



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

PUBLIC HEARING: September 16, 2021 – Planning and Land Development Regulation Commission (PLDRC)

CASE NUMBER: V-21-135

SUBJECT: Variance to the minimum yard requirements on Urban Single-Family Residential (R-3) zoned property

LOCATION: 5230 Park Avenue, DeLeon Springs

APPLICANT(S): David Dunbar

OWNER(S): Same As Above

I. SUMMARY OF REQUEST

The applicant is seeking a variance to replace a single-family dwelling damaged by a fire in 2018. The requested variance is as follows:

Variance: A variance to reduce the east front yard from the required 30 feet to 4.7 feet for a new single-family dwelling.

Staff Recommendation:

Deny the variance, case number V-21-135, as the variance fails to meet three of the five criteria for granting said variance.

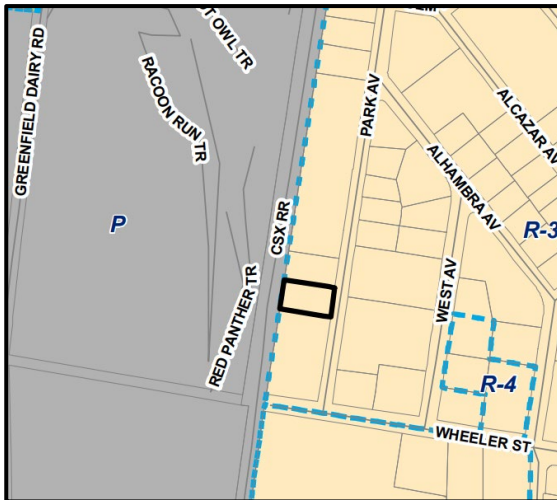
II. SITE INFORMATION

- 1. Location: The west side of Park Avenue approximately 330 feet north of its intersection with Wheeler Street, in DeLeon Springs.
- 2. Parcel Number: 6940-04-00-0040
- 3. Property Size: +/- 30,000 square feet
- 4. Council District: 1
- 5. Zoning: Urban Single-Family Residential (R-3)
- 6. Future Land Use: Rural Community (DeLeon Springs)
- 7. Overlays: Not Applicable
- 8. Local Plan Area: Not Applicable
- 9. Adjacent Zoning and Land Use:

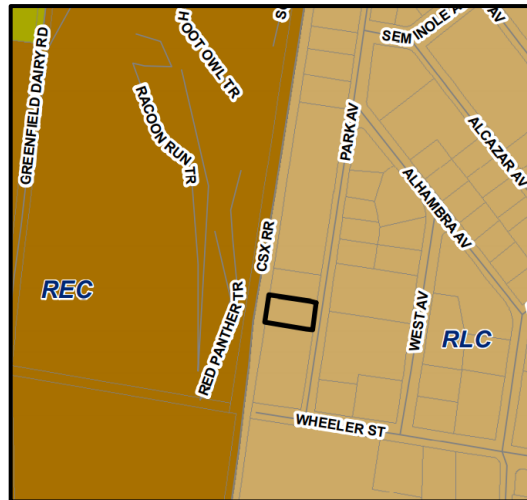
DIRECTION	ZONING	FUTURE LAND USE	EXISTING USE
North:	R-3	Rural Community	Vacant Residential
East:	R-3	Rural Community	Vacant Residential
South:	R-3	Rural Community	Vacant Residential
West:	Public	Recreation	CSX Railroad Chuck Lennon Park

10. Maps:

ZONING MAP



FUTURE LAND USE MAP

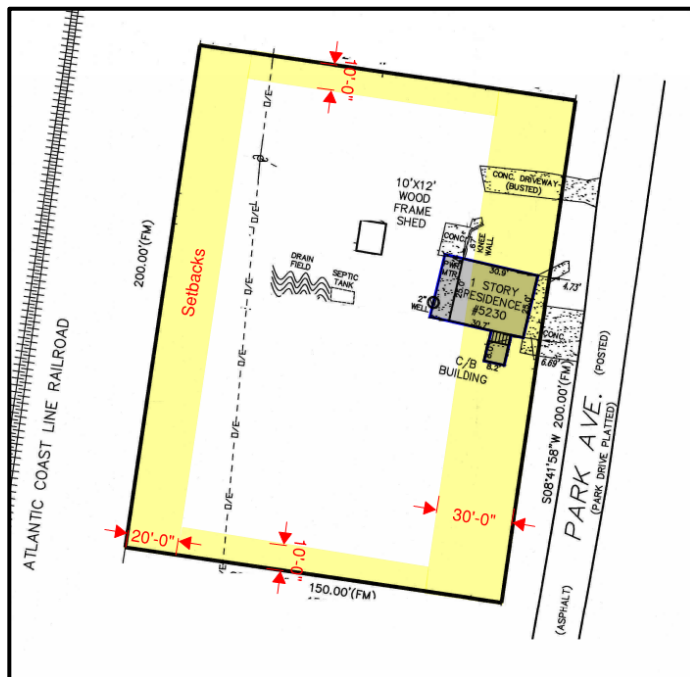


III. BACKGROUND AND OVERVIEW



The subject property is located on the west side of Park Avenue, approximately 330 feet north of its intersection with Wheeler Street, in DeLeon Springs. The parcel contains remnants of fire damaged single-family residence that was constructed in 1967. The parcel is zoned Urban Single-Family (R-3). The R-3 zoning classification requires a minimum lot size of 10,000 square feet and minimum lot width of 85 feet. The lot exceeds these standards at 30,000 square feet and 200 feet in width. The property slopes 17 feet from the front to the rear

of the property. The minimum yard requirements for the R-3 zoning classification are as follows: front – 30 feet, rear – 20 feet, and sides – 20 feet combined, with a minimum of eight feet on any one side.



The home was damaged by a fire in 2017, and was deemed uninhabitable. The applicant purchased the property on January 9, 2018. The graphic to the left was taken from a survey prepared by Efird Surveying Group, dated January 27, 2018. The graphic depicts the footprint of the house since the fire damage. The applicant applied for a permit to reconstruct the house utilizing the existing foundation in March of 2021. During the review process, it was discovered that the home was sited 4.7 feet from the front property line. According to Section 72-206 of the Zoning Ordinance, any reconstruction of a nonconforming structure damaged more than 75 percent must comply with the current Zoning Ordinance. Due to

the extent of the fire damage, all legal nonconforming status of the existing house is extinguished. As a result, any reestablishment of a single-family residence must comply with current setback requirements.

As depicted on the variance site plan, the house will exceed the rear and side yard setbacks; however, it will encroach 25.3 feet into the east front yard. The graphic above demonstrates the comparison in building footprints between the applicant's requests versus what the Zoning Ordinance would allow.

Environmental Permitting staff has reviewed the proposed variance and does not object to the request. However, future development must comply with the applicable requirements of the Land Development Code pertaining to Tree Preservation and Gopher Tortoise Protection.

IV. REVIEW CRITERIA AND ANALYSIS

Section 72-379(1)a.4 of the Zoning Ordinance contains five applicable criteria by which a variance application may be granted. The following staff evaluation is based on these criteria:

i. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

There are two special circumstances associated with this property. First, the site has an elevation difference of 17 feet from the front to the rear of the property. This change in elevation may make the construction of a new residence challenging. Additionally, since 1967 the property contained a house in the same location as being requested until 2017, when a fire destroyed the house. However, this property is larger than the minimum required by the R-3 zoning classification and has ample space to construct a dwelling within the required setbacks.

