



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
 123 W. Indiana Avenue, Room 202, DeLand, FL 32720
 (386) 736-5959

PUBLIC HEARING: July 12, 2016 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: S-16-053

SUBJECT: Special exception for multifamily standard or manufactured dwellings on proposed Urban Two-Family Residential Classification (R-6) zoned property.

LOCATION: Ormond-by-the-Sea area

APPLICANT: John Wine, agent for owner

OWNER: Cornelius R. Prior, Jr.

STAFF: Scott Ashley, AICP, Senior Zoning Manager

UPDATE: Case S-16-053 was granted a 30-day continuance from the June 14, 2016 PLDRC hearing. Included in this report, and listed below, are concerned citizen items submitted either prior to or at the June hearing:

- Letters of Support or Opposition
- Petition of Opposition
- Photographs

I. SUMMARY OF REQUEST

This request is a special exception for multifamily standard or manufactured dwellings to develop a 20-lot townhome subdivision on proposed R-6 (Urban Two-Family Residential) zoned property, depending upon the successful outcome of case number Z-16-052. The R-6 zoning classification has special requirements and criteria regarding multifamily development.

Staff Recommendation: Forward to county council with a recommendation of approval with conditions.

II. SITE INFORMATION

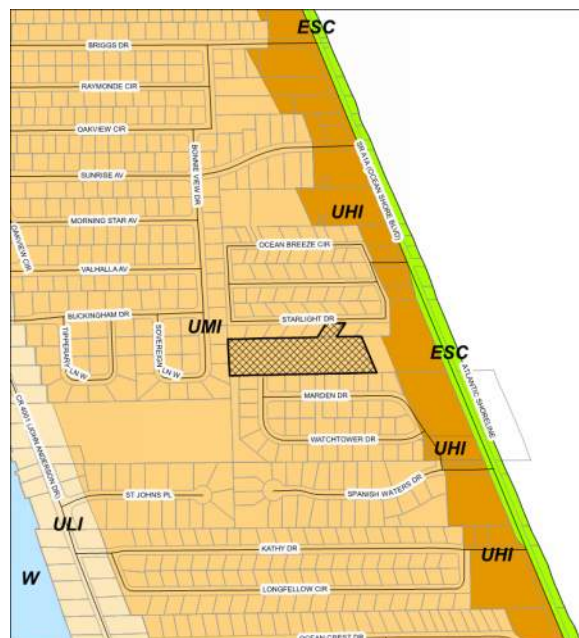
1. Location: The property is located on the south side of Starlight Drive and at the terminus Watchtower Drive, approximately 400 feet west of the Ocean Shore Boulevard.
2. Parcel Number(s): 3227-00-02-0090 and 3227-02-00-0140
3. Property Size: ± 3.87 acres
4. Council District: 4
5. Zoning: Urban Two-Family Residential (R-6) proposed.
6. Future Land Use: Urban Medium Intensity
7. ECO Map: No
8. NRMA Overlay: No
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	R-4	Urban Medium Intensity	Single-Family dwelling
East:	R-4	Urban Medium Intensity	Private utility structure for adjacent multifamily development
South:	R-5	Urban Medium Intensity	Undeveloped single-family residential subdivision
West:	R-4	Urban Medium Intensity	Single-Family dwelling

10. Location Maps



ZONING MAP



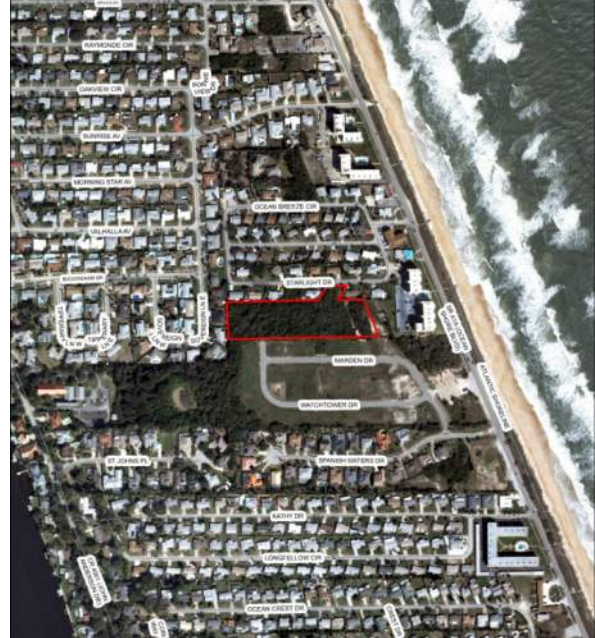
FUTURE LAND USE MAP

III. BACKGROUND AND PREVIOUS ACTIONS

The subject property is 3.87 acres located between two platted single-family subdivisions west of Ocean Shore Boulevard (SR A1A), in Ormond-by-the Sea community. The property's Urban Medium Intensity (UMI) future land use designation has a required density range of 4.1 dwelling units per acre to 8 dwelling units per acre. The property owner plans to subdivide the parcel, and the UMI land use category will require that a minimum of 16 dwelling units be developed.

The property owner has been working to produce a subdivision plan that conforms to the requirements of the R-4 zoning classification and the land development code, and still be consistent with the minimal density requirements of the UMI designation. It has been difficult for the owner to achieve a subdivision design that meets both requirements; therefore, they have requested a rezoning to the R-6 Two-Family Residential classification.

Under the R-6 classification, one may apply for a special exception to allow multifamily standard or manufactured dwellings; specifically townhomes. Because the property is designated for urban development is only ± 3.87 acres, it is necessary to consider specific land development requirements, including road right-of-way, tree protection, and stormwater management, that will have an impact on the available land area for residential use.



With these considerations, achieving the minimum number of dwellings required by the Comprehensive Plan is difficult.

IV. REVIEW CRITERIA AND ANALYSIS

MULTIFAMILY DWELLING USE AND CODE REQUIREMENTS – To achieve the density provision of the UMI designation, the applicant is requesting to develop 20 two-story town house units on individual lots. The R-6 zoning classification lists some specific special exception requirements for a multifamily dwellings, whether the proposal be town homes on platted lots or a common unified multifamily project. These specific requirements include minimum building setbacks, building height, floor area, etc.

These requirements must be met at the time of subdivision plan review.

SPECIAL EXCEPTION SITE PLAN - The site plan submitted depicts the following list of proposed improvements and code requirements:

- Proposed twenty-lot subdivision consisting of attached townhome.
- Proposed new 50-foot street right-of-way and 20-foot exit easement.

- Proposed location of two stormwater management areas
- Labeled tree preservation area/landscape buffers along the property perimeter
- Perimeter building setback of 45 feet.

This plan is conceptual in nature and does not constitute final site plan approval. Pursuant to the zoning code, a detailed land development review of this development proposal shall take place to assure compliance with applicable sections of Chapter 72 of the Code of Ordinances, including but not limited to, landscaping, off-street parking and stormwater management before construction of the facility. However, an initial review of the attached special exception plan has generated the following staff comments:

1. The proposed development shall be process as a subdivision, and shall meet the provision mandated in Division 2 of the county land development code.
2. The proposed 20-foot exit easement connects to the Starlight Drive because the applicant owns a lot in the abutting Ocean Breeze Circle Plat. This easement shall not be used for ingress and egress purposes. It shall be gated and serve only as an emergency access point.
3. The internal right-of-way must redesigned to provide access to all dwellings units. As shown, the westerly three units of Building 1 do not appear to have access to the new right-of-way.
4. The applicant will be required to provide separate tracts for stormwater management areas and the right-of-way.
5. According to the Traffic Engineering staff evaluation, development of this property as an R-6 zoned multifamily residential project could generate approximately 27 trip ends less than the current R-4 zoning.
6. The concept plan meet the minimum lot size, perimeter setback, and internal setback requirement for a R-6 zoned townhome development.

SPECIAL EXCEPTION REVIEW CRITERIA - Under subsection 72-415(8) *Reasons for denial*, the commission may recommend denial of any application for a special exception, and the county council may deny the application for one or more of the following reasons:

(a) It is inconsistent with the purpose or intent of this article.

The proposed multifamily use is consistent with the purpose and intent of the Chapter 72, Article II Zoning (zoning code) as it is a permitted special exception subject to specific requirements under the R-6 zoning classification and staff recommended conditions.

(b) It is inconsistent with any element of the comprehensive plan.

The subject property has an Urban Medium Intensity (UMI) future land use, which is described as follows:

Areas that contain residential development at a range of greater than four (4) to eight (8) dwelling units per acre. The types of housing typically found

in areas designated urban medium intensity include single family homes, townhouses and low-rise apartments.

LAND USE LOCATION GUIDELINES:

These guidelines are in place to direct the placement of future land uses and to insure compatibility between land uses. The Land Use Location Guidelines are declared to be a part of the adopted Future Land Use Policies.

1. Residential:

- a. New residential development shall be compatible with the existing residential development, primarily through appropriate zoning and density placement;
- b. Be located on parcels of land of sufficient size to support the intended level of development and to provide adequate light, air, and open space;
- c. Be conveniently accessible to the County's thoroughfare routes;
- d. Be protected from through traffic and incompatible uses;
- e. Contain appropriate access points for existing or proposed subdivisions to provide more efficient and practical public service as well as encourage local interactions without having to utilize the main thoroughfares;
- f. Be conveniently located in relation to;
 - Shopping, employment, and entertainment centers;
 - Community activities and services such as parks, libraries, community centers, churches, and social clubs; and,
 - Basic services of police, fire, rescue, and schools.
- g. Be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas capable of meeting the concurrency program with regard to these types of facilities;
- h. Be allowed to locate in association with environmentally sensitive or unique natural sites, where it can be demonstrated that the built environment can be designed to minimize the impact on the natural qualities of the site through significant buffering, preservation, and restoration;
- i. Multi-family and duplex residential development may be suitable to serve as a transitional use between higher density development, such as commercial, and lower density development, such as single family residential;...

This proposed townhome development is compatible with the character of the neighborhood and the parcel is of sufficient size for the density proposed. The City of Ormond Beach will provide the required potable water and sanitary sewer services to the subject property. The site is conveniently accessible to County thoroughfares. It is located nearby shopping, employment, and basic public services.

(c) It will adversely affect the public interest.

The townhome use should not adversely affect the public interest with compliance with staff recommended conditions.

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

As discussed previously in this staff report, this application meets the minimum requirements listed under the R-6 classification. There is no evidence to suggest that the other applicable requirements of the special exception cannot be met.

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

There is no evidence to suggest that this application cannot meet all applicable requirements. Staff finds that with the staff recommended conditions, this application shall meet all requirements.

(f) Notwithstanding the provisions of division 14 of the land development code [article III], it will generate undue traffic congestion.

Based on the county traffic comments the proposal should generate less trip ends than if this were an R-4 zoned single-family subdivision.

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

The requested use should not be a hazard or dangerous to individuals based on the limited scale of the proposal.

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

The proposed townhome use should not alter the character of the area as the project will consist of individual fee simple lots similar to the surrounding lands.

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

This property is not within area requiring special environmental review, and it is not within a flood-prone area. The special exception will not have a negative impact upon the environment or natural resources. All future development proposals are subject to the minimum environmental protections established in the land development code and shall be reviewed for compliance during the subdivision review process.

