



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

123 W. Indiana Avenue, DeLand, FL 32720
(386) 736-5959

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

CASE NO: Z-16-052

SUBJECT: Rezoning from Urban Single-Family Residential (R-4) zoning classification to Urban Two-Family Residential (R-6) zoning classification.

LOCATION: Ormond-by-the-Sea area

APPLICANT: John K. Wine, agent for owner

OWNERS: Cornelius R. Prior, Jr.

STAFF: Scott Ashley, AICP, Senior Zoning Manager

UPDATE: Case Z-16-052 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

The subject property is a 3.87-acre undeveloped lot that the applicant seeks to rezone to a classification that enables a companion special exception application for multifamily dwellings consistent with the county comprehensive plan. The applicant is proposing the development of attached townhomes on individual lots, which requires a rezoning from the current Urban Single-Family Residential (R-4) zoning classification to the Urban Two-Family Residential (R-6) zoning classification.

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

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 Ocean Shore Boulevard. |
| 2. Parcel No: | 3227-00-02-0090 and 3227-02-00-0140 |
| 3. Property Size: | ± 3.87 acres |
| 4. County Council District: | 4 |
| 5. Zoning: | Urban Single-Family Residential (R-4) |
| 6. FLU Designation: | Urban Medium Intensity |
| 7. ECO Map: | No |
| 8. NRMA Overlay: | No |
| 9. Adjacent Zoning and Land Use: | |

Direction	Zoning	Future Land Use	Existing Use
North:	R-4	Urban Medium Intensity	Single-family residential
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 residential

10. Maps



ZONING MAP



FUTURE LAND USE MAP

III. BACKGROUND

The subject property is 3.87 acres located between two platted single-family subdivisions, west of Ocean Shore Boulevard (SR A1A), in the Ormond-by-the-Sea community. The property's Urban Medium Intensity future land use designation has a required density range from 4.1 dwelling units per acre up to 8 dwelling units per acre. The property owner plans to subdivide the parcel, and the Urban Medium Intensity 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 still be consistent with the minimum density requirements of the Urban Medium Intensity designation. It has been difficult for the owner to achieve a subdivision design that meets both requirements; therefore they have requested this change of zoning.

Since the property area designated for urban development is only ± 3.87 acres, it is necessary to consider specific land development requirements that will have an impact on the available land area for residential use such as; road right-of-way, tree protection, and stormwater management.

With these considerations the land area for dwelling units is considerably smaller than the parcel acreage. Therefore achieving the minimum number of dwellings required by the comprehensive plan is difficult.

The applicant is applying for a rezoning to the R-6 zoning classification to allow multifamily standard or manufactured dwellings; specifically townhomes. A companion special exception application for multifamily dwellings (S-16-053) has been submitted and will be presented following the subject case.

IV. REVIEW CRITERIA AND ANALYSIS

REZONING CRITERIA - Section 72-414(e) of the zoning code includes the following criteria for review of rezoning applications:

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

The subject property is designated as Urban Medium Intensity on the Future Land Use Map of the Comprehensive Plan. The requested R-6 zoning classification is listed under Column "A" of the Matrix for Consistent Zoning Classifications with Future Land Use

Categories in the Plan. The “A” column indicates which zoning categories are assumed compatible. They provide the closest approximation to the Future Land Use Category. The existing character of the area is one determining factor of the appropriate classification to be assigned to an individual parcel.

The Comprehensive Plan contains the following additional policies that pertain to the location of the requested rezoning:

- 1.1.1.6 Densities of new urban residential development shall not exceed the capacity of the existing Thoroughfare System or the capacity of improvements as programmed in the Transportation and Capital Improvements elements.
- 1.1.1.12 Residential areas shall be designed to provide for an efficient internal street system and a collector street system that connects the residential area to adjacent residential areas and the major thoroughfare system.
- 1.1.1.13 The following public facilities and services shall be available for new development in all urban areas, schools, roadways, solid waste collection, stormwater management, fire and police protection, emergency medical services, potable water, and sanitary sewer service (except as provided for in Policy 1.1.1.13).

The request is consistent with the comprehensive plan.

Based on the most recent traffic count information (2014), SR A-1-A is operating at an acceptable Level Service C. Primary vehicular access, and central water and sewer services, are available through the adjoining Verona Villas subdivision.