Staff finds that this criterion is not met.

ii. The special conditions and circumstances do not result from the actions of the applicant.

The fire damage and grading of the site do not result from the actions of the applicant. However, the design and placement of the proposed residence is the result of a choice by the applicants to reconstruct with the same setbacks as the existing home. A house could be designed to fit within these setbacks without need of a variance.

Staff finds that this criterion is not met.

iii. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification, under the terms of the ordinance, and would work an unnecessary and undue hardship on the applicant.

The applicant explains that a literal interpretation of this ordinance would not allow him to utilize the existing foundation and basement as has existed for 51 years. Further, the applicant would be required to remove the existing basement and construct a new home elsewhere on the property adding a considerable expense to the applicant. This may work an unnecessary hardship on the applicant.

Staff finds that this criterion is met.

iv. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

It is recognized that the original house did not meet the required front yard setback. However, due to the extent of the fire damage, any legal nonconforming status has been extinguished. Based on the size of the lot, there is ample room to place a single-family residence without a need for a variance. Therefore, this is not the minimum variances to make possible the reasonable use of the land.

Staff finds that this criterion is not met.

v. The grant of the variance will be in harmony with the general intent and purpose of this ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10, as amended, and that such variance will not be injurious to the area involved.

The existing residence has been located on this lot with the same requested setback since 1967. The existing pattern of spacing between properties would be kept if this variance is approved. As such, granting this variance will not likely be injurious to the area involved.

Staff finds that this criterion is met.

V. STAFF RECOMMENDATION

Deny variance, case number V-21-135, as it fails to meet three of the five criteria for granting said variance.

The PLDRC may take into account additional competent substantial evidence presented at the hearing, or may make an alternate finding to already presented evidence, that there is sufficient evidence such that the request meets all five criteria and should be granted. Should the PLDRC find that the applicant has provided competent substantial evidence to support approval of the variance, the following condition is provided for consideration:

1. The variance is limited to the single-family residence as shown on the variance site plan. No extension or enlargement of this structure shall be allowed without approval of another variance.

VI. ATTACHMENTS

- Written Petition
- Variance Site Plan
- Survey
- Building and Elevation Plans
- Environmental Comments
- Maps

VII. AUTHORITY AND PROCEDURE

The commission may, except as otherwise provided in Section 72-379 of the Zoning Ordinance, authorize, after due public notice upon application on a form prescribed by the Zoning Enforcement Official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provision of this ordinance would result in unnecessary and undue hardship. Said variance application shall be heard only if it is presented by the person owning 51 percent or more of the specific area of land involved or upon an administrative application by the County Council.

Pursuant to Section 72-412, no variance shall be granted, in whole or in part, unless four members concur. A tie vote shall be grounds for continuance to the next scheduled meeting.

Any new information to be presented at the Planning and Land Development Regulation Commission meeting for any application will be grounds to continue an application to the next Planning and Land Development Regulation Commission meeting. Applicants shall inform and provide staff with the new information prior to the Planning and Land Development Regulation Commission meeting.



Written Petition for a Variance

Section 72-379(1)(a)(4) of the Zoning Ordinance of Volusia County, as amended, requires that each applicant for a variance submit a written petition as part of the application. The written petition must clearly describe how the variance request satisfies all of the specific conditions necessary for the granting of the variance.

The following items must be completed in sufficient detail to allow Current Planning to determine if the application complies with the Ordinance. **(Use additional sheets if necessary.)**

- 1. What special conditions and circumstances exist which are peculiar to your land, structure, building or sign that are not applicable to other lands, structures, buildings or signs in the same zoning classification. Are these special conditions and circumstances the result of actions by you?

NO House Burned. Would like to rebuild using the current footprint of previous house.

House Built in 1967 and the current foundation / Basement and walls have already been approved for new structure by DBSS the engineering firm.

The new building plans includes the current footprint and foundation.

- 2. How would literal interpretation of the zoning ordinance deprive you of rights commonly enjoyed by other properties in the same zoning classification? How would this interpretation be an unnecessary and undue hardship on you?

This house has been in this location since 1967 with vacant property on all sides of the house. If I could not use this footprint, I would not have the monies to rebuild this house immediately, 75% of major costs of a new house is already established with this foundation and approved for a residential building per engineering. To move the house back 10 feet I would have to change the position of the well, septic, foundation, drainage, and encroach upon the Powerlines to the rear of the property.

- 3. Explain how the variance you are requesting is the minimum variance that will make possible the reasonable use of your land, building, structure, or sign.

Keeping the footprint of the house as it has been since 1967 would preserve the foundation, well, septic, and optimal use of the property.

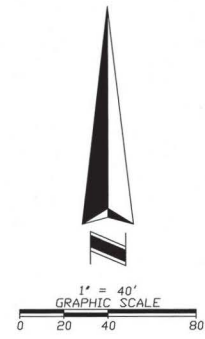
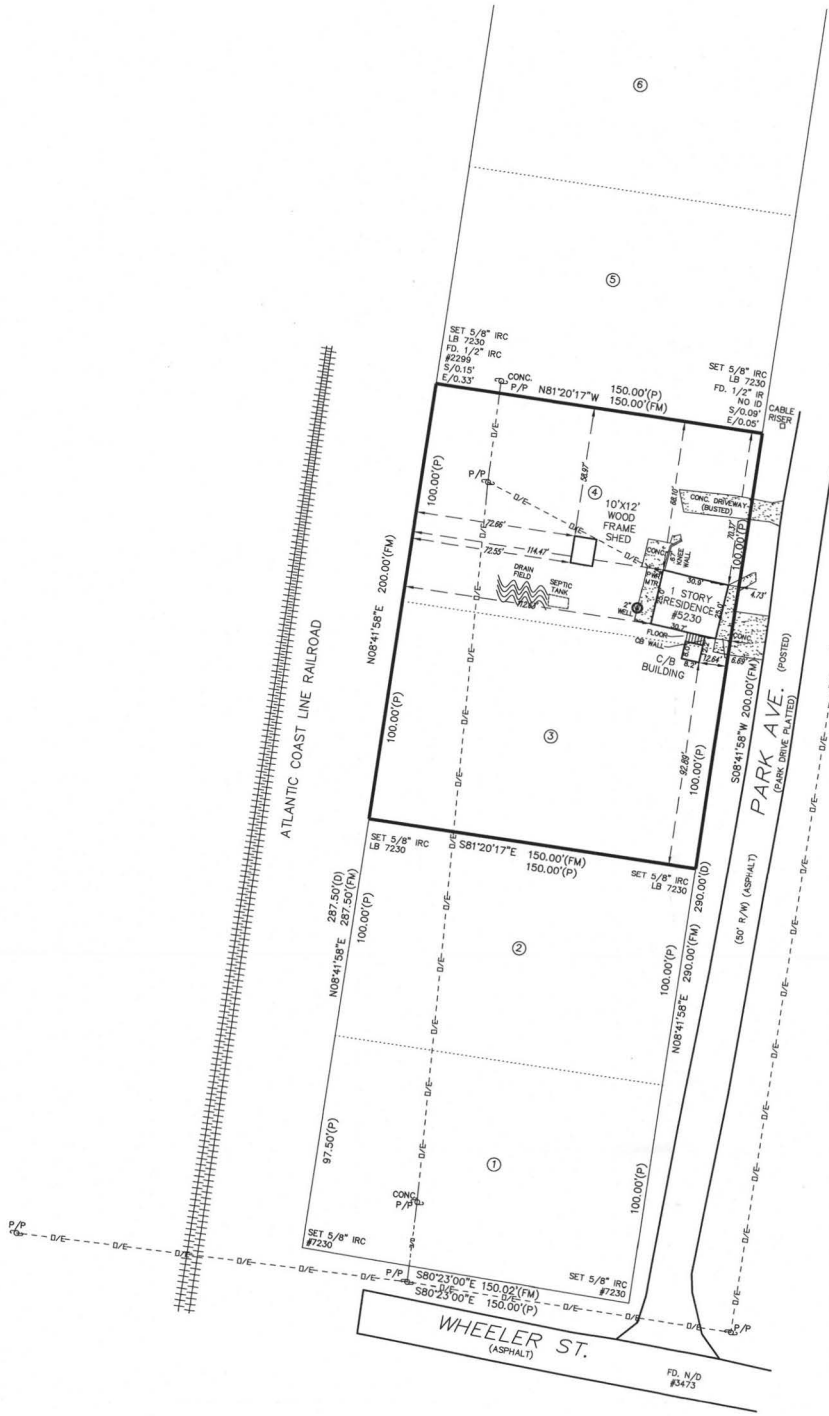
- 4. How is your request consistent with the general intent and purpose of the Volusia County Zoning Ordinance and Comprehensive Plan, which are to promote public health, safety, morals, and the general welfare; and to preserve the character, appearance and aesthetic qualities of Volusia County?