V. STAFF RECOMMENDATION

Staff recommends that the commission forward this application to the county council with a recommendation of approval for the requested special exception for multifamily standard or manufactured dwellings on Urban Two-Family Residential (R-6) zoned property, subject to the following conditions:

1. The special exception is limited to a multifamily standard dwellings in compliance with the R-6 zoning classification special exception requirements for multifamily standard or manufactured dwellings, specifically for townhouses. However, each townhouse unit shall meet a minimum 20-foot front building setback as measured from the front lot line or from the outside boundary of either a public right-of-way or private street easement, whichever is greater.
2. Prior to the commencement of any site work, the applicant shall submit applicable subdivision plans to the Land Development Activity for review and approval. The plan shall be consistent with the special exception plan dated 4/27/16, prepared by Ferrara Engineering, Inc., as may be modified by these conditions and/or modified by further county review and/or other permitting. Any future expansion of the multifamily buildings beyond the proposed footprints, and not in compliance with R-6 classification yard requirement(s) may require approval of a separate special exception and/or variance, building permit and inspections.
3. Existing trees and vegetation within the required 15-foot perimeter landscape buffer area shall be maintained and protected during construction. Any required planting enhancement shall comply with the applicable requirements of Section 72-284 of the county zoning code. A continuous six (6)-foot-high visual screen of a brick or masonry wall shall be installed as part of the perimeter buffer area.
4. The development shall consist of a maximum of 20 townhome units on individual platted lots. Any future expansion of the number of dwelling units beyond the limits establish by this action shall require approval of a separate special exception and/or a comprehensive plan amendment.
5. All proposed structures shall meet applicable provisions of the Florida Building Code.

VI. ATTACHMENTS

- Written Explanation
- Survey
- Special Exception Site Plan
- Reviewer Comments
- Letters of Support or Opposition
- Petition of Opposition
- Photographs
- Map Exhibits

VII. AUTHORITY AND PROCEDURE

Pursuant to Section 72-415, the county council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a special exception 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 to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

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



THE WORLD OF REAL ESTATE

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612 W. New York Ave. • Deland, FL 32720

_____**Consultant**_____

Date: April 29, 2016

Regarding: OCEAN GREEN VILLAGE

Location: Ormond Beach, Volusia County Florida.



Submitted for your review is the following description of Proposed Development Plan.

This is a Proposed Town Home Project, as per attached Site Plan and layout.

Issue: The existing single family zoning does not meet the density requirement of the Land Use Map.

Rebuttal: In order to comply with the Land Use Map Density, we are asking for a zoning class of R-6 Two Family Residential Status under the special exemption R-6 Zoning.

The site is under 4 acres and all utilities service provided by City of Ormond Beach.

According to our site plan layout submittal there are ...19 planned two story Town Homes.

This planned Development will comply with ALL the required R-6 Zoning regarding too but not limited to recording plat for building lot sites. This project is compatible within the local surrounding neighborhoods.

Please accept this as my official application for the project listed herein.

Respectfully,

John K. Wine

Licensed Real Estate Broker

John K. Wine

E-MAIL: jwine38@yahoo.com

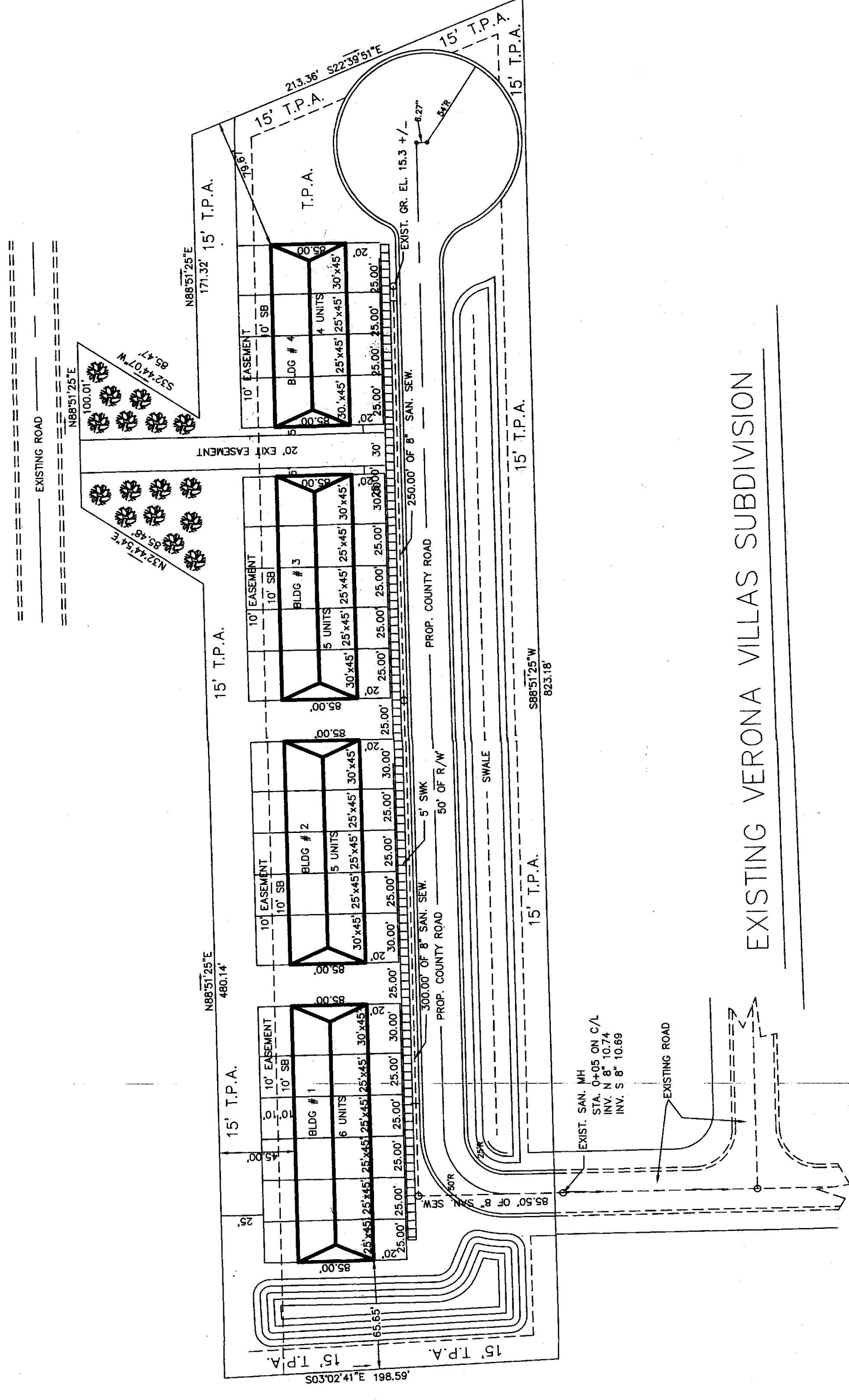
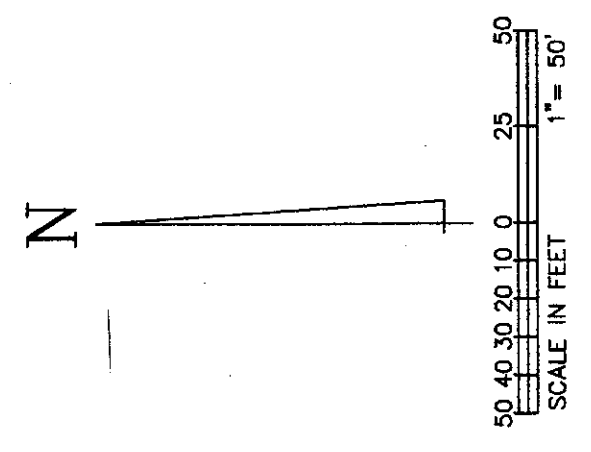
www.floridafarmland.net

CURRENT PLANNING
ACTIVITY
APR 29 2016
RECEIVED

OCEAN VILLAGE TOWNHOMES

SPECIAL EXCEPTION SITE PLAN

OCEAN VILLAGE TOWNHOMES



LEGEND

- 15 INTERIOR UNITS SIZE 25' +/- - 45'-0"
- LIVING AREA 1,694 SF
- UNDER ROOF 2,094 SF
- FIRST FLOOR 710 SF
- SECOND FLOOR 966 SF
- 5 END UNITS SIZE 30'-0" +/- - 45'-0"
- LIVING AREA 1,921 SF
- UNDER ROOF 2,116 SF
- FIRST FLOOR 1,033 SF
- SECOND FLOOR 688 SF

BUILDING MATRIX 19 UNITS

- BLDG #1
6 UNIT BLDG
1 END UNITS
5 INTERIOR UNITS
- BLDG #2
5 UNIT BLDG
2 END UNITS
3 INTERIOR UNITS
- BLDG #3 (MODELS)
5 UNIT BLDG
2 END UNITS
3 INTERIOR UNITS
- BLDG #4
4 UNIT BLDG
2 END UNITS
2 INTERIOR UNITS

TOTAL BUILDINGS 4
BUILDING 1 = 6,975 SF
BUILDING 2 = 6,075 SF
BUILDING 3 = 6,075 SF
BUILDING 4 = 4,950 SF
TOTAL SQ OF ALL BLDG = 24,075 SF

20 LOTS

FERRARA ENGINEERING, INC. 2795 MAGNOLIA ROAD - DELAND, FLORIDA 32720 386/734-8792		OCEAN VILLAGE TOWNHOMES	
Conceptual Plan		PROJECT NO. ENG 10/15	
NO.	REVISIONS	BY	DATE
APPROVED BY:	DRAWING NOT VALID UNLESS EMERGED WITH ENGINEER'S SEAL AND REC. P.D.A. ENGINEER NO. 11885 ORIGINAL SIGNATURE		
GERARD J. FERRARA, P.E.	SCALE:	1" = 50'	DRAWING NO.
DATE: 4-22-15	DRAWN BY:	G.J.	Sheet 1 of 1

FILE NAME: C:\ENG 10-15

842534

*Inter-Office
Memorandum*



TO: Scott Ashley, Planning Manager **DATE:** May 12, 2016

FROM: Danielle Dangleman, Environmental Specialist III

SUBJECT: Planning & Land Development Regulation Commission meeting for
Date: June 14, 2016
Parcel #: 3227-00-02-0090
Case #: S-16-053

Environmental Permitting (EP) has reviewed the special exception application and conducted a site visit. EP has no objection to this request. However, the project will have to comply with the environmental regulations of the Land Development Code.

STAFF REVIEW COMMENTS

**PLDRC Hearing Date: June 14, 2016
Wine/Ocean Green Village
S-16-053**

LAND DEVELOPMENT

John Stockham, AICP

Comments:

Based on previous comments from 2014-S-TRS-0104, please refer to the following:

1. The subject parcel was created by the development of Ocean House Condominium, Storm Water Permit #237 in 1981. Ocean House consisted of one whole parcel per the 1978 tax rolls (3227-00-02-0010), and portions of two other parcels (3227-00-02-0020 and 0030), leaving the subject parcel. Sometime after this split, the Property Appraiser combined the remnant portions of 0020 and 0030 and gave this parcel the current parcel number (0090). We can find no record of the combination in the parcel notes and parcels 0020 and 0030 no longer exist. However, the two parcels can be considered legal lots as an adjustment of the original three parcels.
2. Access to this property is available from the Verona Villas subdivision adjacent to the south as the streets are publicly dedicated.
3. Subdivision approval will be required under Division 2, of the Land Development Code (LDC). An Overall Development Plan (ODP) application will be the first step.