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

The site has no known environmental constraints. It is planned that the property will be developed as a townhome subdivision; however, it is unknown if there will be any significant change to the existing environmental characteristics of the property until a subdivision plan is submitted for development review. The main concern is the preservation of 15% of the existing trees as a tree preservation area. Any impacts on the environment or natural resources will be addressed through the site plan review process.

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

The character of the area is a mix of medium and high density residential uses. There are single-family residential subdivisions west of the Ocean Shore Boulevard corridor, and multifamily condominiums along the boulevard. The area is accustomed to the type of use and activity level of multifamily units in the neighborhood. The addition of the 3.87-acre parcel is not likely to have a negative impact on the economy of the area.

(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 rezoning will have no significant impact on governmental services. The current zoning would produce a potential gross density of 22 dwelling units based on a minimum lot size of 7,500 square feet. The rezoning could theoretically allow 30 two-family lots based on the density provisions of the comprehensive plan and the R-6 zoning minimum lot size of 11,000 square feet for a two-family dwelling. The additional number of units should not have a significant impact to governmental services.

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

The only meaningful change to the area has been the Verona Villas subdivision plat to the south. Completion of the subdivision makes central utility services available to the subject property.

(6) Any mistakes in the original classification.

There are no mistakes in the property's current zoning classification.

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

The requested rezoning to the R-6 zoning classification will allow the property to be developed with single-family, two-family or, with a special exception, multifamily dwelling units. This property is still a vegetated site, and any future development will be required meet prescribed building setbacks and landscaped buffers when developed. The North Peninsular area consists of small lot single-family and multifamily type developments in the area. This proposed rezoning should not likely effect the values of the affected area.

(8) Its impact upon the public health, welfare, safety, or morals.

A change in zoning from R-4 to R-6 will have no negative impacts on the public health, welfare, safety, or morals of the neighborhood.

V. STAFF RECOMMENDATION

Staff finds the requested rezoning meets the specified criteria for considering a rezoning application. Therefore, staff recommends that the PLDRC forward this request for rezoning from Urban Single-Family Residential (R-4) zoning classification to Urban Two-Family Residential (R-6) zoning classification to the county council with a recommendation of approval.

VI. ATTACHMENTS

- Survey
- Letters of Support or Opposition
- Petition of Opposition
- Photographs
- Map Exhibits

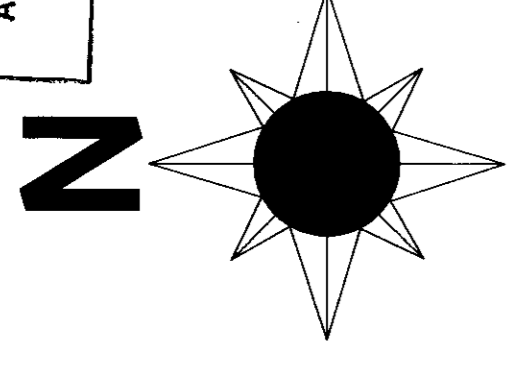
VII. AUTHORITY AND PROCEDURE

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.

