

**From:** <headamy@aol.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:26 AM  
**Subject:** Auto Mall Zoning Hearing - Tuesday 2/14/17

Yolanda,

I understand that you will print out emails regarding the rezoning proposal for land near exit 116 on I4 on Orange Camp Road. Thank your offering to do this because my wife and I are not able to attend the meeting.

We purchased our home in Victoria Gardens last year and became registered voters in Volusia County on 12/15/2016. This is now our home and we plan to be involved in our community at many levels for many years. The sudden news last week that an Auto Mall might be built adjacent to Victoria Gardens was disturbing for both of us. We are opposed to this proposal and we will try to provide reasons for you.

> Our first concern is the impact on the natural beauty and serenity of Victoria Gardens. We spent 2 years renting in Sanford before buying our home in Victoria Gardens. We traveled all around Central Florida and knew we had found our home in Volusia County. This is a special area and we believe it needs to be protected.

> We are concerned that the property value of our home could be negatively impacted.

> We are concerned that the Auto Mall would have a negative impact on the environment by causing light pollution to the East of Victoria Gardens. Now we have a beautiful night sky filled with stars... tall poles with bright lights may spoil this natural beauty. We travelled up to the Auto Mall in Daytona which is only 15 or 20 minutes away to see what it might look like.

> Other environmental impacts might be a drastic change in drainage due to expansive parking lots over 50+ acres next to a residential area. Also, the area has already received great pressure for the wildlife we have due to the expansion of Victoria Gardens... we don't really need more destruction of wildlife habitat.

We are not against progress and the development of commercial enterprise... small business is vital to a healthy economy. We are against unwise decisions that do not consider the separation of residential and commercial areas. We hope you will take our opinions into consideration when you review this proposal. We do plan to attend future meetings regarding this issue.

Regards,  
Howard & Jane Adamy  
515 Heron Point Way  
Deland, FL 32724  
607-733-0550

Sent from Mail for Windows 10

**From:** bill agona <wja2b44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 9:34 AM  
**Subject:** Auto Mail

As a recent transplants from Ohio, we chose DeLand from all other options due to its planned communities and commitment to maintaining it's small town image. I am a strong believer in the need for expanded business opportunities but not at the expense of what makes DeLand the place that it is

WILLIAM and PAMELA AGONA  
335 WEST FREESIA COURT, DELAND

--

Sent from Gmail Mobile

**From:** bill agona <wja2b44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:15 PM  
**Subject:** Auto Mall

Wife and I moved to DeLand as our retirement community. Florida offers numerous options. The planning and land use policies in place weighed heavily on our plans. Auto Mall needs to be located to non residential area within the DeLand area. There numerous unused parcels

Sent from my iPhone

**From:** Josh Alves <jfalves27@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:29 PM  
**Subject:** Auto mall - Victoria Park

>  
> Good evening,  
>  
> I strongly oppose the auto mall development along I4 and orange camp that does not bring out the best in DeLand's quality of life. A auto mall does not fit in at this location as it will bring about traffic congestion, oversized vehicles, crime, and unsuitable development. This does not bring long-term jobs as dealerships will just move from one location to another and then leave vacant property on woodland.  
>  
> Regards,  
> Joshua Alves

**From:** Jacqueline Balzano <jbmissey@gmail.com>  
**To:** <planning@volusia.org>, Joseph Balzano <jbdeland27@gmail.com>, Julie Cra...  
**Date:** 2/13/2017 2:44 PM  
**Subject:** Ref. 23478 - Case Z-16-0074, Rezoning from B-6 to B-4; property 7025-01-00-0051

For what reason are car dealerships protected by the county government and laws do not protect us, the voter and tax paying citizens from unwanted businesses that endangers our residents and lively hoods. For what reason were we not notified in a advance notice. Being accessible for customers, customers using our streets for test driving, not knowing where they are going. I 4 between DeBary/Deltona to Daytona from what I have read is the most dangerous section of I4. Tourist use it to connect to I95 - again, they do not know the roads so approving this type of business is not acceptable; would be dangerous; a safety hazard.

We did not move to Victoria Gardens to live next to an Auto Mall. Because of the distance law for dealerships, their problem has become ours. How old is this law? Like some Blue Laws written in the 30's or 50's. Time change and laws change, but the rezoning law and change from B-6 to B-4 should not be approved. Victoria Gardens is a 55 Plus gated community with the rest of Victoria Park younger family residents. Victoria Gardens have more than several 80 and 90 year olds who still drive. I'll be there one day, but this is not safe for the traffic pattern on Orange Camp Road.

What about laws of distance grace areas between residential and any type of commercial properties? There are still 1000 plus homes, approx., yet to be built in Victoria Park. 400 plus in Victoria Gardens. "The availability of the highway capacity, ease of access and the protection to adjacent residential use from such impacts as noise or traffic" if passing this rezoning is approved, per your explanation, then we would be in jeopardy.

Section B.2.K.

Your Section 3-2, especially C & D would be hazardous to the area communities and residents.

2. Impact on environment. Removing trees, ground cover, bushes etc. endangers; the natural water drainage and absorption and could cause potential drainage problems and flooding. Not to say about the wildlife that is threatened and loses their homes. Also, the fact that the trees, bushes, ground cover are natural protection from winds (ie hurricanes).

3. Your own words, "in the case, it is uncertain if a rezoning to such a similar classification would affect the area's economy." So it is okay to approve and be uncertain for the lively hood of the community and residents, but is it okay to approve for the benefit of a dealership, we do not count.

4. The governmental services which I believe would be most affected is the Police and Sheriff's Dept. More outsiders of the county, city and state traffic. These depts, I am quite sure, are currently understaffed and under paid. As the saying goes, "do more for less". Is that fair for the men in blue that put their lives on the line for this community, and do an excellent job.

5. You stated "no changes affecting the area". It is not been approved nor built as of today 2/10/17. How do you come to this conclusion.

7. Is the value of the property rezoned or the value of my home? How did you arrive at this conclusion. That the rezoning, if passed would not affect property values?

8. If paB-4 classification will have an impact on safety, mental health and possible morals of the neighborhood. How did you arrive at the conclusion that it would not. Would you want to live next to you?

VII. We, as owners, residents, tax payers, and voters of Victoria Gardens

we not given due acceptable public notice on any recommendations. Brandon Hurley stated that "he was surprised that this was leaked". Trying to enter through the back door does not always work and not the neighborly a neighborly process.

I do agree that the portion of the roadway and property in question is beautiful, nice and clean, lack of trash and I also request that it be designated as a scenic roadway.

We the tax payers and voters will remember who approved this, if approved at the next terms to be voted.

We, Jacqueline Balzano and husband, Joseph Balzano to not agree to this rezoning; asking that our vote be counted as a "NOT" to rezone to B-4.

Dated today this 13th day of February, 2017.

**From:** Jacqueline Balzano <jbmissey@gmail.com>  
**To:** <planning@volusia.org>, Joseph Balzano <jbdeland27@gmail.com>, Julie Cra...  
**Date:** 2/13/2017 8:14 PM  
**Subject:** Addendum to previous objection Ref. 23478, Case Z-16-0074, Rezoning B6 to B4, property 7025-01-00-00J by Jacqueline and Joseph Balzano

Is the property on Orange Camp in question less expensive compared to other locations?

For what reason(s) does the property on Rt. 44 and/or SR 472 at I4 not be an option?

When was the original hearing announced and when did it occur to advise the community to include Victoria Park that this was a property up for sale that would required property rezoning.

Has anyone thought about what the consequences would be if the rezoning is passed, and all or most of the other car dealers moved to the AutoMall. That would leave those propertis in DeLand that moved to the AutoMall vacant,unattractive, attracting the possible wrong elements for trespassing, damage and not promotion and selling DeLand as a great place to live with thriving businesses.

Signed this day, February 13th, 2017, Jacqueline Balzano and Joseph Balzano.

Again, we strongly are against this rezoning.

**From:** Gloria Barbone <gloriabarbone@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:02 PM  
**Subject:** Hurley Auto Mall

I am OPPOSED to the Hurley Auto Mall at Orange Camp Road and I 4 interchange. It is too close to Victoria Gardens residential community. The noise level and traffic will be unbearable and devalue our property. Gloria Barbone, 306 Kingsley Place, DeLand, Fl. Victoria Gardens



**From:** Pat Benolkin <pat@benolkin.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:31 PM  
**Subject:** Auto Max

I oppose the zoning change for the Automax dealership.

Our neighborhood does not need the added traffic and more lighting all night for security of the proposed dealership.

This is a family neighborhood.

If rezoned to B-4 that will allow more bars, liquor stores and 24 hr. Convenience Stores !! Increasing nightly traffic coming off I-4. We are close enough to Lake Helen, should we need a 24 hr. convenience store. I am appalled that the citizens of Volusia had no prior notice of these changes. Our DeLand representative has done a very poor job. As Mr. Hurley said

"The cat's out of the bag"

Very Very unprofessional of the voted in representatives!!

P. Benolkin

216 Cypress Hills Way DeLand

**From:** Daniel Bertsch <RASTACOP422@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:17 PM  
**Subject:** Auto Mall Rezoning

I currently live in Victoria Gardens and I am opposed to the rezoning of the area east of Victoria Gardens for the preposed Auto Mall.

Daniel Bertsch

**From:** Barbara Lane Blaleslee <lane109@icloud.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:50 PM  
**Subject:** Proposed change for Auto Mall

We, Barbara and Stephen Blakeslee, residents of Victoria Commons oppose any change to allow an Auto Mall.

Sent from my iPad

**From:** Melenie Blatteis <melenieblatteis@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:05 AM  
**Subject:** auto mall

take a drive down orange camp through the victoria park neighborhood and into lake helen and see if you think its a good place for an auto mall!! do you want one in your back yard? neither do we. it will be an ugly blight on the neighborhood and mr hurley has a perfectly good location on woodland.  
melenie blatteis

**From:** mtblosser <mtblosser@yahoo.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:13 PM  
**Subject:** Opposed to rezoning

I live in Victoria Park and opposed the rezo off orange camp road and I-4. I will be on attendance at tomorrow's meeting.

Regards,  
Megan Blosser

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Sara Payne  
**To:** Jackson, Susan; Somers, Yolanda  
**Date:** 2/13/2017 2:02 PM  
**Subject:** Fwd: PLDRC Meeting February 14, 2017  
**Attachments:** Community Letter VC PLDRC (ref Z-16-074).pdf

a new one....

>>> josh bosley <[jsbosley@gmail.com](mailto:jsbosley@gmail.com)> 2/13/2017 1:52 PM >>>  
Good Afternoon,

Attached is a letter from the residents in the surrounding area to the proposed rezoning request (Z-16-074). We request this letter be read before the commission and those in attendance. We also request this letter be read into the permanent record for the above stated rezoning request.

Sincerely,

Josh Bosley

Friday, February 10, 2017

To: **Volusia County Council**  
**Planning and Land Development Regulation Commission**

From: **The Undersigned Residents of Wellington Woods**

Reference: **Rezoning Request Z-16-074**

Dear Council Members,

We are writing today to express our position and concerns on the proposed rezoning request as it pertains to the "I-4 Auto Mall" to be located on Cr 4116(Orange Camp Rd) adjacent to Victoria Park on the West and Stewart Rd and subsequently Interstate 4 on the East.

As permanent residents of the City of Deland, many of us were surprised that this rezoning request has just been brought to light in our community. We have all invested hundreds of thousands of dollars into properties adjacent to the property in question. Everyone summed our investments equal well over \$100,000,000.00. We believe as a community our voice should be recognized as investors in the area we reside and we **Strongly Oppose** the rezoning of said property to B-4 (General Commercial) property.

For the majority of us, we chose Deland because of its "small town" feel and commitment to providing a place where we can reside in a safe and clean environment. With the number of homes that have been built and are being built along CR 4116(Orange Camp Rd) we are already seeing the effects of more traffic and congestion. By allowing a single Car Dealership or the large "I-4 Auto Mall" to be built, not to mention that B-4 zoning allows for bars, clubs, and many other unwelcomed businesses that could potentially occupy said property, would cause an unmeasurable increase in area traffic and potential to affect the safety of our community. Our communities have thrived in the peace and quiet while maintaining a balance with nature and the foliage that surrounds us.

Under governing rules, once constructed, said property will be annexed into the City of Deland because of the water and sewer requirements. We believe this rezoning request is not being processed in the correct order since the location will become part of Deland. The requirements for said property should fall under the zoning and building requirements established by the City of Deland and not Volusia County.

Furthermore, the appearance that this has been hidden from us is evident by Mr. Hurley's comments as quoted,

*" Hurley expressed surprise that the word about his ambitions is now out. 'I did not know it was in the public domain this soon' he said. 'I guess the cat is out of the bag.' " (source The Beacon Editor on Wed, 02/08/2017 - 5:59pm-article by Al Everson).*

Friday, February 10, 2017

It is also our understanding that Kohlter and other home builders may have been aware of this proposed rezoning and "I-4 Auto Mall" within the previous 3 years without disclosure to new home buyers. This could raise questions about the ethics and legalities involved in selling new homes without full disclosure.

In closing, while businesses need to exist to support the economy, the local revenue raised and contributed by the residents of Victoria Park, The Timbers, Wellington Woods, Country Club Estates, and other surrounding subdivisions far outweigh the revenue a car dealership(s) would bring to the area. We ask that you **Deny** this rezoning request or defer the request to the City of Deland in care of the thousands of local residents that continue to make this a desirable and growing residential area.

**We ask that this letter be read into and made part of the permanent record in its entirety.** Thank you for your consideration on this important matter.

Sincerely,

The Undersigned Residents of Deland,

Josh Bosley	Jennifer Bosley
Scott Bowden	Rose Bowden
Adam Cortes	Rose Cortes
John Mann	Andrea Mann
Matt Panetta	Jennifer Panetta
Bob Combs	Margie Combs
Al Howard	Judi Howard
Patrick Schaefer	Julianne Schaefer
Laureen Kelly	Patrick Elsasser
Teresa Elsasser	Bill Elder
Cara Elder	Jim Gehling
Lydia Gehling	Andrew Macko
Todd Robbins	Christine Robbins
Diana Crispin	Dr. Kimberley Szathmary
Dennis Rainville	Karen Rainville
Jake Brokaw	Courtnee Brokaw
Daniel Vinyard	Sandy Vinyard
John Sutherland	Rick Just
Robin Just	Gretel Mcnaney
Nick D'Avanzo	Barbara D'Avanzo
Nestor Cuevas	Georgia Cuevas
Edward Ogrysko	Fay Ogrysko
Jim Schmitt	Kim Schmitt
Paul Boehlke	Bonnie Boehlke
John Sutherland	Kurt Slafkovsky



Friday, February 10, 2017

Kerrie Slfkovsky	Kevin McCarthy
Stacey McCarthy	Daniel Price
Pat Price	Maureen Bizier
Jeanne Richard	John Zeoli
Annamaria Zeoli	Steven Morefield
Ellen Morefield	Lee Clark
Ellen Clark	Dennis Liontis
Rachel Liontis	Brad Willis
Aubrey Willis	Frederick Weary
Nancy Weary	Mary Ann Massey
DeLoren Massey	Miguel Torres
Ana Torres	Holly Baer
Steve Baer	Hamp Arendale
Linda Arendale	

**From:** <bossajeanne@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 5:50 PM  
**Subject:** Objection to Auto Mall

My name is Jeanne Bossa @ 2370 Dartmouth Rd Deland FL 32724.

I strongly oppose the Auto Mall being permitted to build their location on Orangecamp Rd. in Deland!!!  
The traffic in this area is already objectionable. Please note my opposition. I am unable to attend the zoning meeting scheduled for tomorrow morning. I will however be following this and plan on attending future meetings to block this.

Jeanne Bossa 386-414-9555

Sent from my iPad

**From:** <GAMIBRAY@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:39 PM  
**Subject:** AUTOMALL

I strongly oppose this rezoning along Orange Camp Road and I-4. The proposed mall would greatly impact the living and lifestyle of Victoria Gardens.

Connie Bray  
216 Stonington Way

**From:** William Brennan <wbrennan8@cfl.rr.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 9:29 AM  
**Subject:** Auto Mall

My neighbors and I in Wellington Woods oppose the Auto Mall being located near I-4!  
It is obvious that it would cause traffic jams for all residents in the area, especially when entering or leaving I-4.  
You don't have to be an expert in city planning to see that this would create a traffic nightmare.  
We also are concerned about the environmental impact and flooding.

Sent from my iPhone

**From:** Janna Bridges <jbridges1956@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:52 PM  
**Subject:** Request for zoning change - potential auto mall near Orange Camp and I-4

I am writing this email to state I am very much opposed to the requested zoning change for the proposed auto mall off of Orange Camp and I-4. I realize that this property is already zoned commerce but do not believe it will be a good mix to change to the requested zoning. Victoria Park community is a beautiful and quiet residential community. Just across the bridge is Lake Helen. It too is a quaint quiet beautiful community. I have lived in Victoria Park for 12 years and I think that if the zoning is changed to allow for business like an auto mall both areas would be adversely affected. Please don't recommend the change to the council.

Thank you in advance for your consideration.

Janna C. Bridges  
234 Victoria Commons Blvd.  
Deland, FL 32724  
(386)804-5478

**From:** Dianne Brutnell <dbrutnell@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 5:52 PM  
**Subject:** Auto Mall

We strongly oppose such use of that land. It will not creat jobs-just relocate them. It will, however, make a terrible first impression to people coming to DeLand. Please plan for our future and keep our city with its "small town flavor" not big city ugly sprawl.

Sent from my iPad

**From:** Stew Burkhammer <safetystew1@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:45 PM  
**Subject:** Proposed Automall next to Victoria Gardens

We live on Heron Point Way in Victoria Gardens. We are OPPOSED to the Automall. Thank you. Mr. and Mrs. Stewart Burkhammer

**From:** Marianne Carlson <mcarlson247@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:18 PM  
**Subject:** Vote No on the Auto Mall

I have lived in Victoria Hills for 10 years, and have watched Orange Camp Road become a clogged nightmare to drive on. Adding an auto mall would only make matters much worse. The traffic is already out of control, and the current plans will make it impossible to exit Victoria Hills onto Orange Camp. It's already impossible to turn left onto Orange Camp or MLK during drive time, and adding more to the congestion on Orange Camp will make things so much worse. Please vote no on this plan. Or at least figure out a way for Victoria Hills residents to get out. Maybe a light at Spalding and MLK? I don't know. But it's horrible already. Please don't make it worse.

\*Marianne Carlson\*  
201 Brookgreen Way, DeLand  
386-626-3236

[www.linkedin.com/in/mcarlson247](http://www.linkedin.com/in/mcarlson247) <<http://www.linkedin.com/in/mcarlson247>>



**From:** Susan Jackson  
**To:** Carrell, Cheryl  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/13/2017 8:55 AM  
**Subject:** Re: DeLand zoning issue

Ms. Carrel,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> Cheryl Carrell <[carrellcher@yahoo.com](mailto:carrellcher@yahoo.com)> 2/10/2017 11:26 PM >>>

To: Susan Jackson, Senior Planning Manager

I am a resident of Victoria Park in DeLand and am writing to express my concerns about the zoning issue being voted on next week - February 14th. I am strongly against the change from B-6 zoning to B-4 on the parcel of land on Orange Camp Road near I-4. The deciding factors in my decision to purchase a home in Victoria Park were the small town feel, the beauty of the neighborhoods, the wildlife and the abundance of natural, wooded, undeveloped land. It is a planned community - and a mega auto mall was not part of the plan. It does not fit into the area which is considered the gateway into DeLand; it is not the kind of smart growth we want. A mega auto mall does nothing to enhance our beautifully planned neighborhoods.

Some issues of concern: 1. increase in traffic 2. destruction of natural environment 3. noise and lights 4. cars being test driven through our neighborhoods 5. appearance of acres of cars/concrete, etc. does not fit in with the appearance of our neighborhoods 6. lower property values 7. decrease in quality of life for residents

Please vote against this application for a zoning change.

In addition, since residents were never notified of this zoning change proposal, please consider changing the date, time and location of the meeting so that the residents that are affected can attend. Thank you.

Cheryl Carrell 157 Birchmont Drive DeLand, FL 32724 [carrellcher@yahoo.com](mailto:carrellcher@yahoo.com)

**From:** Cheryl Carrell <carrellcher@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/10/2017 11:56 PM  
**Subject:** Objection to proposed zoning change in DeLand

I am a resident of Victoria Park in DeLand and am writing to express my concerns about the zoning issue being voted on next week - February 14th. I am strongly against the change from B-6 to B-4 on the parcel of land on Orange Camp Road near I-4. The deciding factors in my decision to purchase a home in Victoria Park were the small town feel, the beauty of the neighborhoods, the wildlife and the abundance of natural, wooded, undeveloped land. It is a planned community - and a mega auto mall was not part of the plan. It does not fit into the area which is considered the gateway into DeLand; it is not the kind of smart growth we want. A mega auto mall does nothing to enhance our beautifully planned neighborhoods.

Some issues of concern: 1. increase in traffic 2. destruction of natural environment 3. noise and lights 4. cars being test driven through our neighborhoods 5. appearance of acres of cars/concrete, etc. does not fit in with the appearance of our neighborhoods 6. lower property values 7. decrease in quality of life for residents

Please vote against this proposal for a zoning change. We do not want a mega auto mall next door to our homes.

In addition, since residents were never notified of this zoning change proposal and the upcoming vote, please consider changing the date, time, and location of the meeting so that the residents that are affected can attend. Thank you.

Cheryl Carrell 157 Birchmont Drive DeLand, FL 32724 carrellcher@yahoo.com

**From:** Leonard Cechowski <papalenc@gmail.com>  
**To:** <planning@volusia.org>  
**CC:** Fred McIntyre <fmcintyre1@cfl.rr.com>, "Jo Pritchett (epritchett@cfl.rr....  
**Date:** 2/13/2017 3:37 PM  
**Subject:** Case # Z-16-074

Re: Rezoning Case Z-16-074

Gentlemen:

My wife and I are residents and own a home in Victoria Gardens, which is an over 55 community, and is part of Victoria Park PUD located in southern DeLand, FL. Victoria Park is a premier residential community within DeLand, FL, and it will have more than 3,000 residential homes upon completion of construction. The rezoning of this parcel, with a specific use for a AutoMall within the premium residential areas of DeLand and Lake Hellen is counter to the quality of life in this area.

I respectfully request at this time that the request for rezoning be denied for the following reasons:

1. The notice to Adjacent Property Owners was received one week prior to the meeting. This is a very short time to review the impact of the rezoning on our community and area. Why were we not notified prior to the October 11, 2016 PLDRC meeting?
2. The rezoning notice signs were not placed at the property at a visible location. The signs were placed at ground level next to the property fence. Doing 40 mph on Orange Camp and seeing a red blure along the ground at a fence does not alert anyone to a Rezoning Notice.
3. The rezoning needs to address the impact of the entire 50 acre AutoMall not just the 9.6 acres. The traffic study indicates no difference in traffic between the B-6 and B-4 usages. However if you base the traffic study on the difference in usage between the B-4, A-2 & A-3 and the proposed B-6 the traffic generated by B-6 will extremely greater.
4. Rezoning just a small piece of the ultimate 50 acres avoids having to do a DRI.
5. The Victoria Park PUD for the eastern Workplace Development which is north of the subject property takes into consideration the adjacent residential areas and does not allow many of the B-6 uses and more specifically vehicular sales. The same conditions should apply to the subject property.
6. The additional noises generated for the AutoMall. The PA system paging " Rich James, please report to the sale office" is something we do not want to hear from opening to closing of the AutoMall.

Like many other homeowners in Victoria Gardens, I am greatly concerned about the planned zoning changes and specifically an "Auto Dealership and Auto Mall" that are detailed in the referenced case number.

Again, we respectfully request that at this time the rezoning be denied.

Leonard & Mary Ellen Cechowski

1373 Hazeldene Manor

386-490-4910

papalenc@gmail.com

**From:** Leonard Cechowski <papalenc@gmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 3:01 PM  
**Subject:** Case # Z-16-074

Re: Rezoning Case Z-16-074

Gentlemen:

My wife and I are residents and own a home at Victoria Gardens, which is an over 55 community, which is part of Victoria Park PUD located in southern DeLand, FL. Victoria Park is a premier residential community within DeLand, FL, and it will have more than 3,000 residential homes upon completion of construction. The rezoning of this parcel, with a specific use for a AutoMall within the premium residential areas of DeLand and Lake Hellen is counter to the quality of life in this area.

I respectfully request at this time that the request for rezoning be denied for the following reasons:

1. The notice to Adjacent Property Owners was received one week prior to the meeting. This is a very short time to review the impact of the rezoning on our community and area. Why were we not notified prior to the October 11, 2016 PLDRC meeting?

Like many other homeowners in Victoria Gardens, I am greatly concerned about the planned zoning changes for an "Auto Dealership and Auto Mall" that are detailed in the referenced case number.

**From:** nelson cederberg <nelsoncederberg@icloud.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:11 AM  
**Subject:** Auto Mall on Orange Camp Rd and I4

To Whom It May Concern;

I own a home in Victoria Gardens and request that you do not change zoning to accommodate this venture.