More comments will be provided with the next set of plans.

* * * * *

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CITY OF ORMOND BEACH

Steven Spraker, AICP, Planning Department

The City of Ormond Beach Site Plan Review Committee (SPRC) has reviewed the information provided and has the following comments:

1. The project is located in unincorporated Volusia County and all zoning and site development is the authority of Volusia County.
2. The City of Ormond Beach is the utility provider in the Ormond-by-the-Sea land area.
3. There is adequate potable water capacity available through the existing mains in the vicinity. The project abuts an existing 8" water line on Watchtower Drive. SPRC staff would require a looped water line improvement through the 20' exit easement (between townhomes) between Watchtower Drive and Starlight Drive.
4. Sewer is available and there is adequate capacity to serve. The project abuts an existing 8" sewer line stubbed out on Watchtower Drive. It appears that the depth of existing sewer may not provide a feasible gravity sanitary sewer connection. The sewer connection shall be required to be analyzed at time of site development.
5. If approved by Volusia County, the project would be required to submit utility plans to the City of Ormond Beach Site Plan Review Committee electronically through the Project Docx permitting system. The application fee for review is \$400.
6. All projects that connect to City utilities are required to either annex or sign an annexation agreement. Since the subject property is not contiguous to the City of Ormond Beach, an annexation agreement would be required.

* * * * *

INTER-OFFICE MEMORANDUM



TO: Scott Ashley, AICP
Senior Planning Manager

DATE: May 6, 2016

THROUGH: Stephanie McClain *SKM*
Engineering Assistant

FILE: S-16-053.doc

FROM: Melissa Winsett *MW*
Transportation Planner

SUBJECT: Ocean Green Village

LOCATION: South of Starlight Drive (County Local) and north of Marden Drive (County Local)

SITE INFORMATION

The proposed Special Exception is to allow for multi-family dwellings on a 3.6 acre site. The applicant is proposing a site plan that includes 4 Townhomes to be inclusive of 19 dwelling units. The site is currently zoned Urban Single Family (R-4) and must be rezoned to Urban Two Family (R-6) to then allow the special exception under the R-6 zoning classification.

As shown in Table 1, with the existing zoning, the parcel could produce 20 single family residential dwelling units based on the minimum lot size of 7,500 square feet. This could produce 190 weekday daily trip ends based on the ITE Trip Generation manual, 9th Edition. The proposed special exception could produce 28 multi-family dwelling units based on the maximum density of eight dwellings per net acre of land, and could therefore generate approximately 163 daily trip ends per weekday.

Table 1

<i>Existing Zoning:</i>				
<i>Existing Zoning</i>	<i>Theoretical Max Intensity</i>	<i>Allowable Density</i>	<i>Trip Generation Rate</i>	<i>Net Daily Trips</i>
R-4	20 SFDUs	1 SFDU/7,500 s.f.	9.52 Per SFDU/ITE Code #210)	190
<i>Proposed Zoning with Special Exception:</i>				
<i>Proposed Zoning</i>	<i>Theoretical Max Intensity</i>	<i>Allowable Density</i>	<i>Trip Generation Rate</i>	<i>Net Daily Trips</i>
R-6/Special Exception	28 Multi-Family Dwelling Units	8 dwelling units/acre	5.81 per 1000 sq. foot/ITE Code #230	163
Potential Additional Daily Trips:				-27

The proposed special exception, if approved, would generate approximately 27 trip ends per weekday LESS than the existing Urban Single Family Residential (R-4) zoning.

CONCLUSIONS

Traffic Engineering has no objections to the approval of the special exception. If the rezoning is approved, all transportation impacts from the site's development will be determined and analyzed during the site plan review process.

MW/skm

From: Judy Hogan <judyhogan5@yahoo.com>
To: <spayne@volusia.org>
Date: 6/9/2016 3:25 PM
Subject: Zone changes

Received by Email
Current Planning

Date: 06/09/16

Re: cases Z-16-052 and S-16-053

I am Judith T Hogan. I have been a resident at Ocean House Condominiums, 2220 Ocean Shore Blvd. #206A for the past 21 years. This area boasts of its quiet neighborhoods with beautiful beaches where there is no driving. We are a small town area and do not want to see a increased density zone change that would have a huge detrimental affect on the entire area from Spanish Waters Drive to Ocean Breeze Circle and Starlight Drive as well as all up and down A1A. These 19 duplex units would cram too many people into such a small area. Traffic patterns would be adversely affected. The traffic flow into the Watchtower area yet to be developed would impact that quiet neighborhood as well as a road connecting to Starlight Dr. and going past Ocean House. The traffic in the neighborhoods would be extremely noisy as well as dangerous. This land is home to ospreys, gopher tortoises, myriad birds and other creatures who would also be adversely affected. The water runoff would severely impact our ground in an area where water is usually absorbed. Our Ocean House property would be used as a cut-through to the beach as would our private walkover to the beach!

The greedy developers will turn those homes into a rental area but of course they will not dare say such a thing. In the past, we had a trailer park on the Watchtower property and things from our condominium were stolen on a regular basis. People from that property were frequently seen coming onto our private property. We know too well what can happen with high density rental units.

The impact to A1A would be devastating with so many more cars on an already overburdened 2 lane A1A.

My property value would be severely impacted. How can the developers possibly think that would not be the case? They do not care about anything but the money they will make and then they will disappear as we all deal with the horrendous effects of this irresponsible change.

I can't see one positive coming from such a devastating zone change.

Respectfully, Judy Hogan

From: Susan Fitzgerald <suefitz1970@gmail.com>
To: <spayne@volusia.org>
Date: 6/9/2016 1:28 PM
Subject: Development

**Received by Email
Current Planning**
Date: 06/09/16

Dear Ms Payne

I am a resident of Ocean House Condominium located at 2222 Ocean Shore Blvd Unit 502B. I am writing in reference to Cases Z-16-052 and S-16-053 for which I am not in favor of. I believe this will bring much traffic and will cause much noise. I am currently in Massachusetts and cannot attend the meeting but wanted to voice my opinion in this case. I and my husband are against this development.

Sincerely,

Susan Fitzgerald

From: Marie Gan <berkshirerose@aol.com>
To: <spayne@volusia.org>
CC: <Albertogan@aol.com>
Date: 6/9/2016 2:50 PM
Subject: Case number S-16-053....and #Z-16-053

Received by Email
Current Planning
Date: 06/09/16

Dear Sara,

I am a Volusia county property owner, our dwelling is located at 2220 Ocean Shore Blvd AptA-207 Ormond by the Sea . The parcel # in question is 3227-00-02-0090; 3227-02-00-0140.....My name is Alberto Gan and my wife's name is Marie, we love our property cause of all the trees, abundant wildlife, the occasional Gopher tortoises crossing the roads. The scrub jay that comes directly to the back of us. These properties that are being considered to build would be an injustice to the ecology of the area that surrounds the north north west of Ocean House Condo.....38 duplexes would just destroy the beauty and fauna of the area, not to mention excessive vehicles in such a small parcel, excessive population increase to cross A1A at a bad intersection....It makes for an accident waiting to happen on top of ruining the beauty of the area. The developer is just being greedy by putting so many dwellings in such a small amount of land....I am not against building homes back there, but the excessive amount of dwellings would be detrimental not only to the environment but overcrowd and pollute the area around us....This is an accident just waiting to happen if you approve these plans.....

Thank -You
Alberto and Marie Gan
Sent from my iPad

From: "jlample@juno.com" <jlample@juno.com>
To: <spayne@volusia.org>
Date: 6/10/2016 9:01 AM
Subject: s-16-053

Received by Email
Current Planning

Date: 06/10/16

Ms Payne, I am writing concerning the rezoning application above. I am vice-president of Ocean House Condo Ass'n and am asking that the vote on these variances be postponed until we have had a chance to further study the impact this development will have on our property. We were given very little notification of this hearing and many of our owners are out of town and have had no opportunity to review this project. A postponement would give us the chance to gather enough information to make a sound decision on our stance towards this development. Thank you for your consideration. David Hunt
Vice-President Ocean House Condominiums



From: <Mnhsurgi@aol.com>
To: <spayne@volusia.org>
Date: 6/10/2016 8:55 AM
Subject: Public Notice of Land Use Zoning Variance Hearing on June 14, 2016

Hello Sarah ,

We have no objection regarding this development , we think it will improve the look of the area and hopefully will improve the look of the entrance adjacent to our building complex .

Nadia Hilal
Unit A 406 - Ocean House Condominiums
2220 North Ocean Shore Blvd
Ormond by the Sea

From: Bonnie Mac Lean <mactipper@aol.com>
To: <spayne@volusia.org>
Date: 6/10/2016 8:50 AM
Subject: Variance

**Received by Email
Current Planning
Date: 06/10/16**

Dear Ms. Payne:

As a tax paying owner of an Ocean House condominium I am opposed to this development of 19 two story homes. We are opposed also to the change in zoning in that area. If homes are to be built behind the condos, they should be one story, and not two story. The congestion in that area, by increasing the density and traffic will have a significant and negative impact on Ocean House. Nineteen homes are too many for a small 3 acre parcel.

Respectfully submitted,
Alexander and Bonnie Jo Mac Lean
518-812-6951

Sent from my iPhone

From: Jim <jimandnellwitt@yahoo.com>
To: "spayne@volusia.org" <spayne@volusia.org>
Date: 6/10/2016 4:30 PM
Subject: Land use zoning case numbers Z-16-052 and S-16-053

Received by Email
Current Planning
Date: 06/10/16

Sara,

My name is James Witt (Jim), and my wife, Nell, and I live in Ocean House Condominium 204B. We have some concerns about the above rezoning requests.

Let me say, first of all, that we are not "We are here and don't want anyone else", nor "Not in my backyard", nor anti-growth people. We are not opposed to development, whatsoever, as was envisioned in the present plan. As a matter of fact, we are very much in favor of it. We are concerned, however, about what seems to be the desire to change horses in midstream for those of us that live at Ocean House and on Starlight Drive. Here are our concerns:

1. The developer stated that "the development will include a total of 19 single family homes", with "an abundance of buffer areas, heavily landscaped", and "a large area for tree preservation". This seemed like a stretch for plus or minus 3.87 acres. It also seemed strange that, if the intent was truly to build a total of 19 single family homes, there would be a request to rezone the area for multi-family classification. I learned, after talking to others who would be affected, that the intent is not to build single family homes at all, but make them duplexes (two family homes). This certainly leads to an immediate credibility question about the developer.

2. The developer stated that "building design will be compatible with existing surrounding homes. There are no existing duplex homes.

3. If the developer is granted the zoning reclassification (R-6), which includes the allowance of manufactured dwellings, what, legally, would prevent him from pursuing that if he chose to do so?

In view of the rather questionable statements made in the developer's cover letter, as stated in points (1) and (2) above, and the concern raised in point (3), I would have to recommend a no answer to these particular rezoning requests.