CURRENT PLANNING
ACTIVITY
APR 29 2016
RECEIVED

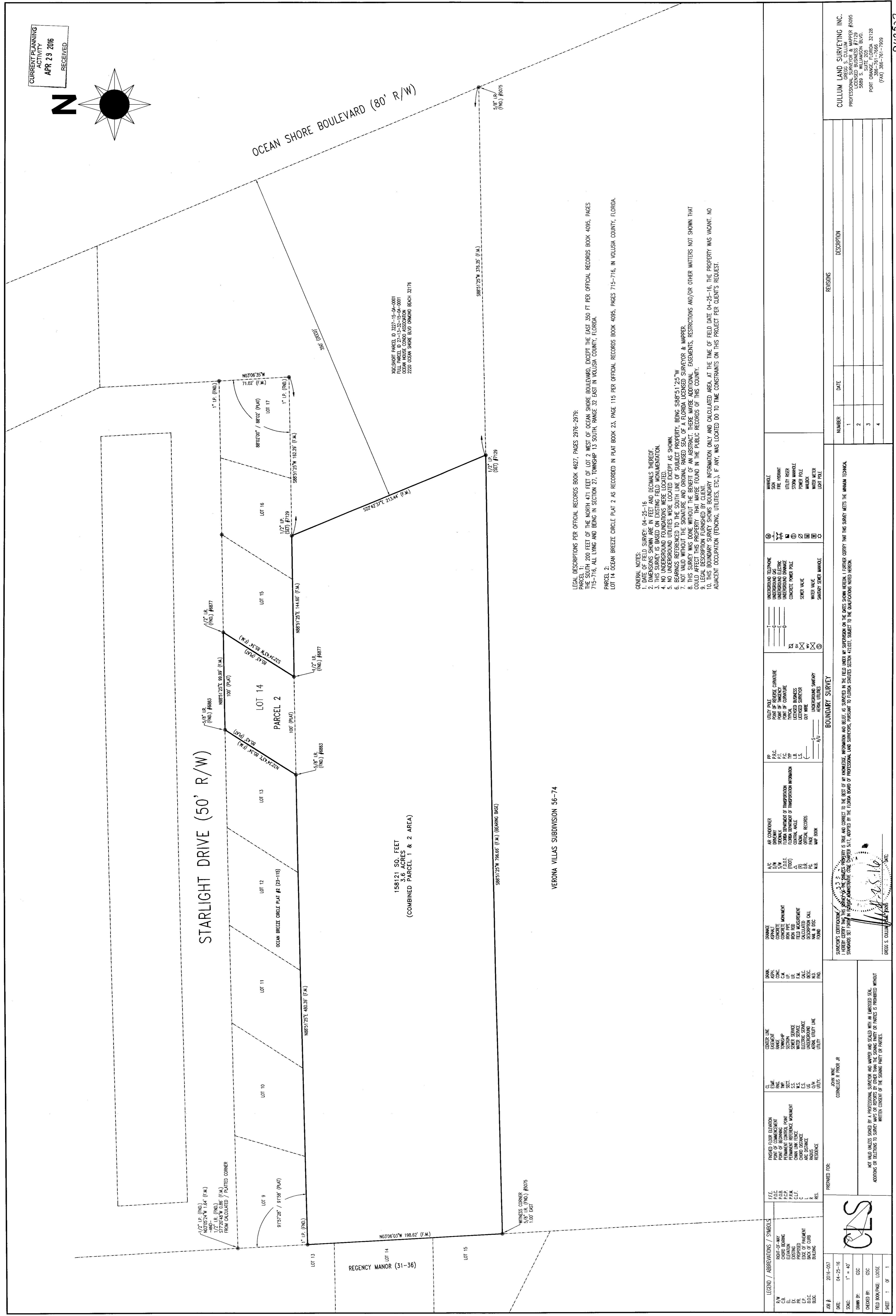


OCEAN SHORE BOULEVARD (80' R/W)

STARLIGHT DRIVE (50' R/W)

158121 SQ. FEET
3.6 ACRES
(COMBINED PARCEL 1 & 2 AREA)

VERONA VILLAS SUBDIVISION 56-74



LEGAL DESCRIPTIONS PER OFFICIAL RECORDS BOOK 4827, PAGES 2976-2979:
PARCEL 1:
THE SOUTH 200 FEET OF THE NORTH 471 FEET OF LOT 2 WEST OF OCEAN SHORE BOULEVARD, EXCEPT THE EAST 350 FT PER OFFICIAL RECORDS BOOK 4095, PAGES 715-716, ALL LING AND BEING IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 32 EAST IN VOLUSIA COUNTY, FLORIDA.

PARCEL 2:
LOT 14 OCEAN BREEZE CIRCLE PLAT 2 AS RECORDED IN PLAT BOOK 23, PAGE 115 PER OFFICIAL RECORDS BOOK 4095, PAGES 715-716, IN VOLUSIA COUNTY, FLORIDA.

- GENERAL NOTES:
1. DATE OF FIELD SURVEY: 04-25-16
 2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 3. THIS SURVEY IS BASED ON EXISTING FIELD MONUMENTATION.
 4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
 5. THE LOCATION OF ANY UNDERGROUND UTILITIES OR SERVICES IS BASED ON THE LOCATION OF EXISTING SURVEYORS' & MAPPER'S MONUMENTATION AND RECORDS.
 6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT, THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN THAT COULD AFFECT THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 7. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 8. THIS BOUNDARY SURVEY SHOWS BOUNDARY INFORMATION ONLY AND CALCULATED AREA. AT THE TIME OF FIELD DATE 04-25-16, THE PROPERTY WAS VACANT. NO ADJACENT OCCUPATION (FENCING, UTILITIES, ETC.), IF ANY, WAS LOCATED DO TO TIME CONSTRAINTS ON THIS PROJECT PER CLIENT'S REQUEST.