I have invested a large portion of my retirement funds in my present residence and need to have its value preserved

by not using vacant land for used for this purpose. Thanks for your your consideration,Nelson Cederberg

**From:** Judy Champion <judyorlando@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:10 AM  
**Subject:** Proposed Automall

Hello,

My husband and I live in Victoria Gardens, very close to where the proposed automall might be built.

We vehemently oppose re-zoning the various parcels to allow an automall due to the following reasons:

Traffic in and along the Interstate and Orange Camp will be vastly increased. Already Orange Camp backs up from MLK to I-4 in the mornings and evenings. Huge trucks carrying multiple cars will cause back ups and increased noise.

The noise factor will increase due to more cars, hydraulic wrenches, etc.

Light pollution will increase.

The sensitive environment around Victoria Gardens (deer, bear, cougar, gopher tortoises, armadillos, turkeys, cranes) will be affected by the noise and everyone will be affected by the toxic waste materials (oil, metals, etc.) produced by these dealerships.

There already is an Automall twenty miles up the road; we don't need two so close together.

Sincerely,

Judy and Craig Champion

605 Heron Point Way

**From:** GEORGE CODD <gecfish@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:36 AM  
**Subject:** Rezoning to allow automall

As home owners in Victoria Gardens we are opposed to this rezoning. The increased traffic noise and lighting will affect our quality of life as well as the value of our properties.  
Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10  
George and Susanne Codd  
519 Heron point way  
Deland , florid



**From:** Linda Comeens <lcomeens@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:48 PM  
**Subject:** Mega auto mall

I oppose mega auto mall.  
Sent from my iPhone

Linda Comeens 205 Addington dr. DeLand Fla 32724

**From:** John Connin <johnc32779@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:13 PM  
**Subject:** (PLDRC) Case No: Z-16-074 -- Proposed Orange Camp Road Auto-mall Rezoning

I am strongly apposed to the proposed rezoning for the purposes of a establishing a automobile dealership, and particularly an auto-mall along the Orange Camp corridor.

The entire length of this corridor is has a wonderful look and feel that needs to be preserved, and enhanced for the benefit of the county, city, it's residents, and visitors. Granted as one of three I4 corridors to the area it is under increasing demands. Never the less, I am confident with proper planning and foresight these demands can accommodated without diminishing the desirability of the area. Unfortunately the current comprehensive plan for the city of Deland fails to address this need.

Assuming the auto-mall were to be successful, I don't see it bringing a significant economic benefit to the area. Rather I see it bring blight to the 17-92 corridor as dealership relocate to the auto-mall while not being significant increase in employment opportunities. If the commission see this differently, then surely there must be a better location for an auto-mall -- for example I4 - SR 472, I4 - SR 44, or the proposed FDOT frontage road.

John Connin  
649 Torchwood Drive  
Deland, FL 32724

Dear Council,

I am writing because I cannot be present for tomorrow's council meeting on 2-14-17. I must express my feelings about the proposed automall. I am adamantly opposed to an automall in this location. It should be apparent to the council that the location proposed for this gigantic parking lot of cars is completely wrong.

An automall does not belong next door to a community of upscale homes. I feel sorry for the families who invested their money to live in the beautiful community of Victoria Park. They have been deceived.

Seven years ago my husband and I bought a home in Longleaf Plantation off Taylor Road. Never in my wildest dreams did I think that to exit our subdivision we might have to break into traffic that was not from other local homeowners.

I have already witnessed potential car buyers test driving vehicles from dealerships on South Woodland Blvd. and causing a slight increase in traffic on Taylor Road. If an automall is built, the amount of traffic on Taylor Road and Orange Camp Road will increase dramatically as potential car buyers take their test drives. It will be as if there were an oval race track, and cars every single day will be driving on Orange Camp Road and Taylor Road, then back to the automall. I did not buy a home in LongLeaf to experience this type of congested commercial traffic.

I'm furious the council did not make this matter known to the public earlier. I had to read about it in the Beacon a few days before you planned to settle the matter in a meeting. I regret I cannot attend the meeting tomorrow.

Again I state, NO AUTOMALL on Orange Camp Road!

Lori Conway  
811 Torchwood Drive  
DeLand, FL 32724  
[conway.lori@gmail.com](mailto:conway.lori@gmail.com)

**From:** Georgia Cuevas <georgiaacuevas@icloud.com>  
**To:** <Planning@volusia.org>  
**Date:** 2/11/2017 10:46 AM  
**Subject:** Auto Mall Next to Victoria Park

The impacts of putting an Auto Mall next to Victoria Park and Lake Helen are many:

1. Destruction of endangered species like the gopher tortoises and their habitats. There are conservation areas around Victoria Park that are meant to be preserved because of a variety of different endangered species that live there. Has anyone called Florida Fish and Wildlife to come out and evaluate all of that property and make recommendations for safely removing all endangered species? It's required by law to get proper permits to move endangered species. You will need to provide evidence of such permits.
2. The impact on underground water quality is a necessary consideration. To say there is no impact is inaccurate! The potential for flooding the Gardens is a huge concern especially during severe weather events. The natural underground water flow will definitely be impacted.
3. The lights at the Auto Mall that will run 24/7 not only negatively impact our carbon footprint, but will light up the night sky and all of our homes. This will impact our quality of life, sleep patterns and the serenity of our environment.
4. The Gateway into DeLand and Lake Helen will be forever changed. It will no longer be a scenic roadway. This obliterates our history as a community.
5. The noise from the Auto Mall will be deafening. Once all the trees are removed the sound of I4 will be constant and deafening for all of Victoria Park and Lake Helen.
6. The traffic impact will be overwhelming. We don't have the roadways to add such a high level of additional traffic to the area. People test driving cars will create a safety hazard, in addition to the traffic impact.
7. The Auto Mall in Daytona is not close to a residential area. A very different situation than directly next to Victoria Park. This directly impacts our quality of life and is not in compliance with documented noise ordinances.
8. There will be an increase in traffic accidents around the Auto Mall and Victoria Park because there are not sufficient roadways and traffic lights for Victoria Park to support such a project.
9. The planned community of Victoria Park will be forever changed. The roadways will become too busy and dangerous to allow people to cross the street to go to the Cafe, have a pizza or get an ice cream cone. The small town charm of the "Athens of the South" will no longer exist. This is an impact to the quality of life, small town charm and community atmosphere we have enjoyed in Victoria Park.
10. The Auto Mall will bring people from all over Central Florida into the area creating an additional safety risk in our area. We have already experienced 2 armed robberies at the bank, car break-ins and home break-ins in Victoria Park. Auto Malls are known for criminal activity in the late night hours, subsequently raising the risks for Victoria Park.

I could go on, but I think this makes the point, to say there is no impact is absolutely not true and absurd. DeLand is meant to be a beautiful, scenic community that is not over run by a commercial look. There is a way to grow and develop; and at the same time maintain the small town charm with a true community feeling.

We are very disappointed in everyone involved in this request that claims no impact.

By avoiding the truth and an open conversation about the proposed project has demonstrated an effort to fly under the radar and not involve the community in the decisions necessary around this project. Obviously we now have no trust for the process or the people involved. This is no way to build a strong community.

We urge all County employees and elected officials in the City of DeLand, Lake Helen and Volusia County to vote "NO" on the Auto Mall!!! But more importantly to work together with the community to Develop a Sustainability Plan. Orange County has put such a plan in place to allow for more long-term planning that includes a focus on land development, conservation efforts, roadways and infrastructure, education and much more. There must be a comprehensive, well defined plan for growth and development that includes all aspects of a strong healthy community. You can't continue to make these decisions in a vacuum.

Thank you in advance for your serious consideration of our request.

Sincerely,

Nestor and Georgia Cuevas  
239 W Tarrington Drive  
DeLand, Florida 32724-7704

Sent from my iPhone

## Yolanda Somers - Proposed Re-Zoning for an Auto Mall Next to Victoria Park

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**From:** Georgia Cuevas <georgiaacuevas@icloud.com>  
**To:** <jdinneen@volusia.org>  
**Date:** 2/11/2017 12:20 PM  
**Subject:** Proposed Re-Zoning for an Auto Mall Next to Victoria Park

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The impacts of putting an Auto Mall next to Victoria Park and Lake Helen are many:

1. Destruction of endangered species like the gopher tortoises and their habitats. There are conservation areas around Victoria Park that are meant to be preserved because of a variety of different endangered species that live there. Has anyone called Florida Fish and Wildlife to come out and evaluate all of that property and make recommendations for safely removing all endangered species? It's required by law to get proper permits to move endangered species. You will need to provide evidence of such permits.
2. The impact on underground water quality is a necessary consideration. To say there is no impact is inaccurate! The potential for flooding the Gardens is a huge concern especially during severe weather events. The natural underground water flow will definitely be impacted.
3. The lights at the Auto Mall that will run [24/7](#) not only negatively impact our carbon footprint, but will light up the night sky and all of our homes. This will impact our quality of life, sleep patterns and the serenity of our environment.
4. The Gateway into DeLand and Lake Helen will be forever changed. It will no longer be a scenic roadway. This obliterates our history as a community.
5. The noise from the Auto Mall will be deafening. Once all the trees are removed the sound of I4 will be constant and deafening for all of Victoria Park and Lake Helen.
6. The traffic impact will be overwhelming. We don't have the roadways to add such a high level of additional traffic to the area. People test driving cars will create a safety hazard, in addition to the traffic impact.
7. The Auto Mall in Daytona is not close to a residential area. A very different situation than directly next to Victoria Park. This directly impacts our quality of life and is not in compliance with documented noise ordinances.
8. There will be an increase in traffic accidents around the Auto Mall and Victoria Park because there are not sufficient roadways and traffic lights for Victoria Park to support such a project.
9. The planned community of Victoria Park will be forever changed. The roadways will become too busy and dangerous to allow people to cross the street to go to the Cafe, have a pizza or get an ice cream cone. The small town charm of the "Athens of the South" will no longer exist. This is an impact to the quality of life, small town charm and community atmosphere we have enjoyed in Victoria Park.
10. The Auto Mall will bring people from all over Central Florida into the area creating an additional safety risk in our area. We have already experienced 2 armed robberies at the bank, car break-ins and home break-ins in Victoria Park. Auto Malls are known for criminal activity in the late night hours, subsequently raising the risks for Victoria Park.

I could go on, but I think this makes the point, to say there is no impact is absolutely not true and absurd. DeLand is meant to be a beautiful, scenic community that is not over run by a commercial look. There is a way to grow and develop; and at the same time maintain the small town charm with a true community feeling.

We are very disappointed in everyone involved in this request that claims no impact. By avoiding the truth and an open conversation about the proposed project has demonstrated an effort to fly under the radar and not involve the community in the decisions necessary around this project. Obviously we now have no trust for the process or the people involved. This is no way to build a strong community.

We urge all County employees and elected officials in the City of DeLand, Lake Helen and Volusia County to vote "NO" on the Auto Mall!!! But more importantly to work together with the community to Develop a Sustainability Plan. Orange County has put such a plan in place to allow for more long-term planning that includes a focus on land development, conservation efforts, roadways and infrastructure, education and much

more. There must be a comprehensive, well defined plan for growth and development that includes all aspects of a strong healthy community. You can't continue to make these decisions in a vacuum.

Thank you in advance for your serious consideration of our request.

Sincerely,  
Nestor and Georgia Cuevas  
239 W Tarrington Drive  
[DeLand, FL 32724-7704](#)  
Sent from my iPhone

Sent from my iPhone

**From:** Susan Jackson  
**To:** Deimund, Pam  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 11:23 AM  
**Subject:** Re: Proposed Automall

Ms. Deimund,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: sjackson@volusia.org  
phone: (386) 736-5959 ext. 12010

>>> Pam Deimund <pamdeimund@yahoo.com> 2/9/2017 10:52 PM >>>  
Dear Volusia County Planning and Land Development,

My name is Pamela Deimund and I own a home in Victoria Park, at 903 Wynbrook Lane in the Commons.

I am extremely upset to find that an automotive dealer wants to place a "auto mall" at the edge of the Victoria Park Development.

I am also upset after reading the staff report at <http://www.volusia.org/core/fileparse.php/5906/urlt/Z-16-074-Watts-Ford.pdf> and researching this proposal that the Planning Director Mike Holmes supports this development when it is clear that the staff report is biased towards the developer's intentions and ignores the impact on the residents in the Victoria Park Community.

The criteria for review of rezoning ignores the over-all impact of an automotive dealership at this location. This land is suitable for general commercial development to include shops, restaurants and grocery stores, but not automobile dealerships.

In the report, it is cited that " the proximity of suitable roads for test drives", was one of the reasons for this development. As a Victoria Park resident, it is obvious that our neighborhoods contain and are surrounded by the roads that these test drives will take place on. Victoria Park already has a congestion issue with limited entrances and exits, and we do not need additional traffic from non-residents. Presently during morning drive time, traffic backs up to the interstate from Martin Luther King Boulevard. In the evening the morning traffic returns to the Highway Interchange area. Traffic patterns will be significantly affected.

The report also states, "Rezoning the parcel to such a similar zoning classification is not likely to have a significant impact on the use or value of the affected area." Residential property value depends largely on the nature of the property itself as well as the surrounding grounds. The development of this area into shops, stores, grocery stores and restaurants would stimulate Deland's growth and general economy because essential services and neighborhood amenities increase desirability and home value. Residents would make frequent purchases and commercial development limited to essential services would be in



line with the needs of the surrounding communities.

Developing this land into acres of cars, does not add an essential service or good for those in the proximity. A car dealership is not conducive to the daily needs of the residents surrounding this area. An average American buys 13 cars in their lifetime (CNBC, 2012) whereas food, entertainment and general retail purchases are almost a daily expense in American households.

Rezoning the parcel to such a similar zoning classification is likely to have a significant impact on the use or value of the affected area as it only benefits the owner of the car dealership and not the needs of the residents in the surrounding community.

Please do not approve the rezoning of the parcels from B-6 (Highway Interchange Commercial) to B-4 (General Commercial), located on Orange Camp Road near the Interstate-4 interchange for the development of an automotive mall.

Sincerely,

Pamela L. Deimund

**From:** Pam Deimund <pamdeimund@yahoo.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:04 PM  
**Subject:** Oppose Automall

Dear Volusia County Planning and Land Development,

My name is Pamela Deimund and I own a home in Victoria Park, at 903 Wynbrook Lane in the Commons.

I am extremely upset to find that an automotive dealer wants to place a "auto mall" at the edge of the Victoria Park Development. I oppose the rezoning efforts to create the proposed Automall.

I am also upset after reading the staff report at <http://www.volusia.org/core/fileparse.php/5906/urlt/Z-16-074-Watts-Ford.pdf> and researching this proposal that the Planning Director Mike Holmes supports this development when it is clear that the staff report is biased towards the developer's intentions and ignores the impact on the residents in the Victoria Park Community.

The criteria for review of rezoning ignores the over-all impact of an automotive dealership at this location. This land is suitable for general commercial development to include shops, restaurants and grocery stores, but not automobile dealerships.

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Developing this land into acres of cars, does not add an essential service or good for those in the proximity. A car dealership is not conducive to the daily needs of the residents surrounding this area. An average American buys 13 cars in their lifetime (CNBC, 2012) whereas food, entertainment and general retail purchases are almost a daily expense in American households.

Rezoning the parcel to such a similar zoning classification is likely to have a significant impact on the use or value of the affected area as it only benefits the owner of the car dealership and not the needs of the residents in the surrounding community.

Please do not approve the rezoning of the parcels from B-6 (Highway Interchange Commercial) to B-4 (General Commercial), located on Orange Camp Road near the Interstate-4 interchange for the development of an automotive mall.

Sincerely,

Pamela L. Deimund

**From:** "TheGuzThing ." <jessicassoldier@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 10:19 PM  
**Subject:** Auto Mall

To Whom it May Concern;

Good evening. I live in Saddlebrook Community and I am writing you in regards to the proposed Auto Mall. This planned auto mall is not good for the region as it stands the traffic is already horrible in the evening backing up all the way from I4 to Martin Luther King. This is going to put more semi trucks on the local roads and put pedestrians at risk. We could really use a gas station or more small businesses but this auto mall will cause property values to drop, possibly make people not want to live here and will cause accidents. If this goes through my family will likely move from DeLand and possibly out of Volusia County because we wanted the small town feel not one surrounded by traffic. Thank you for your time.

Deputy Guzman  
Seminole County Sheriff's Office

**From:** Pat <patnrond@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:36 PM  
**Subject:** automall

We do not want to see the proposed Auto Mall built on Orange Camp Road  
. We do not need all the traffic and noise that it will create.

P. & R. Derstine

Long Leaf Plantation, DeLand, Fl.

**From:** Eileen Deyo <neeliebird@att.net>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:22 PM  
**Subject:** Re zoning Orange camp road And I 4

I oppose the rezoning for the planned auto mall at Orange Camp and I 4

Eileen and Fred Deyo  
421 Victoria Hills Drive  
Deland Florida 32724

Thank you

Sent from my iPad

**From:** Scott Ashley  
**To:** Somers, Yolanda; Payne, Sara; Jackson, Susan; Ervin, Clay  
**Date:** 2/12/2017 1:32 PM  
**Subject:** Fwd: Request to designate scenic roadway along Orange Camp Road  
**Attachments:** Scenic Roadway request.pdf

FYI - Z-16-074 Automall rezoning.

>>> On Saturday, February 11, 2017 at 9:44 AM, <dennisdickerson2@msn.com> wrote:  
Attached is a request to designate a portion of Orange Camp Road as a scenic roadway. The pending rezoning request to create an auto mall at the intersection of I-4 and Orange Camp is incompatible with the existing character of the area and additional protection is clearly needed to ensure that any future development is made in a manner that is most congruent with the existing adjacent uses.

I have been in touch with many neighbors who are supportive of this designation and I will be gathering supportive signatures to submit to the county.

Dennis A. Dickerson  
900 Heron Point Circle  
DeLand, FL 32724

February 9, 2017

Volusia County Planning and Land Development Commission  
123 W. Indiana Ave.  
DeLand, FL 32720

Subject: Designation of Orange Camp Road from MLK to I-4 as a Scenic Roadway

Dear Commissioners:

Currently, Orange Camp Road from MLK to I-4 is a roadway that is scenic and serves as a gateway to the communities of DeLand and Lake Helen. The roadway has been enhanced by the Victoria Park development with thousands of dollars of improvements being made on both sides. Existing development, i.e., the Victoria Park commercial area, is aesthetically pleasing, well vegetated and with deep setbacks from the road.

Quite simply, a great deal of effort has been made to create a pleasing corridor where travelers can enjoy both natural and man-made surroundings. This investment should not be lost through development which will dramatically alter the intentional improvements already made. To the greatest extent possible any additional development along this corridor should be made in a manner that protects the scenic investment already made and complements its existing character.

The best way to achieve this result is to designate Orange Camp Road from MLK to I-4 as a Scenic Roadway. Once so designated, any development must meet enhanced standards to preserve and enhance the character of the roadway to preserve its scenic quality. It may be appropriate to designate additional portions of Orange Camp Road to the east based on public input.

A time passes and development encroaches in Volusia County, the value of a scenic roadway will become ever more obvious. Rather than being yet another area of commercial development without consideration to neighborhood values, a scenic roadway designation will mean better planned development consistent with the scenic value of the roadway. Both DeLand and Lake Helen should welcome such a designation.

Accordingly, the Volusia County Planning and Development Commission is requested to initiate the process to designate Orange Camp Road from MLK to I-4 as a Scenic Roadway. Any pending matters that would be affected by this designation, if approved, should be held in abeyance while the scenic roadway designation is considered so that future development may be made consistent with the scenic roadway designation, approved.

Thank you for your consideration.



Dennis A. Dickerson

**From:** Dennis Dickerson <dennisdickerson2@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:46 PM  
**Subject:** Z-16-074

I am writing to oppose the rezoning of land which is the subject of the hearing concerning agenda item Z-16-074. Moreover, I am supporting the designation of Orange Camp Road as a scenic roadway to ensure greater protections for nearby residents and to preserve the quality of life for those residents.

I will be submitting a formal comment letter at the hearing and testifying on the matter.

Dennis Dickerson

900 Heron Point Circle

DeLand, FL 32724



**From:** Pam Deimund <pamdeimund@yahoo.com>  
**To:** <jdinneen@volusia.org>  
**Date:** 2/9/2017 10:50 PM  
**Subject:** Proposed Automall

Dear Volusia County Planning and Land Development,

My name is Pamela Deimund and I own a home in Victoria Park, at 903 Wynbrook Lane in the Commons.

I am extremely upset to find that an automotive dealer wants to place a "auto mall" at the edge of the Victoria Park Development.

I am also upset after reading the staff report at <http://www.volusia.org/core/fileparse.php/5906/urlt/Z-16-074-Watts-Ford.pdf> and researching this proposal that the Planning Director Mike Holmes supports this development when it is clear that the staff report is biased towards the developer's intentions and ignores the impact on the residents in the Victoria Park Community.

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Rezoning the parcel to such a similar zoning classification is likely to have a significant impact on the use or value of the affected area as it only benefits the owner of the car dealership and not the needs of the residents in the surrounding community.

Please do not approve the rezoning of the parcels from B-6 (Highway Interchange Commercial) to B-4 (General Commercial), located on Orange Camp Road near the Interstate-4 interchange for the development of an automotive mall.

Sincerely,

Pamela L. Deimund

Sent from my iPhone

**From:** Maggie <runnermaggie@aol.com>  
**To:** <planning@volusia.org>  
**CC:** <g.dobson2@aol.com>  
**Date:** 2/13/2017 2:19 PM  
**Subject:** Hurley proposal at Orange Camp and I.4

My husband (George) and I want to express our deep concern over the above proposal and essentially a request for rezoning of this land for the purpose of an Auto Mall. While we understand that this is commercial property and it being inevitable that "something" will eventually be built there, we do not think this is the appropriate location for an auto mall. The Deltona exit would be much more suitable for such a business.

We have lived in Victoria Gardens for the past 14 years and in DeLand for a total of 40 years. We love this community and are proud of the contributions the newcomers in Victoria Park have made to DeLand and the Greater DeLand area. We hope the board will take into consideration the wishes of the community.

George and Maggie Dobson  
102 Apremont Court  
DeLand  
386 736 3824

Sent from my iPad

**From:** Ray Dube <dubster555@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:28 AM  
**Subject:** Against Auto Mall

Planning Commission:

The residents here at Victoria Park will definitely not benefit if this gets passed. There will be so much more traffic, noise and congestion which will destroy the beauty of Orange Camp just outside our community. My wife and I moved here to Victoria Gardens last summer to retire because here it is quiet and peaceful and provides us with a great quality of life. Building an automall right outside our community will destroy this.

Sincerely,

Ray & Maureen Dube  
Residents of Victoria Gardens

**From:** Ed <eahg3@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 4:28 PM  
**Subject:** Auto mail

I am very much against this because of the Scrub jays. They have no place to go if the trees become acres and acres of asphalt. The conservation area on the MLK side of VP is a scrub jay conservation area.