Respectively, and wishing you a good weekend,
Jim

Sent from Mail for Windows 10

From: "Virginia R. Davis" <vajdth@hotmail.com>
To: <spayne@volusia.org>
Date: 6/10/2016 3:58 PM
Subject: Variance

Received by Email
Current Planning
Date: 06/10/16

I am a condo owner at Ocean House, Unite 106. I have concern that this development will cause our buildings to be required to hook up on the sewer. You may know we have our own sewer plant and maintaining it will be less costly than having to hook onto the sewer. Otherwise, I have no objections to the development.

Sincerely, Virginia and Larry Davis

From: Larry Downing <larry_downing1@yahoo.com>
To: Sara Payne <spayne@volusia.org>
Date: 6/11/2016 10:24 AM
Subject: Case #'s: Z-16-052 and S-16-053

Received by Email
Current Planning
Date: 06/11/16

To Whomever,

I'm a resident in the joining neighborhood of Case # Z-16-052 and Case # S-16-053 and would like to express my opinion about the possibility of that property being re-zoned and given special privilege to include townhouses and/or manufactured homes.....It is dead wrong and should NOT be allowed to happen.

There are currently no streets of townhouses anywhere near this neighborhood and the introduction of them changes the complexion and stresses an established area that currently represents a beautiful sliver of Old Florida. That is what the attraction of this area is, and was, and it should remain so; Three quiet, charming streets of SINGLE family homes which should not be impacted by an owner and developer petitioning to change the previously established zoning restrictions to increase the concentration of homes, cars and people on a VERY small parcel of land. That area is more suited for single-family homes.

There is plenty of wide-open land available in Florida for rows and rows of townhouses and even more available for streets of manufactured homes. Their plan is not suited for this laid-back beach-side neighborhood. No is my opinion for that idea in MY neighborhood.

Sincerely,

Lawrence Downing2222 Ocean Shore Blvd.Ormond Beach, Fl. 32176

From: "James F. Albus" <invent1776@gmail.com>
To: <spayne@volusia.org>
Date: 6/12/2016 9:55 PM
Subject: Regarding Zoning Variance request for: Z-16-052 & S-16-053
Attachments: Zoning variance objections June 10.docx



Dear Ms. Payne:

Attached please find my concerns, comments and objections to this variance request for a zoning change from R5 to a higher density of R6

Sincerely,
James F. & Monica H. Albus
2220 Ocean Shore Blvd.
Ormond Beach, FL 32176

June 10,2016

Zoning Change Comment

In reviewing accompanying paperwork, one of many questions I have is what was the original intent when these then two parcels were created by the development of Ocean house Condominiums storm water permit #237 in 1981. Could the intent be a natural watershed and/or even part of an eco-system habitat especially for endangered species like the tortoise? Who owned the parcels back then, the now listed Mr. Prior? Why are the parcels now for sale after 35 years?

On p. 13 titled **Staff Review Comments**, note #1. By what statutes are they considered legal lots and not something separate?

#2. Has Verona Villas officially turned over the development streets to county?

1. **Did owner contact developer** or was it the other way?
2. **Environment impact** on eco system if destroyed.

Are there any endangered species to consider? What about the tortoises? See

:http://myfwc.com/media/1329739/GopherTortoise_LivingWithBrochure.pdfhttp://myfwc.com/media/1329739/GopherTortoise_LivingWithBrochure.pdf

3. **The area is a natural water reservoir** to absorb water from heavy rains reducing runoff. Ocean Shore Blvd. (A1A) is easily flooded even now. Eliminating this area will only increase it.
4. Once **adjoining area** under development and on hold is developed, run off issues and traffic concerns become magnified.
5. **Homeowners association?**
6. **Estimated impact on current sewage** plant with.
 - a. Storm water run off
 - b. Hook up of ~20 new places. Per p.14

City of Ormond Beach p. 14 of 20

There remains an engineering issue on whether or not there is sufficient slope for gravity to move sewage along through an eight in dia. Pipe.

Another obstacle is the need for acceptance by the City of Ormond Beach.

7. **Any development of this parcel** would adversely affect the value of single homes to be built on adjacent sub-division such as proposed selling Price and may even further impact it's development denying Volusia county of future taxes.
- 9 **Owners next to Ocean House Condominiums** could complain about sewage treatment odors and

cause legal problems and costs for defending property owners rights.

10. An **increase in population density** could require hiring more:

- a. Police
- b. Emergency responders
- c. Firemen
- d. Lifeguards
- e. ?

II. **Potential property values** for ~10 Verona Villas Abutting would loose value simply because these Proposed two story townhouses would look down on Back years creating an objectionable “invasion of Property” concerns.

12. **Zoning change from R5 to R6 would be to invite losses for home owners and ultimately erode Volusia county tax base**

Granting a zoning variance by down grading it from R5 to R6 would set a precedent for this area and open the proverbial floodgates for further future requests . Population density increases are soon followed by variance requests to allow lower quality strip centers and more. Before long what was once an attractive area to live and vacation becomes cheapened and better businesses and homeowners leave. As a result, Volusia County loses taxes. This is not speculation; I have seen it.

One final question: Who is **Mr. Cornelius B. Prior, jr.** the stated owner. Why is he interested in selling this watershed, ecosystem now? Is he local? Who is John K. Vine? When did Mr. Wine reach out to Mr. Prior regarding these parcels?

One final comment. I was given to understand that certified notices were sent to all potential parties of concern. When were notices mailed out regarding a hearing this coming week on Tuesday, June 14, 2016 at 9:00Am EDT.

I, along with a number of my neighbors never received any such notice. I only learned of it by word of mouth.

And then there is the matter of time of day; 9:00 AM EDT is not practical. It does not allow for the working class to be present nor is it suitable to many older groups due to scheduled medical appointments. It would appear the “developers” know how to keep attendance down so as to try and ram this through.

Sincerely.

James F & Monica H Albus
2220 Ocean Shore Blvd. A-105
Ormond Beach, Fl, 32176

From: Jane Krishon <jakrishon56@gmail.com>
To: <spayne@volusia.org>
Date: 6/12/2016 6:47 PM
Subject: Re-zoning request for Ormond Beach Property

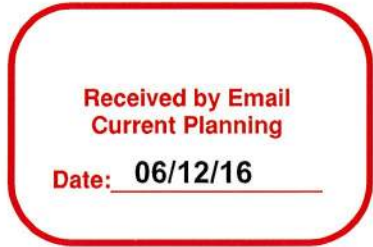
Received by Email
Current Planning
Date: 06/12/16

As owners at Ocean House condominiums 2222 Ocean Shore Blvd, Ormond Beach FL, my husband and I, as well as many of our neighbors, are greatly disturbed that a request for re-zoning is being considered for the property directly behind us. It is a very narrow and small piece of property which we all thought was not useable for building. Now we are told that 19 duplex type town homes will be built on this land. We are very concerned about the safety issues resulting from adding this many housing units to an already congested area. Ocean Shore Blvd is a two lane highway which is very busy now. In fact, it is becoming increasingly difficult each year to turn on to Ocean Shore Blvd. The traffic has increased significantly in the three years we have lived here, and we are seeing many more accidents this year as a result. There are no traffic signals for all of these residential streets accessing Ocean Shore. Therefore, adding housing units with this density will be detrimental to the safety of us, the current residents, and the potentially new residents, as well as the motorists who use the road for business or travel purposes. Thank you in advance for considering our requests regarding this issue.

John and Jane Krishon
2222 Ocean Shore Blvd 105B
Ormond Beach, FL 32176

Sent from my iPad

From: BREN <bremac611@comcast.net>
To: <spayne@volusia.org>
Date: 6/12/2016 4:00 PM
Subject: Planned Development



To: Sarah Payne, Staff Asst., Volusia Co.

Please note that I not in favor of the proposed development by Broker John K. Wine and referenced by case no. S-16-053.

I do not favor the variance requested by Mr. Kline. I believe that it will cause crowding and congestion, traffic problems, and the overall quality of living in the proposed area. I do not believe that this area is suited for two-story, multi-family housing. Please do not approve the request for this zoning variance in this area.

Brenda W. Mack
404-B
Ocean House Condominiums
2222 Ocean Shore Boulevard

From: Larry Burnham <lburnham90@gmail.com>
To: <spayne@volusia.org>
Date: 6/12/2016 11:51 PM
Subject: Z-16-052. S-16-053

Received by Email
Current Planning
Date: 06/12/16

I am are resident at Ocean House Condominiums adjacent to the property which Mr King is requesting the zoning variances. After reading Mr Kings letter to adjacent property owners describing " 19 single family living homes " a most peculiar term for town homes, I had a strong suspicion of deception. He continues with claiming a large area for tree preservation and buffer areas but a casual look at his site plan shows there is very little room left after 19 town homes, road, parking, and storm water detention. Next Mr Ashley claims this development will be compatible with existing development both by zoning and density. Anyone should realize 19 town homes on lots totaling just over 1 acre are not compatible with the existing neighborhoods.

All of these contortions are made in defense of the owner who has a small property which he has had difficulty developing. Maybe he should spend this much energy to develop it as currently zoned. In conclusion I am opposed to approval of either of the requested. variances.

Larry Burnham
2222 Ocean Shore Blvd. Apt 303B

Sent from my iPhone

From: Joe Dorr <joe@dorrrealty.com>
To: <spayne@volusia.org>
Date: 6/12/2016 10:24 PM
Subject: Hearing case # Z-16-052

**Received by Email
Current Planning**

Date: 06/12/16

Hi Sara,

I am an owner at Ocean House. I feel that the building of the homes behind Ocean House would cause a problem for the residence in the area for the increase of traffic. I think that it should be put on hold until we can find out more about this project. I have only found out about this last week. Thanks for your help in this matter.

--
JOE DORR -REALTOR
2320 NE 2nd Street -Unit # 6
OCALA, FL 34470
Joe@DorrRealty.com
www.findhomesinmarioncounty.com

From: Kenneth Burman <themisterken@icloud.com>
To: <spayne@volusia.org>
Date: 6/12/2016 9:15 PM
Subject: Reasoning hearing for case # Z-16-052

Received by Email
Current Planning
Date: 06/12/16

Being an owner of one condominium at Ocean House, and having read the rezoning material contained in the county website and Mr. Wine's letter, I would offer the following observations, opinion, and recommendation: a "single family living home" is a misleading contrivance not found in any zoning or construction language or regulations. (Attempting to come across as "smart" or "slick" ends up seeming "deceptive") Repeat after me, Mr. Wine --"duplex". I do not buy for a minute that the owner is having difficulty building a subdivision to the current specs in the master plan, despite Mr. Ashley's acquiescence. So doubling the number of residences will help?!? This is rather all about \$\$\$ and stretching the rules to fit his need for greed! The current plan was made by professional planners with no other interests but common sense and the public good. These requests are always for the benefit of one, rarely for the benefit of many. To Mr. Wine and Mr. Prior: it is not just land with buildings, but homes of people. This proposal is only of benefit to the developer but detrimental to the surrounding neighbors and to the developer's own customers! I am strongly in favor of denying the request, and leaving the zoning as it is. Thank you for the opportunity to have input on this matter. Ken Burman; 2220 Ocean Shore Bl. #403A; Ormond-by-the-Sea, Florida 32176.
Sent from my iPad

Z-16-052 and S-16-053

Jay D. Asbury, P.A.
Attorney at Law

P.O. Box 488
234 N. Summit Street
Crescent City, Florida 32112



Received by Email
Current Planning

Date: 06/13/16

5:31 p.m.