BOUNDARY SURVEY

UTILITY POLE	UNDERGROUND TELEPHONE	MANHOLE
POINT OF CORNER	UNDERGROUND ELECTRIC	FIRE HYDRANT
PROCESSED BUSINESS	CONCRETE POWER POLE	UTILITY BOX
OUT WIRE	SEWER WAVE	STORM MANHOLE
ASAP UTILITIES	WATER WAVE	WALKWAY
	SAWNEY STORM MANHOLE	WATER METER
		LOFT POLE

REVISIONS

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

PREPARED FOR:
JOHN WINE
CORNELIUS P. PROFF JR.

DATE: 04-25-16
SCALE: 1" = 40'
DRAWN BY: CSC
CHECKED BY: CSC
FIELD BOOK/PAGE: LOOSE

NO. 1 OF 1

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION ON THE DATES SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

REG. NO. 10000
GREG S. CULLUM
DATE: 04-25-16

REG. NO. 10000
GREG S. CULLUM
DATE: 04-25-16
PROFESSIONAL SURVEYOR & MAPPER #5095
CULLUM LAND SURVEYING INC.
5889 S. WILLIAMSON BLVD.
SUITE 200
PORT CHARLOTTE, FLORIDA 32728
(813) 741-7466
(FAX) 384-781-7969

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 Downing 2222 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.pdf
http://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

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

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 peninsula. 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 peninsula.

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 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
Mary E. Meinis	12 Starlight Dr.	June 6, 2016
Carl R. Tahan	8 STARLIGHT DR.	JUN 6, 2016
Marie R. Tahan	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 Tahan	19 STARLIGHT DR	JUNE 7-16
S. Papadopoulos	19 STARLIGHT DR	JUNE 7-16
Rachel Dwyer		06-7-16
Steven J. Mory	4 Ocean Breeze Cir	July 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
S-16-053
 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 WHIPPLE	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 Dhabant	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.: 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 # 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
[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

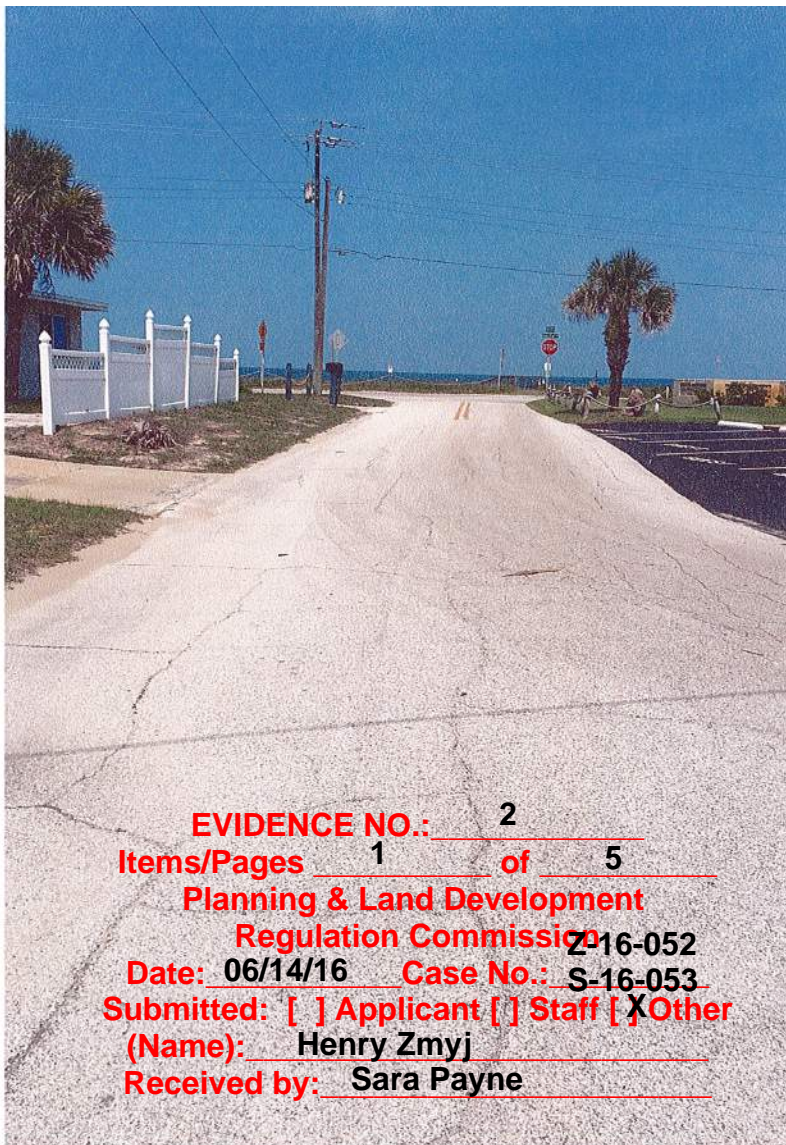
EVIDENCE NO.: 1
Items/Pages 7 **of** 7
Planning & Land Development
Regulation Commission
Date: 06/14/16 **Case No.:** 2-16-052
Submitted: Applicant Staff Other
(Name): Henry Zmyj
Received by: Sara Payne