The house has been there since 1967. Everyone in the neighborhood is familiar with the position of the house / foundation. Vacant land is located to the north, south, east and west. No neighbors will be bothered by the building of this house in its current past location. On the contrary, as proposed, the house that is being built will raise the value of all properties in the general vicinity as well as decrease crime with occupancy of this property.

- 5. Explain how your request for a variance will not be injurious to the surrounding area.

The house has existed in this location since 1967. A similar home is being built in its place. The vacant home that occupies the land at this time has a higher chance for injury. The new house on the current foundation will allow me to build the house in the most economical way, To not be able to build on the current foot print would create a substantial financial burden and to do otherwise would delay the opportunity to improve the neighborhood. The delay in building so far was due to the strict budget I am under. Thank you for your Grace, Mercy and Consideration! David

SECTIONS 40 AND 41, TOWNSHIP 16 SOUTH, RANGE 29 EAST
 DELEON SPRINGS
 VOLUSIA COUNTY, FLORIDA



DESCRIPTION:
 LOTS 3 AND 4, PARK SUBDIVISION, A SUBDIVISION
 ACCORDING TO MAP IN MAP BOOK 11, PAGE 104, OF THE PUBLIC RECORDS
 OF VOLUSIA COUNTY, FLORIDA.

NOTE:
 THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE
 BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND
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REVISED 5/25/2021 TO ADD REMAINDER OF LOT 3

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A/C = AIR CONDITIONER	E = EAST	NL = NORTH	R/W = RIGHT OF WAY
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EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
 DELAND, FLORIDA 32724
 PHONE: (386) 740-4144 FAX: (386) 740-4155
 WEBSITE: www.efirdsurveying.com
 e-mail: larry@efirdsurveying.com
 Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date: 01-27-2018
 Drawing Number: 18-0090
 Scale: 1"=40'
 Drawn By: CD/JM

DAVE M. DUNBAR

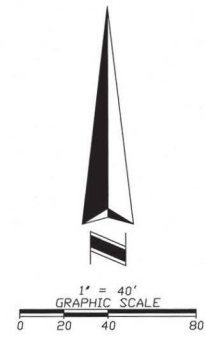
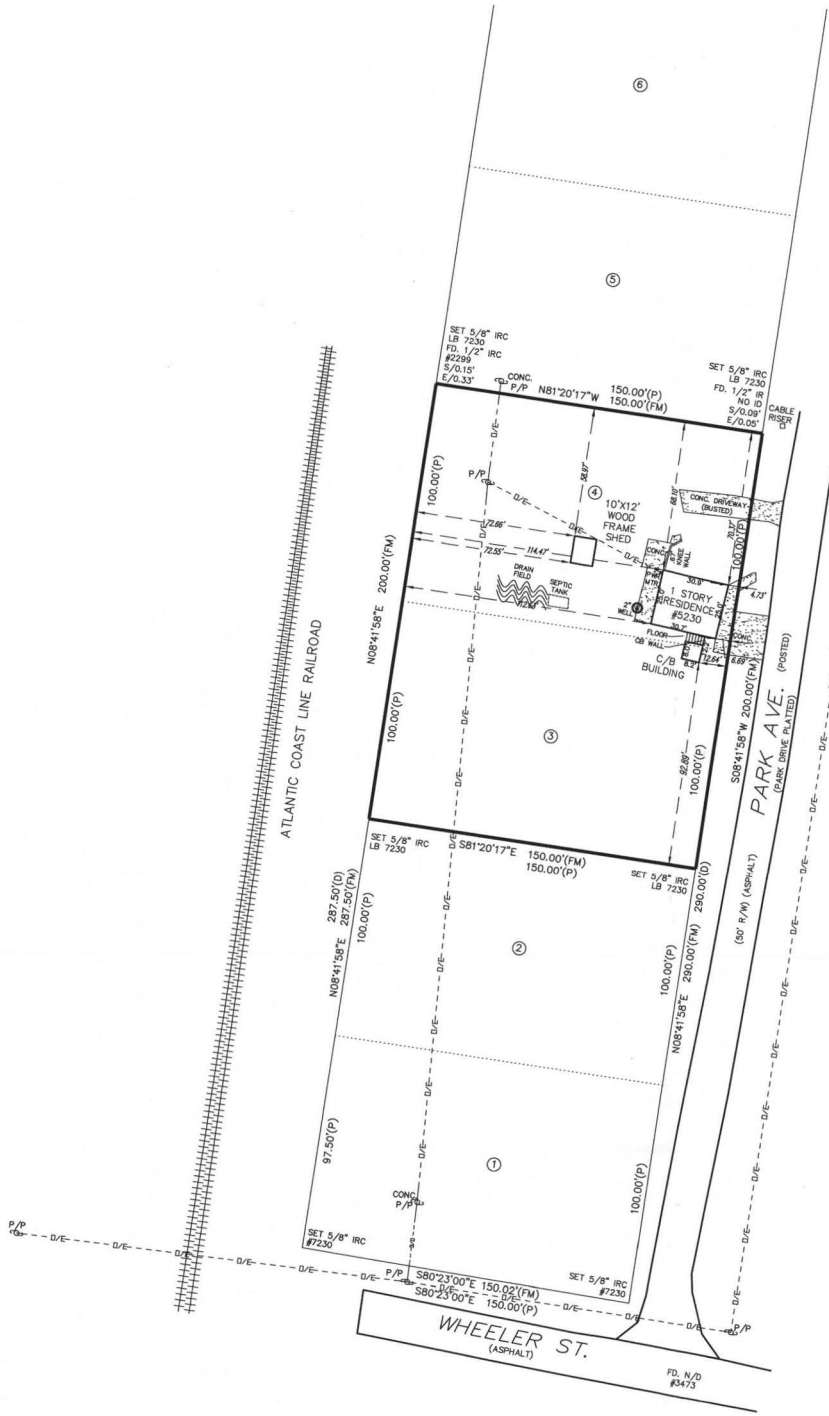
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NO. 5823