Bus. 386-698-1970
Fax 386-698-1272
Toll Free 888-698-1272

June 13, 2016

RE: Case No. s-16-052
Case No. s-16-053

Dear Ms. Payne,

Thank you very much for taking your time last week to help me with the information I had requested regarding the above referenced cases. As I mentioned last week, my wife and I (owners of lot 12 of Ocean Breeze Circle and Unit 202B Ocean House Condo) have two concerns.

1. Mobile homes (manufactured housing) should not be allowed in that area of the peninsular. I believe most of the zoning in that area consists primarily of R-4.
2. The Lot (14) in Ocean Breeze Circle Plat 2 map book 23, a residential lot, should not be rezoned for the purpose of allowing access, ingress, and egress for vehicular or pedestrian traffic. Emergency usage access is certainly reasonable.

Since voicing my concerns to you, it appears that our attorney, Alex Ford, and the developer's attorney, have tentatively agreed in concept to address our concerns. In the event the attorneys can resolve the issues, I believe the owner should be allowed to develop his land.

Very Truly Yours,

A handwritten signature in blue ink that reads "Jay D. Asbury".
Jay D. Asbury, P.A.

From: Aj Chorbak <ajchorbak@gmail.com>
To: <spayne@volusia.org>
Date: 6/13/2016 9:27 PM
Subject: Zoning

My wife and I live at 14 Spanish Waters Drive in Ormond Beach, FL and are extremely opposed to the development of any multi family homes that are on the undeveloped street adjacent to our block. It would bring down the home value as well as the type of residents that would inhabit them and bring more of an undesirable demographic around the immediate area. We were very happy that our home value went up last year as our taxes went up this past year.

That being said, something that could potentially bring down the housing value of the homes on Spanish Waters should be avoided at ALL costs!

--
Regards,
A.J.

**Received by Email
Current Planning**

Date: 06/13/16

9:27 p.m.

From: Peggy Goldtrap <peggygoldtrap@gmail.com>
To: <Sashley@volusia.org>, <jwine38@yahoo.com>
Date: 6/6/2016 12:05 PM
Subject: Zoning Case S-16-053

Received by Email
Current Planning

Date: 06/13/16

S. Payne

Dear Mr. Ashley - full disclosure - I am a licensed real estate agent with Wendy Powers Realty. My husband, George, and I have owned B 103 at Ocean House Condos since 1998.

My letter concerns a request for rezoning of property on Starlight Drive in Ormond by the Sea. The property is owned by Mr. Cornelius B. Prior, Jr., a resident of the Virgin Islands and will be developed by Mr. John K. Wine, Broker/Realtor.

According to a certified letter sent to Ocean House owners (and others, I'm certain), the entire development will consist of 19 single-family living homes, 3 bedroom, 2 bath, 2 story. Building design will be compatible with existing surrounding homes.

The zoning change is for R-4 to R-6 technically allowing for multistandard two family homes and manufactured homes. There seems to be a conflict between 19 3/2 single family homes as stated in Mr. Wine's letter and the special exemption for multi-family standard and manufactured dwellings. This has obviously brought the whole motivation of the project to the forefront for homeowners.

There are, to the best of my knowledge, NO manufactured homes on the north penninsula. No precedence to seriously alter the appearance of a residential neighborhood. The idea that such might be permitted is causing anxiety among residents.

In addition to being in a residential area, the land mass is small and will increase traffic in the neighborhood. Between Starlight and Spanish Waters, the Emmer group of Gainesville was supposed to develop a former campground property with 2 condos facing A1A and single family homes in the rear. Infrastructure is in and everything is ready for development, The project was stalled, as I understand it, because of the real estate market drop. It will obviously become a tax base at some future point. (I have no association nor have ever met Mr. Emmer, Mr. Wild, or Mr. Prior.)

Should the 2016 Ocean Shore property be completely developed, a manufactured home project, in basically a landlocked area between new homes and established homes, would be a drawback to property values, in my opinion. Even multi-family housing as defined in the zoning change would be incompatible with existing home or condo design.

IF the development becomes as stated in Mr. Wine's letter then it would supposedly conform with current neighborhood standards and be compatible with future development. So often, however, developments are compromised - should that happen on property rezoned for manufactured and multi-family homes, it would definitely be a deterrent to county tax base, residential development, and appraisals. It would also change the environment on the whole north penninsula.

These are reasons that are in my realm of concern, as a homeowner only. I question the reason for the zoning change and its broader definition.

Please encourage others on the zoning board and the owner and developer to explain the project details and specific reasons for rezoning in to the residents who will be most impacted.

Thank you for the time to read my letter and thank you for your service to Volusia County.

Sincerely,

PEGGY GOLDTRAP

Ocean House Condos

2222 Ocean Shore Blvd. B103

Ormond Beach FL 32176

386-235-7600

GEORGE GOLDTRAP

386-235-3900

From: Peggy Goldtrap <peggygoldtrap@gmail.com>
To: <spayne@volusia.org>
Date: 6/13/2016 10:57 AM
Subject: Zoning R-6 - 11 Starlight Dr. - Ormond by the Sea

Received by Email
Current Planning
Date: **06/13/16**

Dear Ms Payne - I have already sent an email expressing questions I/we have about proposed zoning of almost 4 acres of land behind 11 Starlight Dr. in Ormond by the Sea. I have read the entire zoning package as available on your web-site.

One of the things not covered in the reports has to do with lifestyle. The landlocked parcel will have right of way exit through Watchtower as I understand things & Starlight will have no ingress/egress. Those evaluations affect auto traffic, but what about pedestrian traffic. There appears to be no recreational facilities on this property. Being across from a beach, it is reasonable to assume that the residents will want to access the beach. That will increase foot traffic through some area whether it's through the Starlight lot or through the Verona property. There is a public access at Ocean Breeze & Starlight. Adding 38 new homeowners to this access is going to create a difficult situation.

I live in Ocean House Condos and am familiar with pedestrian and vehicle traffic in the area. I see autos whizzing past people waiting to access the beach at Tom Renick, North Peninsula and Bicentennial. Often, it is by the grace of God that these people cross safely. I encourage zoning to consider increase in pedestrian traffic as part of their review and planning. Either flashing lights or stoplights are needed now, much less if 38 or 40 new homes are built between Starlight and the Verona property.

19 new single family homes as presented in Mr. Wine's original letter would generate less pedestrian traffic in my opinion and should be considered in a total plan for this parcel and the Verona development. Zoning for the single family homes is already in place as I understand it.

Thank You for your attention to my questions.
Sincerely,

PEGGY (George A.) GOLDTRAP
Owner, 103 B
Ocean House Condos
2222 Ocean Shore Blvd.
Ormond Beach FL 32176

From: Angelica <downingangelica@yahoo.com>
To: "sashley@volusia.org" <sashley@volusia.org>
Date: 6/12/2016 3:55 PM
Subject: Case #s Z-16-052 and S-16-053

Received by Email
Current Planning

Date: 06/13/16

S. Payne

Sara

Please record my objection to the rezoning of the property in case #s Z-16-052 and S-16-053.

There are many reason I oppose its approval but here are just two of them.

When this parcel was originally purchased it was already zoned and the owner knew then the property was NOT available to him to cram lots of multi family homes into that tiny area creating excessive congestion for existing owners.

No surprise for him. And now he wants to change the rules mid-game. Not fair and not very neighborly. We bought here because it wasnt overly developed.

The proposed development would stress an already fragile ecosystem and over burden current county services with rezoning.

No! No! No!

Thank you.

Angelica Downing
2222 Ocean Shore Blvd.
Ormond Beach, Fl.
32176

Sent from my iPhone

From: <GStpierre@aol.com>
To: <spayne@volusia.org>
Date: 6/13/2016 2:20 PM
Subject: Zoning change request

Received by Email
Current Planning
Date: 06/13/16

This is in reference to the request to change the zoning on Parcel 3227-00-02-0090 and Parcel 3227-02-00-0140 from R4 to R6.

Approximately 12 years ago this same proposal was presented to the County Council and rejected because it was not in keeping with the character of the area and that the population and traffic increase that it represented would have a severe and negative impact in our area. Nothing has changed. If anything population and traffic have gotten much worse. If your agency were to allow this zoning change to occur it would only exacerbate an already bad situation.

The old campground development when finally completed is already approved for approximately 40 homes. That traffic entering and leaving will impact our street and area in a very negative way. Adding to that will make a bad situation impossible.

Thank you for considering our concerns.

George V. St. Pierre
President, Spanish Homeowners Association

From: Tony Tempesta <tonytempesta@gmail.com>
To: <spayne@volusia.org>
Date: 6/13/2016 2:02 PM
Subject: Case # Z-16-052 & case S-16-053

**Received by Email
Current Planning**

Date: 06/13/16

Dear Sara Payne,

Thank you for taking the time to answer my question about these rezoning cases.

I am a Board Member of our Spanish Waters HOA located South of the proposed area requesting rezoning to R-6.

This Multi Family development is ***NOT STAYING WITHIN THE CHARACTER OF THE RESIDENTIAL AREA*** all around the proposed development. There is **NO NEED** for any two-story ***R-6 manufactured 2 story homes*** crammed into this parcel of land.

The economic, population and traffic impact of this development would severely hurt our area. Spanish Waters is a quiet residential area of 25 single family homes.

The council already gave Verona Villas to our North (Zone R-5) access to our main entrance on Spanish Waters Drive. Now you want to add more traffic without knowing the full impact of your earlier decision.