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



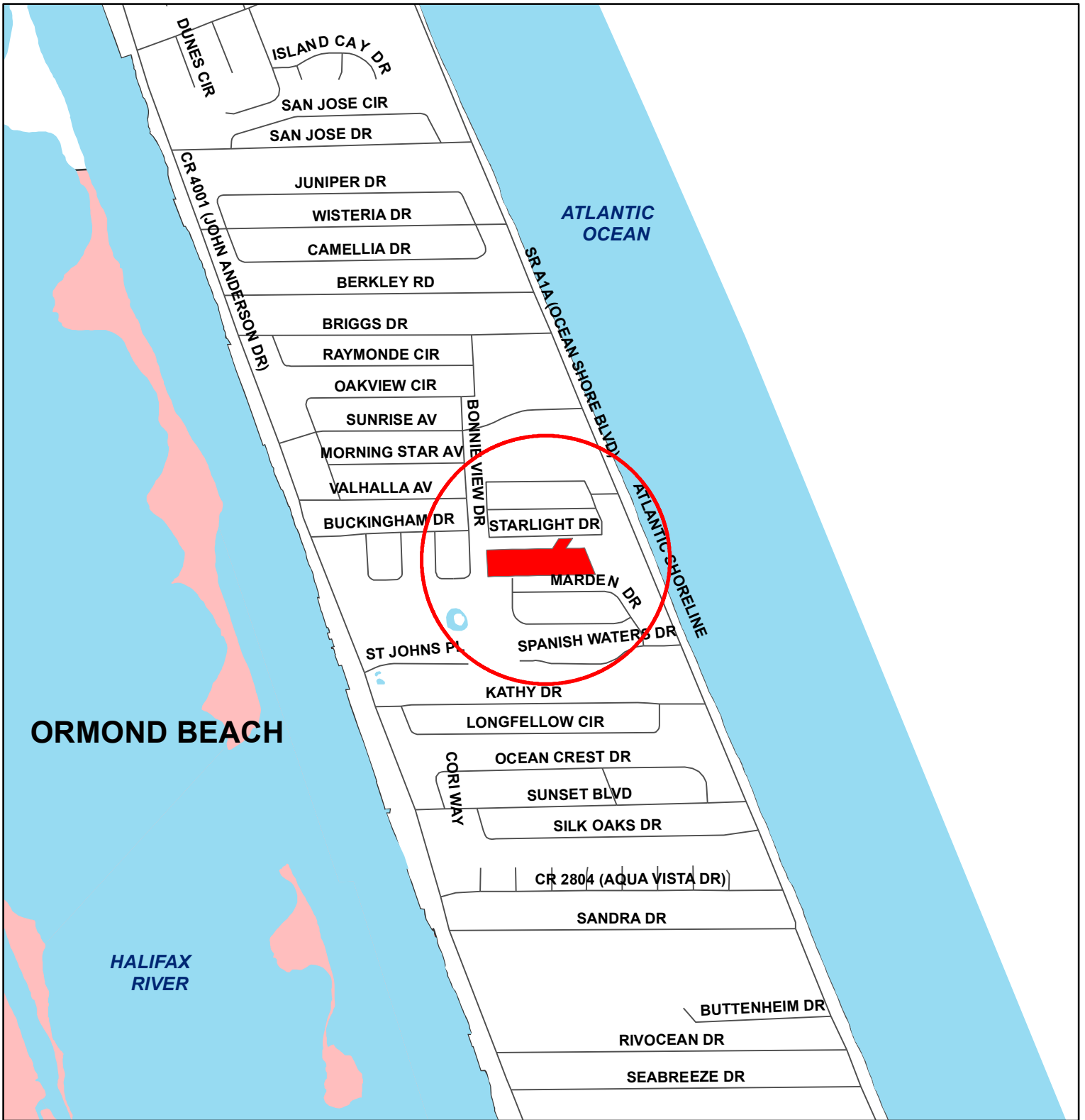
Photo's 1+2

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