LARRY R. BRADSHAW, P.S.
 Professional Surveyor & Mapper
 No. 5823

SECTIONS 40 AND 41, TOWNSHIP 16 SOUTH, RANGE 29 EAST
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Boundary Survey

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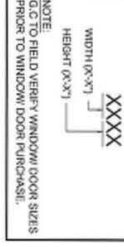
LARRY M. DUNBAR, License No. 7230
 Professional Surveyor & Mapper

5230 PARK AVE., DELEON SPRINGS

FLOOR PLAN NOTES:

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROLLUP OPENING INFO WHICH WILL BE USED TO DETERMINE THE WINDOW AND DOOR SCHEDULES ON PLAN, WINDOWS & DOORS TO COMPLY WITH 2020 IRC (7TH EDITION) ENERGY EFFICIENCY CODE.
2. DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
3. O.C. TO VERIFY ALL DIMENSIONS WITH FIXTURES TO BE INSTALLED TO ENSURE COMPLIANCE.
4. H.V.A.C. SYSTEM TO BE SIZED AND DESIGNED BY H.V.A.C. CONTRACTOR.
5. REFER TO FLOOR PLAN FOR CEILING HEIGHTS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH ANY WORK.
7. NOTES INDICATING TYPICAL CONDITIONS SHALL APPLY TO ALL LIKE AREAS UNLESS NOTED OTHERWISE.
8. IF WATER BASED CEILING TEXTURE IS USED, PROVIDE 1/2" GYPSUM BOARD OVER 1/2" O.C. FRAMING OR 3/8" GYPSUM BOARD FOR 24" O.C. FRAMING (1/2" SAG-RESISTANT GYPSUM BOARD MAY BE USED I.L.O. OF 5/8" GYPSUM).
9. ANCHORS THE COMPRESSA HANT TO SLAB USING 1/4"x1-1/4" TAPCON'S TO ATTACH 4"x4" BRACKETS INTO THE SLAB AND THEN USE 3/4" LONG HEX SCREWS (2) ON EACH CORNER TO ATTACH THE T. BRACKETS TO THE EQUIPMENT.
10. O.C. TO VERIFY WITH WINDOW MANUFACTURER THAT ALL WINDOW SIZES AND WEIGHTS ARE WITHIN MANUFACTURER'S RANGE OF 5 S.F. IF LOCATED AT GROUND FLOOR, OR 5.7 S.F. AT OTHER FLOORS (E. & FLOOR), A 2" MINIMUM CLEAR HEIGHT AND CLEAR HEIGHT AND A 2" MINIMUM CLEAR WIDTH ARE REQUIRED.
11. PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2008 FOR OPERABLE WINDOWS LOCATED MORE THAN 1' IN THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LOCATED WITHIN 24" OF THE FINISH FLOOR OF THE ROOM.
12. EXTERIOR GLAZED OPENINGS LOCATED IN WIND-SCOURE DESIGN REGIONS SHALL BE PROTECTED PER FBOR 2020 SEC. R901.21.2

DOOR/WINDOW SIZE LEGEND



NOTE: G.O.C. TO FIELD VERIFY WINDOW DOOR SIZES PRIOR TO WINDOW DOOR PURCHASE.

LEGEND

- INDICATES NEW 24" (U.N.C.) FRAMING (L.O.O.B.B.G. STUDS @16" O.C. PROVIDE MID-SPAN BRACING FOR INT. WALL PER DTL. 650D1 & 465D2
- HATCH INDICATES NEW 24" (U.N.C.) NON-LOAD BEARING FRAME WALL STUDS @ 24" O.C. REFER TO DTL. 395D2
- INDICATES EXISTING WALL TO REMAIN
- COMPONENT DESIGN PRESSURE (p-s)
- INDICATES GROUT FILLED CELL WITH (1) VERT. REINFORCING TO EXIST. BOND DESIGN TO REFER TO DTL. 595B

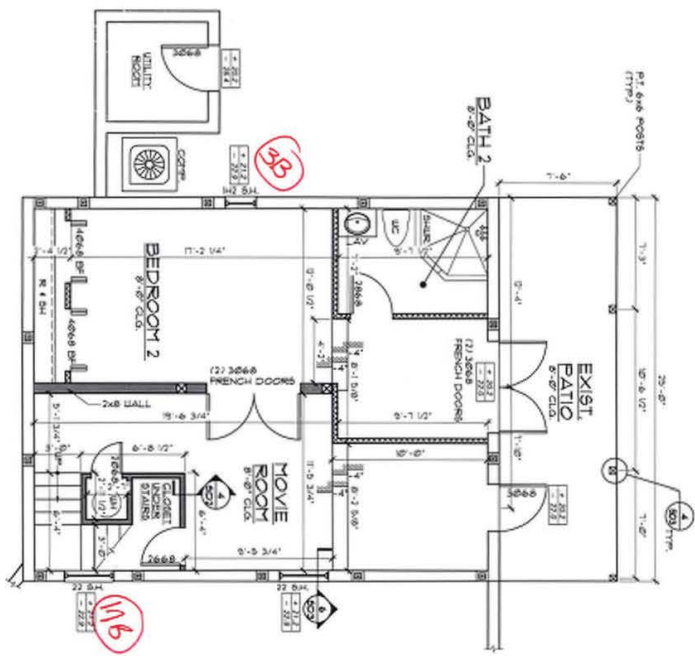
NOTE: G.O.C. TO FIELD VERIFY WINDOW DOOR PURCHASE.

LOCATIONS OF NEW REINFORCING MAY BE VARIED BY CONTRACTOR 4"-6" TO AVOID BLOCK WEBS AND/OR OTHER IMPEDIMENTS

EGRESS NOTE: FROM THE FLOOR BUILDING CODE EXISTING CHARTER 6 SECTION 604. MEANS OF EGRESS, REMAINS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS. EXISTING WINDOW OPENINGS WHICH DO NOT COMPLY WITH THE MEANS OF EGRESS SHALL BE REMOVED AND REPLACED WITH SAME SIZE OPENING.

SQ.FT. CALC'S

EXISTING BASEMENT FLOOR LIVING	834 SQ. FT.
EXISTING BASEMENT FLOOR LIVING	144 SQ. FT.
2ND FLOOR LIVING	662 SQ. FT.
TOTAL LIVING	2,342 SQ. FT.
EXISTING ENTRY	188 SQ. FT.
EXISTING ENCLAVE	170 SQ. FT.
TOTAL UNDER ROOF	2,700 SQ. FT.