Sent from my iPhone

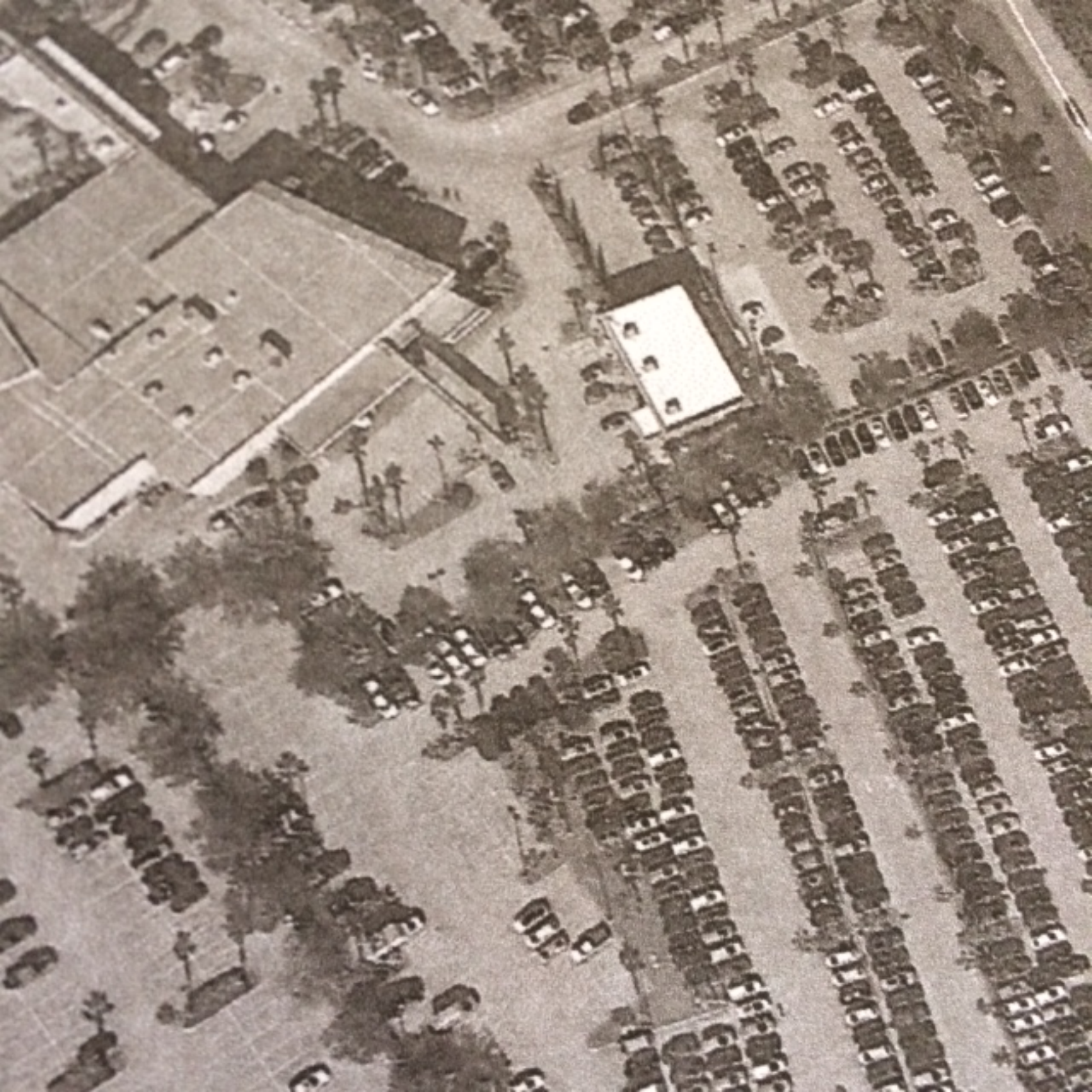
**From:** Ed <eahg3@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:16 AM  
**Subject:** Rezoning

Please vote no for area near I-4. Traffic, loud speakers, lighted  
Large areas, destroy wildlife habitat, large  
Transport trucks. See attached photos

Sent from my iPhone

**From:** Ed <eahg3@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:19 AM  
**Subject:** Daytona auto mall  
**Attachments:** IMG\_6176.JPG; Part.002

Vote no to zoning change.  
Ed Hunnicutt  
1127 Heron Point Way  
Deland Florida





**From:** Ed <eahg3@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 4:30 PM  
**Subject:** Auto mall

Noise from loud speakers at car sales offices. Every one that I have been around have speakers. ed  
hunnicutt

Sent from my iPhone

**From:** Eileen <neeliebird@att.net>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:59 PM  
**Subject:** Car lot

As a registered voter in Volulusia county, city of Deland and resident of Victoria Hill I am apposed to a car mall that is being proposed.  
Sent from my iPhone

**From:** Bob Ellis <rjellisjr@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:07 PM  
**Subject:** Comment I-4 Proposed auto Mall I-4 and Orange Camp Road

To: Planning Board Volusia County

I-4 Proposed Auto Mall I-4 and Orange Camp Road, Deland

y wife and I are opposed to the proposed rezoning of the property at I-4 and Orange Camp Rd for an auto dealership or auto mall. We purchased two homes in the Victoria Park complex as our last home. We chose this area due to the rural nature and quiet surroundings. We were aware of the possibility of an office type complex proposed for the property on Stewart Rd between Orange Camp and SR 44 but not an auto complex. The impact from light pollution at night, as I am sure the dealer(s) will be open until 9 PM every night and the associated impact on wild life and increased noise will negatively impact our home values as well as the aesthetics of the neighborhood and the area.

Another question is why is another auto mall needed when Sanford and Daytona both have huge auto complexes? What happens to the properties left vacant on Woodland Blvd. as several dealers have already consolidated and moved leaving empty properties in Deland. I realize this property is in the County and not Deland and I am sure the County is looking at it from the point of tax retable's but at some point there needs to be consideration for the residents and impact on the City of Deland.

We do not feel that a dealership(s) should be able to negatively impact our lives and property values at the expense of one owner who shows no concern on the impact they will have on Deland, Lake Helen and the properties in Victoria Park. A business or park that operates from 8-5 daily and not on weekends (business or office park) has totally different impact than 8AM - 9 PM businesses that operate 7 days a week and leave lights on all night.

Please consider seriously our objection and those of or fellow residents in Deland and Lake Helen.

Regards,

Robert and Margaret Ellis

206 Victoria Commons Blvd

204 Heywood Terrace

Deland 32724

Man is not free unless government is limited.... As government expands, liberty contracts...Ronald Reagan

**From:** Susan Jackson  
**To:** Terry  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 1:13 PM  
**Subject:** Re: Oppositon to Auto Mall (Hurley)

Patrick & Teresa Elsasser,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> "Terry" <[noux31@cfl.rr.com](mailto:noux31@cfl.rr.com)> 2/10/2017 12:47 PM >>>  
To: Susan Jackson, Senior Zoning Manager, Volusia County FL

Dear Ms. Jackson:

This letter regards the re-zoning of the parcel at the corner of Orange Camp and Interstate 4, where Mr. Hurley wants to rezone so that he can eventually build an Auto Mall . He wants to re-zone from a B-6 Highway Commercial to B-4 General Commercial. "The purpose of B-4 zoning classification is to encourage the development of intensive commercial areas.." As noted in your 30-page document. That is unacceptable.

We strongly object to the re-zoning request. We ask that this correspondence be submitted to your Planning staff prior to the 2/14 meeting and that it be entered into the Public Record.

We have read the 30-page document that will be discussed at the Feb. 14 9:00 meeting at the Council Chambers at 123 Indiana.

We purchased our home in Victoria Park 4 years ago to get away from this very thing. We do not want a B-4 anywhere near us. This belongs in an industrial area far from residential areas.

The 30-page document outlines what can be built in a B-6, which is bad enough. But a B-4 opens the door to virtually anything.  
I won't go into detail as you are well aware of what those parameters are.

This auto mall will devalue our homes and bring blight and crime to our area. It will also bring "light pollution" from the tall light poles, noise

from loudspeakers, increased traffic including the dealership using our neighborhood streets for test drives, etc. Our traffic is very bad now and will only get worse. Just try to cross Orange Camp or MLK at rush hours. This would start the decline of the lovely residential areas in and around VP, Lake Helen, along Orange Camp etc.

The 30-page document states that there will be little, if any, impact which seems like a strategic misrepresentation of obvious facts. Would you want to live next door to this auto mall and the future business that would be allowed to operate in our back yards?

We deserve a lovely gateway to our communities, not a carbon copy of the South Orange Blossom Trail or Hwy. 436 in Orlando. We don't want check-cashing places, adult entertainment or many of the other unsavory businesses that would fit within the new B-4 zoning.

We ask that the Planning Department and the Volusia County Council do a better job of representing the taxpaying citizens of this community, and reject this request to go to B-4.

We also request that you move the date of this hearing so that people have time to prepare for the meeting. We have had only a few days' notice.

I find it surprising that the County fought the I-4 rest stop near us (which we also oppose). But you seem willing to let this car dealer proceed with a plan that is so detrimental to the residents.

Thank for considering our request.  
Patrick & Teresa Elsasser  
618 Ravenshill Way  
DeLand FL 32724

**From:** "Ruth Ann" <rfay4@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:41 AM  
**Subject:** Zoning for AutoMall

I have serious concerns about the traffic and noise this would bring. Living in Victoria Gardens, I find that during high traffic times, we are unable to get out via the Orange Camp gate. We need, and I think I've heard something about, a traffic light. We also need a right turn only lane starting at that gate exit and going towards MLKing.

I'm also against further deterioration of our lovely small town appeal that has been vanishing since I moved to DeLand 25 years ago. Yes, I know, my arrival was part of the problem. I hate the removal of every tree. We need the trees to clean the air. An AutoMall would not be beneficial for our life quality or the environment.

Are there really no places available near are currently "zoned for auto dealers" on S. Woodland or No Volusia in Orange City? How about the ca. 11 acres N of Wisconsin and south of the RaceTrac and West Volusia Professional Center in Orange City?

Please vote against this plan.

Sincerely,

Ruth Ann Fay

404 Garden Club Dr

DeLand, FL 32724

386-738-3563

## Yolanda Somers - Automall vs a Silicon SpringsT Choose Silicon SpringsT!

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**From:** "Robert Feather" <rfeather@cfl.rr.com>  
**To:** <ekelley@volusia.org>, <ddenys@volusia.org>, <jcusack@volusia.org>, <ppa...>  
**Date:** 2/13/2017 6:25 AM  
**Subject:** Automall vs a Silicon SpringsT Choose Silicon SpringsT!  
**CC:** <frankseverino@gmail.com>, <govejeff@gmail.com>, <RonnieMillsDist1@hotmail.com>

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The Honorable Ed Kelley, County Chair  
 The Honorable Deborah Denys, Vice Chair  
 The Honorable Joyce Cusack, Representative  
 The Honorable Pat Patterson, Representative  
 The Honorable Billie Wheeler, Representative  
 The Honorable Heather Post, Representative  
 The Honorable Dr. Fred Lowry, Representative

February 13, 2017

Dear Volusia County Council Member:

The land proposed for a vehicle sales center SHOULD NOT become forevermore a vehicle sales center. Especially because of its frontage needed for access identity, the subject property should be included with the adjacent more than 200 acres to create Volusia's World Class International Business Center, forevermore majorly prospering economically all of Volusia County, and the entire region.

The presently undeveloped property between Orange Camp Road, I-4, Summit, SR 44, and Martin Luther King should logically become Volusia County's HEATHROW, an International Business Regional Headquarters Campus. I would name it *Silicon Springs™*.

A licensed real estate broker here in Volusia and Seminole Counties for the past 46 years, I was the district Seminole County Commissioner when developer Jeno Paulucci got his approvals from Seminole County for HEATHROW. I've always envisioned the subject land as a part of Volusia County's HEATHROW. And many other people in Volusia County have as well.

I'm holding in my hand the cover sheet for your plans entitled "PLANS OF PROPOSED COUNTY ROAD PROJECT No. p-4738-2, I-4 FRONTAGE ROAD, ORANGE CAMP ROAD TO SUMMIT AVENUE", stamped April 5, 2004, directly affecting the subject and surrounding property. You have already spent over \$100,000.00 on this idea of a World Class Business Office Park there.

Your International Business Regional Headquarters Campus would now be successful because in real estate, timing is everything. You are in charge. And the time is now because:

1. Of the attitude of the Country and the President's emphasis on jobs,
  - a. Expanding existing business,
  - b. Creating new business,
  - c. Bringing business back to US.
2. On I-4 & St Rd 44, major Florida North South and East West roads.

## LOCATION WITH TIMING IS A WINNER!

3. 33 minutes Northeast of Downtown Orlando. Number One in US for Job Growth in 2015. Fastest Growing Large Region per Census Bureau.
4. Across street from Daytona State College. Stetson University and others nearby.
5. 35 Post secondary schools... 500,000 higher ed students within 100 mile radius.
6. 15 minutes to State's Top STEM Program - Seminole County Public Schools.
7. 3 International Airports: Daytona 19 minutes, Sanford 28 minutes, Orlando 52 minutes.
8. 33 minutes to World's Most Famous Beach - Daytona Beach.
9. 32 minutes to Shark Bite Capital of the world - New Smyrna Beach.
10. 57 minutes to Disney Springs - Walt Disney World.
11. Super Business Climate, No State Income Tax, "Right-To-Work" State.
12. Daytona International Speedway, Magic Basketball, Dr. Phillips Fine Arts Center, Orlando Pride Soccer, Daytona Tortugas Baseball, Peabody Auditorium.
13. Year Round Average Temperature 70.5 degrees.
14. Affordable living. Unparalleled quality of life and quality of place.

It would be a shame for you to mess up this beautiful practical realistic dream with a car lot. I'll gladly help you, the other elected officials, and the property owners make *Silicon Springs™* a reality if you and they want me to.

Enduring long term magnified economic prosperity is what knowledgeable Volusia citizens crave. You have the power and opportunity and capacity for infrastructure to allow and create it here and now. Don't let this magnificent economic generator slip away. It's a slam dunk!

Sincerely yours,  
 Robert G Feather, Realtor  
*Silicon Springs™* Realty  
 Ph: [386-228-3333](tel:386-228-3333)  
[rfeather@cfl.rr.com](mailto:rfeather@cfl.rr.com)

PS: Get your old plans out and use them. Now that the school board is selling their property just make sure that the new road is extended all the way through that property to 44.

Pattern the Campus after HEATHROW and the North Carolina Research Triangle Park.

Make its use a priority and it will become one of the finest things you did as a Councilperson.



Plan it, zone it, and endorse it as a State of the Art World Class Center and THEY WILL COME.

Honor the land by allowing for its highest and best use thereby benefiting everyone by creating more better paying jobs, building a greater tax base, and pacifying quality neighbors.

Thank you for reading this and doing what you do. I hope you agree.

cc: County of Volusia Planning and Land Development Regulation Commission Members

County of Volusia Manager

City of DeLand Commission Members

City of DeLand Planning Board Members

City of DeLand Manager

City of Lake Helen Commission Members

City of Lake Helen Planning and Land Development Commission Members

City of Lake Helen Administrator

The Daytona Beach News-Journal

The Beacon

**From:** Michael Feinman <mfeinman1@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 10:17 AM  
**Subject:** Auto Mall

To whom it may concern,

What would be wonderful is to continue to stay in a quiet community that I moved to. I know myself and many others do not want an auto mall in our neighborhood. All the construction that we have now is way too much. So much to the point that I am starting to not even like my neighborhood. Our neighborhoods used to be so beautiful until all of these houses went in. Now you want to waste our time and money with an auto mall? The traffic has been absolutely ridiculous on Orange Camp and people can't even get out of the neighborhoods at times. You are not thinking about the citizens, you are only thinking about money. By the way, obviously you don't care about our wildlife either. Now when people call for these hunts, it is going to be on you. The poor bears, birds and others are constantly moving because of your selfishness. Why don't you do something about the abandoned buildings in our city like the Publix that is empty. Why don't you plant some trees and make gardens instead of knocking them all down. Knock down the old buildings instead. You are also opening up more opportunity for crime, because more people are going to be travelling our way and see that there are nice communities around. Myself, just like many others want our neighborhoods to be quiet and safe. We want to be able to go out at night and run around our lake or walk our dogs without worry. That is all going to change because of the selfishness of our governments. This is what happens when liberals are in for way too long and try to take away our rights as hard working individuals.

Thanks,

Michael Feinman

**From:** Alan Francis <alanfrancis99@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 9:11 AM  
**Subject:** Auto Mall on Orange Camp Rd

I would like to express my opposition to the proposed zoning change on Orange Camp Road to accommodate an auto mall. I feel this proposed business will adversely affect the home values and character of this area of Deland. Please do not allow this change.

Thank you.

Alan Francis  
911 Victoria Hills drive S.  
Deland, FL 32724  
<<http://www.swflrealestateteam.com/>>

**From:** George Freeman <gffreeman1@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:13 AM  
**Subject:** Auto Mall

I am a resident of Victoria Gardens and am opposed to the zoning change allowing the auto mall to be built. Increased traffic, negative effect on housing prices and increased light/noise pollution are the reasons I urge you to vote no.  
George Freeman

Sent from my iPhone

I live in Victoria Gardens and am in opposition to the rezoning request that will be discussed tomorrow morning. In addition to the serious concerns about light and other types of pollution, I am also concerned about people test-driving automobiles from the auto mall through the Victoria Park community. Thank you for taking into consideration my opposition to an auto mall adjacent to Victoria Gardens. Eleanor Freund

**From:** Bob Fuller <fairbank46@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:55 PM  
**Subject:** Auto Mall is uniting angry Victoria Gardens residents

Shame of Volusia County Government and Staff:

Amazing that such a project as the Auto Mall has been in the planning process while at the same time being hidden from the residents of our community. Shame on the people in the Volusia County planning process and likely the County Commission that you would participate in an effort that Mr. Hurley arrogantly commented that the "cat was out of the bag". The only bag I can imagine would be the County planning process, public meetings and public awareness. He didn't know it would be in the public domain this soon. I am sure Mr. Hurley didn't want or expect it in the public domain until there would be a minimum amount of time for the residents to complain and who told him that.

Mr. Hurley's Attorney, Mr. Mark Watts commented in writing that the language does not specifically allow automotive sales, but I am sure that the language does not specifically disallow the sale of automobiles, with a Auto Mall title.

The County Planning process staff intentionally scheduled this meeting at 9 AM on Valentine's Day in hopes that there would be little to no attendance with limited seating and parking.

Government, at all levels, are suppose to protect its residents, allow for further media evaluation of public documentation and public awareness. County Government has not given a bunch of senior citizens much of a chance to express ourselves and defend ourselves and property values. It is clear that our unit of government is more concerned about increasing their tax base in the future than the well being of their own residents who have been contributing their taxes in the past.

I hope that you give us a better futuristic fighting chance to protect ourselves than you obviously planned to at this point. If other units of government are involved, then the media should look at this entire process.

Thank you

Bob and Sylvia  
1658 Victoria Gardens Drive  
386-873-4461  
fairbank46@aol.com

**From:** <sbg0115@swbell.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:47 PM  
**Subject:** Automall on Orange Camp Road - No Feedback from Victoria Park Neighborhoods

Please add to my previous letter, where I objected to the rezoning that will result in the destruction of the beautiful woodlands along Orange Camp Road, my concern that the rush job to get a zoning approval thru the plan commission without feedback to neighborhood is exactly the wrong way that these projects should be done.

Without feedback from the neighborhood in the development of a project like this, it will become a major political issue for the plan commission and the county commission. There are lots of little old retired people like me that will show up at every chance to hold the plan commission and council members feet to the fire and it will not be a pretty meeting if it is rushed through without first developing consensus with surrounding neighborhoods.

This is entirely the wrong way to push thru a zoning change which backs up to a neighborhood of over-55 housing, or for that matter, any neighborhood. Sally Garcia  
386-624-7076 Home  
214-728-2392 Cell

**From:** <sbg0115@swbell.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 9:23 AM  
**Subject:** Automall Rezoning for Orange Camp Road

Please do not vote for this zoning change. It will destroy the character of our neighborhood and the beautiful woods along Orange Camp Road which I enjoy on entering and exiting I-4. More asphalt and cement is not what we need at this location. We need to preserve the beauty of the woods along this road.

Not to mention the traffic congestion on this road! It can be backed up all the way to I-4 for several hours each afternoon as people try to get to their homes.

We need to preserve the beauty of Florida along I-4 and not destroy the character of the neighborhood of Victoria Park and Lake Helen.

Vote NO to asphalt and bright lights in our neighborhood. Don't let this project continue.

Sally Garcia

201 Drummond Lane Deland, FL 32724 386-624-7076 Home

214-728-2392 Cell



**From:** Sheldon Gill <gillsheldon@icloud.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:31 PM  
**Subject:** NO Auto Mall

To who it my concern:

I am writing to express my opposition to the proposed auto mall next to victoria park. This project will be devastating to our community. I have lived in victoria park for six years and would have never considered buying a home in victoria park if an auto mall was located where this is planned. Please vote against the rezoning of this project, our community is stunned that this has suddenly been proposed. This project has apparently been in the works for years but yet the only reason most of us found out about this proposed rezoning is due to an article last week. They knew this would be largely opposed and have tried to hide this project from our community. This is not the exit for this type of project! Again, please vote against this rezoning.

Regards,

Sheldon Gill

**From:** ann girod <redhat4ann@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:44 PM  
**Subject:** Reject Auto Mall!

Planning Board,

Please do not approve the Auto Mall request on Orange Camp Road. Negative results:

Devalue residential property for Victoria Park Communities.  
Traffic congestion  
Safety factor  
Criminal activity likely  
Lower quality of commercial businesses development around area.

These are very serious issues, positive reasons to refuse approval.  
Stand up to what is right not to who has the most power.

Thank you.

Ann Girod

Sent from my iPad

**From:** Mark Grimes <magrimes48@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:48 PM  
**Subject:** Auto Mall rezoning

My wife and I are opposed to the current application for rezoning to allow a 57 acre auto mall. We are residents of Victoria Gardens - a neighboring property. My wife Karen and I are greatly concerned with the following:

1. Bright lights at night that will by their nature permeate the night sky.
2. Noises from the mall - PA systems, honking of horns.
3. 57 acres of concrete and the potential impact of drainage into and onto our community.
4. Dimunition in value of our home. In discussions with neighbors in and out of the community, all say that if they knew there was an automall next door that they would never buy here.

Our real concern is that we, and everyone in Victoria Gardens and Victoria Park, only learned of this application within the last few days. With the limited information we have been able to obtain, it is impossible to accurately assess the potential negative and/or positive impact of this project. It is too large of an undertaking to be done without further research and analysis. \*To approve this application at this juncture would be a huge error. I am estimating that there are as many as two thousand homes, with all of their residents, who will be impacted by this decision. It should either be denied, or delayed until a further date, \*allowing the homeowners to learn further the parameters and impact of this proposed project.

Mark and Karen Grimes  
241 Cypress Hills Way  
Deland, FL 32724  
407-484-5316

**From:** Victor Guzman <victorguzman1984@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 10:19 PM  
**Subject:** Auto Mall

To Whom it May Concern;

Good evening. I live in Saddlebrook Community and I am writing you in regards to the proposed Auto Mall. This planned auto mall is not good for the region as it stands the traffic is already horrible in the evening backing up all the way from I4 to Martin Luther King. This is going to put more semi trucks on the local roads and put pedestrians at risk. We could really use a gas station or more small businesses but this auto mall will cause property values to drop, possibly make people not want to live here and will cause accidents. If this goes through my family will likely move from DeLand and possibly out of Volusia County because we wanted the small town feel not one surrounded by traffic. Thank you for your time.

Deputy Guzman  
Seminole County Sheriff's Office

**From:** Hanson <mhanson8@bellsouth.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:19 AM  
**Subject:** Opposed to Zoning of Auto Mall

Good Morning,

I want to voice my opposition to the proposed Auto-Mall next to Victoria Park. I am a resident of Victoria Park (Cresswind Gardens) and live very close to where this is proposed. I feel this will incur a higher noise level for the neighborhood, as well as more traffic and congestion to the Orange Camp Road entrance.

Thanks,  
Marissa Hanson

**From:** MARESA HARRINGTON <maresa44@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 10:36 AM  
**Subject:** AUTOMALL

Both my husband Peter Harrington and myself, Mary Harrington as well as my daughter, Colleen Harrington want it to go on record that we absolutely OPPOSE THIS FROM BEING APPROVED.

We have been living here in Vitoria Gardens since March of 2004 and LOVE IT, JUST TGE WAY IT IS... Which a SAFE environment for us in our retirement. This was the reason we chose to make this our home knowing we are getting older, not younger. It has already been an issue getting out of our community during peak times such as rush hour in the morning and the evening as well as whenever there is an accident on I4 and they divert the traffic, which has been more frequent than expected. To compound this with an additional 1000 employees expected to be hired, not to mention the noise factor and SAFETY of not only the seniors, but children as well having three other communities within the Victoria Park complex.

I plead with the Board TO NOT APPROVE THIS!

Sincerely, Peter & Mary And Colleen Harrington at 104 Aldworth Way, Deland, FL

Get Outlook for iOS<<https://aka.ms/o0ukef>>

**From:** Susan Jackson  
**To:** lynlines@aol.com  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 10:10 AM  
**Subject:** Re: Re-Zoning Meeting Fe 14

Ms. Hatchett,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: sjackson@volusia.org  
phone: (386) 736-5959 ext. 12010

>>> <lynlines@aol.com> 2/9/2017 10:26 PM >>>

Susan Jackson, Senior Zoning Manager, Volusia County, FL

Dear Ms. Jackson:

This is regarding the re-zoning of the parcel at the corner of Orange Camp Road and Interstate 4.

It is my understanding that the meeting agenda on Feb 14 includes this as the first item. Please delay this item or re-schedule the zoning meeting to allow for Victoria Park residents, who will be severely impacted by this change, to view the documents, research the issues, and prepare to present our concerns to the board.

I have lived in Victoria Gardens for 12 years, and when I built my home I was told this parcel was scheduled for either a storage facility, a shopping strip, or a gas station/jiffy store. A Mega-Auto Mall is certainly not in keeping with the aesthetics and nature of the retirement homes next door to the parcel.

Many concerns and potential problems need to be considered and brought to the board before this issue should be decided.

As residents of DeLand our property values, our tax dollars, and our sense of community are invested here in Volusia, and we believe this planned business in this location is not in the best interest of either the community or the greater county at large. As a 40 year resident of Volusia county I am disappointed that the council and zoning board would consider such a request for that parcel. Perhaps the corner of I-4 and 472, where large retail and commercial development has long been planned, is a potential alternative.

Thank you for considering delaying or tabling this agenda item.

C. Lynn Hatchett  
125 Avenham Drive

DeLand, FL 32724  
386-341-2222



**From:** Dave Hattas <dhattas@sbcglobal.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:18 PM  
**Subject:** Automall and rezoning

We are opposed!

