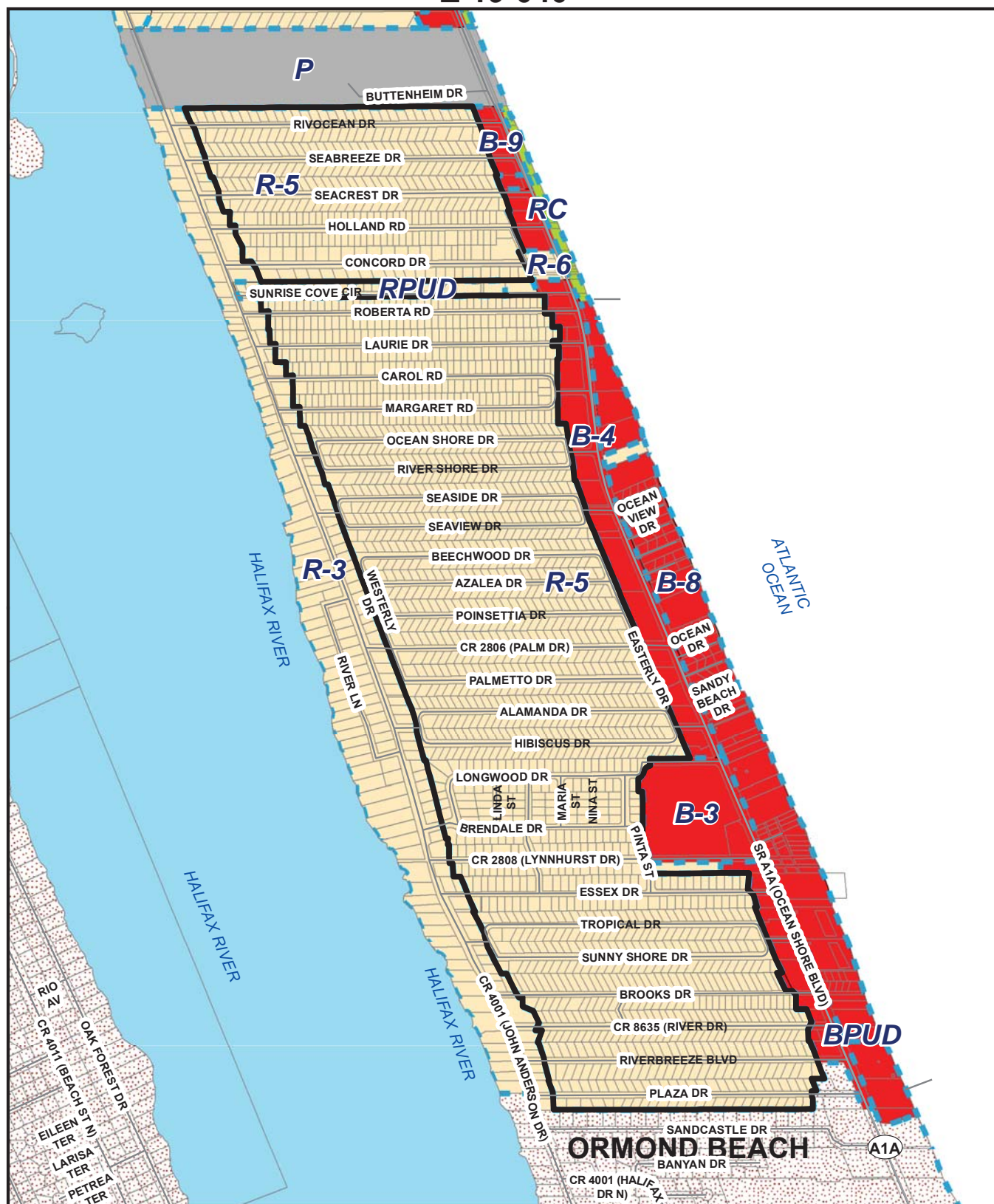


1" = 1,100'
3/6/2019

- | | | |
|-------------|--------------|-------------------|
| COMMERCIAL | INCORPORATED | RESOURCE CORRIDOR |
| RESIDENTIAL | PUBLIC | ZONING BNDY |