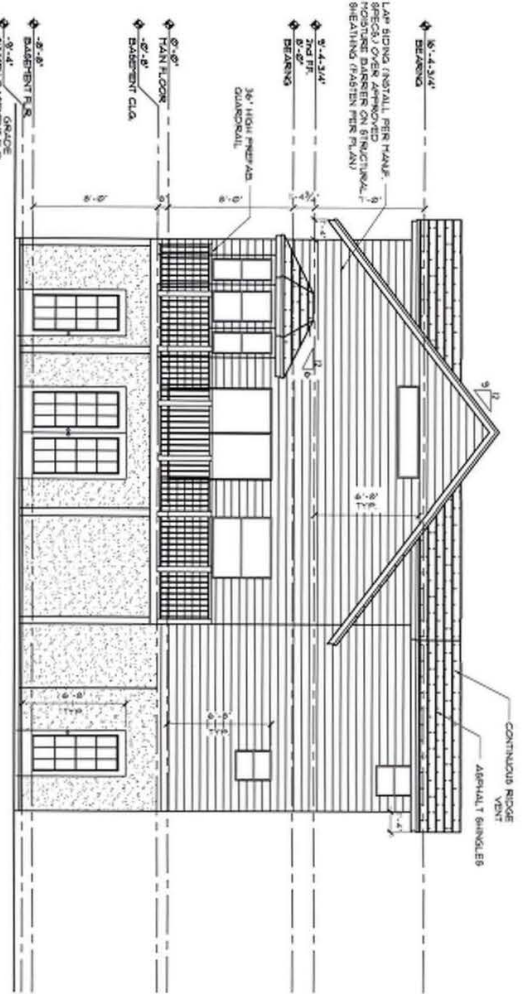
BASEMENT FLOOR PLAN
1/8"=1'-0"

VOLUSIA COUNTY
BUILDING & ZONING

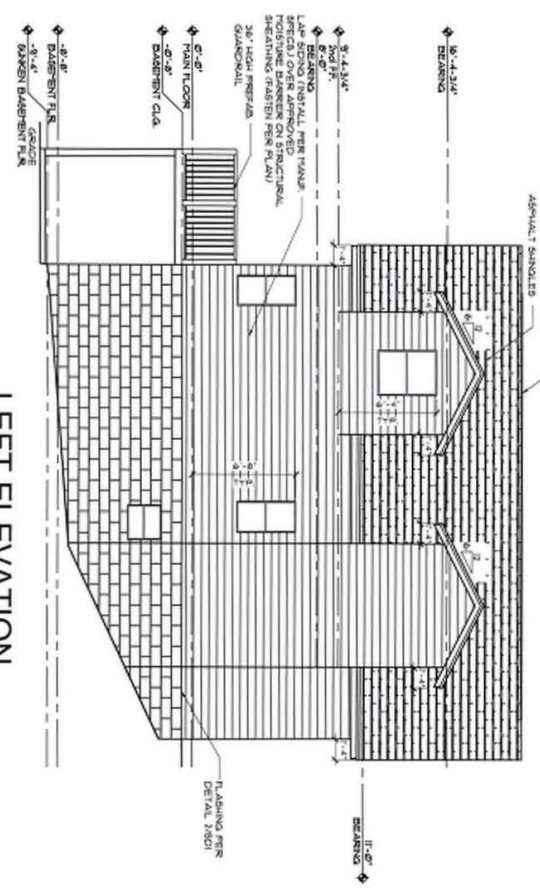
CARL R. SCIPIONI
 LICENSE
 No 86361
 MAR 18 2021
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 CAR27371
 PHONE: 321.251.6000
 3862 AVALON PARK EAST BLVD
 SUITE 2072
 ORLANDO, FL. 32828

PROJECT DUNBAR RESIDENCE 5230 PARK AVE. DE LEON SPRINGS, FL 32130	SHEET TITLE BASEMENT FLOOR PLAN
	DATE: 03.15.2021 SCALE: AS NOTED JOB: 0055 - DUNBAR CHECKED BY: [Signature] DRAWN BY: [Signature]
02	REV. DESCRIPTION DATE

THIS DRAWING IS DESIGNED TO WITHSTAND 130 MPH WINDS PER THE FLORIDA BUILDING CODE EXISTING AND FLORIDA BUILDING CODE RESIDENTIAL, 2020. THE EXISTING INFO ASSUMED HAS BEEN CONFIRMED AS SUCH.



REAR ELEVATION
1/8" = 1'-0"

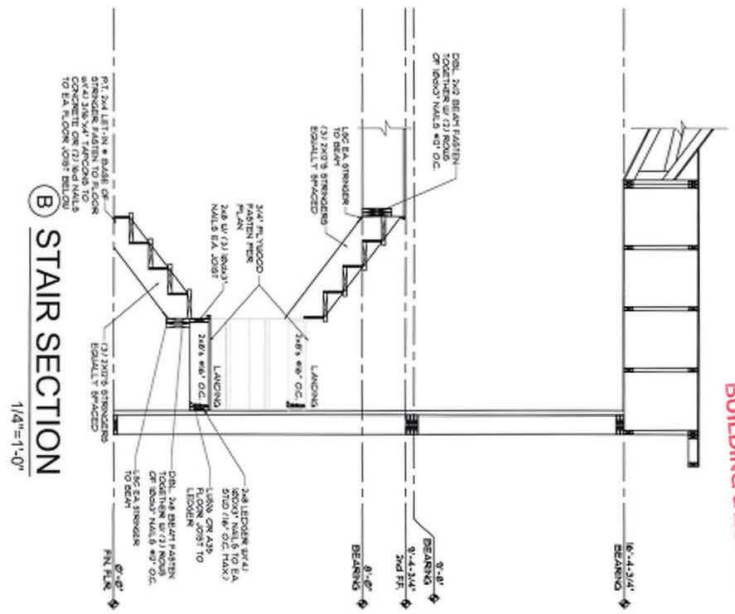


LEFT ELEVATION
1/8" = 1'-0"

THIS DRAWING IS DESIGNED TO MEET THE FLORIDA BUILDING CODE EXISTING AND FLORIDA BUILDING CODE RESIDENTIAL 2021 7th EDITION PER 7-402.1-10 AND 8-03(1) AS BACK

NOTES:

- STAIRWAY CONSTRUCTION TO CONFORM TO FIBC 2021 7TH EDITION SECTION R311
- TREADS & RISERS:
 - MAX. HGT. OF RISER TO BE 7.3/4"
 - ALL TREADS LESS THAN 11" IN DEPTH SHALL HAVE APPROX. 1" OF NOSING, NOSING NOT LESS THAN 3/8" IN DEPTH AND NOT GREATER THAN 1-1/4"
 - 3/8" MAX. VARIATION IN ANY RISER/TREAD
 - MIN. DEPTH OF TREAD TO BE 10"
- HANDRAIL:
 - HAND RAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" - 2" OR TO PROVIDE EQUIVALENT GRASPABILITY.
 - 3/4" - 3/8" HANDRAIL HGT.
 - CLEARANCE:
 - HANDROOM CLEARANCE MIN. 6'-8"
- WANDERS:
 - MIN. 6" W/DT. GAWANROW END
 - MIN. 1" W/DT @ 7" FROM NARROW END



B STAIR SECTION
1/4" = 1'-0"