Best Regards,Dave and Susan Hattas229 Cypress Hills WayDeLand, FL 32724cell: (847) 404  
8484home: (386) 956 4653dhattas@sbcglobal.net

**From:** Sharon Heath <aspen2100@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:58 PM  
**Subject:** APPROVE The Hurley Auto Mall

Consider this email for 2 votes FOR approval: Gary & Sharon Heath, long time Lake Helen residents. Victoria Park residents need to know they don't always get their way. We are definitely for the project; Lake Helen can use the revenue that can come from this project.  
Thank you, Gary Heath Sharon Heath

Sent from Yahoo Mail on Android

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 3:05 PM  
**Subject:** Fwd: NO AUTO MALL BOONDOGGLE!!

For the record...

----- Forwarded message -----

From: Greg Heeter <gheeter44@gmail.com>  
Date: Fri, Feb 10, 2017 at 2:52 PM  
Subject: NO AUTO MALL BOONDOGGLE!!  
To: allevajoseph@gmail.com

Dear Mr. Alleva,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

Please combat your basic nature of encouraging unnecessary and unwanted development, and consider these reasons for refraining from rezoning and not approving this huge boondoggle:

- The parcel is better suited with its current zoning classification. By changing the zoning for the proposed project, the amount of commercial growth and traffic will increase significantly to a parcel that is better suited for smaller business growth, such as convenience stores, hotel, or retail specialty.
- The footprint of the automobile dealership is significantly larger than was intend by the current zoning.
- The Daytona Beach Auto Mall covers 30 acres. This rezoning is for 20 acres. The size of the rezoning causes a tremendous impact on a tranquil residential area.
- There is no buffer between the business zoning and residential zoning. The automobile dealership will cause more commercial growth of a similar footprint in the area than was intended by growth management.
- The subject area borders the city limits of DeLand and Lake Helen that is primarily residential is not suited for a business development of this nature. A better location for this auto mall would be the intersection of SR 472
- The current zoning compliments the residential planned community it abuts. For instance, I have heard from the inception of the subdivision in 2000 from the residents the desire for a convenience store that sells gas. That type of business is allowed under the current zoning.
- The project will not be highly visibility from the interstate as stated by the applicant. The desired visibility will not take place until other car dealerships build in this area.
- The proposed project is too close to a conservation area.
- Area wildlife will be affected due to the nature of the increased

commercial traffic.

- Storm water runoff caused by this project and future projects would cause flooding of Victoria Gardens similar to what happened with Hurricane Jeanne, Hurricane Frances and Hurricane Ivan in 2004
- Traffic patterns will be significantly impacted. Presently during morning drive time, traffic backs up to the interstate from Martin Luther King Boulevard. In the evening the morning traffic returns to the Highway Interchange area.
- The interchange and roads will need to be reconstructed to carry the traffic impact of the proposed project.
- Of course, there will be more cars however; this project will cause large semi-trucks to utilize Orange Camp Road. Semi-tractor trailer trucks as well as other large trucks currently use State Road 472 which was constructed for that purpose.
- Traffic signals will need to be added which will clog the roads and ramps that are currently in place.

DRAIN YOUR SWAMP!

Thank you, and best regards,  
Greg Heeter  
DeLand, FL

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 3:05 PM  
**Subject:** Fwd: VOTE NO ON AUTO MALL SPRAWL

For the record...

----- Forwarded message -----

From: Greg Heeter <gheeter44@gmail.com>  
Date: Fri, Feb 10, 2017 at 2:57 PM  
Subject: VOTE NO ON AUTO MALL SPRAWL  
To: jproperties1@att.net

Dear Mr. Bender,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

Please combat more unnecessary and unwanted development, and consider these reasons for refraining from rezoning and not approving this huge boondoggle:

- The parcel is better suited with its current zoning classification. By changing the zoning for the proposed project, the amount of commercial growth and traffic will increase significantly to a parcel that is better suited for smaller business growth, such as convenience stores, hotel, or retail specialty.
- The footprint of the automobile dealership is significantly larger than was intend by the current zoning.
- The Daytona Beach Auto Mall covers 30 acres. This rezoning is for 20 acres. The size of the rezoning causes a tremendous impact on a tranquil residential area.
- There is no buffer between the business zoning and residential zoning. The automobile dealership will cause more commercial growth of a similar footprint in the area than was intended by growth management.
- The subject area borders the city limits of DeLand and Lake Helen that is primarily residential is not suited for a business development of this nature. A better location for this auto mall would be the intersection of SR 472
- The current zoning compliments the residential planned community it abuts. For instance, I have heard from the inception of the subdivision in 2000 from the residents the desire for a convenience store that sells gas. That type of business is allowed under the current zoning.
- The project will not be highly visibility from the interstate as stated by the applicant. The desired visibility will not take place until other car dealerships build in this area.
- The proposed project is too close to a conservation area.
- Area wildlife will be affected due to the nature of the increased commercial traffic.

- Storm water runoff caused by this project and future projects would cause flooding of Victoria Gardens similar to what happened with Hurricane Jeanne, Hurricane Frances and Hurricane Ivan in 2004
- Traffic patterns will be significantly impacted. Presently during morning drive time, traffic backs up to the interstate from Martin Luther King Boulevard. In the evening the morning traffic returns to the Highway Interchange area.
- The interchange and roads will need to be reconstructed to carry the traffic impact of the proposed project.
- Of course, there will be more cars however; this project will cause large semi-trucks to utilize Orange Camp Road. Semi-tractor trailer trucks as well as other large trucks currently use State Road 472 which was constructed for that purpose.
- Traffic signals will need to be added which will clog the roads and ramps that are currently in place.

DRAIN YOUR SWAMP!

Thank you, and best regards,  
Greg Heeter  
DeLand, FL

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 3:05 PM  
**Subject:** Fwd: AUTO MALL: MORE UNNEEDED SPRAWL!! Vote No

For the record...

----- Forwarded message -----

From: Greg Heeter <gheeter44@gmail.com>  
 Date: Fri, Feb 10, 2017 at 2:55 PM  
 Subject: AUTO MALL: MORE UNNEEDED SPRAWL!! Vote No  
 To: seadog0020@msn.com

Dear Mr. Mills,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

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DRAIN YOUR SWAMP!

Thank you, and best regards,  
Greg Heeter  
DeLand, FL



**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <frankseverino@gmail.com>, <planning@volusia.org>  
**Date:** 2/10/2017 2:48 PM  
**Subject:** NO AUTO MALL!! (or... "I have a great idea to make a lot of money destroying beautiful DeLand neighborhoods")

Dear Mr. Severino,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

Please combat your basic nature of encouraging unnecessary and unwanted development, and consider these reasons for refraining from rezoning and not approving this huge boondoggle:

- The parcel is better suited with its current zoning classification. By changing the zoning for the proposed project, the amount of commercial growth and traffic will increase significantly to a parcel that is better suited for smaller business growth, such as convenience stores, hotel, or retail specialty.
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DRAIN YOUR SWAMP!

Thank you, and best regards,  
Greg Heeter  
DeLand, FL

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 3:04 PM  
**Subject:** Fwd: VOTE NO ON AUTO MALL (and yes on sanity)

For the record...

----- Forwarded message -----

From: Greg Heeter <gheeter44@gmail.com>  
 Date: Fri, Feb 10, 2017 at 2:59 PM  
 Subject: VOTE NO ON AUTO MALL (and yes on sanity)  
 To: wkvandam@aol.com

Dear Ms. Van Dam,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

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DRAIN YOUR SWAMP!

Thank you, and best regards,  
Greg Heeter  
DeLand, FL

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 3:04 PM  
**Subject:** Fwd: UNNEEDED, UNWANTED AUTO MALL SPRAWL: VOTE NO!

For the record...

----- Forwarded message -----

From: Greg Heeter <gheeter44@gmail.com>  
 Date: Fri, Feb 10, 2017 at 3:01 PM  
 Subject: UNNEEDED, UNWANTED AUTO MALL SPRAWL: VOTE NO!  
 To: jyoung9508@cfl.rr.com, planning@volusia.org

Dear Mr. Young,

\*It would be wildly idiotic, unnecessary, unfair, and ill-conceived to change the zoning classification of this parcel: Location: North side of Orange Camp Road, approximately 1,100 feet west of I-4 and 2,900 feet east of Martin Luther King Jr. Beltway. Property No: 7025-01-00-0051, for the primary purpose of laying down acres of asphalt, destroying property values, ruining citizens' investments, and introducing unprepared for traffic and congestion to create ANOTHER ugly, sprawling "auto mall" adjacent to some of the nicest homes and finest neighborhoods in DeLand and Volusia County.\*

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DRAIN YOUR SWAMP!

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Greg Heeter  
DeLand, FL

**From:** Greg Heeter <gheeter44@gmail.com>  
**To:** <jyoung9508@cfl.rr.com>, <planning@volusia.org>  
**Date:** 2/10/2017 3:01 PM  
**Subject:** UNNEEDED, UNWANTED AUTO MALL SPRAWL: VOTE NO!

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**DRAIN YOUR SWAMP!**

Thank you, and best regards,  
Greg Heeter  
DeLand, FL



**From:** Susan Jackson  
**To:** Heidel, Dianne  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 11:26 AM  
**Subject:** Re: Auto Mall

Ms. Heidel,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> "Dianne Heidel" <[dheidel@cfl.rr.com](mailto:dheidel@cfl.rr.com)> 2/10/2017 9:09 AM >>>  
Ladies & Gentlemen:

As a resident of Victoria Park, who will be out of town and unable to attend the Feb. 14 meeting, I wish to express my strong opposition to the proposed auto mall adjacent to our community. Deland is a charming, wonderful town, as is Lake Helen. We have always been careful to preserve the character of the area. This type of development at the location proposed would create noise, bright light, greatly increased traffic (including big trucks) and destroy the peacefulness of this area. I realize this is already zoned for commercial development, but it is not zoned for this magnitude of commercial development. A convenience store, gas station, etc. would fit the current criteria. We in Victoria Park oppose changing the zoning as it would create an extremely adverse effect to our quality of life. If an auto mall needs to be built in the Deland area, I would suggest East St. Rd 44 near the fairgrounds or East U.S. 92 where there is already large commercialism.

I urge you to please listen to the voice of the community. You are our representatives and should be speaking for us and looking for our best interests.

Thank you for your attention.

Dianne Heidel

621 Victoria Hills Drive, Deland

**From:** Marshall Helbraun <helbraunm@bellsouth.net>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:12 AM  
**Subject:** Automall rezoning

February 13, 2017

Dear Planning Commission Members,

My wife and I live at 1383 Longley Place in Victoria Gardens. We have lived here for Over 5 years and love the area, the way it is. Please do not ruin it by allowing the Automall.

Sincerely,  
Marshall & Melinda Helbraun

Sent from my iPad

**From:** Bruce Herbin <sbherbin@gmail.com>  
**To:** <Planning@volusia.org>, <frankseverino@gmail.com>, <govejeff@gmail.com>, ...  
**Date:** 2/12/2017 9:26 PM  
**Subject:** Auto Mall Rezoning Request Protest  
**Attachments:** PLDC Letter.pdf

Attached is a copy of my comment letter regarding the Re- Zoning request for the property located at the intersection of I-4 and Orange Camp Road within the limits of Volusia County.

Please note that I own property adjacent to property that would ultimately be affected by this proposed re-zoning.

Kindly verify receipt of this Email.

Thank you

Stanley B Herbin  
Mary Ann Herbin  
211 Ravenshill Way  
DeLand, FL. 32724

February 12, 2017

Volusia County  
Planning and Land Development Regulation Commission

[Planning@volusia.org](mailto:Planning@volusia.org)

Frank Severino [frankseverino@gmail.com](mailto:frankseverino@gmail.com)  
Jeff Gove [govejeff@gmail.com](mailto:govejeff@gmail.com)  
Ronnie Mills [ronniemillsdist1@hotmail.com](mailto:ronniemillsdist1@hotmail.com)  
Wanda Van Dam [wkvandam@aol.com](mailto:wkvandam@aol.com)  
Jay Young [jyoung9508@cfl.rr.com](mailto:jyoung9508@cfl.rr.com)  
Jeffery Bender [jbproperties1@att.net](mailto:jbproperties1@att.net)  
Joseph Alleva [allevajoseph@gmail.com](mailto:allevajoseph@gmail.com)

Dear Commissioners,

This letter is written to address the re-zoning request of the parcel at the corner of Orange Camp and Interstate 4, where Mr. Hurley wants to rezone so that he and other potential car dealer partners can eventually build an Auto Mall. They want to re-zone from a B-6 Highway Commercial to B-4 General Commercial. "The purpose of B-4 zoning classification is to encourage the development of intensive commercial areas...." as noted in your 30-page document. The report has many inaccuracies, and does not deal with the impacts upon the existing residential community, and the traffic on roads that would service this parcel. I will enumerate some of them, and request that this letter be shared with the entire commission in your meeting, scheduled for Tuesday, Feb. 14th, at 9AM. My wife and I shall be in attendance at said meeting. Below are some of the issues that local residents have with said rezoning and potential heavy industry use of said parcel.

Our residential property lies adjacent to the land that would ultimately be affected by this re-zoning request. Please let it be noted for the record that we object to this re-zoning request in the strongest terms possible for the following reasons:

1. We strongly object to the re-zoning request. We ask that this correspondence be submitted to your Planning staff prior to the 2/14 meeting and that it be entered into the Public Record.
2. We have read the 30-page document that will be discussed at the Feb. 14 9:00 meeting at the Council Chambers, and find many areas of inaccuracy and inconsistency.
3. The parcel is surrounded by residential PUD, and Agricultural lands. It is an orphaned parcel, which is intended to service travelers, coming off of I-4, and not to have heavy industry. A stop and shop, restaurant, movie theater, or other acceptable B-6 uses could far better serve the travelers on I-4.
4. The parcel directly is adjacent to residential and agricultural property. It is a “stray” commercial parcel to begin with, and an auto mall cannot be built, without rezoning other properties, due to the size and magnitude of the property needed for said project.
5. This auto mall will devalue our homes and bring noise pollution, air pollution, transient traffic, and high intensity lighting, disruptive to the lifestyle of the area.
6. Traffic overtakes Orange Camp Road at high use times currently. At rush hours, cars back up from I-4 to Martin Luther King Boulevard, and it can take 15 minutes to get through this intersection. Likewise, in the morning rush, traffic backs up similarly. Left turns out of Victoria Gardens are virtually impossible certain times of the day. Video footage can be provided to document this fact.
7. The 30-page document states that there will be little, if any, impact which seems like a misrepresentation of obvious facts Nobody would choose to live next door to an auto mall, and the potential devaluation of property would affect both real estate values, and tax revenues, due to declining property value—a major impact upon the City of Deland.
8. The original land use did not plan for, nor does the future land use maps indicate any desire for a major rezoning of adjacent parcels, which would be necessary to complete a multi-acre auto mall. This would impact on the designated future use as “residential” for the surrounding agricultural parcels.
9. This does not represent the “highest and best use” of the land. It is designated to service traffic off of I-4, and the local community. It does not plan for heavy industry, nor large retail, or commercial purposes of a non-service nature. There are many auto malls in the area—in Daytona Beach, Sanford, Orlando, and there are major car dealerships on Woodland Boulevard. That area is largely zoned for said kind of industry.
10. Impacts upon local wildlife have not been addressed in this report. Our area contains numerous species that would, likewise be affected by eliminating buffer lands.
11. Residents who purchased property in Victoria Park were not made aware of the desire

to have heavy industry directly adjacent to their homes. The needs of the residents of said community need to be addressed.

12. Impacts on rural and rural residential properties in Lake Helen will, likewise be adversely affected by the above mentioned issues.


Additionally, the proposed development will have an adverse impact upon tax revenues for Deland and Lake Helen. Nobody would choose to live next door to heavy industry, so real estate prices and values would drop in one of the highest rateables in the area. That drop in value of homes would cause property taxes to drop-- given the lack of State Income taxes in Florida, this would result in decreased tax revenues for Deland and Lake Helen.

Another important aspect to point out is that the proposed automall will not only have an adverse impact upon the quality of life for existing residents in the area, it will NOT create new jobs as claimed. If an automall were to be created on hundreds of acres (obviously involving rezoning other adjacent agricultural parcels as well), it would relocate existing dealerships. The alleged 1,000 jobs would be relocated from existing facilities in Deland, Sanford, Daytona Beach, New Smyrna Beach, etc. so, no new employment would be provided; it would just juggle around existing area employment to a different location.

Please take these, and other issues we have with the report, and share them with the members of this commission. The meeting will be well attended by residents who could be available. Others, unfortunately, cannot be present, due to the fact that this meeting is inconvenient for those who work during the designated time of this meeting.

Respectfully Submitted for entry into the record,

  
Stanley B Herbin

  
Mary Ann Herbin

**Yolanda Somers - Proposed Car Dealership - Orange Camp Road at I-4**

---

**From:** Miriam Holleman <miriam.holleman@gmail.com>  
**To:** <sashley@volusia.org>, <planning@volusia.com>  
**Date:** 2/9/2017 1:01 PM  
**Subject:** Proposed Car Dealership - Orange Camp Road at I-4  
**CC:** <ekelley@volusia.org>, <ddenys@volusia.org>, <jcusack@volusia.org>, <ppa...

---

Dear Mr. Ashley,

As a voting citizen, a tax payer and resident of Volusia County, the City of DeLand and Victoria Park, I stand adamantly opposed the parcel re-zoning and subsequent development of a car dealership at I-4 and Orange Camp Road.

This project would adversely affect my quality of life with increased traffic on Orange Camp road and 24-hour-a-day lighting at the dealership. I also firmly believe this development would significantly decrease the value of my home and property.

Thank you,

Miriam Holleman  
1640 Victoria Gardens Drive  
DeLand, Florida 32724  
[386-320-7116](tel:386-320-7116)



February 13, 2017

Planning and Land Development Regulation Commission  
Volusia County  
123 W. Indiana Avenue  
DeLand, Florida 32720

Re: Case Number Z-16-074

Attention: Ms. Susan Jackson,  
Senior Planning Manager

Dear Sirs/Madam:

I write to oppose the application to change the zoning classification of a parcel located on Orange Camp Road from B-6 to B-4. The applicant intends to use the parcel for auto sales, which is not permitted under the current classification. Your staff recommends approval of the amendment.

The parcel is located on Orange Camp Road abutting Victoria Park, a very large residential community that straddles Orange Camp Road and Martin Luther King Boulevard. Within a few years, Victoria Park will have approximately 3,375 residences. The roads in Victoria Park are narrow and wind in a random pattern. The property is close to Interstate 4 near the westbound off ramp and the two lane bridge over Interstate 4 to Lake Helen. Orange Camp Road is a two lane county highway with a major intersection at the entrance to Victoria Park on the south and north sides as well as a busy intersection at Martin Luther King Boulevard.

For the reasons set forth in this letter, Commission should reject the staff recommendation and recommend that the County Council deny the application for change.

The staff report to the Commission indicates that the purchaser of the property wants to relocate its current auto dealership from Woodland Boulevard to the new site. Evidently, the purchaser cannot expand at its current location "without encroachment into residential areas." Of course, what he proposes is to encroach into a different residential area.

The staff report also states without proof that "[d]esirable locations for car dealerships include high visibility, easy customer access, and the proximity of suitable roads for test drives. This makes properties near interstate interchanges sought-after locations." The nearby roads in Victoria Park and Lake Helen are not suitable for test drives because they are narrow. Many dealerships exist along non interstate highways. A drive along North Nova Road or Woodland Boulevard would show that successful dealers need not be near an interstate. The staff report also points to unspecified locational criteria dictated by the automobile industry that mandate the use of the Orange Camp

interchange ignoring the fact that there are no dealerships at exits 108, 111, 114, 118, and 129. Additionally, the county should not be a party to an unenforceable and potentially illegal anti-competitive agreement among auto dealers to limit the location of competition and “to protect market areas.”

The staff report indicates that there has not been a disinterested traffic study but dismisses any concern about increased traffic indicating that the projected owner will be responsible for an unspecified mitigation of the impacts of the proposal. The projected owner wants increased traffic at its new facility but the staff appears to ignore that fact and assume that there is no difference between traffic at a B-6 site and a B-4 site.

The staff report also indicates that the staff has had meetings at which the proposed purchaser disclosed that additional dealerships may find a home at the location. More traffic, more congestion, more problems.

The staff report states that few differences exist between a B-6 and a B-4 classification. The County Council must have considered that significant differences exist because it created the two different classifications in Ordinance §241. The purpose of the B-4 classification “is to encourage development of *intensive* commercial areas” (emphasis added). The classification is intended to be applied to existing areas that are not appropriate for inclusion in the shopping center classification. The purpose of the B-6 classification is to provide goods and services to travelers near major highway interchanges. The B-4 classification is for businesses that provide goods and services to people who live in the area but do not have an impact as large as a shopping center (B-3 classification). The significant difference is that B-4 consumers have a greater impact on the locality not that there is no impact as the report asserts. The permitted uses and structures under the two classifications are different and reflect the less intensive nature of the business permitted under B-6.

The change in classification will not prohibit the proposed purchaser from changing its proposed uses to any or all of those permitted in the B-4 classification. The uses to which the parcel may be put in the future will be all those in B-4 and will not be limited to servicing the wants and needs of the traveler. The change will permit the “development of an intensive commercial area providing a wide range of goods and services” (Ordinance §241). The Volusia County Plan (quoted at 5 of the Report) states that “[u]ses should be located to protect adjacent residential use from such impacts as noise or traffic.” The rezoning request is not consistent with the description of the commercial land use designation because the use will not protect Victoria Park from additional noise and traffic. The proposal is a major change that will have major consequences on the area. The report neither discusses, nor investigates, nor resolves those impacts. To state that the “rezoning “is not likely to have a significant impact” on the neighborhood without discussion of or proof is to ignore the question. The prospective purchaser wants more customers not fewer, he wants more traffic not less, and it wants to use more marketing (noise) to bring that traffic. One item not discussed in the report is the effect that an auto mall’s lights will have on the quiet enjoyment of the abutting residential areas. The likely outcome will be similar to living in constant dusk rather than a rural dark. Residents will miss seeing the launches at Cape Canaveral.

One of the problems with the report is that it avoids the difficult issues by stating that the problem

may be resolved through the site approval process. The problem with that approach is that the standards will be different and since the permitted uses are so different between B-4 and B-6 the outcomes will be different.

In adopting the Zoning Ordinance, the County Council noted its purpose and intent: "These regulations are enacted to prevent undue traffic congestion; ... to promote public health, safety, and welfare; to provide adequate light and air; to prevent rural urbanization ..." (§72-32). The application fails to conform to the Council's purposes and intents. It will increase traffic in the area thereby endangering the health and safety of the area residents, it will create noise and light pollution, and it unalterably will change the rural character of that part of Volusia County. For these reasons alone, the Commission should reject the application.

Sincerely yours,

Charles Horgan  
1618 Lincolnshire Drive  
DeLand, FL 32724

February 13, 2017

Planning and Land Development Regulation Commission  
Volusia County  
123 W. Indiana Avenue  
DeLand, Florida 32720

Re: Case Number Z-16-074

Attention: Ms. Susan Jackson,  
Senior Planning Manager

Dear Sirs/Madam:

I write to oppose the application to change the zoning classification of a parcel located on Orange Camp Road from B-6 to B-4. The applicant intends to use the parcel for auto sales, which is not permitted under the current classification. Your staff recommends approval of the amendment.

The parcel is located on Orange Camp Road abutting Victoria Park, a very large residential community that straddles Orange Camp Road and Martin Luther King Boulevard. Within a few years, Victoria Park will have approximately 3,375 residences. The roads in Victoria Park are narrow and wind in a random pattern. The property is close to Interstate 4 near the westbound off ramp and the two lane bridge over Interstate 4 to Lake Helen. Orange Camp Road is a two lane county highway with a major intersection at the entrance to Victoria Park on the south and north sides as well as a busy intersection at Martin Luther King Boulevard.

For the reasons set forth in this letter, Commission should reject the staff recommendation and recommend that the County Council deny the application for change.

The staff report to the Commission indicates that the purchaser of the property wants to relocate its current auto dealership from Woodland Boulevard to the new site. Evidently, the purchaser cannot expand at its current location "without encroachment into residential areas." Of course, what he proposes is to encroach into a different residential area.

The staff report also states without proof that "[d]esirable locations for car dealerships include high visibility, easy customer access, and the proximity of suitable roads for test drives. This makes properties near interstate interchanges sought-after locations." The nearby roads in Victoria Park and Lake Helen are not suitable for test drives because they are narrow. Many dealerships exist along non interstate highways. A drive along North Nova Road or Woodland Boulevard would show that successful dealers need not be near an interstate. The staff report also points to unspecified locational criteria dictated by the automobile industry that mandate the use of the Orange Camp

interchange ignoring the fact that there are no dealerships at exits 108, 111, 114, 118, and 129. Additionally, the county should not be a party to an unenforceable and potentially illegal anti-competitive agreement among auto dealers to limit the location of competition and “to protect market areas.”