ZONING CLASSIFICATION - PROPOSED

Z-19-040



SUBJECT PROPERTY

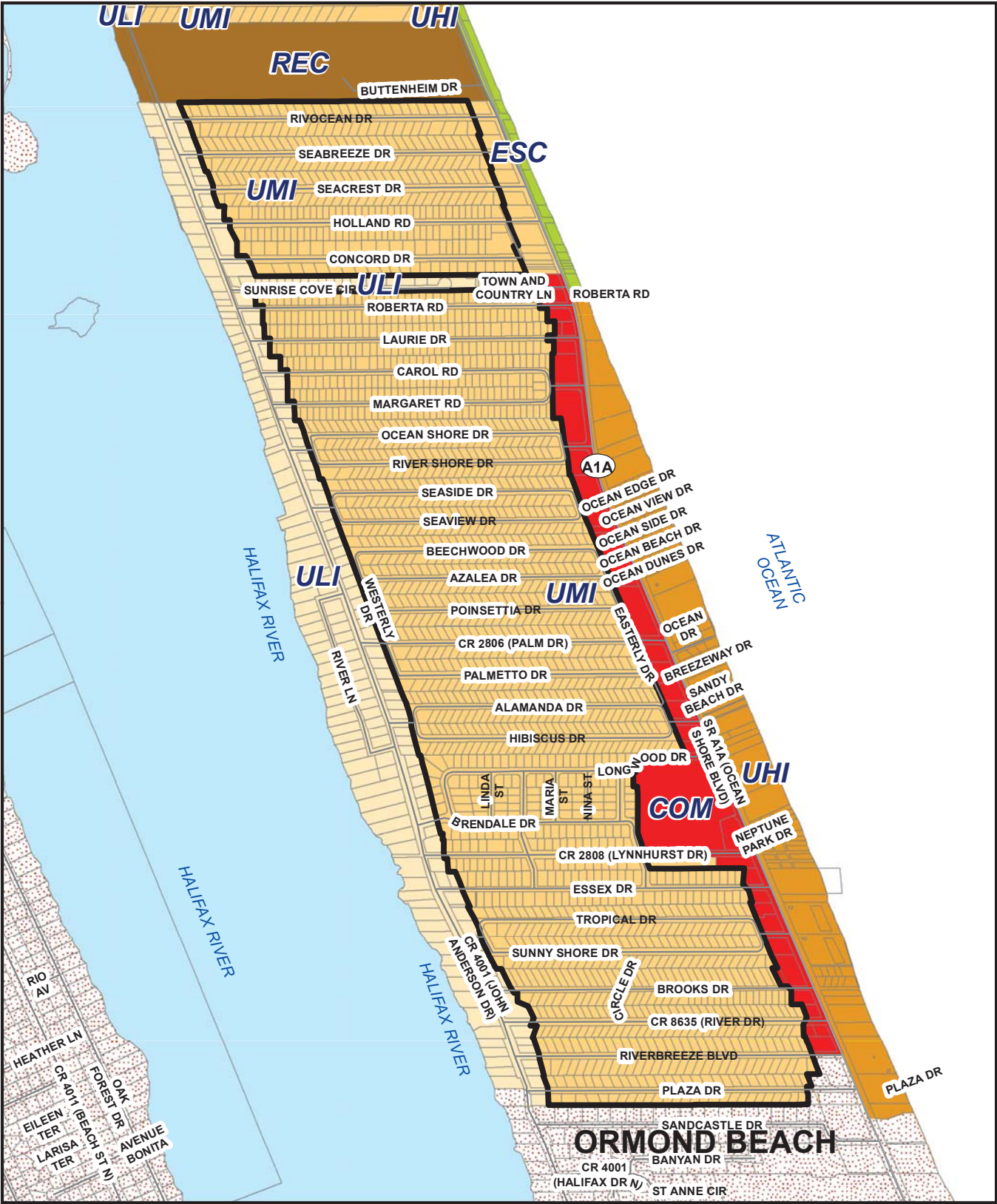
FROM: R-4
TO: R-5



1" = 1,100'
3/6/2019

COMMERCIAL INCORPORATED RESOURCE CORRIDOR
 RESIDENTIAL PUBLIC ZONING BNDY

FUTURE LAND USE
Z-19-040



SUBJECT PROPERTY

COMMERCIAL

ENVIRONMENTAL SYSTEMS CORRIDOR