VOLUSIA COUNTY
BUILDING & ZONING

CARL R. SCIPIONI
LICENSE
No 86361
MAR 18 2021
STATE OF FLORIDA
PROFESSIONAL ENGINEER
R. SCIPIONI, P.E.
ORIDA REG. #86361

PROJECT
DUNBAR RESIDENCE
5230 PARK AVE.
DE LEON SPRINGS, FL 32130

SHEET TITLE
EXTERIOR ELEVATIONS

CAR27371
PHONE: 321.251.6000
3862 AVALON PARK EAST BLVD
SUITE 207
ORLANDO, FL 32826

DBSS INC.
Engineering and Design Services

DESIGNER: DBSS - DANNA
SCALE: AS SHOWN
DATE: 03/12/2021

04

REV.	DESCRIPTION	DATE

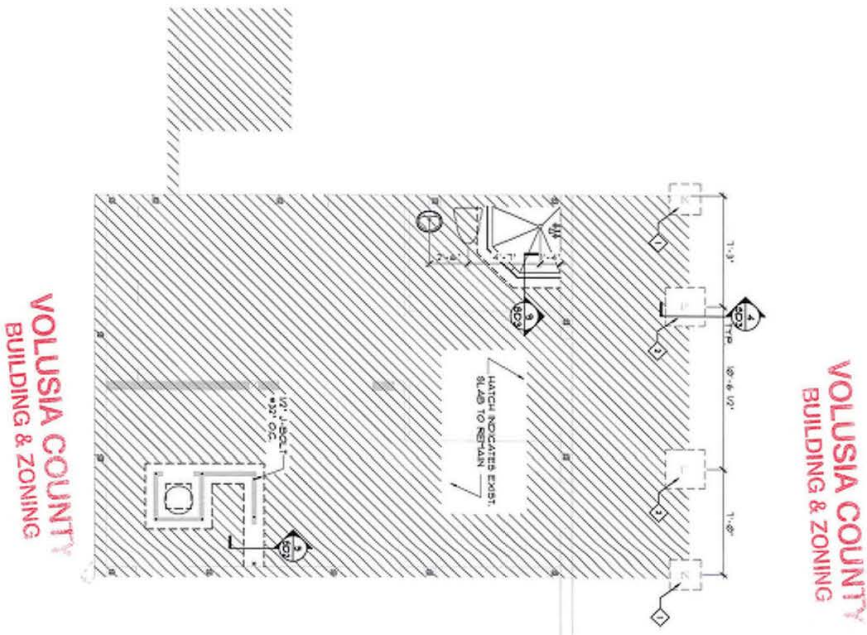
FOUNDATION NOTES:

1. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER, ALL JOINTS TO BE LAPPED MIN. 6" AND STAPLED.
 2. PROVIDE 3-1/2" CONC. SLAB 4" MIN. IN GARAGE(1) W/ 66AW1, A/W1, & WELDED WIRE MESH PLACED AT MID DEPTH ON 6 MIL. VAPOR BARRIER ON 4" MIN. TERMIATE TREATED GRANULATED FILL FIBER MESH MAY BE USED TO LOWLY WHEN FIBER MESH IS USED TO PROVIDE REINFORCEMENT FOR FORTH IN THE FIBER & FIBER EXISTING 2017 6" EXISTION).
 3. VERT. #6 BAR TO BE HOOKED AT TOP & BOTTOM F.T.O. & BOND BEAM ENDS) MIN. 12 BAR DIAMETER, LEGS EXCLUDING BEND @ 90° END LAP SPICES SHALL BE NO LESS THAN 25".
 4. CONSULT T.W.M.M., SPECIFICATIONS PRIOR TO POURING OR RECESSING DOOR SILLS.
 5. EXTERIOR SLABS SHALL SLOPE 1/4" PER FOOT AWAY FROM HOUSE.
 6. CONTROL JOINTS (IF SHOWN) ARE NOT REQUIRED BY CODE BUT ARE SUGGESTED ESPECIALLY WHEN USING FIBER REIN. CONC.) CONTROL JOINTS TO BE SAW CUT A DEPTH OF 1/2" MIN. LESS OF THE SLAB DEPTH AND 12 HOURS AFTER POURING. REINFORCEMENT SHALL BE PLACED IN MATERIAL, OR USE ALTERNATE APPROVED METHOD.
- INDICATES 1/2" DIA.OL T" FROM ENDS AND @2" O.C. (7" MIN. EMBED.)

FOOTING SCHEDULE

◇	24"x24"x12" CONC. PAD W/ (3) #5'S E. W.
◇	30"x30"x12" CONC. PAD W/ (4) #5'S E. W.

LOCATIONS OF NEW REINFORCEMENTS MAY BE WITHIN COORDINATE 1/4" TO AVOID BEAMS AND/OR OTHER IMPEDIMENTS



FOUNDATION PLAN

1/8"=1'-0"

THIS DRAWING IS DESIGNED TO WITHSTAND 125 MPH (1-4) WINDS PER THE FLORIDA BUILDING CODE DESIGN AND FLORIDA BUILDING CODE REVISIONS 2024. IN EXTENSION OF IT, ACC-23-38 AND IT CANNOT BE COUNTERED AS SUCH.

PROJECT
DUNBAR RESIDENCE
5230 PARK AVE.
DE LEON SPRINGS, FL 32130

SHEET TITLE
FOUNDATION PLAN

DATE: 03.13.2021

SCALE: AS NOTED

JOB: 0005-DUNBAR

DESIGNER: ANTONIO

CHECKER: ANTONIO

APPROVAL: ANTONIO

DBSS INC.
Engineering and Design Services

CA#27371
PHONE: 321.251.6000
3662 AVALON PARK EAST BLDG
SUITE 2072
ORLANDO, FL 32826

REV. 1
DESCRIPTION
DATE

CARL R. SCIPIONI
LICENSE
No 86361
MAR 18 2021
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

R. SCIPIONI, P.E.
FLORIDA REG. #86361

S1

**Inter-Office
Memorandum**



TO: Darren Ebersole, Planner II **DATE:** August 8, 2021
FROM: Samantha J. West, Environmental Specialist III
SUBJECT: Parcel #: 6940-04-00-0040
Case #: V-21-135

Environmental Permitting (EP) has reviewed the application for a variance to minimum yard requirements on Urban Single-Family Residential (R-3) zoned property. EP provides the following report for the requested variance:

Overview

The subject property is within the St. Johns River watershed.

Protected Species

The property has been identified as containing suitable habitat for the gopher tortoise, a threatened species. Any development of the site will require compliance with Division 17 *Gopher Tortoise Protection*, of the Land Development Code.