ORMOND BEACH

ATLANTIC OCEAN

HALIFAX RIVER

REQUEST AREA LOCATION

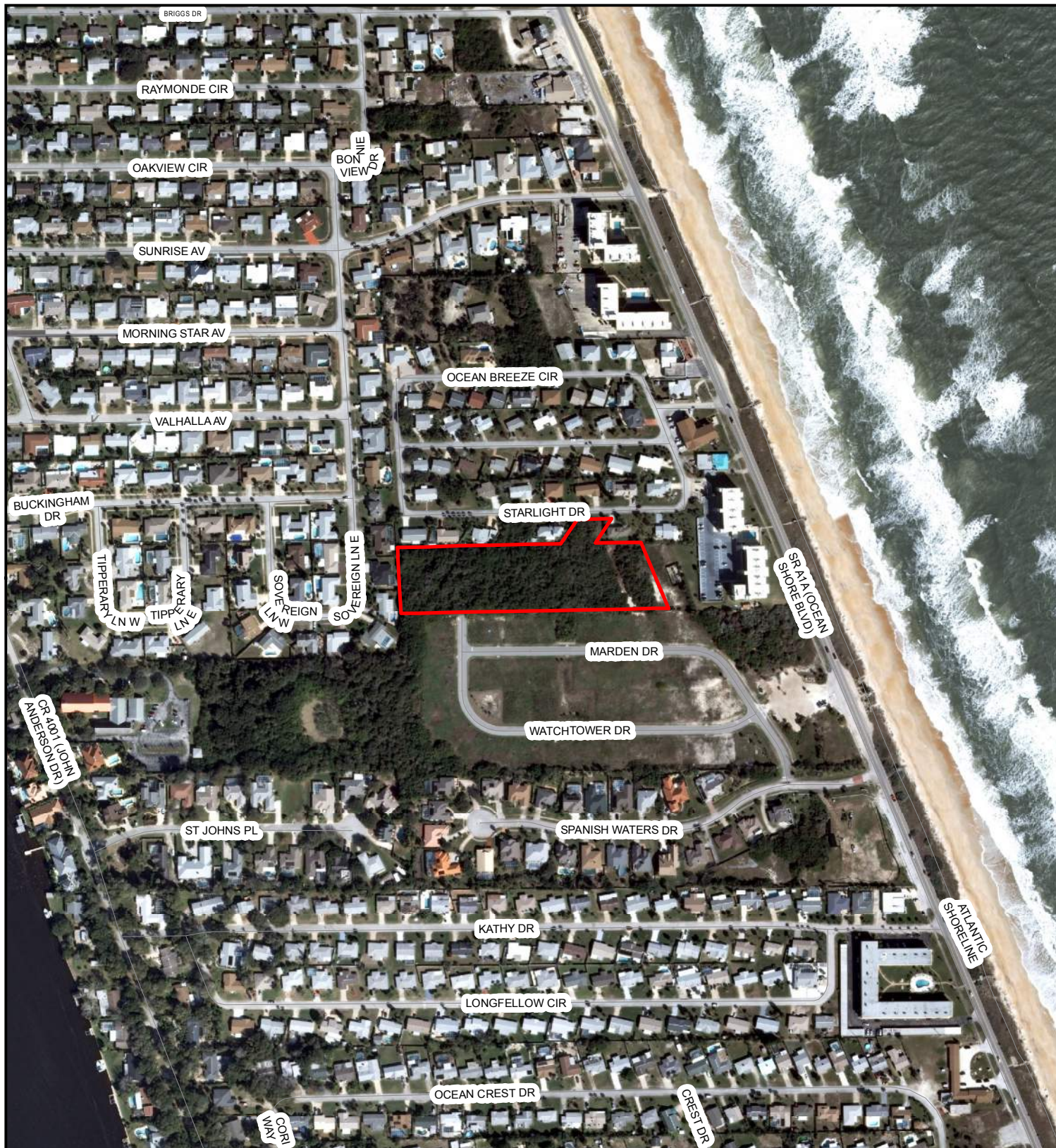


1" = 1000'