INCORPORATED

RECREATION

URBAN HIGH INTENSITY

URBAN LOW INTENSITY

URBAN MEDIUM INTENSITY

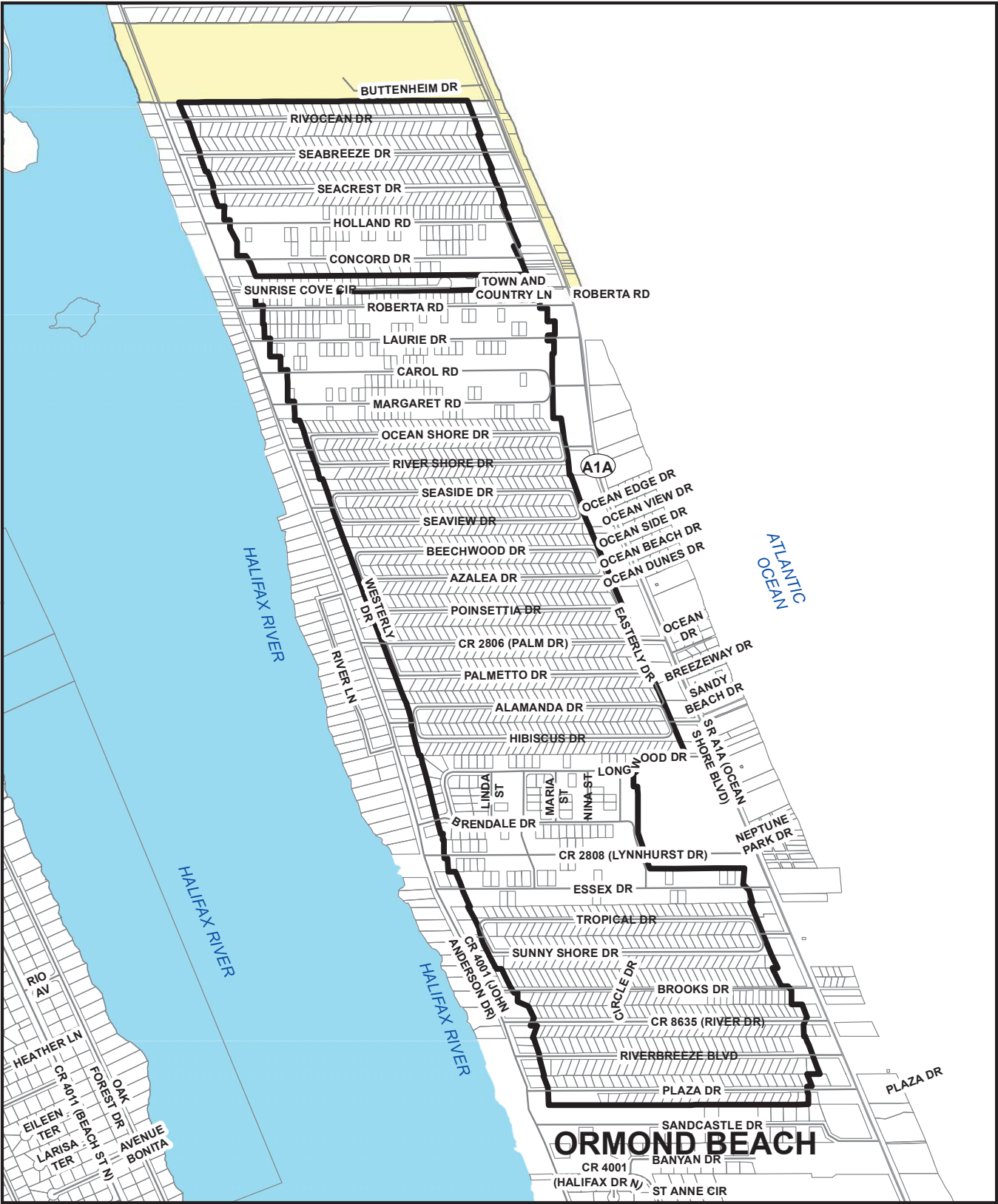
WATER



1" = 1,100'

3/6/2019

ECO/NRMA OVERLAY
Z-19-040



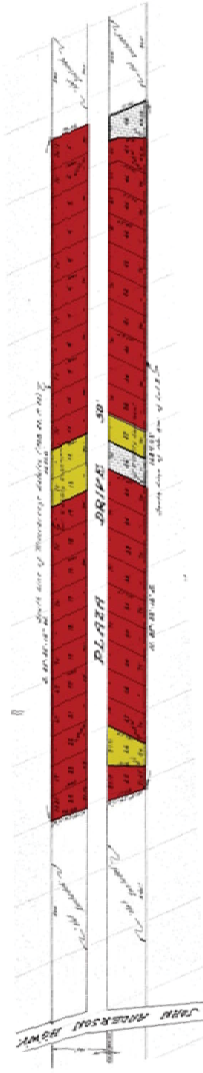
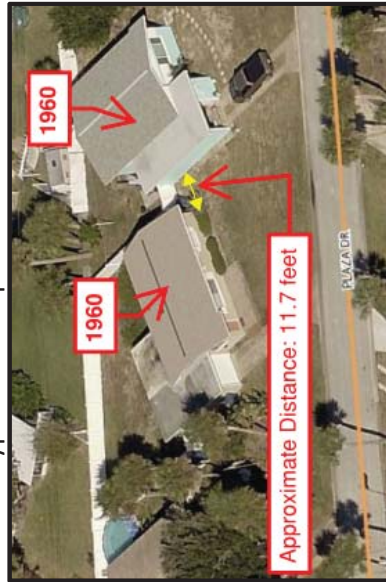
- SUBJECT PROPERTY
- ECO
- NRMA