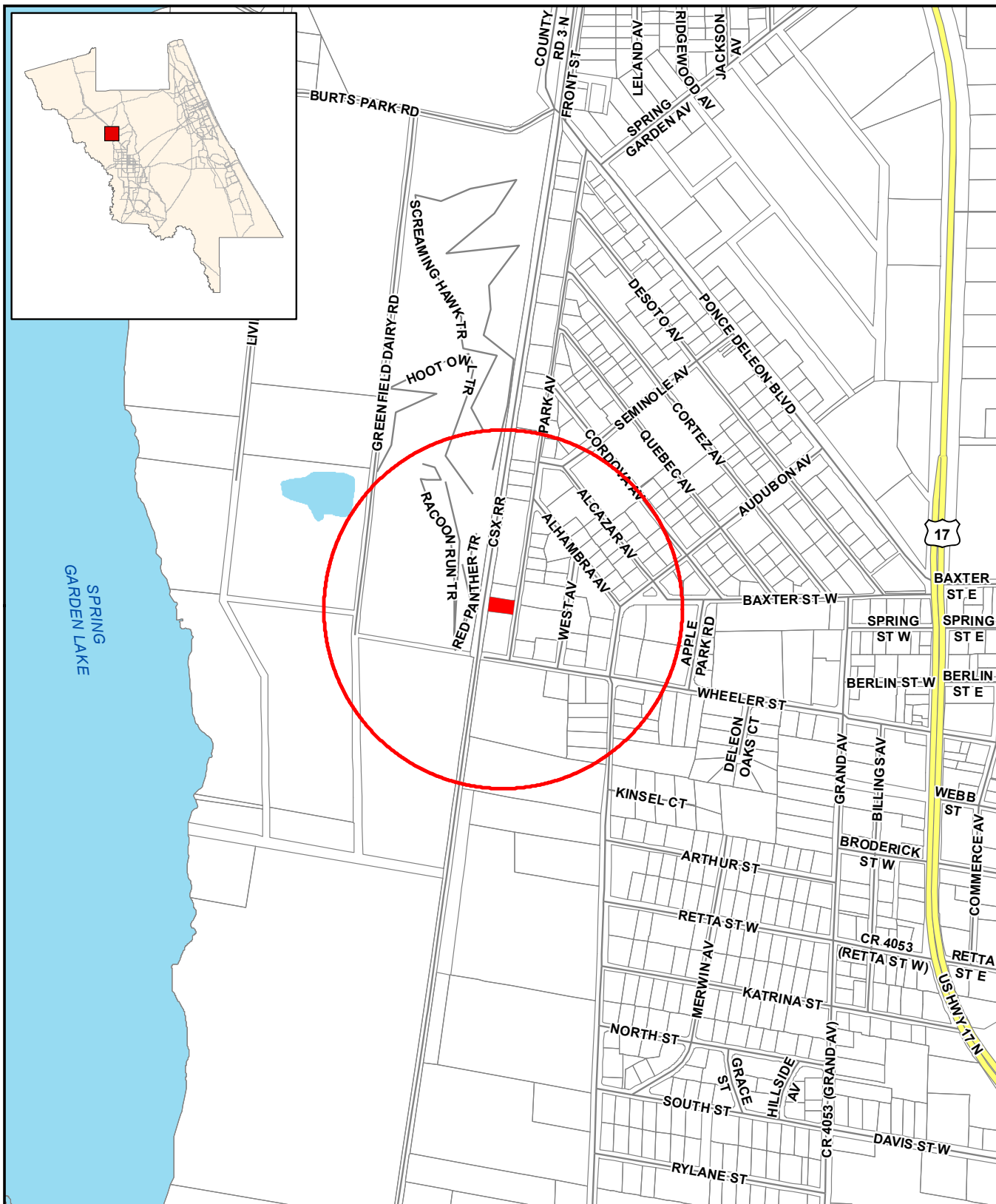
Tree Preservation

The property must comply with Division 10, *Tree Preservation*, of the Land Development Code.

Recommendation

EP does not object to the variance request. However, any future development must comply with the applicable requirements of the Land Development Code at the time of building permit application.