The staff report indicates that there has not been a disinterested traffic study but dismisses any concern about increased traffic indicating that the projected owner will be responsible for an unspecified mitigation of the impacts of the proposal. The projected owner wants increased traffic at its new facility but the staff appears to ignore that fact and assume that there is no difference between traffic at a B-6 site and a B-4 site.

The staff report also indicates that the staff has had meetings at which the proposed purchaser disclosed that additional dealerships may find a home at the location. More traffic, more congestion, more problems.

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The change in classification will not prohibit the proposed purchaser from changing its proposed uses to any or all of those permitted in the B-4 classification. The uses to which the parcel may be put in the future will be all those in B-4 and will not be limited to servicing the wants and needs of the traveler. The change will permit the “development of an intensive commercial area providing a wide range of goods and services” (Ordinance §241). The Volusia County Plan (quoted at 5 of the Report) states that “[u]ses should be located to protect adjacent residential use from such impacts as noise or traffic.” The rezoning request is not consistent with the description of the commercial land use designation because the use will not protect Victoria Park from additional noise and traffic. The proposal is a major change that will have major consequences on the area. The report neither discusses, nor investigates, nor resolves those impacts. To state that the “rezoning “is not likely to have a significant impact” on the neighborhood without discussion of or proof is to ignore the question. The prospective purchaser wants more customers not fewer, he wants more traffic not less, and it wants to use more marketing (noise) to bring that traffic. One item not discussed in the report is the effect that an auto mall’s lights will have on the quiet enjoyment of the abutting residential areas. The likely outcome will be similar to living in constant dusk rather than a rural dark. Residents will miss seeing the launches at Cape Canaveral.

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may be resolved through the site approval process. The problem with that approach is that the standards will be different and since the permitted uses are so different between B-4 and B-6 the outcomes will be different.

In adopting the Zoning Ordinance, the County Council noted its purpose and intent: “These regulations are enacted to prevent undue traffic congestion; ... to promote public health, safety, and welfare; to provide adequate light and air; to prevent rural urbanization ...”(§72-32). The application fails to conform to the Council’s purposes and intents. It will increase traffic in the area thereby endangering the health and safety of the area residents, it will create noise and light pollution, and it unalterably will change the rural character of that part of Volusia County. For these reasons alone, the Commission should reject the application.

Sincerely yours,

Charles Horgan  
1618 Lincolnshire Drive  
DeLand, FL 32724

**From:** Judi <jlhagh95@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:31 PM  
**Subject:** Auto Mall Orange Camp DeLand

As residents of Wellington Woods, the undersigned ALFRED G. HOWARD and. JUDITH L. HOWARD object to an Auto Mall being built on Orange Camp Road in DeLand, Florida

Alfred G. Howard  
Judith L. Howard

Sent from my iPhone

**From:** Brandi Hunter <bhunter77@rocketmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:38 AM  
**Subject:** Rezoning on Orange Camp Road

Dear Commissioners and Zoning Board,

As a rather new resident of Volusia County and Victoria Park, I moved from Seminole County in Lake Mary due to the excessive construction projects and commercialization of the area. It saddens me to see, only one year after my relocation to this County, potentially the same "flood gates" of commercialization are being considered in Volusia County, namely very close to the residential development in which I reside.

While I support industry and local businesses, particularly since I am employed by one of the largest privately owned companies in Central Florida, I refuse to lend my support when it increases noise and light pollution so close to a planned residential community that has been in place for quite some time. I strongly oppose the rezoning proposed along Orange Camp Road to accommodate a car dealership. As a young, professional thirty-something who chose this community to enter the next phase of my life, this proposed project will drastically alter the many benefits that draw individuals like me to this community, who are quickly becoming the backbone of local economies. In addition, this effects home values for the 55 and over community next to this project, which includes a large number of your very vocal and affluent constituents.

Again, while I support economic growth and prosperity, there are numerous locations far better suited for this type of project that do not encroach upon the lifestyle of so many of your constituents. I strongly urge you to deny the rezoning proposed for this area on behalf of the citizens you are charged with serving.

Thank you for your time and attention in this matter.

Brandi Hunter, MS, NSCA-CPT220 Asterbrooke DriveDeLand, FL 32724Cell: 423.774.0566



**From:** Susan Jackson  
**To:** Jones, Shereen  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/13/2017 12:14 PM  
**Subject:** Re: Rezoning request - Case No. Z-16-074

Ms. Jones,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> Shereen Jones <[shereenpjones@gmail.com](mailto:shereenpjones@gmail.com)> 2/13/2017 11:45 AM >>>  
Dear Planning Dept:

I am the owner of two homes in Victoria Gardens, 1649 Victoria Gardens Dr and 1638 Victoria Gardens Dr, located on the eastern edge of the Victoria Gardens community, in close proximity to the land at issue.

I am writing to you because I am unable to attend the public hearing and wish for my views to be heard. I request that you read this at the meeting scheduled for February 14, 2017.

I am highly opposed to the rezoning request being presented this evening, to change a parcel of land on Orange Camp Rd from B-6 zoning to B-4 General Commercial zoning.

While I am aware that the parties requesting the change have indicated they intend to use the location for an auto mall, the requested zoning to B-4 General Business is too broad and could allow a multitude of uses detrimental to the surrounding community. Examples of uses allowed under B-4 zoning (and not allowed under B-6) include:

- 1) Auction parlors
- 2) Bars and Liquor stores
- 3) Bowling alleys
- 4) Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.
- 5) Pawnshops

None of these uses are suitable for locating in direct proximity to a single family neighborhood with no buffering uses.

Furthermore, applicant says B-4, and their intended use as an automotive dealership, is compatible with the Future Land Use, quoting Section B.2.k. However, quoting from the application, that section specifically states, "Uses should be located to protect adjacent residential use from such impacts as noise

or traffic." I contend that there is a high probability that allowing an auto dealership in that location will significantly increase the noise, and the applicant has not provided any evidence to the contrary.

Lastly, I am in agreement with the City of Lake Helen that any zoning change here should contain a Planned Development element, and that while the property is not part of the Victoria Park DRI, it should contain elements and features required in the Victoria Park DRI because of its proximity. I am of the opinion that I and other residents of Victoria Gardens will be irreparably harmed by approval of the zoning change.

Thank you for your consideration,

Shereen Jones  
1638 Victoria Gardens Dr.  
DeLand, FL

**From:** Shereen Jones <shereenpjones@gmail.com>  
**To:** <planning@volusia.org>, <sjackson@volusia.org>  
**Date:** 2/13/2017 11:45 AM  
**Subject:** Rezoning request - Case No. Z-16-074

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I am the owner of two homes in Victoria Gardens, 1649 Victoria Gardens Dr and 1638 Victoria Gardens Dr, located on the eastern edge of the Victoria Gardens community, in close proximity to the land at issue.

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Lastly, I am in agreement with the City of Lake Helen that any zoning change here should contain a Planned Development element, and that while the property is not part of the Victoria Park DRI, it should contain elements and features required in the Victoria Park DRI because of its proximity. I am of the opinion that I and other residents of Victoria Gardens will be irreparably harmed by approval of the zoning change.

Thank you for your consideration,

Shereen Jones  
1638 Victoria Gardens Dr.  
DeLand, FL

**From:** <Cakeijerlaw@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:43 PM  
**Subject:** Opposition to Auto Mall rezoning request

To whom it may concern:

Please register my opposition to rezoning the commercial parcels adjacent to the Victoria Park property for the proposed DeLand Auto Mall. I believe construction of an auto mall would have a seriously negative impact on the value of all homes in Victoria Park, have the additional negative effect of increasing an already excessive level of traffic in our area and further create unwanted noise and commercial activity in what all owners expected would remain a residential area with appropriate barriers lands supporting our nature and eco systems.

Clare A. Keijer, Esquire  
Victoria Hills homeowner

Law Offices of Clare Ann Keijer

120 E. Rich Avenue  
DeLand, Florida 32724  
Phone (386) 736-3660 \*\*\* Fax (386) 490-4538

WARNING: The information contained in this facsimile is confidential and may be subject to disclosure limitations under Rule 6(e) of the Federal Rules of Criminal Procedure and Section 6103 of the Internal Revenue Code. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible for delivering it to the recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this facsimile in error, please immediately notify the sender identified above by telephone.

To all members of the Volusia Planning Board:

As residents of DeLand for the past 24 years, we are writing to express our opposition to the rezoning of the property at I-4 and Orange Camp Road for the purpose of a proposed Auto Mall. Please do not recommend this change in zoning to the Volusia County Council. It will adversely affect thousands of DeLand residents, notwithstanding the fact that the property is not in DeLand. The property borders Victoria Park which is located in DeLand. It will definitely affect the quality of life of all our residents by creating noise pollution, environmental pollution, increased traffic and a decrease in property values, just to name a few reasons for not recommending the change in zoning.

We appreciate your consideration in this matter and look forward to attending the meeting on Tuesday morning.

Gerald and Shirley Kein

108 Myrtleberry Lane  
DeLand FL 32724

**From:** Susan Jackson  
**To:** jkelly7760@bellsouth.net  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 4:44 PM  
**Subject:** Re: Rezoning for Hurley Auto Mall

Ms. Kelly

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: sjackson@volusia.org  
phone: (386) 736-5959 ext. 12010

>>> [jkelly7760@bellsouth.net](mailto:jkelly7760@bellsouth.net) <[jkelly7760@bellsouth.net](mailto:jkelly7760@bellsouth.net)> 2/10/2017 4:36 PM >>>

Please do not allow this rezone issue to happen.

There would be no buffer between homes and dealership.

The traffic issue on Orange Camp and exiting I\_4 is atrocious.

Asthetics are an issue, what kind of impression will be given to someone coming to our town, which labels itself as quaint.

All of the surrounding area are housing developments which would not benefit from car dealerships. The current zoning allows for restaurants ,

Gas stations and the like. The community as well as traveling public would benefit from this type of business.

Please represent your constituents and stop this now

Thank you Laureen Kelly 709 E. Yorkshire Dr. Deland, FL 32724 386 882 4424 [jkelly7760@bellsouth.net](mailto:jkelly7760@bellsouth.net)

**From:** Trish <kentstt@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:53 PM  
**Subject:** Auto Mall in Deland

To Whom It May Concern:

I am a new resident to Deland, having purchased a house here several months ago. As a resident of the Bent Oaks subdivision, I oppose the re-zoning of the land that is proposed to be utilized for an Auto Mall.

I honestly cannot believe that anyone could determine this is in the best interests of the city of Deland and the county of Volusia. I do not want the increase in traffic, pollution and crime that this re-zoning would facilitate.

Thank You,  
Trish Kent

**From:** Heather Kimley <HeatherinDC@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:20 PM  
**Subject:** Fw: REZONING MEETING - 2-14-17 re: AUTOMALL

City of Deland,

I am opposed to the construction of the automall on Orange Camp road at the exit of 116 off of I-4.

If you go take a look at the location, you can easily see that an AutoMall just won't fit that area. Expanding roads and infrastructure won't be enough to solve the issue. It's just not a suitable location for such a large business. It's smack in the middle of a residential community.

Thanks,

Heather Kimley

104 W. Lake Victoria Circle  
 Deland, FL 32724

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From: Nextdoor Victoria Park <reply@rs.email.nextdoor.com>  
 Sent: Monday, February 13, 2017 10:54 AM  
 To: heatherindc@msn.com  
 Subject: REZONING MEETING - 2-14-17 re: AUTOMALL

[[https://d3dqvga78raec5.cloudfront.net/user\\_photos/8f/56/8f5639e8eb2af9391dfec915afc4b85d.40x40.jpg](https://d3dqvga78raec5.cloudfront.net/user_photos/8f/56/8f5639e8eb2af9391dfec915afc4b85d.40x40.jpg)]  
 <[https://nextdoor.com/profile/15026144/?link\\_source\\_user\\_id=14821381&is=npe&lc=1659&mobile\\_deeplink\\_data=action%3Dview\\_profile%26profile%3D15026144&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID](https://nextdoor.com/profile/15026144/?link_source_user_id=14821381&is=npe&lc=1659&mobile_deeplink_data=action%3Dview_profile%26profile%3D15026144&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID)> Maresa Harrington<[https://nextdoor.com/profile/15026144/?link\\_source\\_user\\_id=14821381&is=npe&lc=1657&mobile\\_deeplink\\_data=action%3Dview\\_profile%26profile%3D15026144&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID](https://nextdoor.com/profile/15026144/?link_source_user_id=14821381&is=npe&lc=1657&mobile_deeplink_data=action%3Dview_profile%26profile%3D15026144&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID)>, Victoria Park  
 <[https://nextdoor.com/news\\_feed/?link\\_source\\_user\\_id=14821381&lc=1658&post=42686349&is=npe&mobile\\_deeplink\\_data=action%3Dview\\_post%26post%3D42686349&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID](https://nextdoor.com/news_feed/?link_source_user_id=14821381&lc=1658&post=42686349&is=npe&mobile_deeplink_data=action%3Dview_post%26post%3D42686349&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID)>

If you are OPPOSED TO THIS, PLEASE SEND an EMAIL to:

[planning@volusia.org](mailto:planning@volusia.org)<<mailto:planning@volusia.org>>

stating that you are opposed and it will be presented to the Board prior to tomorrow's meeting.

IT MUST BE SENT TODAY.... Before 4:00pm in order for them to receive it on time.

I also urge you to PLEASE ATTEND THE MEETING TOMORROW AT 9:00AM

Address: 123 W. Indiana, Deland

WE MUST STOP THIS FROM BEING APPROVED.... ALL OF US WILL DEFINITELY NOT BENEFIT FROM THIS IF IT GETS PASSED... think about THE TRAFFIC, THE NOISE FACTOR, THE SAFETY FACTOR and YOUR INVESTMENT...Read

more<[https://nextdoor.com/news\\_feed/?post=42686349&s=&is=npe&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID&mobile\\_deeplink\\_data=action%3Dview\\_post%26post%3D42686349&link\\_source\\_user\\_id=14821381](https://nextdoor.com/news_feed/?post=42686349&s=&is=npe&ct=W1MIOsBACumd-hLh5Nwa6rov6g-BBKT4nWzwfNxtVRld7w1jWi6fDstPfcqZHCID&mobile_deeplink_data=action%3Dview_post%26post%3D42686349&link_source_user_id=14821381)>



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Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

**From:** Edie King <edie752@nycap.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:38 AM  
**Subject:** Re: Car Dealership

To whom it may concern:

My husband and I are most definitely in opposition to the planned dealership being considered on the 57 acres near I-4 and Orange Camp Road.

We live in Victoria Gardens off Orange Camp Road. It's an adult gated community that's quiet and peaceful. Please don't approve what will be a disaster to our community.

Sincerely,

Robert G and Edith J King  
1615 Victoria Gardens Dr.  
Deland, FL 32724  
Sent from my iPad

**From:** "Carole Kurtz" <kurtz2646@aol.com>  
**To:** <planning@volusia.org>, <ppatterson@volusia.org>  
**Date:** 2/13/2017 3:29 PM  
**Subject:** Case #: Z-16-074; Rezoning from B-6 (Highway Interchange Commercial) to B-4 (General Commercial)

Date: Feb 13. 2017

To: Volusia County Planning and Land Development  
Commission  
  
Volusia County Council Members, District 1

From: Carole Kurtz  
  
100 Westcott Lane  
  
Deland, FL 32724  
  
Victoria Gardens/Victoria Park

Subject: Case #: Z-16-074  
  
Rezoning from B-6 (Highway Interchange  
Commercial) to B-4 (General Commercial)

I am writing this letter to object to the re-zoning of land on Orange Camp road west of I-4 to B-4 zoning.

I live in Victoria Park which is a large area that is primarily residential with a few restaurants, light commercial businesses, and small medical facilities. The environment in Victoria Park is conducive to community living for families and seniors.

I believe B-4 zoning will open the door to establishments not consistent with our community such as bars, nightclubs, liquor stores, pool halls, pawn shops, etc. And traffic is bound to be increased dramatically in this highly residential area.

I chose this Dealnd area for the aesthetics it provides. I strongly object to this zoning change and urge you to vote against it.

**From:** Doris Labbe <dlabbe6078@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:44 PM  
**Subject:** Rezoning!

We are opposed to the rezoning proposal at Orange Camp Road. My husband and I live in Victoria Garden and feel this plan would not be good for our community.

Doris and Roland Labbe

Sent from my iPhone

**From:** <nicole\_danielli@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:55 PM  
**Subject:** Auto Mall

We are opposed to the rezoning to allow for the Auto Mall.  
Larry & Mary Ann Victoria Hills  
Sent from Mail for Windows 10

**From:** Nancy Lasagna <dollscars@aol.com>  
**To:** <planning@volusia.org>, <ppatterson@volusia.org>  
**Date:** 2/10/2017 10:52 AM  
**Subject:** Mega Auto Mall - Orange Camp Road (Hurley)

My husband and I are residents of Victoria Park and we are outraged at the intent of building a mega auto mall at the proposed location on Orange Camp Rd. We are furious that this was about to be done without adequate notice being given to the residents of Victoria Park and adjacent communities. If it wasn't for the Beacon newspaper article, "letting the cat out of the bag" ( Mr. Hurley's own words), none of us would have even known about what was happening. The community did not become aware of this until Wednesday night, February 8th. This only allows us a few days to oppose this major negative impact on the quality of life in our community.

We are strongly opposed to this rezoning application.

**From:** Susan Jackson  
**To:** Laubheimer, David  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 2:09 PM  
**Subject:** Re: Re-Zoning of the B-6 parcel adjacent to Victoria Gardens to B-4, for purposes of building an auto mall in the future

David and Caroline Laubheimer,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> David Laubheimer <[dlaubheimer@cfl.rr.com](mailto:dlaubheimer@cfl.rr.com)> 2/10/2017 1:53 PM >>>  
Dear Ms. Jackson:

This letter is written to address the re-zoning request of the parcel at the corner of Orange Camp and Interstate 4, where Mr. Hurley wants to rezone so that he and other potential car dealer partners can eventually build an Auto Mall. They want to re-zone from a B-6 Highway Commercial to B-4 General Commercial. "The purpose of B-4 zoning classification is to encourage the development of intensive commercial areas...." as noted in your 30-page document. The report has many inaccuracies, and does not deal with the impacts upon the existing residential community, and the traffic on roads that would service this parcel. I will enumerate some of them, and request that this letter be shared with the entire commission in your meeting, scheduled for Tuesday, Feb. 14th, at 9AM. My wife and I shall be in attendance at said meeting. Below are some of the issues that local residents have with said rezoning and potential heavy industry use of said parcel:

1. We strongly object to the re-zoning request. We ask that this correspondence be submitted to your Planning staff prior to the 2/14 meeting and that it be entered into the Public Record.
2. We have read the 30-page document that will be discussed at the Feb. 14 9:00 meeting at the Council Chambers, and find many areas of inaccuracy and inconsistency.
3. The parcel is surrounded by residential PUD, and Agricultural lands. It is an orphaned parcel, which is intended to service travelers, coming off of I-4, and not to have heavy industry. A stop and shop, restaurant, movie theater, or other acceptable B-6 uses could far better serve the travelers on I-4.
4. The parcel directly is adjacent to residential and agricultural property. It is a "stray" commercial parcel to begin with, and an auto mall cannot be built, without rezoning other properties, due to the size and magnitude of the property needed for said project.



5. This auto mall will devalue our homes and bring noise pollution, air pollution, transient traffic, and high intensity lighting, disruptive to the lifestyle of the area.

6. Traffic overtakes Orange Camp Road at high use times currently. At rush hours, cars back up from I-4 to Martin Luther King Boulevard, and it can take 15 minutes to get through this intersection. Likewise, in the morning rush, traffic backs up similarly. Left turns out of Victoria Gardens are virtually impossible certain times of the day. Video footage can be provided to document this fact.

7. The 30-page document states that there will be little, if any, impact which seems like a misrepresentation of obvious facts Nobody would choose to live next door to an auto mall, and the potential devaluation of property would affect both real estate values, and tax revenues, due to declining property value--a major impact upon the City of Deland.

8. The original land use did not plan for, nor does the future land use maps indicate any desire for a major rezoning of adjacent parcels, which would be necessary to complete a multi-acre auto mall. This would impact on the designated future use as "residential" for the surrounding agricultural parcels.

9. This does not represent the "highest and best use" of the land. It is designated to service traffic off of I-4, and the local community. It does not plan for heavy industry, nor large retail, or commercial purposes of a non-service nature. There are many auto malls in the area--in Daytona Beach, Sanford, Orlando, and there are major car dealerships on Woodland Boulevard. That area is largely zoned for said kind of industry.

10. Impacts upon local wildlife have not been addressed in this report. Our area contains numerous species that would, likewise be affected by eliminating buffer lands.

11. Residents who purchased property in Victoria Park were not made aware of the desire to have heavy industry directly adjacent to their homes. The needs of the residents of said community need to be addressed.

12. Impacts on rural and rural residential properties in Lake Helen will, likewise be adversely affected by the above mentioned issues.

Please take these, and other issues we have with the report, and share them with the members of this commission. The meeting will be well attended by residents who could be available. Others, unfortunately, cannot be present, due to the fact that this meeting is inconvenient for those who work at the designated time for the meeting.

Sincerely,

David and Caroline Laubheimer  
105 Heron Point Way  
Deland, FL 32724

Electronic signature

**From:** Bob Leach <bobleach45@gmail.com>  
**To:** <Planning@Volusia.org>  
**Date:** 2/13/2017 1:26 PM  
**Subject:** Auto Mall

I am registering my objection to this project which will impact that area greatly.

1. Orangecamp Rd. is already overtaxed with traffic and has a large effect on all of Victoria Park. In the morning I go out around 8:00AM on many occasions to meet friends from Victoria Gardens for breakfast. It is a nightmare to get out of our community. You either fight your way into the long line of traffic going West or you try to get through it to turn East which is a total nightmare and very dangerous. People are coming West at that point at a high rate of speed needed for I4 which is where I am often headed. Add a bunch of dealerships people are trying to get to for service, etc. and you will be making the situation much worse. This past week I came home from Lake Mary and got off at Exit 116 to get to the entrance of our complex. I sat at the end of the exit waiting for a long time to get into the traffic line headed West. Once I finally got in line, it took 3 changes of the light just to get to the entrance of Victoria Gardens so I could turn in.

2. The noise from I4 is already at a high decibel level. Just imagine all those garage doors opening and closing and equipment running and adding to the problem.

3. I live at 504 Heron Point Way and from the GIS map I have calculated the the back of the property would be less than 2600 feet from my property. The noise factor and lights from these dealership operating 7 days a week and for the most part 14 hours per day would again be intolerable. Many times dealerships have vehicles delivered at night from the car carriers. Not a pleasant thought either.

4. An even bigger problem is what the impact will be on the value of our property. As a licensed Real Estate Broker and Licensed Real Estate School Instructor I'm am figuring that the loss in value of my home will be \$75,000-100,000 and still be even harder to sell. Everyone in Victoria Park will experience large drops in the value of their homes if this is approved. I am sure that many people involved in this have an awareness of this impact and that is why they have kept it from us for the 3 years it has supposedly been being worked on. You publicize good things and hide the bad things.

I do not know where this will go from here but my opinion it should be denied. Any elected official should know that passage of this will probably end their political career. I hope that Mr. Hurley knows how much business he will lose from this. I am just the first of many. I have 2 cars, one of which is a Chrysler. I have been having it serviced by his dealership, but will not be doing so any longer. I need 4 new tires, the brakes fixed and an oil change when my next oil change is due but will be going to the Chrysler dealership in Sanford to have this work done.

I am totally in favor of the Victoria Park HOA hiring an attorney to fight this injustice. If this does go through, I will put my house on the market right away so I can sell before the market in the area starts to fall. My wife and I enjoy living in the area but not enough to want to give up that kind of money.

Thank you for your time and consideration.

Robert J. Leach  
504 Heron Point Way  
Deland, FL 32724

**From:** Magdalena Lightner <mk7lightner@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:08 PM  
**Subject:** Proposed auto mall on Orange Camp Road

Dear Sir/Madam,

I am completely opposed to the possible zoning for an auto mall. My house is directly opposite the property where this mall will be built. Do you think such a zoning will raise the price of my house? I don't think so.

Perhaps you can consider a park instead of such a disastrous rezoning.

Sincerely,

Magdalena Lightner  
220 Stonington Way  
Deland, FL  
mk7lightner@cfl.rr.com <mailto:mk7lightner@cfl.rr.com>

**From:** <smyrna38@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:08 AM  
**Subject:** Automall

I am very opposed to,the rezoning for the AutoMall!

Mildred Logan  
223 Drummond Lane  
Deland, fl  
Victoria Gardens  
Sent from my iPad

**From:** Francia Lubell <lubell@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:03 PM  
**Subject:** Orange Camp Auto Mall

To Whom it may concern:

Please be advised that we are extremely opposed to the auto mall being considered at the 2/14 zoning board meeting. As residents of Victoria Gardens we do not want the light or noise pollution nor traffic that comes with multiple car dealerships in our backyard. This is not the highest and best use of the property in question. We already have several auto dealers in the DeLand, Sanford, and Daytona area and clearly have no need for any more. This new auto mall creates the very real possibility of several existing dealers on 17/92 closing to relocate to the new location leaving vacant buildings behind for years to come. This proposed auto mall offers no value to the local area and will be a detriment to quality of life we have all come to enjoy.