1 " = 1,100 '
3/6/2019

Plaza Shores Subdivision

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

46 Properties

42 Nonconforming and 4 Conforming

Typical Lot Width: 70 feet

Typical Lot Size: 7,000 square feet



Non-Platted Plaza Drive Lots

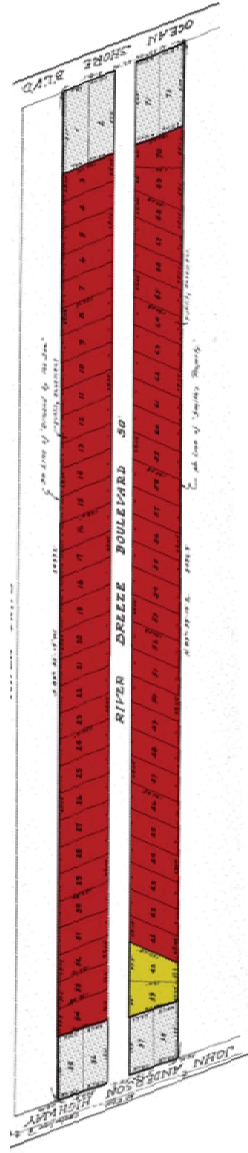
9 Properties
5 Nonconforming and 4 Conforming
Typical Lot Width: 75 feet
Typical Lot Size: 7,125 square feet

Typical Development Pattern



River Breeze Estates

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

64 Properties

62 Nonconforming and 2 Conforming

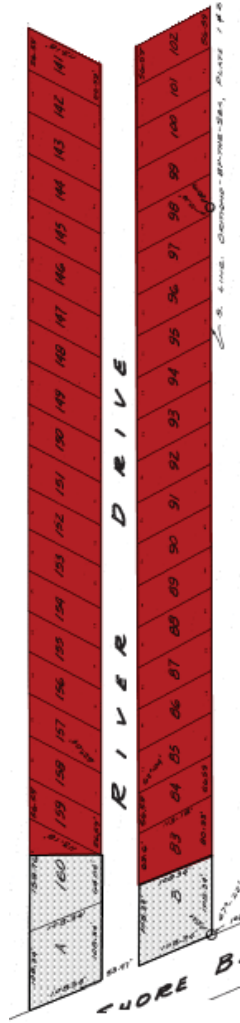
Typical Lot Width: 65 feet

Typical Lot Size: 8,450 square feet



Ormond-by-the-Sea Plat 5

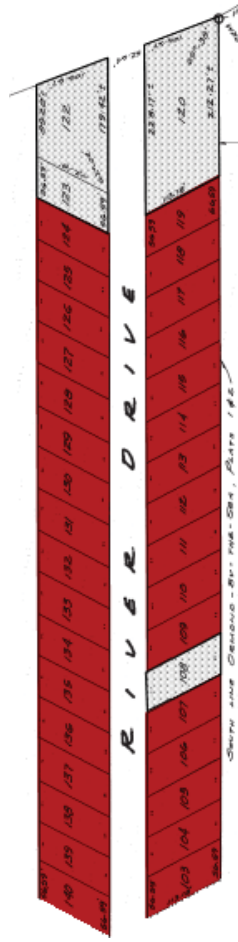
Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