PROPERTY LOCATION V-21-135



 SUBJECT PROPERTY



1" = 1,000'
8/10/2021

AERIAL V-21-135



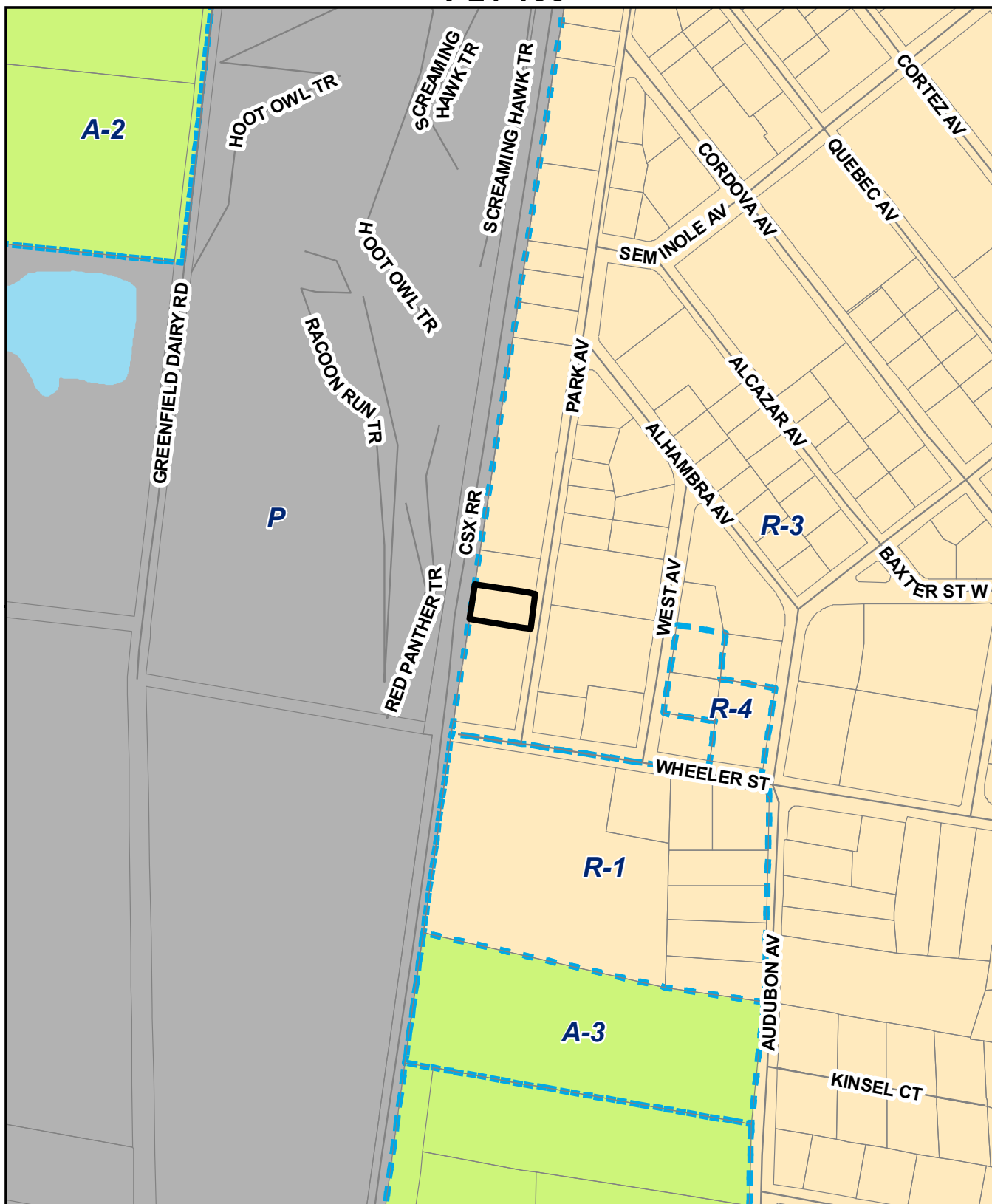
 SUBJECT PROPERTY






IMAGE DATE 2018




1" = 400'
8/10/2021

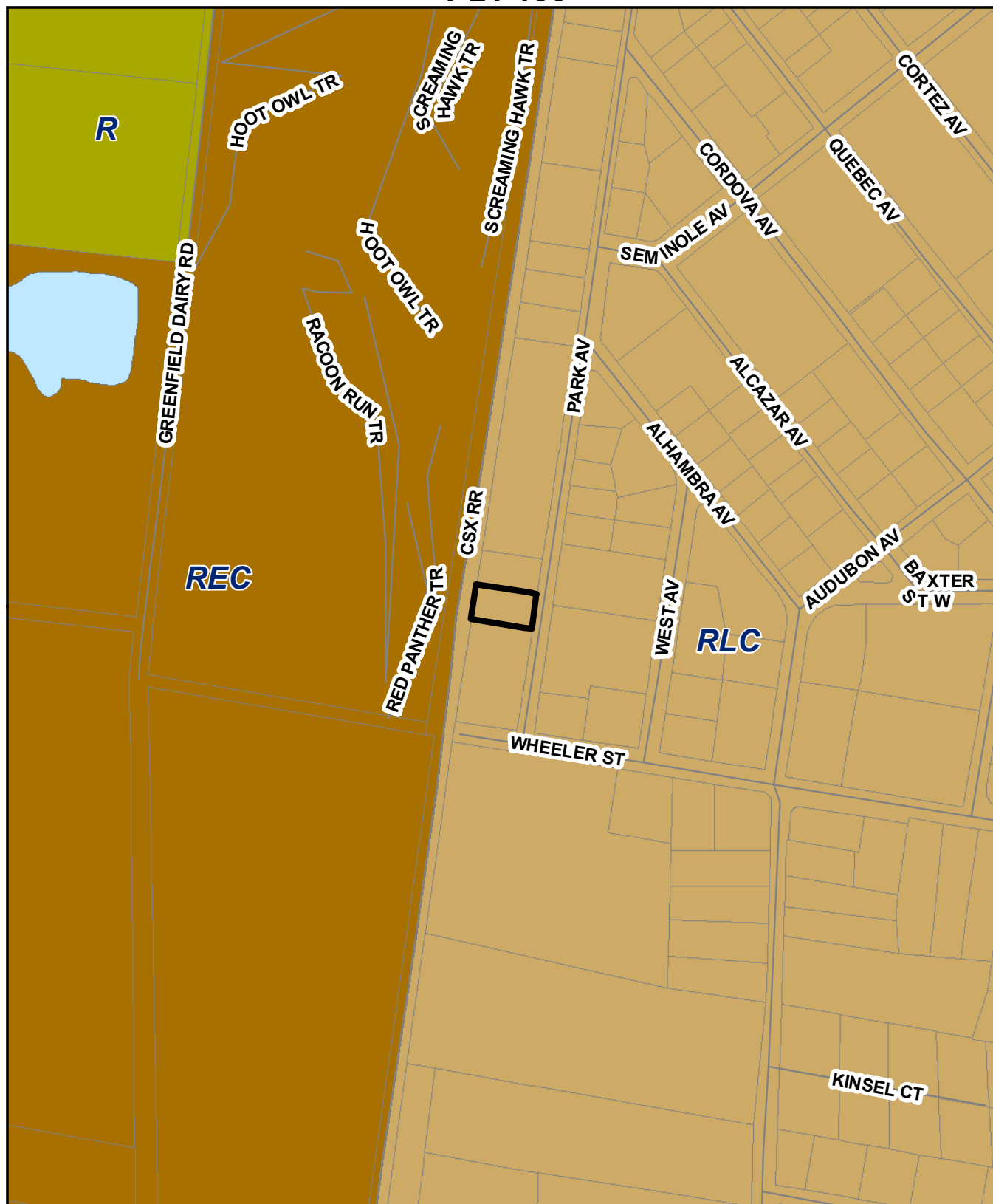
ZONING CLASSIFICATION V-21-135



-  SUBJECT PROPERTY
-  ZONING BNDY
-  RESIDENTIAL
-  AGRICULTURAL
-  PUBLIC

 1" = 400'
8/10/2021

FUTURE LAND USE V-21-135



 SUBJECT PROPERTY



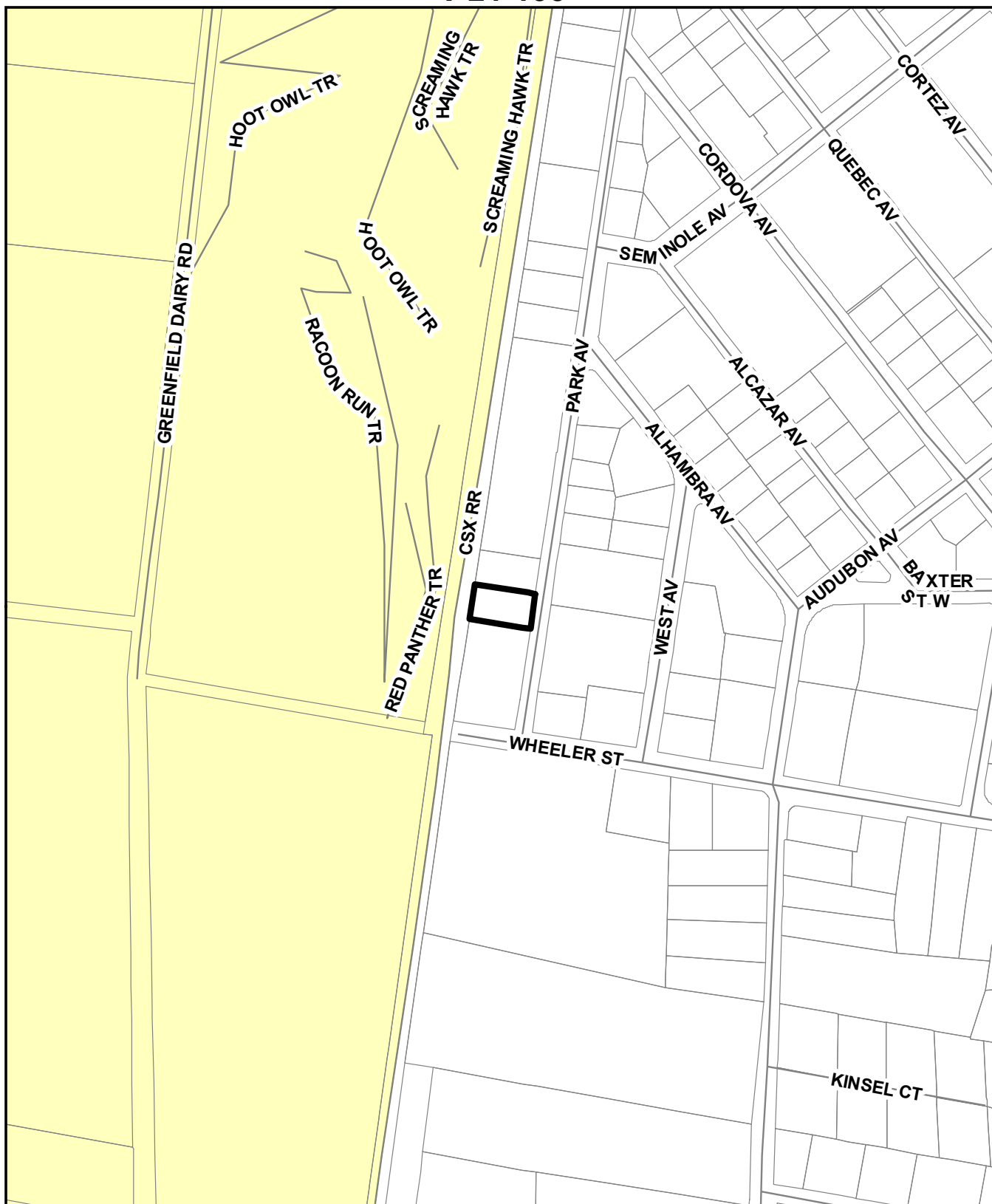
1" = 400'




8/10/2021

- | | |
|--|---|
|  RECREATION |  RURAL COMMUNITY |
|  RURAL |  WATER |

ECO/NRMA OVERLAY

V-21-135



-  SUBJECT PROPERTY
-  ECO
-  NRMA



1" = 400'
8/10/2021