Be advised that we also feel this has been handled in a somewhat underhanded manner with insufficient notice provided to residents. It appears that this is being pushed passed us without proper study on the impact. This process should not be rushed to support a near term closing date.

Fran and Howard Lubell  
386-228-4064

**From:** Andrew Macko <amacko1@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:21 PM  
**Subject:** rezoning for the auto mall

To whom it may concern,

My name is Andrew Macko and I live @ 555 Morgan Wood Drive, Deland Florida. I would like to express my objection to the rezoning proposal near I4 and MLK Blvd to build an Auto Mall. I have a concern about the increased traffic to an already over burdened Orange Camp Rd. Also, if this rezoning is approved, I fear it would open the area to propose again the building of a major truck stop facility in that area.

Respectfully,  
Andrew Macko

**From:** Frank Martin <frankmartin1114@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:42 PM  
**Subject:** AutoMall

As residents of Victoria Gardens, my wife and I would like to express that we are totally opposed to the rezoning of the section of land along I-4/Orange Camp Rd to allow construction of an 'AutoMall' or anything similar to it. We purchased our home here because of peace, quite and the fact that you can look up in sky and still see the stars. ( Not to have noise and pollution both noise and light from businesses.)

L. L. Martin

F. L. Martin

**From:** DeLoren Massey <massey034@att.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 12:12 PM  
**Subject:** Rezoning at Orange Camp Rd and I-4 Proposal

My Wife and I are opposed to rezoning the subject proposal.  
DeLoren & Mary Ann Massey 204 Addington Dr DeLand, FL 32724  
massey034@att.net 386-717-2292



**From:** "Dennis Matter" <dmatter1@cfl.rr.com>  
**To:** <planning@volusia.org>  
**CC:** "Fred McIntyre" <fmcintyre1@cfl.rr.com>, "Jo Pritchett" <epritchett@...  
**Date:** 2/13/2017 1:52 PM  
**Subject:** RE; case number is Z-16-074

Re: case number is Z-16-074

I am a resident and owner of a home at Victoria Gardens, which is an over 55 community, and part of Victoria Park located in DeLand, FL. Victoria Park is the premier residential community within DeLand, FL, and it will have more than 3,000 residential homes in this area when it is built out. Without significant restrictions, an auto mall directly adjacent to a premium residential community (Victoria Gardens) is counter to life quality and other safety issues.

Like many other homeowners in Victoria Gardens, I am greatly concerned about the planned zoning changes for an "Auto Dealership and Auto Mall" that are detailed in the referenced case number.

1. Specifically, the overwhelming concern that I have is "light pollution". Dealers typically have tall, high power lighting so that they can show cars from their lot at nights. It's critical that lights are directed away from Victoria Gardens and also limit the hours that the high power lights are illuminated. Modern low light level surveillance systems eliminate the need for lights above a 10 lumen level. Similar concern for noise pollution in terms of outdoor paging systems, truck deliveries, etc.
- 2) Maintain an open tree line and/or shrubbery barrier along West side near Victoria Gardens for environmental, and visual and sound reduction reasons, etc.
- 3) A solid type wall (8'-12' tall) built of concrete blocks along the Western side near Victoria Gardens of the Auto Mall property.
- 4) Control water runoff and prevent it from flowing towards the Victoria Gardens area
- 5) Concern on the safety and environmental issues associated with the storage and disposal of petrol chemicals. Oil, grease, paint supplies, etc.

In summary, I do not believe that a premier, senior (over 55) property like Victoria Gardens is compatible with the noise and high level, traffic, environmental and other issues associated with this zoning change request. If the zoning change is approved, it is critical that the lighting and other issues listed above become part of the zoning change approval to mitigate the impact to Victoria Gardens.

Sincerely,

Dennis Matter

105 Bellingrath Terrace

DeLand, FL 32724

386-785-0866

[dmatter1@cfl.rr.com](mailto:dmatter1@cfl.rr.com) <<mailto:dmatter1@cfl.rr.com>>

**From:** "Pat May" <patmaycls@embarqmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:29 PM  
**Subject:** Hearing to consider rezoning Orange Camp Rd parcel

To the members of the Volusia County Planning and Zoning Committee:

We need entrance corridors off I-4 to Lake Helen, Cassadaga and Deland that further the "hometown" and community spirit I've observed during the 25 years I've lived near Lake Helen and Deland. Deland has the distinction of being named the best MainStreet numerous times. We are so fortunate to have Stetson University as a hallmark college at our doorstep. That hometown feeling needs to be extended as a quaint "welcome" to those visiting and choosing to relocate to our area by choosing commercial venues that also extend that message. Somehow I don't equate an auto mall with that quaintness and welcome feeling. Please do not approve the rezoning for this change during your meeting Feb. 14th.

Patricia A. May

972 Blackjack Ridge Trl

Lake Helen FL

386-228-0090

**From:** Robert Maybury <bobmayfly@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 3:06 PM  
**Subject:** Rezoning request for parcel at Orange Camp Rd and I-4

Planning Board: My wife and I are strongly opposed to the rezoning of the property in question, so that it can be developed into an Auto Mall. We are also opposed to the placement of an Auto Mall at that location. Not only will it destroy the tranquility of the area but it will surely adversely affect the property values in Victoria Park. Please do not approve this request for a zoning change.

Robert Maybury  
DeLand, FL 32724  
Bob and Sharon Maybury  
DeLand, Florida  
bobmayfly@yahoo.com  
1388 Hazeldene Mnr.

**From:** Donna McClellan <donnajmcclellan@gmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:35 PM  
**Subject:** Auto mall near Orange Camp

Please note that I am highly opposed to the rezoning efforts to enable an auto mall to be built in this location. It will have a negative impact on the people in and around Victoria Park. We do not want more traffic congestion not do we want our values of homes going down. This came as a unhappy surprise!

Thank you for your consideration  
Donna McClellan  
406 Heron Point Way  
Deland, FL 32724

**From:** Howard McNeal <howard.mcneal@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 10:45 AM  
**Subject:** Opposition to the Automall

Before retiring I worked for 45 years in the construction equipment distribution business. My wife retired after teaching for 42 years. For 5 years we visited various cities looking for the retirement area which would give us the quality of life we worked so many years to have. In 2014 we decided on Deland and built a home in Victoria Gardens. We have been very please with our choice until the proposal for the auto mall surfaced.

By changing the zoning for the proposed project, the amount of commercial growth and traffic will increase significantly to a parcel that is better suited for smaller business growth, such as convenience stores, hotel, or retail specialty.

The current zoning compliments the residential planned community it abuts. For instance, I have heard from the inception of the subdivision in 2000 from the residents the desire for a convenience store that sells gas. That type of business is allowed under the current zoning.

Traffic patterns will be significantly impacted. Presently during morning drive time, traffic backs up to the interstate from Martin Luther King Boulevard. In the evening the morning traffic returns to the Highway Interchange area. We already have a very dangerous situation when existing Victoria Gardens onto Orange Camp Road as there is no stop light.

Please vote no on this zoning change to allow the residents on Victoria Park and Lake Helen to continue to enjoy the quality of life we worked so hard to have.

Howard and Clarice McNeal  
1084 Gardenshire Lane  
Deland, FL 32724

Home (386) 873-4360  
Cell (407) 491-1140

**From:** Terry Medlin <cimitry@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:07 AM  
**Subject:** Automall rezoning

Please be aware of our total and complete opposition ti the proposed rezoning request for the automall idea

We will be present at the Tuesday meeting

Terry and Carol Medlin  
1379 Hazeldene Manor  
Deland 32724

**From:** "Marty M." <supnrnsone@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:29 AM  
**Subject:** Proposed Auto Mall

I'm expressing my extreme concern over the proposed Auto Mall at Exit 116. I plan on attending the meeting tomorrow to express my concern and delve deeper into this matter. It appears to be like an iceberg-more underneath than meets the eye. I didn't leave Altamonte/Longwood area for the serene, pastoral surroundings of Victoria Gardens to have it downgraded by a large, loud and residential impinging business.

M. Melton RN MS  
Sent from my iPad



**From:** Maureen Mercho <merchom@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:39 AM  
**Subject:** Orange Camp Re-Zoning

To whom it may concern:

I would like to add my voice to the many others who are opposing the proposed re-zoning on Orange Camp Road that would make way for an auto park.

Deland is a place that I have called home for two years now. I could have lived anywhere along the I-4 corridor, but specifically chose Deland and even more specifically, chose the Victoria Park neighborhood. As Deland recovers from the economic crash of 2008 and real estate values re-bound, it can be tempting to jump on any development that presents itself. This, however, in the long term plan for what Deland will become, would be a mistake. Right now, Victoria Park attracts folks from Deland and surrounding areas who enjoy the wildlife, green space and natural surroundings. Of course, it won't always be the case that there will not be anything built on the surrounding land, but, with a little bit of forethought, what is built could add the aesthetics and increase property value and quality of life..... not decrease it. An auto mall--- is not that. I understand the land owner's desire to sell his/he property, but to sell it at the expense of the "deland identity" would be a grave mistake.

Already, there are creative developers in the are planning unique and forward thinking communities... those are options for people who might otherwise choose live in Deland. Please look at the quality of life, the reasons Victoria Park Residents chose to live in Deland, and think twice, not just about re-zoning, but about what enhances Deland's identity, not detracts from it. This should be your first question when considering a zoning change. Zoning, after all, exists for a reason. If there is no assurance around zoning, then there is no assurance for anyone that invests in Deland by purchasing property.

Maureen and Tamer Mercho

**From:** Julie Mierkiewicz <jmierk@mac.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:04 PM  
**Subject:** ACTION: AutoMall near Victoria Park

To: Planning Commission,

I am writing to voice our concern for the rezoning, case number Z-16-074.

As you know Victoria Park is a gem for DeLand, drawing people to this fine city. In fact, my family and I settled here and are very happy to call DeLand our home. I'm afraid that the location of this business in an area that is now clearly established as a residential area of DeLand would make me reconsider this decision and move elsewhere. We've grown to love DeLand, and would be sad to leave behind evenings downtown, eating and shopping locally and our sense of community here. The noise, congestion, and pollution associated with an auto mega mall developed in our neighborhood would definitely make me reconsider staying in DeLand. Please vote no to change the zoning in order to accommodate the auto mall.

Thank you for your service and support.

Kind Regards,  
Julie Mierkiewicz

**From:** Holly Miklautsch <hmiklautsc@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:26 AM  
**Subject:** Automall on Orange Camp

My husband and I strongly urge the planning commission to vote against this type of use on this property.

Holly and Steve Miklautsch  
1646 Victoria Gardens Drive  
DeLand  
941-416-6189

--  
Holly

**Yolanda Somers - reference item z16074**

---

**From:** "Mirjah-Kelley, Andrea" <AMirjahKelley@hearst.com>  
**Date:** 2/9/2017 4:37 PM  
**Subject:** reference item z16074

---

An article in the Beacon has just revealed that a major development is planned for the area near I-4 and Orange Camp and that a rezoning hearing has been scheduled for February 14, 2017.

I will not be able to attend, but I have written an email of opposition and sent it to the following:

appeal

section IV, sub 8, that says they would be no impact in the neighborhood and I enumerated my congestion, traffic, noise and safety concerns.

**From:** Stewart M <stewjm31744@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:49 AM  
**Subject:** auto mall

I strongly object to the proposed I-4 auto mall. As a resident of Victoria Gardens I can see I-4 from my front yard. I knew that when I bought. I do not want to look at bright lights or hear speakers all day and night. These mall dealerships will be operating 24/7. There is an auto mall in Daytona 25 miles away. Do we really need another. If an auto mall does open what happens to all the dealerships on Woodland? Do they become abandoned and blight sets in? I know this land will be developed but it should be more accomidating to reidential neighborhoods. We do not want or need more light and noise polution. Trafic at times, on Orange Camp Rd, is bumper to bumper, an auto mall will certainly make it worse. Please think about the residents of Deland, why we live here, and refuse this project.

Thank you  
Stewart J Moser

**From:** Amy N <amy.notte@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:01 AM  
**Subject:** automall

I do understand about zoning and the right to develop land. However, putting an automall on Orange Camp Road will be detrimental to the surrounding area. The traffic, the noise, the destruction of a natural area would essentially change that intersection, including the "gateway" into Lake Helen. It seems to me that there are many other areas, further away from homes, which would lend themselves to an automall. Please consider denying the rezoning request.

Thank you,  
Bill and Amy Notte  
205 Drummond Lane  
Victoria Gardens

**From:** <fayanded2@gmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:41 AM  
**Subject:** AUTO MALL OPPOSITION!!!

To whom it may concern:

We are opposed to the zoning for the auto mall set for tomorrow 2/14/2017.

We live in Victoria Gardens and the traffic, lighting ,noise that will be added are completely unacceptable.

All of the traffic will be coming off of Orange Camp to get to this mall. We already have enough noise from I-4 which is right behind us on Victoria Gardens Drive.

This is a retirement community and we should be able to enjoy our golden years in peace.

Thanks,

Fay and Ed Orgysko

1614 Victoria Gardens Drive

Sent from Windows Mail

**From:** Matt Oslick <moslick@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:04 AM  
**Subject:** REZONING MEETING - 2-14-17 re: AUTOMALL

To whom it may concern,

I am 100% opposed to the rezoning of the land next to I-4 for commercial property in which an automall will be created. I moved to Victoria Trails in 2014 for the peaceful environment this quadrant of Deland offers. If this rezoning is approved, my home value will decrease, crime will increase, and the peaceful ambiance of this area will no longer exist. If this does happen, I will be starting to look in other areas to live. I strongly urge you to take this under consideration.

Regards,

Matthew Oslick

329 Orchard Hill Street

Deland, FL 32724

817.715.7035



**Yolanda Somers - NO to AUTO MALL**

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**From:** FREDERICK & SUZE PEACE <4sfpeace@bellsouth.net>  
**To:** Ed Kelley <ekelley@volusia.org>, Billie Wheeler <bwheeler@volusia.org>, ...  
**Date:** 2/10/2017 10:54 AM  
**Subject:** NO to AUTO MALL  
**CC:** Mike Holmes <holmesm@deland.org>, "sjackson@volusia.org" <sjackson@volus...>

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My husband and I and family have lived off Orange Camp Road for 23 years. We STRONGLY OPPOSE the zoning change that would allow an auto mall much like the one on I-95 in Daytona, to be built on the north corner of I-4 and Orange Camp Rd. A 54 acre-plus business such as that, would heavily impact our lovely Victoria Park community and our historic Lake Helen just across I-4, with light pollution, noise, traffic, and general congestion. Aesthetically, it would destroy the character of that entry into Deland and Lake Helen and effect the property values of Victoria Park.

There is also a historic black cemetery, the Suber Cemetery off the south side of Orange Camp Rd.

The zoning board meets on Valentine's Day of all things, at 9 am, in the Council Chambers, then you will have the final say. PLEASE SAY NO!!

Sincere thanks,  
Suze and Fred Peace  
1571 Alanson Dr.  
Deland, 32724  
[386-738-0924](tel:386-738-0924)

**From:** Susan Jackson  
**To:** PEACE, FREDERICK & SUZE  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 11:32 AM  
**Subject:** Re: NO to AUTO MALL

Ms. Peace,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> FREDERICK & SUZE PEACE <[4sfpeace@bellsouth.net](mailto:4sfpeace@bellsouth.net)> 2/10/2017 10:54 AM >>>

My husband and I and family have lived off Orange Camp Road for 23 years. We STRONGLY OPPOSE the zoning change that would allow an auto mall much like the one on I-95 in Daytona, to be built on the north corner of I-4 and Orange Camp Rd. A 54 acre-plus business such as that, would heavily impact our lovely Victoria Park community and our historic Lake Helen just across I-4, with light pollution, noise, traffic, and general congestion. Aesthetically, it would destroy the character of that entry into Deland and Lake Helen and effect the property values of Victoria Park.

There is also a historic black cemetery, the Suber Cemetery off the south side of Orange Camp Rd.

The zoning board meets on Valentine's Day of all things, at 9 am, in the Council Chambers, then you will have the final say. PLEASE SAY NO!!

Sincere thanks, Suze and Fred Peace 1571 Alanson Dr. Deland, 32724 386-738-0924

**From:** Aubrey Penland <aubreypenland@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:14 AM  
**Subject:** Auto Mall Rezoning

To Whom It May Concern,

My husband (Brad Willis) and I, would like to object the Auto Mall rezoning being considered in DeLand. Please let it be noted that we've addressed our objections, pursuant to traffic, residential area encroachment, environmental issues, and the simple fact that an auto mall does not provide beneficial services to our community. Thank you for your consideration in this matter.

Best Regards,

Aubrey M. Penland  
aubreypenland@gmail.com  
318 E. Victoria Trails Blvd. DeLand, FL 32724  
(407)484-0375

Please consider the environment before printing this email.

NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and/or privileged information. Any unauthorized review, use, printing, saving, copying, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email and delete all copies.

**From:** "" <rpistell@myfairpoint.net>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:40 PM  
**Subject:** Orange Camp Road Auto Mall

Planning Commission Members;

My wife and I own a home on 107 Wethersfield Ct., which is in the Victoria Gardens section of Victoria Park. Before we purchased our home we did our due diligence and checked what the surrounding zoning was. We knew of the B-6 section and the A-2 , A-3 sections between Victoria Gardens and I-4 when we purchased our home. We have no objection to the change of zoning from B-6 to B-4 for the 9.63 acres in question and it being used for auto sales and service as long as appropriate considerations are made to protect the homeowners of Victoria Park. We are opposed to the A-2 and A-3 areas zoning being changed and used for a massive auto mall or other commercial enterprise. Zoning is supposed to protect the well being of all its citizens. People have every right to expect that the quality of their lives, character of their immediate community, and value of their homes not be degraded by a change of zoning that benefits one commercial organization. That is one of the major reasons zoning was created and adopted by municipalities. As such, we are opposed to the construction of a giant auto mall on Orange Camp Road. We have read the applicant's request for a zoning change. On page 3, paragraph 4 I quote, "The present dealership site is fully developed, with no room for expansion without encroachment into residential areas." Now, picture all of the auto dealerships between DeLand and Orange City on Woodland Blvd. concentrated on one 50 plus acre site. Do you think that this isn't encroachment into a large, established residential area? If the applicant is concerned about encroachment into residential areas why he is anxious to encroach into Victoria Park on such a huge scale? In addition, Orange Camp Road is going to undergo a major widening. It is our feeling that between the widening of the road and a giant auto mall Victoria Park will take a big double hit.

We knew of the B-6, A-2, A-3 zoning when we purchased our home and that the B-6 land could be used for its approved commercial purposes. We expected the A-2 and A-3 land to protect us from any further commercial development. We ask that all commission members keep in mind that zoning is there to benefit all citizens. A giant auto mall is going to adversely affect far more people than it will benefit. Thank you for your consideration.

Sincerely;  
Richard Pistell  
Jackie Pistell

**Yolanda Somers - AUTO MALL on Orange Camp Road near Victoria Park**

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**From:** Janice Quinn Potter <janqpotter@LIVE.COM>  
**To:** "sjackson@volusia.org" <sjackson@volusia.org>, "ppatterson@volusia.org" ...  
**Date:** 2/9/2017 8:41 PM  
**Subject:** AUTO MALL on Orange Camp Road near Victoria Park

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My husband and I are against having the zoning changed near Victoria Park so an auto mall can be built. We do not believe an auto mall is necessary and Victoria Park does not need such a monstrosity as a neighbor. We have had a significant increase in traffic with the new building of the plaza and new development on Orange Camp. We do not need more!

Please do not change the zoning and that will stop the person interested in building an auto mall in our backyards! Thank you, Jan Potter on Yale Road in Deland.

**From:** Susan Jackson  
**To:** Potter, Janice Quinn  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 10:07 AM  
**Subject:** Re: AUTO MALL on Orange Camp Road near Victoria Park

Ms. Quinn,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> Janice Quinn Potter <[jangpotter@LIVE.COM](mailto:jangpotter@LIVE.COM)> 2/9/2017 8:41 PM >>>

My husband and I are against having the zoning changed near Victoria Park so an auto mall can be built. We do not believe an auto mall is necessary and Victoria Park does not need such a monstrosity as a neighbor. We have had a significant increase in traffic with the new building of the plaza and new development on Orange Camp. We do not need more!

Please do not change the zoning and that will stop the person interested in building an auto mall in our backyards! Thank you, Jan Potter on Yale Road in Deland.

**Yolanda Somers - Re: AUTO MALL on Orange Camp Road near Victoria Park - Our interpretation of the case's definition - PLEASE READ!**

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**From:** Janice Quinn Potter <janqpotter@LIVE.COM>  
**To:** "sjackson@volusia.org" <sjackson@volusia.org>, "ppatterson@volusia.org" ...  
**Date:** 2/10/2017 9:17 AM  
**Subject:** Re: AUTO MALL on Orange Camp Road near Victoria Park - Our interpretation of the case's definition - PLEASE READ!

---

We are citizens and voters in Volusia County and I am against case Z-16-074, the rezoning from B-6 to B-4 on Orange Camp Road in Deland near the I-4 interchange.

The definition of the B-4 commercial classification as defined in the appendix to case Z-16-074 is as follows:

“The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.”

The parcel of land for which the re-zoning request has been made sits between Victoria Park and Lake Helen. Neither of these areas are an existing or developing strip retail area, for which the B-4 classification is intended to be applied.

By definition, the B-4 Commercial Classification is meant for intensive commercial areas. Both Victoria Park and Lake Helen are predominately residential areas which do not meet this definition.

On this basis alone, the Volusia County should reject this request.

Additional reasons that this re-zoning should be rejected are, but not

limited to:

- There is no buffer between the business zoning and residential zoning.
- The footprint of the automobile dealership is considerably larger than was intended by current zoning.
- The proposed project is close to a conservation area.

As an elected official of Volusia County, I urge you to stand up for your constituents and reject this proposed re-zoning.

We look forward to hearing your response as well as witnessing the actions you take to stand up for the residents of Volusia County.

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**From:** Janice Quinn Potter

**Sent:** Thursday, February 9, 2017 8:41 PM

**To:** sjackson@volusia.org; ppatterson@volusia.org; jcusack@volusia.org; jdinneen@volusia.org

**Subject:** AUTO MALL on Orange Camp Road near Victoria Park

My husband and I are against having the zoning changed near Victoria Park so an auto mall can be built. We do not believe an auto mall is necessary and Victoria Park does not need such a monstrosity as a neighbor. We have had a significant increase in traffic with the new building of the plaza and new development on Orange Camp. We do not need more!

Please do not change the zoning and that will stop the person interested in building an auto mall in our backyards! Thank you, Jan Potter on Yale Road in Deland.



**From:** Susan Jackson  
**To:** Potter, Janice Quinn  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 11:27 AM  
**Subject:** Re: AUTO MALL on Orange Camp Road near Victoria Park - Our interpretation of the case's definition - PLEASE READ!

Ms. Potter,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> Janice Quinn Potter <[jangpotter@LIVE.COM](mailto:jangpotter@LIVE.COM)> 2/10/2017 9:16 AM >>>

We are citizens and voters in Volusia County and I am against case Z-16-074, the rezoning from B-6 to B-4 on Orange Camp Road in Deland near the I-4 interchange.

The definition of the B-4 commercial classification as defined in the appendix to case Z-16-074 is as follows:

"The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification."

The parcel of land for which the re-zoning request has been made sits between Victoria Park and Lake Helen. Neither of these areas are an existing or developing strip retail area, for which the B-4 classification is intended to be applied.

By definition, the B-4 Commercial Classification is meant for intensive commercial areas. Both Victoria Park and Lake Helen are predominately residential areas which do not meet this definition.

On this basis alone, the Volusia County should reject this request.

Additional reasons that this re-zoning should be rejected are, but not limited to:

- There is no buffer between the business zoning and residential zoning.
- The footprint of the automobile dealership is considerably larger than was intending by current zoning.
- The proposed project is close to a conservation area.

As an elected official of Volusia County, I urge you to stand up for your constituents and reject this proposed re-zoning.

We look forward to hearing your response as well as witnessing the actions you take to stand up for the residents of Volusia County.

---

From: Janice Quinn Potter

Sent: Thursday, February 9, 2017 8:41 PM

To: [sjackson@volusia.org](mailto:sjackson@volusia.org); [ppatterson@volusia.org](mailto:ppatterson@volusia.org); [jcusack@volusia.org](mailto:jcusack@volusia.org); [jdinneen@volusia.org](mailto:jdinneen@volusia.org)

Subject: AUTO MALL on Orange Camp Road near Victoria Park

My husband and I are against having the zoning changed near Victoria Park so an auto mall can be built. We do not believe an auto mall is necessary and Victoria Park does not need such a monstrosity as a neighbor. We have had a significant increase in traffic with the new building of the plaza and new development on Orange Camp. We do not need more!