72 Properties
72 Nonconforming and 0
Conforming

Typical Lot Width: 56 feet
Typical Lot Size: 6,328 square
feet



Ormond-by-the-Sea Plat 2

KEY:
 Garnet = Nonconforming
 Gold = Conforming

Typical Development Pattern



20 Properties

18 Nonconforming and 2 Conforming

Typical Lot Width: 56 feet

Typical Lot Size: 6,328 square feet

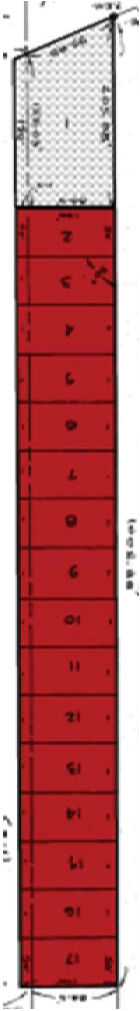


Ormond-by-the-Sea Plat 1

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

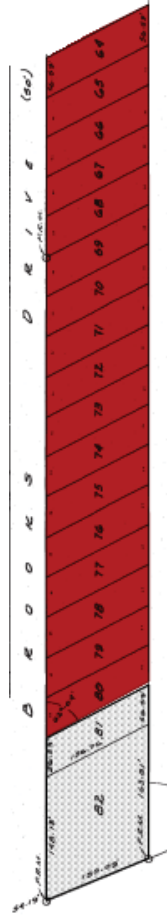


16 Properties
16 Nonconforming and 0 Conforming
Typical Lot Width: 50 feet
Typical Lot Size: 5,000 square feet

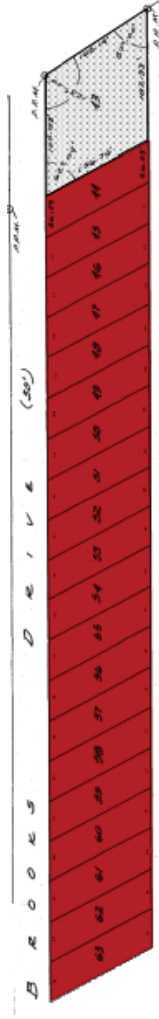


Ormond-by-the-Sea Plat 3

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming



37 Properties

37 Nonconforming

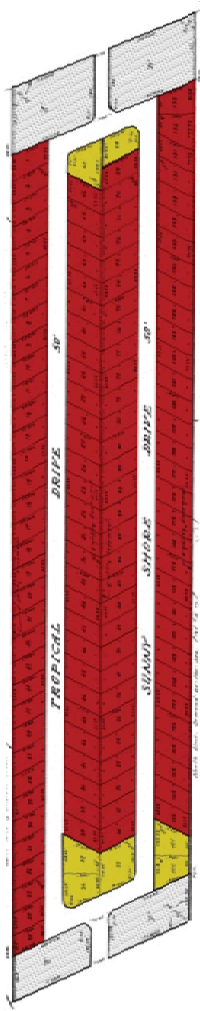
Typical Lot Width: 56 feet

Typical Lot Size: 8,736 square feet



Sunny Shores

Typical Development Pattern



133 Properties

126 Nonconforming and 7 Conforming

Typical Lot Width: 60 feet

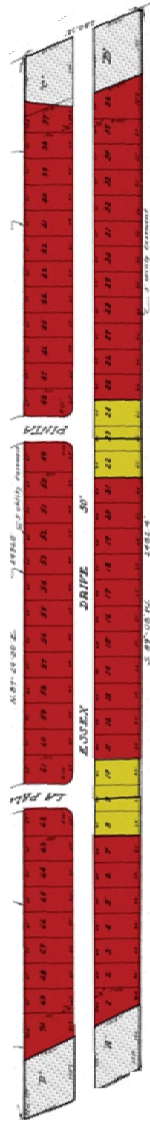
Typical Lot Size: 7,000 square feet

KEY:
Garnet = Nonconforming
Gold = Conforming



Ormond Beach Manors

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

70 Properties

66 Nonconforming and 4 Conforming

Typical Lot Size: 6,600 square feet

Typical Lot Size: 6,600 square feet



Lynnhurst Subdivision

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

44 Properties

42 Nonconforming and 2 Conforming

Typical Lot Width: 50 feet

Typical Lot Size: 5,000 square feet



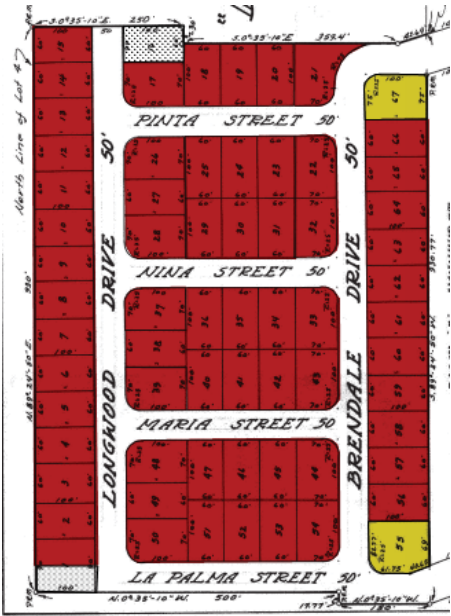
Brendale Heights

Typical Development Pattern



67 Properties

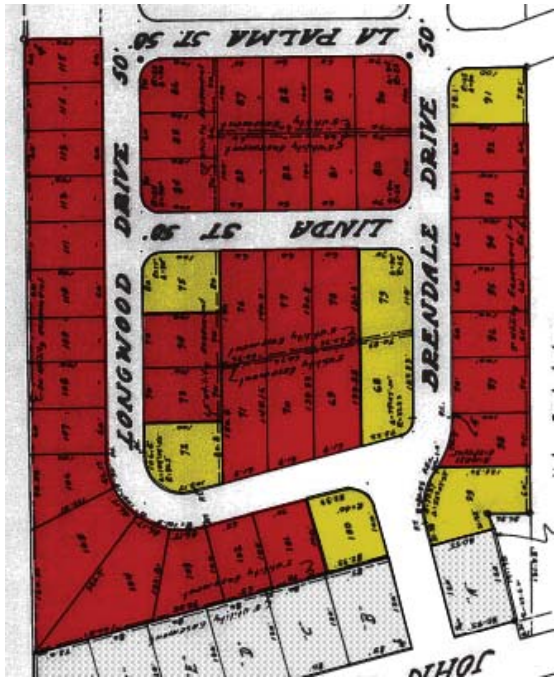
- 65 Nonconforming and 2 Conforming
- Typical Lot Width: 60 feet
- Typical Lot Size: 6,000 square feet