Thank you

Tony Tempesta

NEIGHBORHOOD PETITION

EVIDENCE NO.: 1
 Items/Pages 1 of 7
 Planning & Land Development
 Regulation Commission
 Date: 06/14/16 Case No.: S-16-053
 Submitted: [] Applicant [] Staff [X] Other
 (Name): Henry Zmyj
 Received by: Sara Payne

WE, THE UNDERSIGNED HOMEOWNERS OF STARLIGHT DRIVE AND OCEAN BREEZE CIRCLE AND OCEANHOUSE CCNDOMINIUM IN ORMOND BY-THE SEA, FLORIDA, DO HEREBY DISAGREE WITH THE DEVELOPMENT PROPOSAL PUT FORTH BY JOHN K. WINE, AGENT FOR CORNELIUS B. PRIOR, JR., OWNER. CASE NUMBER Z-16-052 and # S-16-053

NAME	ADDRESS	DATE
Mary E. Meinis	12 Starlight Dr.	June 6, 2016
Carl R. Trahan	8 STARLIGHT DR.	JUN 6, 2016
Marie R. Trahan	8 Starlight Dr.	June 6, 2016
Lanie Zmyj	13 Starlight Dr	June 6, 2016
Key Zmyj	13 Starlight Dr.	June 6, 2016
Andreas Mysiok	17 Starlight - Av	June 6, 2016
Lana Mysiok	17 Starlight Dr.	June - 7 - 2016
Q Papa Trahan	19 STARLIGHT DR	JUNE 7-16
S. Papadimos	19 STARLIGHT DR	JUNE 7-16
Rachel	Owner	06-7-16
Steven J. May	4 Ocean Breeze Cir	June 7-16
Tony Grey	2250 Ocean State Blvd.	6-7-16
Dawn Oakwood	38 Ocean Breeze Cir	6-7-16
Joe Hall	38 Ocean Breeze	6-7-16
Paul Gal...	34 Ocean Breeze	6-7-16

NEIGHBORHOOD PETITION

EVIDENCE NO.: 1
 Items/Pages 2 of 7
 Planning & Land Development
 Regulation Commission
 Date: 06/14/16 Case No.: Z-16-052
 Submitted: Applicant Staff Other
 (Name): Henry Zmyj
 Received by: Sara Payne

WE, THE UNDERSIGNED HOMEOWNERS OF STARLIGHT DRIVE AND OCEAN BREEZE CIRCLE AND OCEANHOUSE CONDOMINIUM IN ORMOND BY-THE SEA, FLORIDA, DO HEREBY DISAGREE WITH THE DEVELOPMENT PROPOSAL PUT FORTH BY JOHN K. WINE, AGENT FOR CORNELIUS B. PRIOR, JR., OWNER. CASE NUMBER Z-16-052 and # S - 16 - 053

NAME	ADDRESS	DATE
LOIS WHITTLE	33 OCEAN BREEZE CR.	6/7/16
Carolyn Dredel	29 Ocean Breeze Circle	6/7/16
Fredric Dredel	27 Ocean Breeze Circle	6/7-16
Fredric Grethol	- 11 - 11 -	- 11 -
GILLION VAKMINIA WISHNA	19 OCEAN BREEZE CIRCLE	6/7/16
ARE WISHNA	19 OCEAN BREEZE CIRCLE	6/7/16
(Brian O'Hearn)	15 Ocean Breeze Cr.	6/7/16
Trigunee Oshant	Ocean Breeze Circle	6/8/16
Suzanne Baker	21 Ocean Breeze Circle	6/8/16
Dwayne Rossi	21 STARLIGHT DR	6/8/16
SKIP White	4 SOBERIGN LN	6/8/16
Robert Strong	12 Ocean Breeze Cir	6/8/16
Charlotte R. Viera	2238 Ocean Shore Blvd.	6/8/16
Patricia Esposito	2238 Ocean Shore Blvd	6/8/16
15 Don Esposito	2238 Ocean Shore Blvd	6/8/16

NEIGHBORHOOD PETITION

EVIDENCE NO.: 1
 Items/Pages 3 of 7
 Planning & Land Development
 Regulation Commission
 Date: 06/14/16 Case No.: 2-16-052
 Submitted: [] Applicant [] Staff [X] Other
 (Name): Henry Zmyj
 Received by: Sara Payne

WE, THE UNDERSIGNED HOMEOWNERS OF STARLIGHT DRIVE AND OCEAN BREEZE CIRCLE AND OCEANHOUSE CONDOMINIUM IN ORMOND BY-THE SEA, FLORIDA, DO HEREBY DISAGREE WITH THE DEVELOPMENT PROPOSAL PUT FORTH BY JOHN K. WINE, AGENT FOR CORNELIUS B. PRIOR, JR., OWNER. CASE NUMBER Z-16-052 and # S-16-053

NAME	ADDRESS	DATE
Joyce G. Gagliardi	2250 Ocean Shore Blvd #101	6/8/2016
Francis G. Moore	2250 Ocean Shore Blvd #203	6/8/2016
William S. Morrison	27 Ocean Breeze Circle	6/8/16
Katharina Buzer	6 Ocean Breeze Circle	6/8/16
Robert Julie Boarden	2 Starlight Drive	6/8/16
Beatrice M. Johnson	14 Ocean Breeze Circle	6/8/16
J. K. [Signature]	" - 1 - "	6/8/16
[Signature]	2280 Ocean Shore Blvd	6/9/16
Steward Sahai	2284 Ocean Shore Blvd	6/9/16
Pamela Hill	40 Ocean Breeze Cir.	6/9/16
TUAN HO & LINH PHAM	2 OCEAN BREEZE CIR	6/10/16
TAMMIE CZARNECKI	25 Ocean Breeze Cir. O.B	6/10/16
ANTHONY L. PENA	2250 OCEAN SHORE BLVD Apt 102	6/12/16

NEIGHBORHOOD PETITION

EVIDENCE NO.: 1
 Items/Pages 4 of 7
 Planning & Land Development
 Regulation Commission
 Date: 06/14/16 Case No.: Z-16-052
 Submitted: [] Applicant [] Staff [X] Other
 (Name): Henry Zmyj
 Received by: Sara Payne

WE, THE UNDERSIGNED HOMEOWNERS OF STARLIGHT DRIVE AND OCEAN BREEZE CIRCLE AND OCEANHOUSE CONDOMINIUM IN ORMOND BY-THE SEA, FLORIDA, DO HEREBY DISAGREE WITH THE DEVELOPMENT PROPOSAL PUT FORTH BY JOHN K. WINE, AGENT FOR CORNELIUS B. PRIOR, JR., OWNER. CASE NUMBER Z-16-052 and # ~~Z-16-053~~

NAME	ADDRESS	DATE
DANA MICALUFF	2250 OCEAN SHORE BLVD #104 ORMOND BY THE SEA FL 32176	JUNE 8, 2016
Mary Plaza Joseph Plaza	17 Spanish Waters 17 Spanish Waters	June 11, 2016 June 11, 2016
[Signature] A. [Signature]	9 SPANISH WATERS 14 Spanish Water Drive	JUNE 11th, 2016
17th	7 SPANISH WATERS DR.	June 11, 2016
Dave Corone	16 Starlight	June 12/20
Mike Horton	18 ocean breeze	June 12 2016
Betty Garcia	23 Ocean Breeze	June 12 2016
CZALNECHI MICHAEL	25 OCEAN BREEZE	Jun 12 2016

11)

NEIGHBORHOOD PETITION

EVIDENCE NO.: 1
 Items/Pages 5 of 7
 Planning & Land Development
 Regulation Commission Z-16-052
 Date: 06/14/16 Case No.: S-16-053
 Submitted: [] Applicant [] Staff [X] Other
 (Name): Henry Zmyj
 Received by: Sara Payne

WE, THE UNDERSIGNED HOMEOWNERS OF STARLIGHT DRIVE AND OCEAN BREEZE CIRCLE AND OCEANHOUSE CONDOMINIUM IN ORMOND BY-THE SEA, FLORIDA, DO HEREBY DISAGREE WITH THE DEVELOPMENT PROPOSAL PUT FORTH BY JOHN K. WINE, AGENT FOR CORNELIUS B. PRIOR, JR., OWNER. CASE NUMBER Z-16-052 and # S-16-053

NAME	ADDRESS	DATE
Emma Monfardini	5 Starlight Dr.	6-10-16
Daniel Monfardini	5 Starlight Dr.	6-10-16
Burgel, St. Pierre & Spanish Waters DR		6-10-16
Shirley G. St. Pierre	PRESIDENT SPANISH WATER HOME OWNERS ASSOCIATION	
JAMES SPAFF	8 SPANISH WATERS	
Jacqueline Coffa	2 Spanish Waters	
Stephanie V. Jacques	24 Spanish Waters Dr., Ormond	
Brian Nelson	27 Spanish Waters Dr. Ormond Bch	
Karin Terpesta	28 Spanish Waters Ormond Beach	
Tony Terpesta	28 Spanish Waters Ormond Beach	
Karen Tarjnick	30 Spanish Waters Ormond Bch	
Froye Farina	30 "	"

Name

Address

* Niblys Lopez - 2250 ocean shore blvd
unit #2 - 6/12/2016
Ormond Beach FL 32176

Carol Stanley 8 E. Sovereign Lane Ormond Beach
Fla 32176
- 6-12-20

Susan Stanley 8 E Sovereign Lane, Ormond Beach, FL 32176
- 6/12/2016

Annie Williams 8 E Sovereign Lane, Ormond Beach FL 32176
6/12/2016

Don R. DeLisle 10 E. SOVEREIGN LANE ORMOND BEACH FL 32176
6/12/2016

Regina C. Romer } 12 E. SOVEREIGN LN / Ormond Beach FL
Susan Romer } 32176
Gerry Romer }

Jeff Hill 11 E. SOVEREIGN LANE 32176

EVIDENCE NO.: 1
Items/Pages 6 of 7
Planning & Land Development
Regulation Commission 16-052
Date: 06/14/16 Case No.: S-16-053
Submitted: [] Applicant [] Staff [X] Other
(Name): Henry Zmyj
Received by: Sara Payne

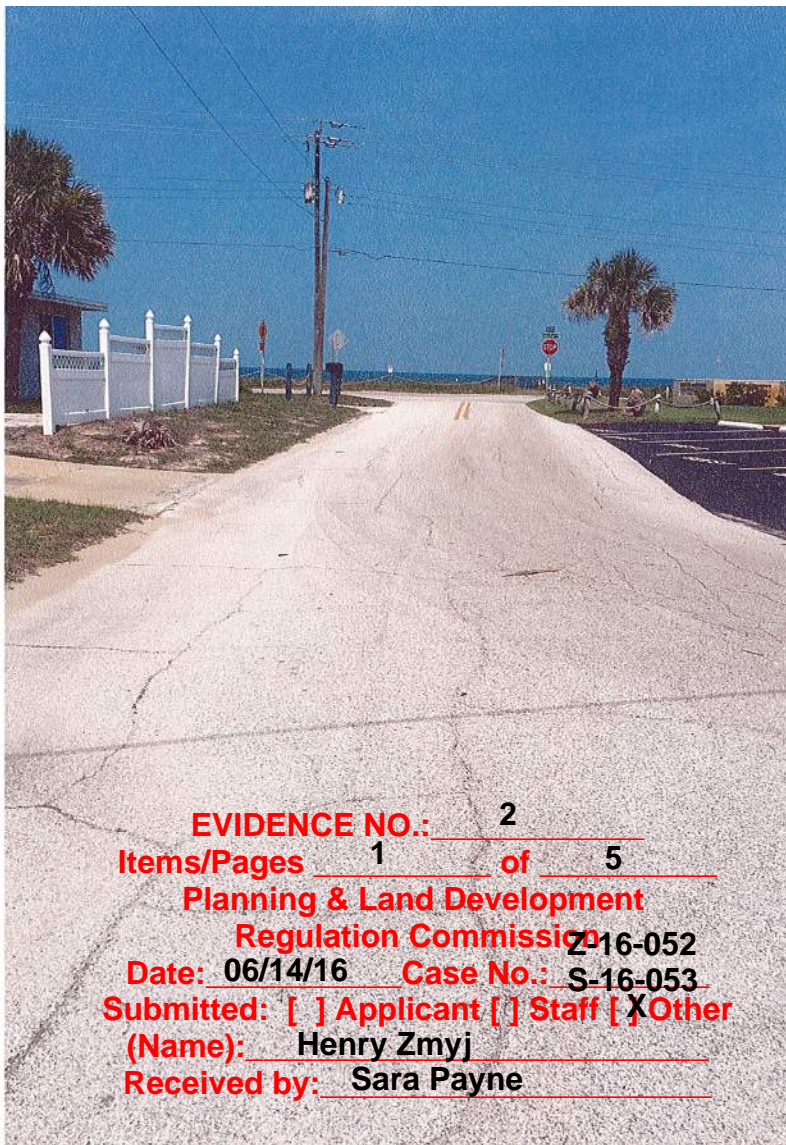
EVIDENCE NO.: 1
Items/Pages 7 **of** 7
Planning & Land Development
Regulation Commission
Date: 06/14/16 **Case No.:** 2-16-052
Submitted: Applicant Staff Other
(Name): Henry Zmyj
Received by: Sara Payne

Larry Cymone 6 Starlight Dr 06-13-16
Ormond Bch FL 32176

Robert Johnson 4 Starlight Dr 06-13-16
Ormond Bch FL 32176

Patty Esposito 2238 Oceanshore Blvd 06-13-16
Ormond Bch FL 32176

David Dunbar 2311 Bonnie View Dr. 6/13/16
Lisa Dunbar Ormond Beach, FL
Lindsey Dunbar 32176



Photo's 1, 2 & 3.