ZONING




**CASE NUMBER
Z-16-052**



AERIAL 2015

 REQUEST AREA

1" = 400'

 **ZONING**
CASE NUMBER
Z-16-052



ZONING CLASSIFICATION

- INCORPORATED
- RESIDENTIAL
- COMMERCIAL
- RESOURCE CORRIDOR

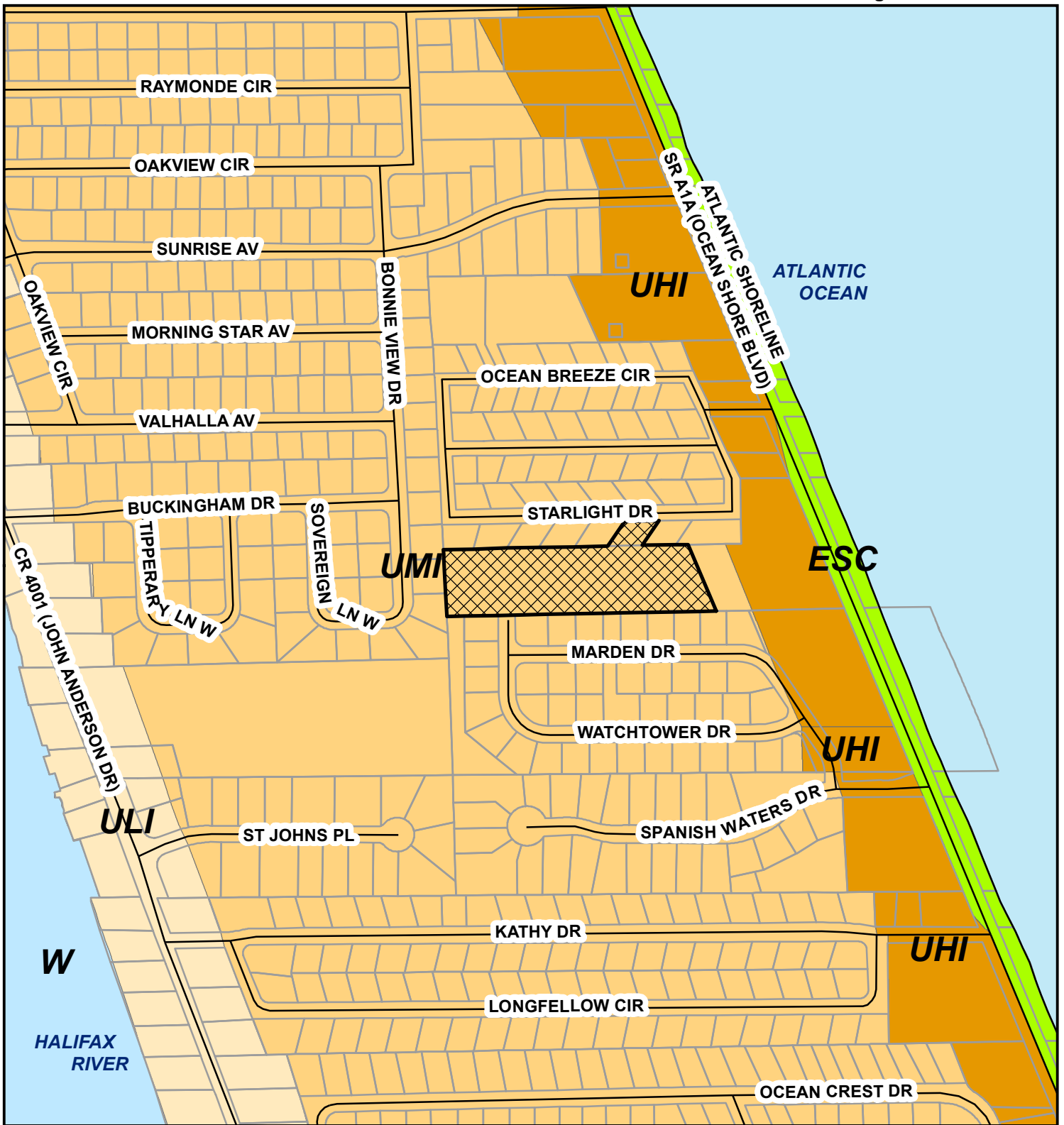
REQUEST AREA

1" = 4800'