KEY:
Garnet = Nonconforming
Gold = Conforming

Brendale Heights 1st Addition

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

48 Properties

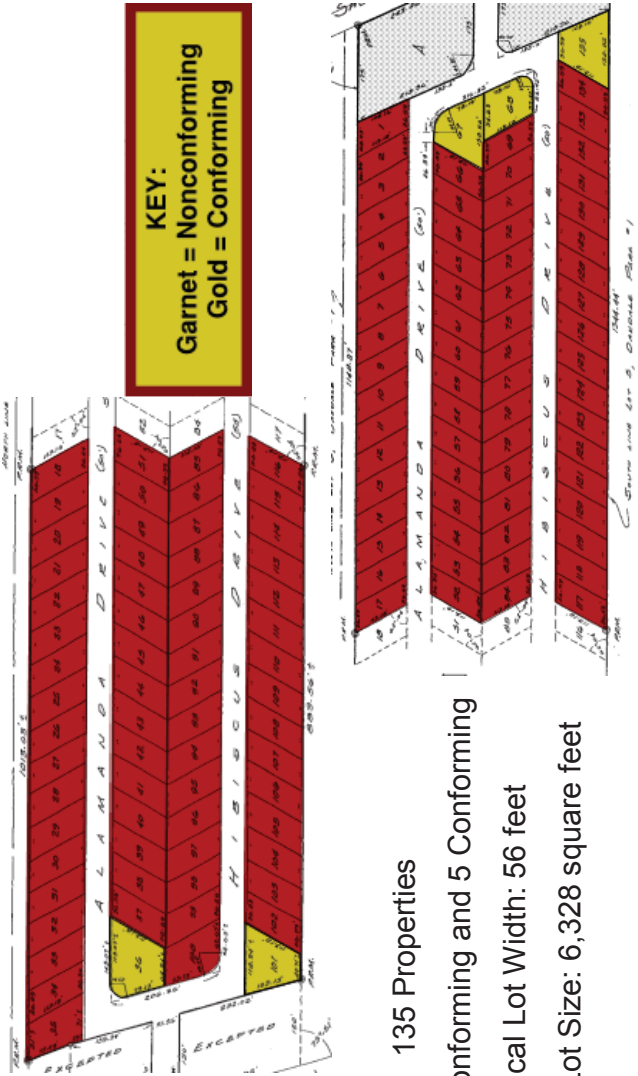
41 Nonconforming and 7 Conforming

Typical Lot Width: 60 feet

Typical Lot Size: 6,000 square feet

Ormond-by-the-Sea Plat 6

Typical Development Pattern

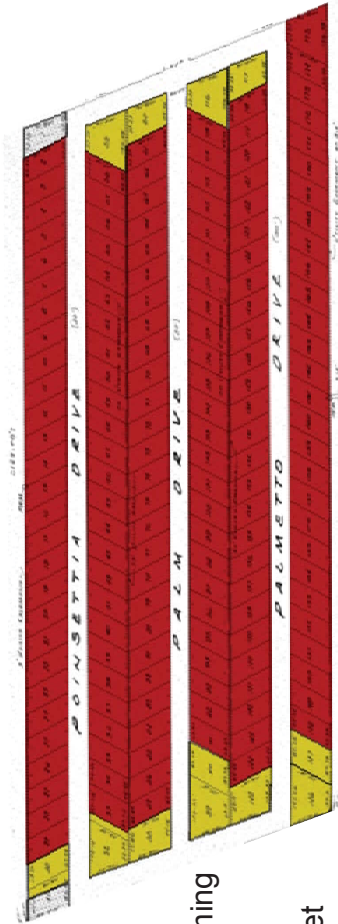


135 Properties
130 Nonconforming and 5 Conforming
Typical Lot Width: 56 feet
Typical Lot Size: 6,328 square feet



Ormond-by-the-Sea Plat 7

KEY:
Garnet = Nonconforming
Gold = Conforming

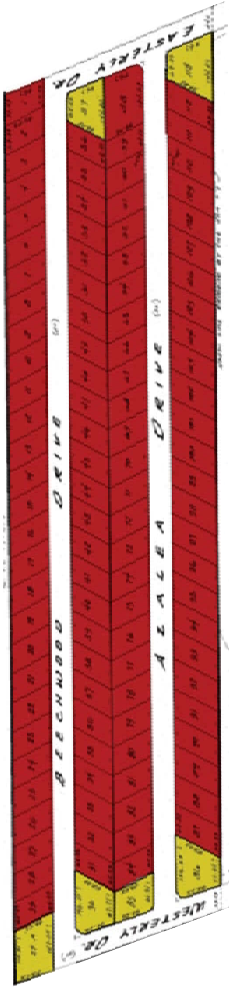


173 Properties
161 Nonconforming and 12 Conforming
Typical Lot Width: 62 feet
Typical Lot Size: 7,006 square feet



Ormond-by-the-Sea Plat 8

Typical Development Pattern