Please do not change the zoning and that will stop the person interested in building an auto mall in our backyards! Thank you, Jan Potter on Yale Road in Deland.

**From:** Janice Quinn Potter <janqpotter@LIVE.COM>  
**To:** "Planning@volusia.org" <Planning@volusia.org>  
**Date:** 2/11/2017 7:52 PM  
**Subject:** We are AGAINST and AUTO MALL on Orange Camp Road. Please do not grant rezoning for this. See impacts of an auto mall enclosed:

The impacts of putting an Auto Mall next to Victoria Park and Lake Helen are many:

1. Destruction of endangered species like the gopher tortoises and their habitats. There are conservation areas around Victoria Park that are meant to be preserved because of a variety of different endangered species that live there. Has anyone called Florida Fish and Wildlife to come out and evaluate all of that property and make recommendations for safely removing all endangered species? It's required by law to get proper permits to move endangered species. You will need to provide evidence of such permits.
2. The impact on underground water quality is a necessary consideration. To say there is no impact is inaccurate! The potential for flooding the Gardens is a huge concern especially during severe weather events. The natural underground water flow will definitely be impacted.
3. The lights at the Auto Mall that will run 24/7 not only negatively impact our carbon footprint, but will light up the night sky and all of our homes. This will impact our quality of life, sleep patterns and the serenity of our environment.
4. The Gateway into DeLand and Lake Helen will be forever changed. It will no longer be a scenic roadway. This obliterates our history as a community.
5. The noise from the Auto Mall will be deafening. Once all the trees are removed the sound of I4 will be constant and deafening for all of Victoria Park and Lake Helen.
6. The traffic impact will be overwhelming. We don't have the roadways to add such a high level of additional traffic to the area. People test driving cars will create a safety hazard, in addition to the traffic impact.
7. The Auto Mall in Daytona is not close to a residential area. A very different situation than directly next to Victoria Park. This directly impacts our quality of life and is not in compliance with documented noise ordinances.
8. There will be an increase in traffic accidents around the Auto Mall and Victoria Park because there are not sufficient roadways and traffic lights for Victoria Park to support such a project.
9. The planned community of Victoria Park will be forever changed. The roadways will become too busy and dangerous to allow people to cross the street to go to the Cafe, have a pizza or get an ice cream cone. The small town charm of the "Athens of the South" will no longer exist. This is an impact to the quality of life, small town charm and community atmosphere we have enjoyed in Victoria Park.
10. The Auto Mall will bring people from all over Central Florida into the area creating an additional safety risk in our area. We have already experienced 2 armed robberies at the bank, car break-ins and home break-ins in Victoria Park. Auto Malls are known for criminal activity in the late night hours, subsequently raising the risks for Victoria Park.

I could go on, but I think this makes the point, to say there is no impact is absolutely not true and absurd. DeLand is meant to be a beautiful, scenic community that is not over run by a commercial look. There is a way to grow and develop; and at the same time maintain the small town charm with a true community feeling.

We are very disappointed in everyone involved in this request that claims no impact. Of course there would be an impact and a substantial one at that!

By avoiding the truth and an open conversation about the proposed project has demonstrated an effort to fly under the radar and not involve the community in the decisions necessary around this project. Obviously we now have no trust for the process or the people involved. This is no way to build a strong community.

We urge all County employees and elected officials in the City of DeLand, Lake Helen and Volusia County to vote "NO" on the Auto Mall!!! But more importantly to work together with the community to Develop a Sustainability Plan. Orange County has put such a plan in place to allow for more long-term planning that includes a focus on land development, conservation efforts, roadways and infrastructure, education and much more. There must be a comprehensive, well defined plan for growth and development that includes all aspects of a strong healthy community. You can't continue to make these decisions in a vacuum.

Thank you in advance for your serious consideration of our request.  
Sincerely,

Jan Potter

679 Yale Road

Deland FL 32724

**From:** "Ed & Jo Pritchett" <epritchett@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:48 AM  
**Subject:** Proposed Rezoning--Case No. Z-16-074

Dear Commission Members:

As 12-year residents of Victoria Gardens, we are writing to ask that you vote NO on the proposed rezoning. We are concerned about the negative impact of an auto mall adjacent to our neighborhood of residential homes. Our concerns are:

- a.. light pollution and other forms of pollution
- b.. impact on the environment from oil, gasoline and other hazardous chemicals
- c.. damage to our conservation areas within the community (that comprise 40% of the land in Victoria Gardens) as it relates to the animal species in the conservation area including sensitive species such as the indigo black snake, the Florida scrub jay and the gopher tortoise
- d.. reduction in home values and inability to attract more buyers to complete our community, as a mega auto mall will be viewed as an undesirable neighbor
- e.. increased traffic and congestion, particularly at busy morning and late afternoon times

We have great concern about the transparency surrounding this proposed project. Kolter Homes, our declarant, was not notified of this hearing until February 7 and this was the first time they and residents heard about this project. The postings of the hearing on the property were nearly impossible to find and could not be seen from Orange Camp Road. This seems to be reinforced by Mr. Hurley's newspaper quote that "the cat is out of the bag." We hear from Mr. Hurley's attorney that community meetings are to be held to explain the extent of this project. To date, no meetings have been announced. All of these things seem to smack of an attempt to intentionally keep parties uninformed so that this zoning change could easily be accomplished.

We understand that this property is zoned for commercial use and would welcome types of development that would benefit travelers on I4 and provide services for residents of surrounding communities. It seems that there are properties at exits 114 and 118 that would be more conducive to a mega auto mall as these are not near residential areas.

Victoria Park, as we are sure you are aware, consists of four individual communities that when built out in a short few years will constitute 1/3 of the population of the City of DeLand and all of the residents of Victoria Park will be negatively impacted if this rezoning request is approved.

We ask you to consider the following: Is it ever good planning practice to have multiple auto dealerships immediately adjacent to family homes? Would you allow an auto dealership next to your home?

Thank you for your time and consideration. We certainly hope that you do not have any financial relationships or ties to Mr. Hurley and can look at this in an objective way.

Respectfully,  
Edward A. and Mary Jo Pritchett  
114 Avenham Drive  
DeLand, FL 32724

**From:** Josh Purdy <purdyjosh@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:46 PM  
**Subject:** AUTOMALL- NOT A GOOD IDEA

To Whom it may concern,

Having an automall on Orange Camp is a TERRIBLE IDEA. Besides a few jobs (most employees would be transferred from the previous location, I'd assume) and some tax revenue (which I'm sure is all you see) How does it benefit the community?? How does having something like that open up, bring about a better place to raise our kids? Have you driven on Orange camp lately around 4-5PM on a week day? Traffic is already backed up to the I4 exit. Without dollar signs in your eye, how does this come across as a good idea?

Yours truly-

A VERY concerned citizen

Josh Purdy

**From:** Elizabeth Radziwon <e\_radziwon@yahoo.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 4:06 PM  
**Subject:** Auto Mall

To Whom It May Concern;

I live in Victoria Commons and wanted to state that I am completely against the idea of an auto mall being built so close to my home.

Please don't allow this to happen!

Elizabeth Radziwon  
210 Foxglove Way  
DeLand, FL 32724

386-747-2002

Sent from my iPhone

**From:** Karen Rainville <kmrainville@gmail.com>  
**To:** <jdinneen@volusia.org>  
**Date:** 2/9/2017 8:43 PM  
**Subject:** Proposed rezoning for auto mall

Mr. Dinneen

I'm writing to you to express mine and my husband's concern regarding this matter. We just closed last week on our newly built home in Victoria Gardens and were shocked to discover that a proposed auto mall just a mile from our home is possibly underway. We've lived in Victoria Park for seven years (previously in Victoria Commons) and enjoy the community feel and appearance of this residential area. Allowing a business such as an auto mall in this area will certainly destroy our property values, bring obtrusive traffic and potential crime to our area and negatively affect the east DeLand and Lake Helen areas. In addition, it will open the door to other businesses of this type to come into this area. I know that the Ford family and Mr. Hurley are involved here and both are well connected in DeLand. We ask that you listen to the people of this community and consider the families and lives that will be adversely affected if the auto mall is allowed to be built, instead of the financial gain of the other parties. A more suitable location for something like this would be at either exit 118 or 114 at 472. It makes absolutely no sense to consider the area adjacent to Victoria Park. Please hear and consider our request to vote against this proposed auto mall.

Thank you  
Dennis and Karen Rainville  
1317 Hayton Ave  
DeLand 32724  
386-717-9970

Sent from my iPad



**From:** Susan Jackson  
**To:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 9:55 AM  
**Subject:** Fwd: Proposed auto mall

>>> Karen Rainville <[kmrainville@gmail.com](mailto:kmrainville@gmail.com)> 2/9/2017 8:40 PM >>>  
Ms. Jackson

I'm writing to you to express mine and my husband's concern regarding this matter. We just closed last week on our newly built home in Victoria Gardens and were shocked to discover that a proposed auto mall just a mile from our home is possibly underway. We've lived in Victoria Park for seven years (previously in Victoria Commons) and enjoy the community feel and appearance of this residential area. Allowing a business such as an auto mall in this area will certainly destroy our property values, bring obtrusive traffic and potential crime to our area and negatively affect the east DeLand and Lake Helen areas. In addition, it will open the door to other businesses of this type to come into this area. I know that the Ford family and Mr. Hurley are involved here and both are well connected in DeLand. We ask that you listen to the people of this community and consider the families and lives that will be adversely affected if the auto mall is allowed to be built, instead of the financial gain of the other parties. A more suitable location for something like this would be at either exit 118 or 114 at 472. It makes absolutely no sense to consider the area adjacent to Victoria Park. Please hear and consider our request to vote against this proposed auto mall.

Thank you  
Dennis and Karen Rainville  
1317 Hayton Ave  
DeLand 32724  
386-717-9970

Sent from my iPad

**From:** mramsdex <mramsdex@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:34 PM  
**Subject:** Hurley Automall on Orange Camp

I live and vote in your district in Victoria Gardens. I just learned of Hurley's plan to construct a mega dealership park adjacent to Victoria Park. As your constituent I want to let you know that I am opposed to development of that sort around Exit 116.

Please be aware of the growing group of my friends and neighbors who also oppose this sort of development. We have plenty of time and resources with which to organize and defeat such plans as well as politicians who support them.

Thank you for your consideration,  
Mark RamsdenVictoria Gardens

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

**From:** Nicole S. <nshillingford@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 1:37 PM  
**Subject:** Automall hearing

I am writing this email to express my opposition to the automall planned for Orange Camp Road. I am a resident of Volusia County and DeLand and will be negatively impacted by the decision to build the automall.

Thank you,  
Nicole Read

**From:** Maureen Reed <moreed99@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 2:11 PM  
**Subject:** Proposed zoning change for Auto Mall

We are totally against the rezoning of the Orange Camp Rd and Stuart Rd Property. We live in Victoria Gardens and love the rural nature of the area. Why in the world would anyone want to destroy that for an auto mall. Look at woodland ave ... Our area is the gateway to Deland and we ant to keep it as charming as our city is. No rezoning...thank you.  
Maureen and James Reed  
Deland, fl

Sent from my iPad

**From:** Rhiannon Riegel <rhiannon0326@gmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:36 AM  
**Subject:** Re-zoning

Dear Madam or Sir:

I am a DeLand homeowner and I am strongly opposed to the idea of the placement of an auto dealership being proposed near my neighborhood. Please do not allow this business to be built. I believe it will interfere with and disrupt our daily lives, and that it would prevent new families from moving to our city.

Thank you for your consideration.

Rhiannon Riegel  
314 Churchill Downs Blvd

**From:** Christine Robbins <christine.robbins15@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**CC:** Todd Robbins <todduf98@yahoo.com>  
**Date:** 2/10/2017 2:34 PM  
**Subject:** Re-zoning case Z-16-074

Planning Committee,

We are citizens and voters in Volusia County and we are against case Z-16-074, the rezoning from B-6 to B-4 on Orange Camp Road in Deland near the I-4 interchange.

The definition of the B-4 commercial classification as defined in the appendix to case Z-16-074 is as follows:

"The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification."

The parcel of land for which the re-zoning request has been made sits between Victoria Park and Lake Helen. Neither of these areas are an existing or developing strip retail area, for which the B-4 classification is intended to be applied. By definition, the B-4 Commercial Classification is meant for intensive commercial areas. Both Victoria Park and Lake Helen are predominately residential areas which do not meet this definition.

On this basis alone, Volusia County should reject this request.

Additional reasons that this re-zoning should be rejected are, but not limited to:

- There is no buffer between the business zoning and residential zoning.
- The footprint of the automobile dealership is considerably larger than was intended by current zoning.
- The proposed project is close to a conservation area.

As appointed officials of Volusia County, we urge you to stand up for the residents you serve and reject this proposed re-zoning.

We look forward to hearing your response as well as witnessing the actions you take to stand up for the residents of Volusia County.

Respectfully,

Todd and Christine Robbins 316 West Victoria Trails Blvd. Deland, FL 32724

**From:** Robbin Roberts <robrobrc@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:48 PM  
**Subject:** Oppose

Please know, I for one, am opposing the Auto Mall being built so near Victoria Park!

Please listen to the people here!

Sent from my iPhone

**From:** Yolanda Rodriguez <lyr210@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 4:04 PM  
**Subject:** Automall

Please note that this is absolutely ludicrous. We do not need an auto mall when there is one 15 no utes away. You will be destroying. The beauty of these neighborhoods by bringing our home values down and ibvitiñ personas-non grata into our area. Crime will instantly increase, and our way of life totally disrupted. Not to mention that you will be displacing the animals that currently reside there as well. We are opposed to this rezoning. Go to Deltona! They need more revenue than we do!



**From:** Marcia Rosemeier <rosemeier@earthlink.net>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:23 AM  
**Subject:** Auto mall

Thank you Yolanda for receiving my email to give to the commissioners at tomorrows' meeting. I am recovering from major surgery and cannot sit thru a meeting like that at this time. However, I would very much like to express my concern about this auto mall being so close to our homes at Victoria Gardens. When I moved here two years ago I never dreamed something like this could even be considered so close to my home. The traffic, the congestion, and potential downgrading due to crime and security issues all are concerns for our neighborhood. Please do not rezone this property to allow this to happen here. Sincerely, Marcia Rosemeier  
406 Heron Point Way, Deland 32724  
Sent from my iPad

**From:** lruf <lruf@me.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:29 PM  
**Subject:** opposition to proposed AutoMall on Orange Camp

Dear Commissioners,

This is a letter of absolute and total opposition to the rezoning of property on Orange Camp Rd and exit 116 off of I-4.

This would be much better suited at exit 114 off of 472, Graves and Howland!

My husband and I have been residents of Westminster Woods development on Orange Camp since 1989. In the 28 years we have been there, there have, obviously, been significant changes to the area: the entire Victoria development where existing woodlands were clean cut, MLK, paving Blue Lake, etc. Currently, a once sleepy country road now needs to be expanded to a 4 lane highway just to handle the traffic caused by the Victoria neighborhood. I don't want to imagine what would happen if you were to allow an auto mall to build there.

Can you imagine living RIGHT NEXT DOOR to the Daytona Beach Auto Mall????

We echo the sentiments of Teresa Apgar

- The parcel is better suited with its current zoning classification. By changing the zoning for the proposed project, the amount of commercial growth and traffic will increase significantly to a parcel that is better suited for smaller business growth, such as convenience stores, hotel, or retail specialty.
- The footprint of the automobile dealership is considerably larger than was intend by the current zoning.
- The Daytona Beach Auto Mall covers 30 acres. This rezoning is for 20 acres. The size of the rezoning causes a tremendous impact on a tranquil residential area.
- There is no buffer between the business zoning and residential zoning. The automobile dealership will cause more commercial growth of a similar footprint in the area than was intended by growth management.
- The subject area borders the city limits of DeLand and Lake Helen that is primarily residential is not suited for a business development of this nature. A better location for this auto mall would be the intersection of SR 472
- The current zoning compliments the residential planned community it abuts. For instance, I have heard from the inception of the subdivision in 2000 from the residents the desire for a convenience store that sells gas. That type of business is allowed under the current zoning.
- The project will not be highly visibility from the interstate as stated by the applicant. The desired visibility will not take place until other car dealerships build in this area.
- The proposed project is too close to a conservation area.
- Area wildlife will be affected due to the nature of the increased commercial traffic. All of the earlier developments have had significant impact on the environment. We used to have fox squirrels, gopher tortoises, and other endangered and threatened species in the wooded areas. Those are gone as are the frequent sightings of the animals.
- Storm water runoff caused by this project and future projects would cause flooding of Victoria Gardens similar to what happened with Hurricane Jeanne, Hurricane Frances and Hurricane Ivan in 2004
- Traffic patterns will be significantly impacted. Presently during morning drive time, traffic backs up to the interstate from Martin Luther King Boulevard. In the evening the morning traffic returns to the Highway Interchange area.
- The interchange and roads will need to be reconstructed to carry the traffic impact of the proposed project.
- Of course, there will be more cars however; this project will cause large semi-trucks to utilize Orange Camp Road. Semi-tractor trailer trucks as well as other large trucks currently use State Road 472 which was constructed for that purpose.
- Traffic signals will need to be added which will clog the roads and ramps that are

currently in place.

Sincerely,  
Mike and Lynda Ruf  
1402 Covered Bridge Dr  
DeLand  
386-738-7787

**From:** harold sakautzki <hsakautzki@yahoo.com>  
**To:** <planning@volusia.org>  
**Date:** 2/11/2017 9:55 AM  
**Subject:** proposed auto mall on Orange Camp Road

Please be advise that I am strongly apposed to the the rezoning of the parcel on Orange Camp Road off of I-4 next to Victoria Gardens residential community. This is NOT the place to be considered for this project.

The area already has severe traffic problems and this proposed auto mall will make the issue unbearable.

Putting such a complex in close proximity to our residential community would be devastating. We would be blasted with non stop noise, PA speakers will be heard non stop. At night we will need to deal with the security lighting that will be needed. The crime rate will increase. We all moved to this area because a peaceful and quite place, I never expected to live next to a used car lot.

This proposal is 100% unacceptable and should be denied, this is not a good fit for the area and there must be other property Mr. Hurley can use for his mega auto mall.

I will be attending the rezoning hearing on Tuesday 2/14 to make my objection heard.

With best regards

Harold Sakautzki  
413 Tisbury Ct. (Victoria Gardens)  
DeLand FL.

**From:** Randall Schoonover <randyflies@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 4:20 PM  
**Subject:** Auto Mall Rezoning.

No. Issues like the proposed rezoning are usually decided on the basis of greed. Greed of local governments to increase the tax base and the automobile dealers for profit. Neither has the home owners interest in keeping the serenity found when we settled here.Randall Schoonover

**From:** Roxanne Seigel <drseigel@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/12/2017 1:50 PM  
**Subject:** Feb 14th meeting Regulation Commission (PLDRC) CASE NO: Z-16-074  
**Attachments:** The project puts neighboring communities at risk by changing the complexion of the intent of land use.docx

Dear Commission, please find letter attached asked to placed on record regarding the following request for zoning change application.

February 14, 2017 – Planning and Land Development

Regulation Commission (PLDRC)

CASE NO: Z-16-074

SUBJECT: Rezoning from B-6 (Highway Interchange Commercial) to B-4

(General Commercial)

Do not hesitate to contact me with any questions or concerns. I have done my best to interpret the Florida land use codes, and have written this letter with the intent to address what I feel are real and future concerns for our surrounding communities. I have served on a planning board in another state, and appreciate the need for land use management. Sadly I have seen areas deteriorate based on unintended consequences, however I am not pretending to be an expert. Thank you in advance for your consideration.

\*Thank you, Roxanne\*

Roxanne Seigel, PhD

February 14, 2017 – Planning and Land Development  
Regulation Commission (PLDRC)

CASE NO: Z-16-074

SUBJECT: Rezoning from B-6 (Highway Interchange  
Commercial) to B-4  
(General Commercial)

Dear Commission members,

I have read and reviewed each of your rationales for approval of the above project and have stated my general reactions to your decisions predicated on the concerns for this change.

The project puts neighboring communities at risk by changing the complexion of the intent of land use. The change on its face subjects surrounding neighborhoods to be exposed to a negative quality of life, loss of peacefulness, habitat, conservation, noise and air pollution, and expansion that was not in the original zoning when those investments were made.

The original zoning kept commercialization limited to growth that would only be predicated on highway traffic and needs. This change in zoning, while seemingly innocent in its building footprint and initial impact of actual brick and mortar structure, carries with it a much deeper impact on the community.

With respect it changes the agriculture zoning to a rural zoning, which expands the land usage of those areas surrounding the applicants permit perhaps allowing additional building that currently is not permitted.

The impact on conservation lands will be affected as the zoning change morphs into the future growth allowing increased traffic, lighting, and noise and air pollution encompassing all directions, not just those coming from the highway as originally intended. Also as the project expands, floodwaters such as those from hurricanes in 2004/05 will be increasingly harder to control and could have a more detrimental impact on surrounding and more helpless residential neighborhoods.

It is most certain that this re-zoning will affect the economy. It will be a destination market area as an auto dealership, as opposed to a potential stop over if used for an off-highway facility. Even a small hotel would bring minimal traffic.

The impact on local services such as police/fire will most likely be a constant, however, it is the future growth that this re-zoning is going to allow that will emerge into a negative and place a burden on our services.

My biggest argument with the county is the statement that the rezoning will have no significant impact on the use or value of area. The negative impact is the re-zoning

itself and the re-directing of the original land use as presented when we as a community was established. It opens the area to widespread, potentially destructive and undesirable consequences and morale on what were the aspirations of the many of us of what we considered a peaceful, semi-rural neighborhood.

An expansive Auto-Mall is anything BUT a contained environment that is conducive to a peaceful, non-congestive, harmonious, desirous place to live. WOULD YOU WANT ONE IN YOUR BACK YARD? I DON'T THINK SO!!!

Respectfully Submitted,  
Roxanne Seigel, PhD  
606 Heron Point Way, Deland Fl 32724  
[drseigel@gmail.com](mailto:drseigel@gmail.com)  
386-717-6094



**From:** Jan Seltmann <jaseltma@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 3:34 PM  
**Subject:** REZONING MEETING FOR AUTOMALL, ORANGE CAMP & MLK

To Whom It May Concern:

We live in Long Leaf Plantation and we are extremely opposed to the planned AutoMall to be built on the corner of MLK & Oranage Camp. We do not want a business like that in a residential area, nor do we want the added noise & traffic. This WILL NOT enhance the value of our properties.

Ed & Jan Seltmann  
917 Torchwood Drive  
DeLand, FL 32724

**From:** Felicia and John Serrao <feliciaserrao@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 10:02 AM  
**Subject:** Auto Mall

Dear Yolanda:

I have been a resident of Victoria Gardens for 6 years and I cherish, more than anything else, the natural beauty and peacefulness of the surroundings. The presence of an auto mall in my back yard will certainly destroy my quality of life and that of all my neighbors. Not only will it bring bright lights, noise, and traffic congestion but the entire rural character of Orange Camp Road, Victoria Park, and Lake Helen will be changed forever. Our property values will also suffer. I fervently hope that the planning commission will not let the desire of one man to increase his prosperity result in the destruction of the quality of the life of hundreds of people.

Thank you very much,

John Serrao

228 Stonington Way

DeLand, FL 32724

**From:** Susan Sexton <kmasl@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:24 AM  
**Subject:** Rezoning for Auto Mall

Please be advised, as a resident of Victoria Park, I am opposed to rezoning the property off Orange Camp, to build an Auto Mall. This is a lovely residential neighborhood, and I believe an Auto Mall will detract from the aesthetics, and create more traffic issues for Orange Camp Road.

Thank you,

Susan J Sexton

101 Manor View Ln  
Deland, FL 32724

**From:** Ali <ashurdom1@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:03 AM  
**Subject:** Opposed to automall

I am sending this email to the planning board of Volusia County. I am opposed to this auto mall on Orange Camp. My name is A. shurdom and reside in the Wellington Woods subdivision .  
Sent from my iPhone

**From:** "Janice Simonic" <jsimonic@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:20 PM  
**Subject:** oppose the auto mail

I live near orange camp Rd. on Torchwood Drive, DeLand, Fl. When I need to use I-4, my nearest access is to drive Orange Camp Rd East past Victoria Park development, to I-4. I strongly oppose having an Auto Mall built on Orange Camp between Lake Helen and Victoria Park. The problems that the additional traffic congestion will cause accidents, long lines for those of us attempting to use I-4 when commuting to and from work or doctors' offices. Why hasn't anyone considered using the area near 472 and I-4?

My family moved here from south Florida because of the horrible traffic congestion there. What is the benefit to the taxpayers if this Auto Mall is built? More accidents because of increased traffic and the additional noise factor.

Has anyone studied the area as to how this would affect those of us impacted by this decision before moving forward with this idea? Please give this more thought.