ZONING

CASE NUMBER
Z-16-052



FUTURE LAND USE DESIGNATION

1" = 400'

CASE NUMBER

Z-16-052


 ENVIRONMENTAL SYSTEMS CORRIDOR

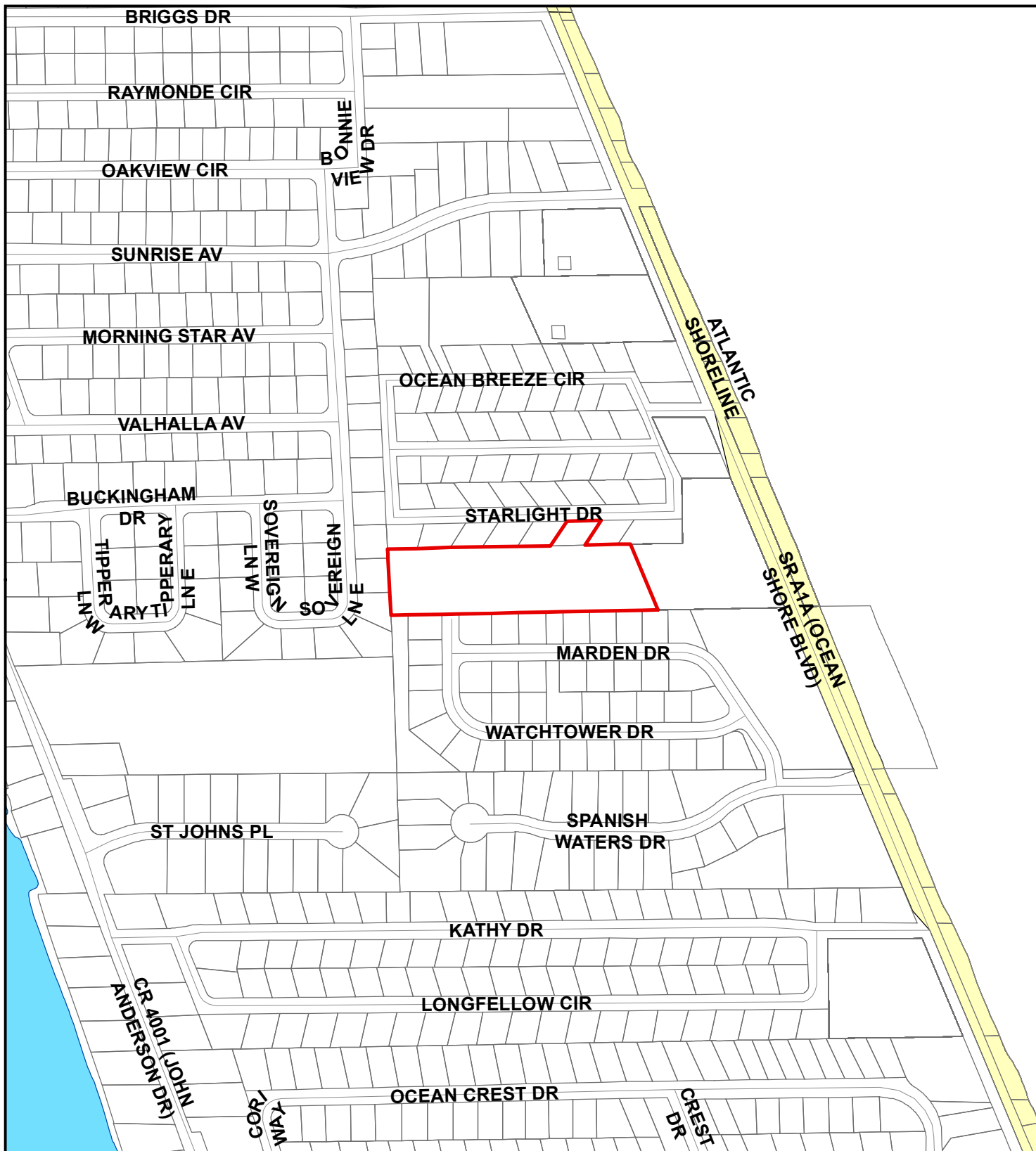
 URBAN HIGH INTENSITY

 URBAN MEDIUM INTENSITY

 WATER

 URBAN LOW INTENSITY

 REQUEST AREA



ECO/NRMA



ECO



NRMA



REQUEST AREA

1" = 400'



**ZONING
CASE NUMBER
Z-16-052**