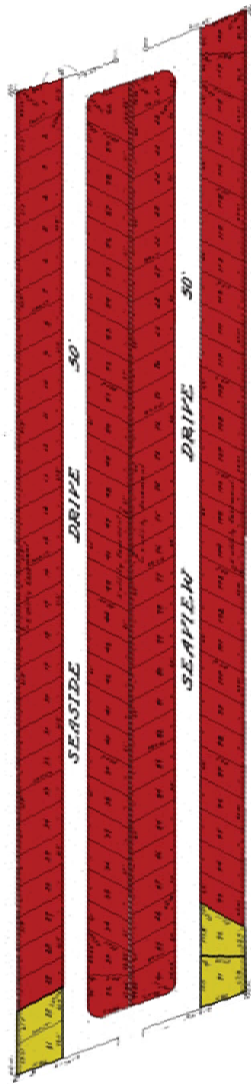
KEY:
Garnet = Nonconforming
Gold = Conforming

115 Prope.
109 Nonconforming and 6 Conforming
Typical Lot Width: 62 feet
Typical Lot Size: 6,138 square feet



Seaside Homes

Typical Development Pattern



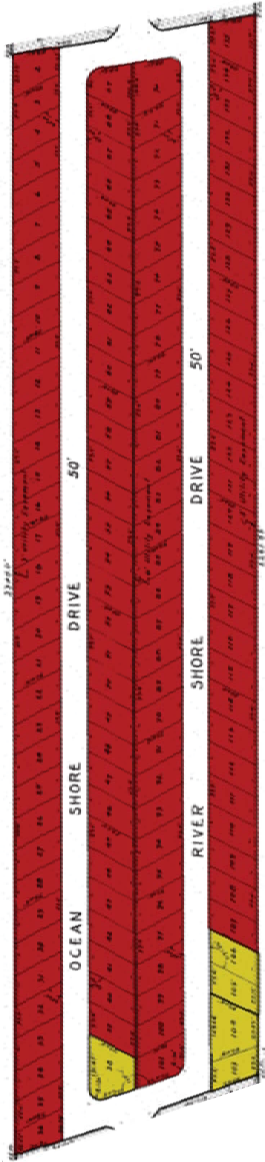
KEY:
Garnet = Nonconforming
Gold = Conforming

119 Properties
116 Nonconforming and 3 Conforming
Typical Lot Width: 61 feet
Typical Lot Size: 6,039 square feet



Ocean Shores

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

130 Properties

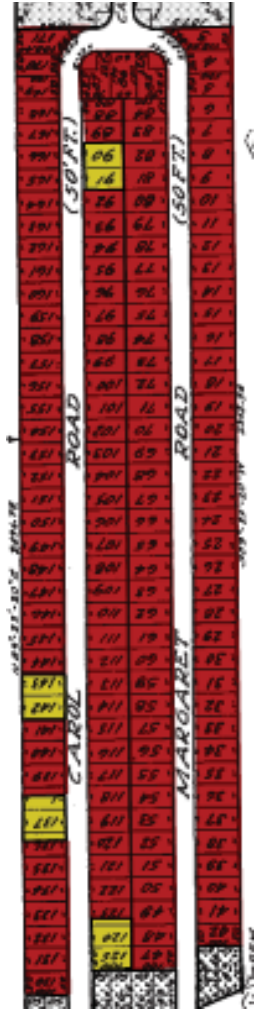
127 Nonconforming

Typical Lot Width: 57 feet

Typical Lot Size: 5,643 square feet



Ormond Ocean Gardens



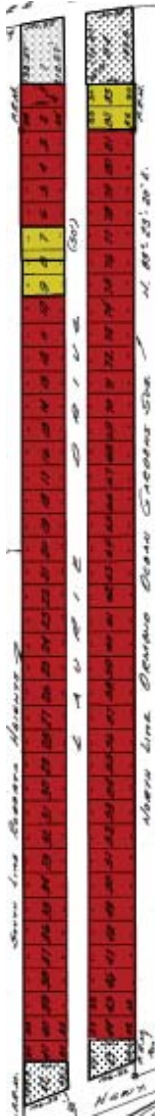
KEY:
Garnet = Nonconforming
Gold = Conforming