Entrance to Ocean Breeze Circle and Starlight Dr. The only road in or out. The streets are very narrow they have no side walks, curbs or storm drainage.

2



EVIDENCE NO.: 2
Items/Pages 2 **of** 5
Planning & Land Development
Regulation Commission
Date: 06/14/16 **Case No.:** 2-16-052
Submitted: Applicant Staff Other
(Name): Henry Zmyj
Received by: Sara Payne



EVIDENCE NO.: 2
Items/Pages 3 **of** 5
Planning & Land Development
Regulation Commission
Date: 06/14/16 **Case No.:** 2-16-052
Submitted: Applicant Staff Other
(Name): Henry Zmyj
Received by: Sara Payne



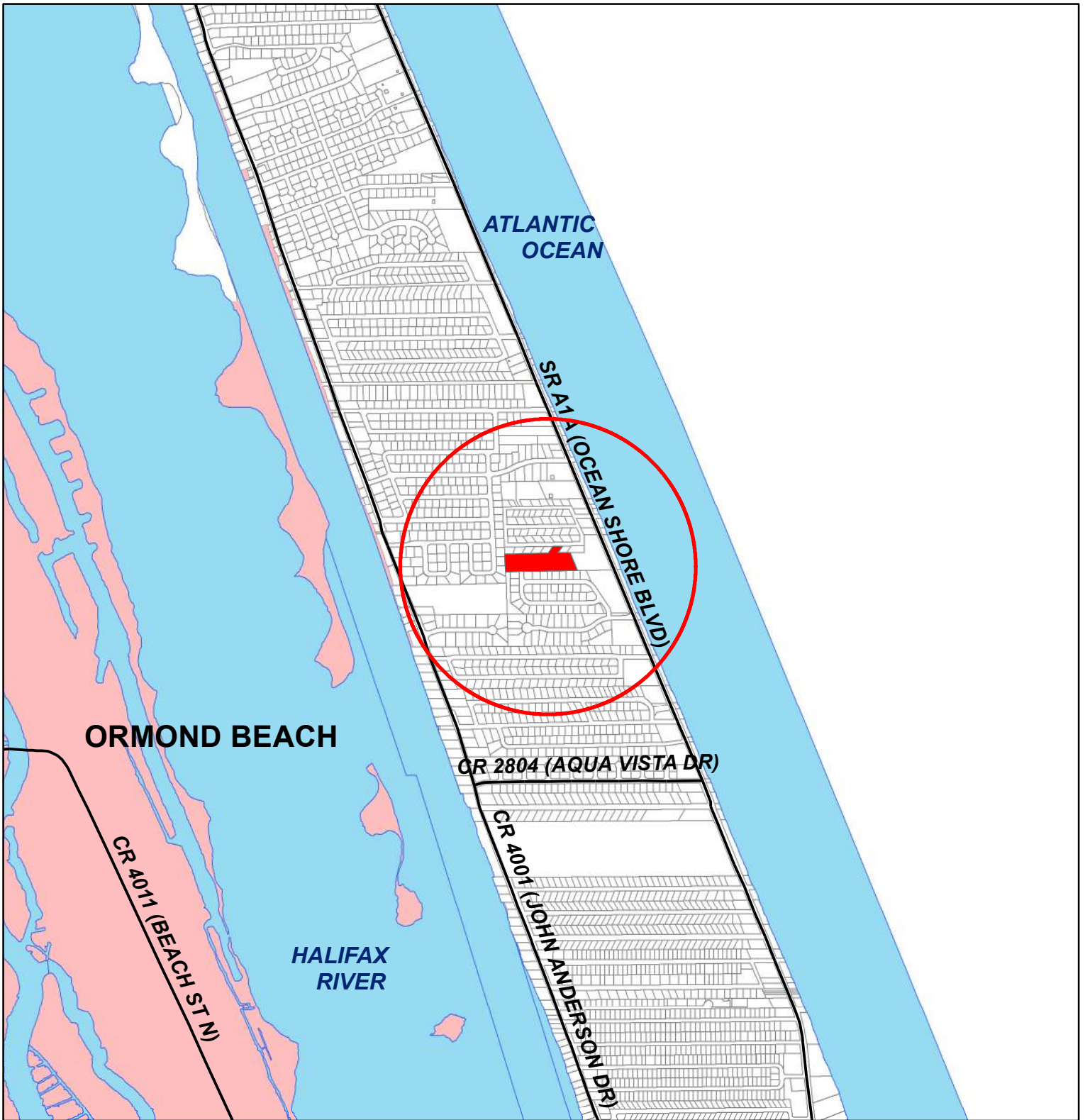
Photo's 1+2

Starlight Dr. narrow street. The street is barely wide enough for 2 vehicles to pass one and other going in opposite direction. There are no curbs, sidewalks or water management system.

EVIDENCE NO.: 2
Items/Pages 4 **of** 5
Planning & Land Development
Regulation Commission **2-16-052**
Date: 06/14/16 **Case No.:** S-16-053
Submitted: Applicant Staff Other
(Name): Henry Zmyj
Received by: Sara Payne



EVIDENCE NO.: 2
Items/Pages 5 **of** 5
Planning & Land Development
Regulation Commission
Date: 06/14/16 **Case No.:** 2-16-052
Z-16-053
Submitted: **Applicant** **Staff** **Other**
(Name): Henry Zmyj
Received by: Sara Payne



REQUEST AREA LOCATION

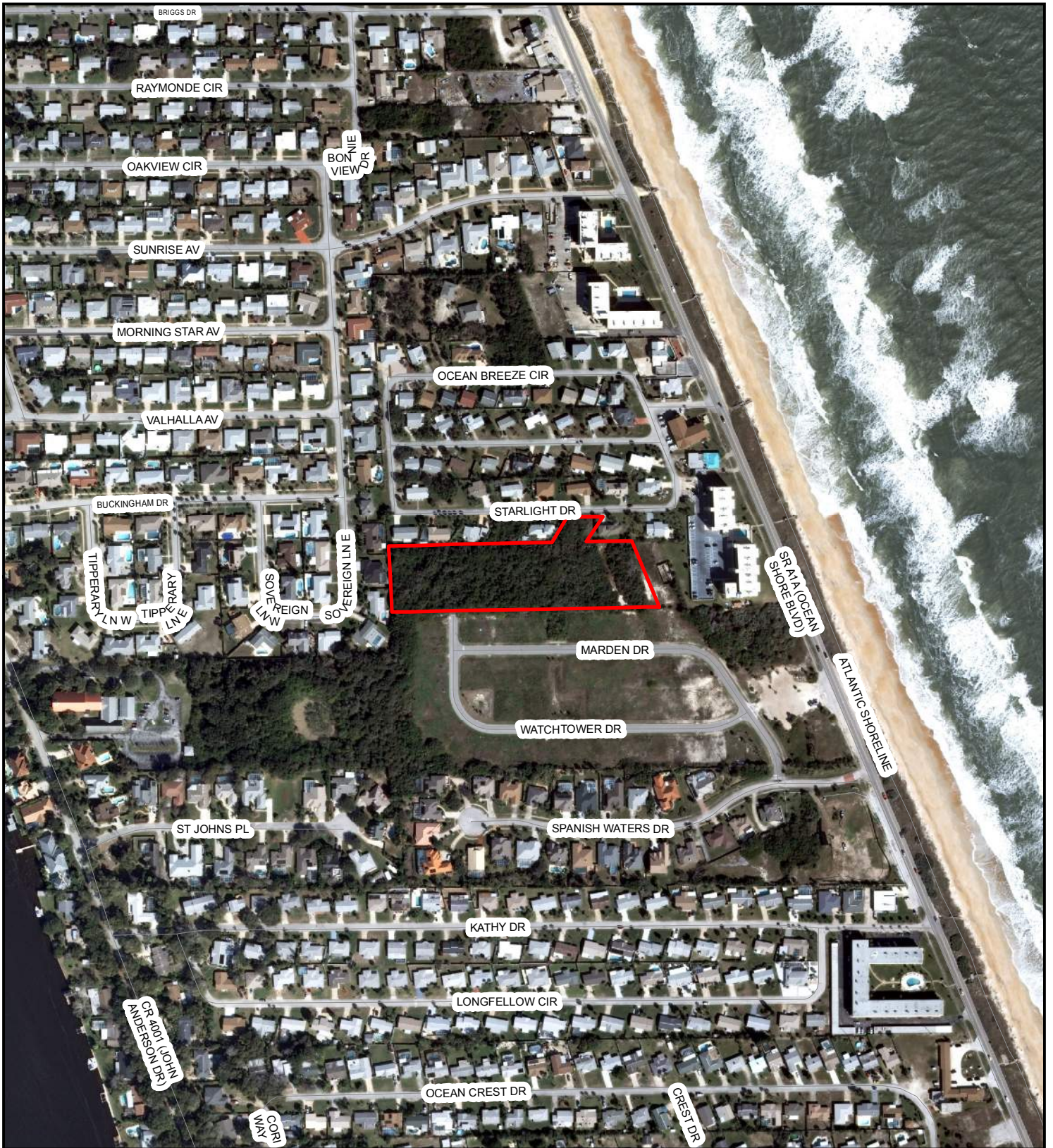


1" = 1500'