157 Properties
153 Nonconforming and 4 Conforming
Typical Lot Width: 50 feet
Typical Lot Size: 5,000 square feet



Roberta Heights Section 2

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

79 Properties

76 Nonconforming and 3 Conforming

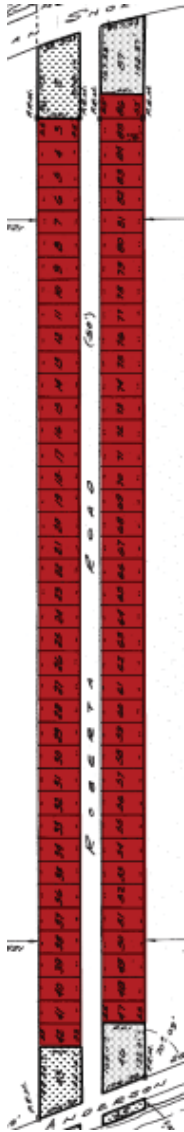
Typical Lot Width: 55 feet

Typical Lot Size: 5,500 square feet



Roberta Heights

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

80 Properties
80 Nonconforming and 0 Conforming
Typical Lot Width: 55 feet
Typical Lot Size: 5,500 square feet





Typical Lot Size: 11,000 square feet



Holland-by-the-Sea

Typical Development Pattern



KEY:

Garnet = Nonconforming

Gold = Conforming

74 Properties

51 Nonconforming and 23 Conforming

Typical Lot Width: 50 feet

Typical Lot Size: 5,500 square feet



Ardmere Subdivision

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

40 Properties

37 Nonconforming and 3 Conforming

Typical Lot Width: 50 feet

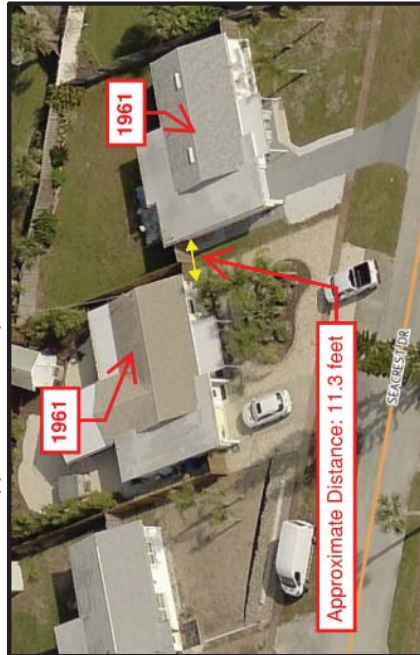
Typical Lot Size: 5,500 square feet



Seabreeze Shores 1st Addition



Typical Development Pattern



Gold = Conforming

68 Properties

65 Nonconforming and 3 Conforming

Typical Lot Width: 64 feet

Typical Lot Size: 7,424 square feet



Seabreeze Shores

Typical Development Pattern



KEY:
Garnet = Nonconforming
Gold = Conforming

68 Properties

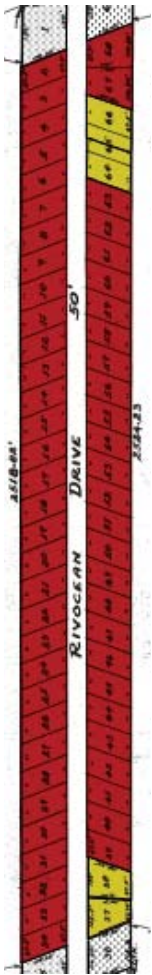
65 Nonconforming and 3 Conforming

Typical Lot Width: 64 feet

Typical Lot Size: 7,936 square feet

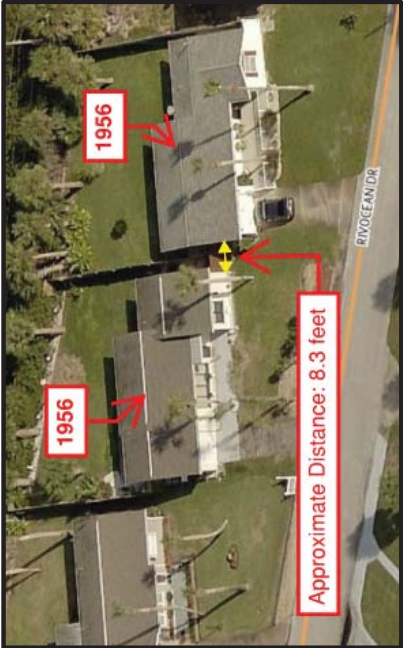


Rivocean Subdivision



KEY:
Garnet = Nonconforming
Gold = Conforming

Typical Development Pattern



- 64 Properties
- 60 Nonconforming and 4 Conforming
- Typical Lot Width: 67 feet
- Typical Lot Size: 7,906 square feet