SPECIAL EXCEPTION



CASE NUMBER
S-16-053



AERIAL 2015

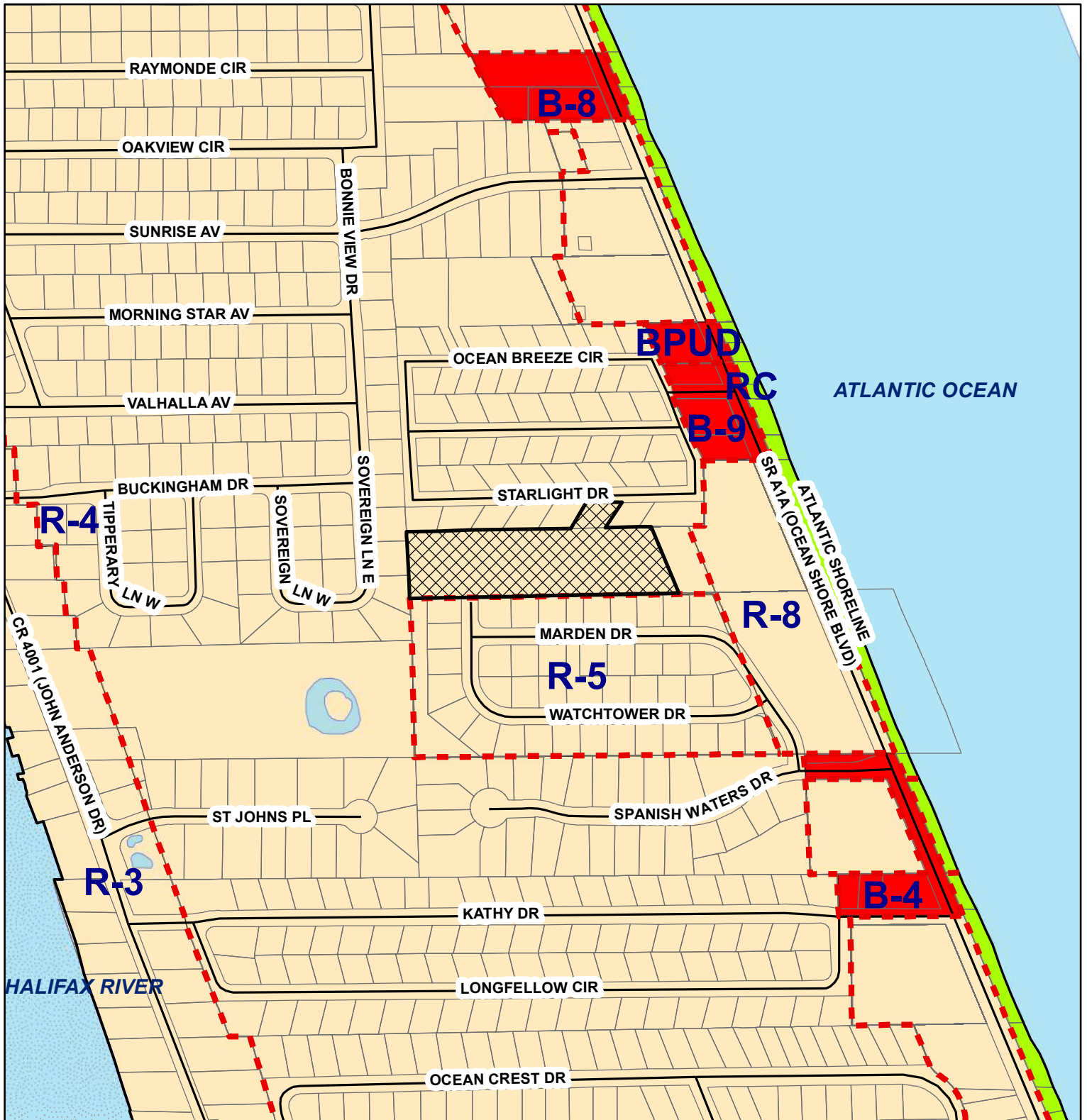
1" = 400'

SPECIAL EXCEPTION

 **REQUEST AREA**



**CASE NUMBER
S-16-053**




ZONING CLASSIFICATION

-  INCORPORATED
-  RESIDENTIAL
-  COMMERCIAL
-  RESOURCE CORRIDOR

1" = 400'

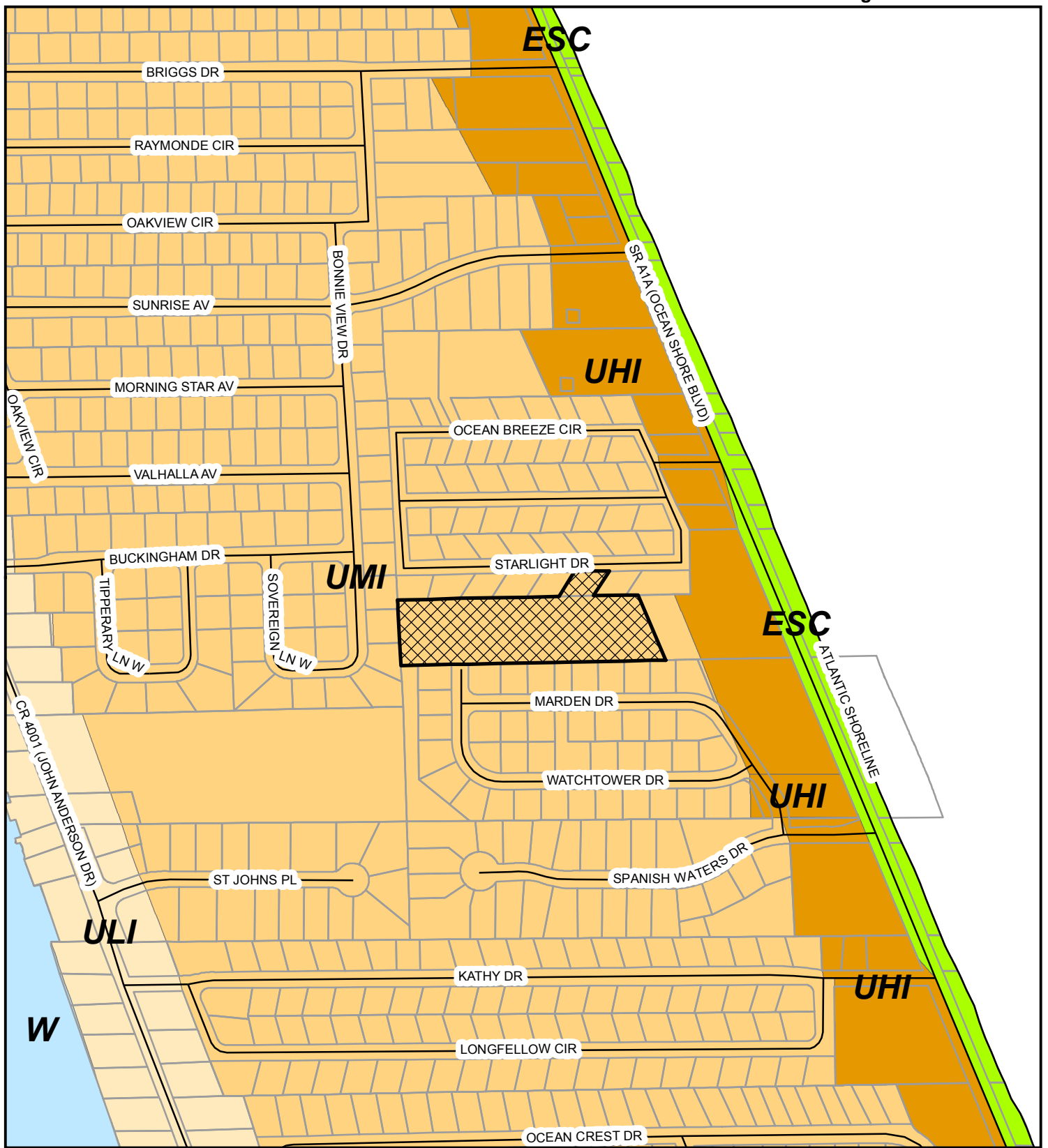
SPECIAL EXCEPTION

CASE NUMBER

 REQUEST AREA



S-16-053



FUTURE LAND USE DESIGNATION

1"= 400'

SPECIAL EXCEPTION

 ENVIRONMENTAL SYSTEMS CORRIDOR

 URBAN MEDIUM INTENSITY

 URBAN HIGH INTENSITY

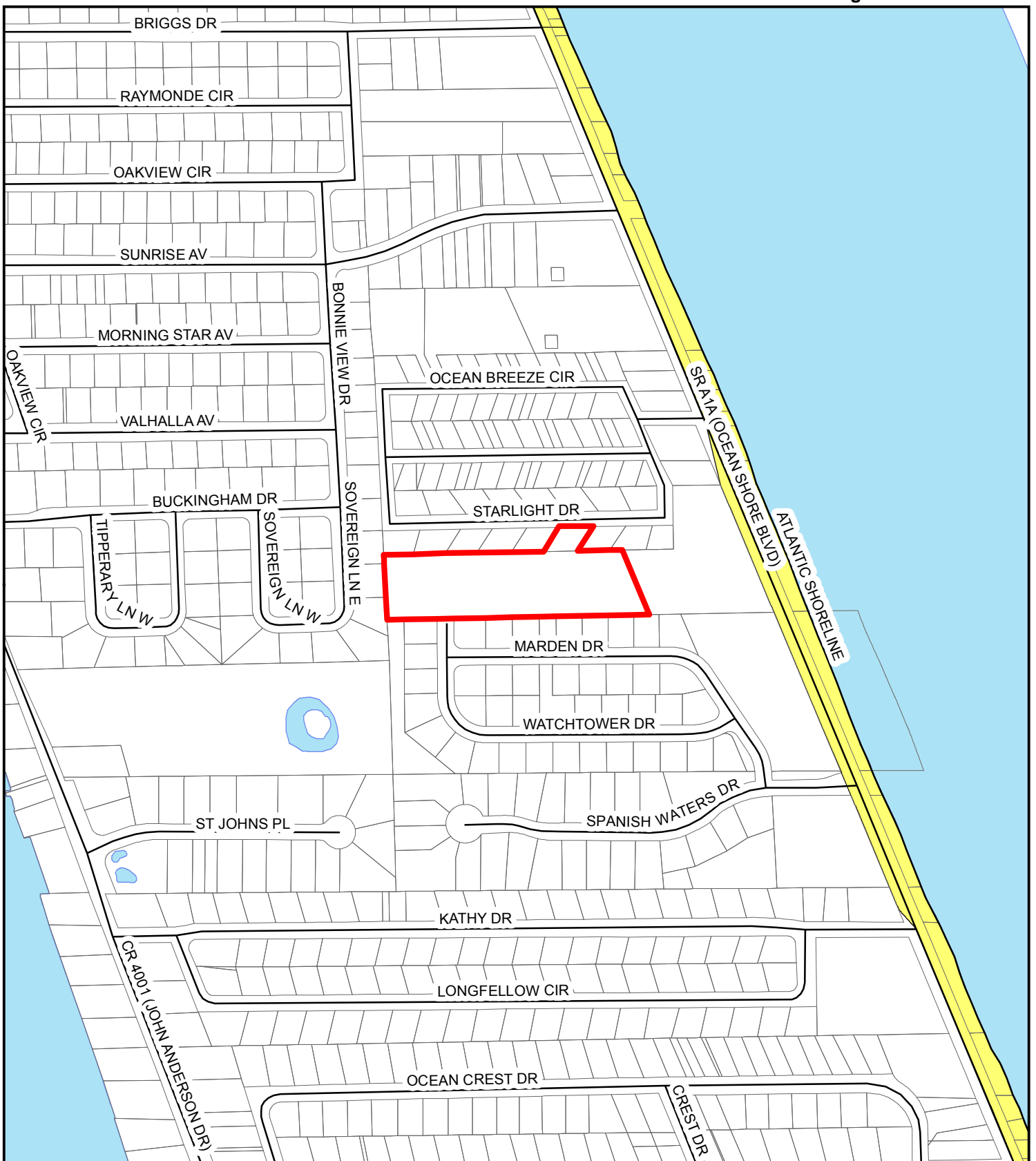
 WATER

 URBAN LOW INTENSITY

 REQUEST AREA

CASE NUMBER

S-16-053



ECO/NRMA

1" = 400'

SPECIAL EXCEPTION



ECO



NRMA



REQUEST AREA

CASE NUMBER

S-16-053