Sincerely,

Mrs J. Simonic

**From:** Elton Sledge <SLEDGE\_DELAND@msn.com>  
**To:** "planning@volusia.org" <planning@volusia.org>, "sashley@volusia.org" <sa...  
**Date:** 2/11/2017 10:43 AM  
**Subject:** DeLand concerns for Orange Camp Road Development Auto Mall

We are alarmed and feel challenged to comment regarding plans to change the character and nature of the beautiful Orange Camp Road residential communities by the city's and county's consideration of a proposal to rezone and allow an "Auto Mall" to negatively impact our quality of life. When we moved here the Westminster Wood area was not in the city limits. In order to build, and have water, we were required to agree to become part of the city in the future. Changes over the past 20 years have already clogged the two lane Orange Camp Rd. at rush hour so that traffic backs up to I-4 between 4-6pm Monday-Friday. Additional home construction in Victoria Park will add to the problem however allowing large business sites to take over land at the I-4 exit (116) area will cause 24-7 bright lights, additional lanes, traffic signals, hundreds of extra cars daily and will not improve the quality of life one bit for those of us who bought and built homes in this area specifically for the trees, nature, two lane roads and lack of crowds. This is not a business district and DeLand already has an Auto Row on 17/92. Moving those car lots and jobs to a quiet residential area will only have negative results. As DeLand's primary corridor to the downtown is 44, I suggest looking at adding business development in that area, perhaps near the industrial zone. I hope the County Council will seek-out growth opportunities that add value to the existing city neighborhoods (using their input,) by not permitting large land site businesses in this area. Thank you for your consideration.

Westminster Wood Home Owners

1511 Wyngate Drive, DeLand, Florida 32724

Elton and Janet Sledge

**Yolanda Somers - Fwd: DeLand concerns for Orange Camp Road Development Auto Mall**

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**From:** Scott Ashley  
**To:** Jackson, Susan; Somers, Yolanda; Payne, Sara  
**Date:** 2/12/2017 1:31 PM  
**Subject:** Fwd: DeLand concerns for Orange Camp Road Development Auto Mall

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opposition to Z-16-074

On Saturday, February 11, 2017 at 10:43 AM, <SLEDGE\_DELAND@msn.com> wrote:

We are alarmed and feel challenged to comment regarding plans to change the character and nature of the beautiful Orange Camp Road residential communities by the city's and county's consideration of a proposal to rezone and allow an "Auto Mall" to negatively impact our quality of life. When we moved here the Westminster Wood area was not in the city limits. In order to build, and have water, we were required to agree to become part of the city in the future. Changes over the past 20 years have already clogged the two lane Orange Camp Rd. at rush hour so that traffic backs up to I-4 between 4-6pm Monday- Friday. Additional home construction in Victoria Park will add to the problem however allowing large business sites to take over land at the I-4 exit (116) area will cause 24-7 bright lights, additional lanes, traffic signals, hundreds of extra cars daily and will not improve the quality of life one bit for those of us who bought and built homes in this area specifically for the trees, nature, two lane roads and lack of crowds. This is not a business district and DeLand already has an Auto Row on 17/92. Moving those car lots and jobs to a quiet residential area will only have negative results. As DeLand's primary corridor to the downtown is 44, I suggest looking at adding business development in that area, perhaps near the industrial zone. I hope the County Council will seek-out growth opportunities that add value to the existing city neighborhoods (using their input,) by not permitting large land site businesses in this area. Thank you for your consideration.

Westminster Wood Home Owners  
1511 Wyngate Drive, DeLand, Florida 32724  
Elton and Janet Sledge

**Yolanda Somers - DeLand concerns for Orange Camp Road Development of Auto Mall am alarmed and challenged to comment regarding plans to change the character and nature of the beautiful Orange Camp Road residential communities by the city's consideration of a proposal to r**

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**From:** Elton Sledge <SLEDGE\_DELAND@msn.com>  
**To:** "ekelley@volusia.org" <ekelley@volusia.org>, "ddenys@volusia.org" <ddeny...>  
**Date:** 2/11/2017 10:32 AM  
**Subject:** DeLand concerns for Orange Camp Road Development of Auto Mall am alarmed and challenged to comment regarding plans to change the character and nature of the beautiful Orange Camp Road residential communities by the city's consideration of a proposal to r

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We are alarmed and feel challenged to comment regarding plans to change the character and nature of the beautiful Orange Camp Road residential communities by the city's and county's consideration of a proposal to rezone and allow an "Auto Mall" to negatively impact our quality of life. When we moved here the Westminster Wood area was not in the city limits. In order to build, and have water, we were required to agree to become part of the city in the future. Changes over the past 20 years have already clogged the two lane Orange Camp Rd. at rush hour so that traffic backs up to I-4 between 4-6pm Monday- Friday. Additional home construction in Victoria Park will add to the problem however allowing large business sites to take over land at the I-4 exit (116) area will cause 24-7 bright lights, additional lanes, traffic signals, hundreds of extra cars daily and will not improve the quality of life one bit for those of us who bought and built homes in this area specifically for the trees, nature, two lane roads and lack of crowds. This is not a business district and DeLand already has an Auto Row on 17/92. Moving those car lots and jobs to a quiet residential area will only have negative results. As DeLand's primary corridor to the downtown is 44, I suggest looking at adding business development in that area, perhaps near the industrial zone. I hope the County Council will seekout growth opportunities that add value to the existing city neighborhoods (using their input,) by not permitting large land site businesses in this area. Thank you for your consideration.

Westminster Wood Home Owners  
1511 Wyngate Drive, DeLand, Florida 32724  
Elton and Janet Sledge



**From:** S A SMITH <sa\_smith@bellsouth.net>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 3:15 PM  
**Subject:** Proposed AUTO MALL???

When I saw the article in the Beacon last week, my heart nearly stopped. I hope the following issues have been/will be seriously considered: Current traffic situation on Orange Camp road

Affect on property values of current residents in the Victoria area

Affect on general quality of life for all who live on or near Orange Camp. Wouldn't an "auto mall" end in those auto dealers now close by on Woodland Blvd moving out there and then once again we will have several huge empty buildings in that area, (the old Publix is still empty). Although we seem to need a Walmart or Dollar General every half mile or so, do we REALLY NEED an auto mall when there is a HUGE one a half hour away?

I am disappointed I only found out recently about this plan. PLEASE, if you don't care about the spoiling of a nice entrance to the DeLand area, honestly ask yourself if you would want it in your neighborhood?  
Sincerely, Susan Smith 925 Torchwood Dr. DeLand, FL 32724

**From:** Jessica Smith <jessica@rjsmith.us>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:15 PM  
**Subject:** Case Z-16-074

I would like to go on the record to state I am opposed to the re zoning of land on Orange Camp road for Commercial Auto Mall.

Jessica Smith  
514 Morgan Wood  
Deland, FL 32724

**From:** <sp8@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:10 AM  
**Subject:** B-4 rezoning Orange Camp-I-4

As tax payers, registered voters, senior citizens and home owners in Deland, Volusia County, Florida, we vehemently oppose the rezoning to B-4 general commercial of the parcel located at the corner of Orange Camp Road and I-4. The proposed project will devalue our homes and destroy the environment. Doug and Ruth Speight

**From:** Matt Stange <matt.stange@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:04 PM  
**Subject:** Auto-mall zoning opposition

Good day,

I am a resident who is unable to attend the meeting scheduled for 02-14-17, but I would like to voice my concerns over the proposal that will allow an "Auto Mall" to be built near the intersection of Orange Camp Road and I-4. I am a resident in Victoria Park, and believe that this would have a negative impact on thousands of homeowners on various fronts. If there are further meetings that will occur outside of normal work hours I will participate to have my voice heard. I did not learn about the meeting in advance enough to reschedule my various client appointments already on the books for tomorrow.

I am not so naïve to think that (commercial) growth will never come to the sleepy intersection that I live near, but this parcel would be better suited for the community in other fashions. I believe that a tranquil residential area would see greater improvements from smaller commercial items. I believe that to be the intent of how the parcels are currently zoned. The traffic flow up and down this roadway is already congested at times, and was obviously not designed for such an enterprise. This appears to be better suited for the next exit west, with abundantly wide lanes and multiple traffic lights already in place.

Furthermore, the auto industry is a fickle business. I do not think that the potential pitfalls of this are worth their potential gains. For every peak the industry has had, it seems that the downfall comes fast and is severe. Seeing the eyesores of empty and abandoned car lots along the same interstate just a few miles west in Sanford is abhorrent. The thought of those sitting on top of Deland would be a complete tragedy and create a perception for the entire area that would be difficult to recover from.

I do not believe that the value and quality of living will in any way be increased for people within a few miles of this proposed construction. This is not a Publix plaza or a set of convenience stores- this is 30 acres of cars. Cars that will have their fumes and noise pollute an area that today feels more like a conservation park than a metropolis. I believe you would be hard pressed to find people living in LPGA to come forward and say that their lives have been improved and their home values have appreciated since a car dealer backs up to their neighborhood. To the contrary, I believe the cavalier building without local consideration will hurt homeowners and their values going forward.

It seems apparent to me that this endeavor has been designed to circumvent 'the rules'. I believe that the land was purchased in advance knowing full

well with the intent to go around current restrictions. I do not believe that this method should be rewarded. For whatever reason (availability, cheaper prices, proximity to a city like Lake Helen which may be deemed a 'soft target', etc.) this land was a target of convenience rather than an attempt to stay within the crafted design of the area.

If anyone would like to talk to me directly about these issues, I can certainly make myself available and would appreciate their time. I thank you for taking the time to read this, and hope that you will come to realize that a great number of residents do not approve of this. A community is nothing more than a group of residents, and for the most part I can admit that happy residents have increased the perceived feel and execution of the designed space we have arrived at.

Respectfully,

Matthew Stange

430 Victoria Hills Drive

Deland, FL 32724  
386-843-2457

**From:** <kstanwood@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/11/2017 9:47 AM  
**Subject:** Automall rezoning

Hello

I'm writing to express my total opposition to the proposed automall at the I-4 interchange with Orangecamp Road. This is not what we need on a gateway to our city! I am not opposed to growth but this is not what I envisioned for our community plus the resulting blight on Woodland Blvd when the other auto dealers move to this new location.

Please do not approve the zoning change request for this automall.

Sincerely  
Karen Stanwood  
205 Woodhouse Ln  
DeLand, FL 32724  
386-846-1039

Sent from my iPhone  
Sent from my iPhone

**From:** Susan Jackson  
**To:** kstanwood@cfl.rr.com  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 12:41 PM  
**Subject:** Re: Automall

Ms. Stanwood,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: sjackson@volusia.org  
phone: (386) 736-5959 ext. 12010

>>> <[kstanwood@cfl.rr.com](mailto:kstanwood@cfl.rr.com)> 2/10/2017 12:35 PM >>>

Lynn Hatchett, Victoria Park

Susan Jackson, Senior Zoning Manager, Volusia County, FL

Dear Ms. Jackson:

This is regarding the re-zoning of the parcel at the corner of Orange Camp Road and Interstate 4.

It is my understanding that the meeting agenda on Feb 14 includes this as the first item.

Please delay this item or re-schedule the zoning meeting to allow for Victoria Park residents, who will be severely impacted by this change, to view the documents, research the issues, and prepare to present our concerns to the board.

I have lived in Victoria Commons for 3 years, and when I bought my home I was told this parcel was scheduled for either a storage facility, a shopping strip, or a gas station/jiffy store. A Mega-Auto Mall is certainly not in keeping with the aesthetics and nature of the retirement homes next door to the parcel. Many concerns and potential problems need to be considered and brought to the board before this issue should be decided.

As residents of DeLand our property values, our tax dollars, and our sense of community are invested here in Volusia, and we believe this planned business in this location is not in the best interest of either the community or the greater county at large. As a 25 year resident of Volusia county I am disappointed that the council and zoning board would consider such a request for that parcel. Perhaps the corner of I-4 and 472, where large retail and commercial development has long been planned, is a potential alternative.

Thank you for considering delaying or tabling this agenda item.

Karen Stanwood  
205 Woodhouse Ln  
DeLand, FL  
32724

[View or reply](#)



**From:** Tex <nelsonfltex@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 2:32 PM  
**Subject:** Orange Camp Auto Mall...NO!

We moved from Ormond Beach to Victoria Park to escape over building and the resulting congestion. Orange Camp already has lengthy backups at the MLK intersection without bringing in even more traffic. This residential area is no place for an auto mall.

Nelson Stuart III  
438 Victoria Hills Dr  
386 561 9218

Sent from Samsung tablet

## Yolanda Somers - Rezoning the area near Victoria Park

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**From:** Rick Studer <RickStuder70@gmail.com>  
**To:** <jcusack@volusia.org>, <jdinneen@volusia.org>, Pat Patterson <ppatterson...>  
**Date:** 2/11/2017 11:09 AM  
**Subject:** Rezoning the area near Victoria Park

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I am writing to express my opposition to rezoning the land on the east side of Victoria Park.

As I am sure you are aware, Victoria Park was built to be a "village-style" community. The City of DeLand did a great job overseeing its development. It created a beautiful entryway into the southeast DeLand area. I was all in favor of the Victoria Park development when it began many years ago. It was responsible development that added to the charm so many like about DeLand.

The addition of an auto mall would be quite the opposite. It would in no way compliment the Victoria Park community. The additional traffic alone would overburden Orange Camp Road. Acres of cars is surely not what Volusia County and the City of DeLand want to present as the entryway into this great town.

The area is going to eventually get developed, I understand that. Let's just make sure it is responsible development that adds to the area.

Please REJECT THE REZONING of this area.

Much thanks,

Rick Studer  
933 Torchwood Drive  
DeLand, FL 32724  
[407-468-4326](tel:407-468-4326)

**From:** "lawrence swick" <lsterling@cfl.rr.com>  
**To:** <frankseverino@gmali.com>, "Chairman:" <frankseverino@gmail.com>, "Vi...  
**CC:** <planning@volusia.org>  
**Date:** 2/10/2017 3:25 PM  
**Subject:** No Mega Car Mall

This email is regarding the re-zoning of the parcel at the corner of Orange Camp Road and Interstate 4.

It has come to my attention that the meeting agenda on Feb 14 includes this as the first item.

My first comment is: Please table (delay) this item or re-schedule the zoning meeting to allow for Victoria Park residents, who will be severely impacted by this change, to view the documents, research the issues, and prepare to present our concerns to the board.

I have lived in Victoria Commons for 4 years, and when I built my home I was told this parcel was scheduled for either a storage facility, a shopping strip, or a gas station/jiffy store. A Mega-Auto Mall is certainly not in keeping with the aesthetics and nature of the retirement homes next door to the parcel. The intensity of this size auto mall is certainly not buffered in any way with less intense commercial uses, as good planning usually offers. It does not offer the neighborhood community entry appearance off I4 that I suspect you would agree is quite desirable.

Many concerns and potential problems need to be considered and brought to the board before this issue should be decided.

As residents of DeLand our property values, our tax dollars, and our sense of community are invested here in Volusia, and we believe this planned business in this location is not in the best interest of either the community or the greater county at large. As a 30 year resident of Volusia county I am disappointed that the council and zoning board would consider such a request for that parcel.

Perhaps the corner of I-4 and 472, where large retail and commercial development has long been planned, is a potential alternative.

Thank you for not supporting or approving this agenda item at this time.

Lawrence Swick  
L.Sterling Development  
225 Westfield Drive  
DeLand, Florida 32724

Landline: 386/ 734. 1122  
Mobile: 407/ 257. 8112  
Email: <mailto:LSTERLING@cfl.rr.com> LSTERLING@cfl.rr.com  
www.LSTERLINGdevelopment.com

Lsterling logo300dpi

**From:** Susan Jackson  
**To:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 12:05 PM  
**Subject:** Fwd: Victoria Park Resident reply to Auto Mall

>>> "lawrence swick" <[lsterling@cfl.rr.com](mailto:lsterling@cfl.rr.com)> 2/10/2017 11:57 AM >>>

Dear Ms. Jackson:

This email is regarding the re-zoning of the parcel at the corner of Orange Camp Road and Interstate 4.

It has come to my attention that the meeting agenda on Feb 14 includes this as the first item.

My first comment is: Please table (delay) this item or re-schedule the zoning meeting to allow for Victoria Park residents, who will be severely impacted by this change, to view the documents, research the issues, and prepare to present our concerns to the board.

I have lived in Victoria Commons for 4 years, and when I built my home I was told this parcel was scheduled for either a storage facility, a shopping strip, or a gas station/jiffy store. A Mega-Auto Mall is certainly not in keeping with the aesthetics and nature of the retirement homes next door to the parcel. The intensity of this size auto mall is certainly not buffered in any way with less intense commercial uses, as good planning usually offers. It does not offer the neighborhood community entry appearance off I4 that I suspect you would agree is quite desirable.

Many concerns and potential problems need to be considered and brought to the board before this issue should be decided.

As residents of DeLand our property values, our tax dollars, and our sense of community are invested here in Volusia, and we believe this planned business in this location is not in the best interest of either the community or the greater county at large. As a 30 year resident of Volusia county I am disappointed that the council and zoning board would consider such a request for that parcel.

Perhaps the corner of I-4 and 472, where large retail and commercial development has long been planned, is a potential alternative.

Thank you for not supporting or approving this agenda item at this time.

Lawrence Swick  
L.Sterling Development  
225 Westfield Drive  
DeLand, Florida 32724

Landline: 386/ 734. 1122  
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[www.LSTERLINGdevelopment.com](http://www.LSTERLINGdevelopment.com)

Lsterling logo300dpi

**From:** Steve Thomas <clarence388@yahoo.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 2:30 PM  
**Subject:** Case # Z-16-074 Rezoning from B-6

To Planning and Land Development Regulation Commission:

As a resident of Volusia County and of Victoria Park, I am writing to voice my opposition to the request being made in the case alluded to above. While the one business owner will be impacted by this decision, there are thousands of residents who live in Victoria Park who will be impacted as well. Those who already live in Victoria Park made the decision to move their family or make their retirement home there based on current zoning and established land uses. Planners and councils established/approved the current zones with a purpose. There is a reason that business zones are divided into a number of components. If a car dealership or auto mall was thought to be a good use for the parcel in question, it would already be zoned for that use. To say now, that it should be changed because one person wants to use it for another purpose, flies in the face of why we have planners and established zones in the first place. The Future Land Use Element, Section B.2.k, states that "Uses should be located to protect adjacent residential use from such impacts as noise or traffic. I can tell you without question as someone who resided in Crystal Cove, off of McGregor Rd, that the noise impact alone from the Kia and Hyundai dealerships on 17-92 was substantial. The proposed car dealership will be located approximately the same distance from our home there, so I would expect those residents living in Victoria Gardens to experience the same thing. In section 3 of the review criteria and analysis of the staff report the first sentence states that the rezoning would "not likely have a significant impact on the economy of the affected area." In the last sentence of the same section it states "it is uncertain if a rezoning to such a similar classification would affect the area's economy". These two sentences seem to contradict each other to some degree. In section 7 the last sentence states that a rezoning would "not likely to have a significant impact on the use or value of the affected area." The words "not likely" and "significant" are troubling as they are subjective and clearly allow wiggle room in the interpretation. In section 8 the statement that the rezoning "will have no impacts on public health, welfare, safety or moral of the neighborhood." is simply without merit. I would like to know how this conclusion was reached? At the end of the day, the facts are that the planners/council who established this parcel as B-6 did so for a reason. I am certain that reason could have been defended by them if it was required at that time. If Deland did not have any car dealerships and all available land was taken then Mr. Hurley might be able to make a more compelling case for the rezoning. The fact of the matter is that Deland has a number of great car dealerships, including one owned by Mr. Hurley. I certainly have no problem with him wanting to expand, but it should not be done at the expense or to the detriment of the thousands of people who call Victoria Park home.

I respectfully urge you not to recommend this request to the County Commission for approval.

Thanks,

Steve Thomas Victoria Park Deland, FL.

**From:** Pam Thompson <pamthompson101@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 4:34 PM  
**Subject:** Rezoning meeting on 2-14-14 regarding the Auto Mall

I fell in love with the beauty of Victoria Park and Orange Camp Road with all its Live Oak trees, farms, village center, and golf course when I visited the models in Victoria Gardens over two years ago and bought my retirement home. The development of Victoria Park has benefited Deland in so many ways, and to build an auto mall that will surely be followed by many other auto related businesses, would be extremely detrimental to the entire Deland area.

An Auto Mall would be so inappropriate at the Orange Camp Road/Lake Helen interchange. It would definitely spoil the ambience of Orange Camp Road, and create just another strip-mall appearance to what the rest of Deland has become.

Why was this location selected to become an auto mall? We already have a very large auto mall just 20 miles north of us in Daytona.

Hoping you consider my request,

Pam Thompson  
703-919-6530  
Victoria Gardens homeowner

**From:** Lorri Tipper <dltipp87@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:41 PM  
**Subject:** automall

To Whom it May Concern,

We reside in Victoria Trails in Victoria Park and we are opposed to the automall that is being proposed on Orange Camp Road. We feel this automall would not be in the best interest in this residential area.

Thank you,

Dean & Lorri Tipper  
403 W. Victoria Trails Blvd  
Deland, FL

**From:** Ana & Miguel Torres <mikeyileana@yahoo.com>  
**To:** <jdinneen@volusia.org>  
**Date:** 2/11/2017 10:20 AM  
**Subject:** Zoning of Orange Camp for AutoMall

Dear J Dinneen,

Please read Deland's mission statement as a reminder of your commitment to the community. Vote against the rezoning on Orange Camp to allow AutoMall to pack a bunch of cars in a lot. We do not want Deland to be consider "The Car Lot & Truck Stop of Florida". The City of Lake Helen is against the zoning and we should be too. Not to mention the traffic that is already an issue on Orange Camp, the 157+ new homes that will add to the traffic. In the long run this rezoning will cost the city money & devalue the city & the "Athens of Florida" will be no longer. Here is the mission statement directly from Deland.org: " DeLand will remain a city whose diverse citizens demonstrate a strong sense of community. The City will remain dedicated to preserving and enhancing those assets which make DeLand distinctive. We, as citizens of DeLand, will continue to strive to maintain DeLand's heritage as the "Athens of Florida."

The "Athens of Florida" does not and should not consist of "The Car Lot & Truck Stop of Florida".

Ana & Miguel Torres



**From:** Ana & Miguel Torres <mikeyileana@yahoo.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:27 PM  
**Subject:** Rezoning of AutoMall

Please read Deland's mission statement as a reminder of your commitment to the community. Vote against the rezoning on Orange Camp to allow AutoMall to pack a bunch of cars in a lot. We do not want Deland to be consider "The Car Lot & Truck Stop of Florida". The City of Lake Helen is against the rezoning and we should be too. Not to mention the traffic that is already an issue on Orange Camp, the 157+ new homes that will add to the traffic. In the long run this rezoning will cost the city money & devalue the city & the "Athens of Florida" will be no longer. Here is the mission statement directly from Deland.org: " DeLand will remain a city whose diverse citizens demonstrate a strong sense of community. The City will remain dedicated to preserving and enhancing those assets which make DeLand distinctive. We, as citizens of DeLand, will continue to strive to maintain DeLand's heritage as the "Athens of Florida."

The "Athens of Florida" does not and should not consist of "The Car Lot& Truck Stop of Florida".

Mike Torres

**From:** Susan Jackson  
**To:** Torres, Ana & Miguel  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/13/2017 8:56 AM  
**Subject:** Re: Zoning for AutoMall

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> Ana & Miguel Torres <[mikeyileana@yahoo.com](mailto:mikeyileana@yahoo.com)> 2/11/2017 10:15 AM >>>

Please read Deland's mission statement as a reminder of your commitment to the community. Vote against the rezoning on Orange Camp to allow AutoMall to pack a bunch of cars in a lot. We do not want Deland to be consider "The Car Lot & Truck Stop of Florida". The City of Lake Helen is against the zoning and we should be too. Not to mention the traffic that is already an issue on Orange Camp, the 157+ new homes that will add to the traffic. In the long run this rezoning will cost the city money & devalue the city & the "Athens of Florida" will be no longer. Here is the mission statement directly from Deland.org: " DeLand will remain a city whose diverse citizens demonstrate a strong sense of community. The City will remain dedicated to preserving and enhancing those assets which make DeLand distinctive. We, as citizens of DeLand, will continue to strive to maintain DeLand's heritage as the "Athens of Florida."

The "Athens of Florida" does not and should not consist of "The Car Lot & Truck Stop of Florida".

Ana & Miguel Torres

**From:** "Bill and Mary Ann" <btudor@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:50 PM  
**Subject:** Auto Mall

We live in Victoria Gardens and our house on Stonington Way will be grossly affected by an unsightly Auto Mall and whatever else is planned on Orange Camp Road. We do not care to look at lights coming from there nor the noise it will create. More importantly, our security will be impaired should this take place.

WE ARE HIGHLY AGAINST the REZONING of the 57 acres which is being proposed on Orange Camp. Please listen to the many voices who are calling out to you to keep our beautiful residential neighborhoods just that. NO AUTO MALL!!!

Mary Ann and Bill Tudor

**From:** "Veltri, Lorena" <Lorena.Veltri@doe.state.nj.us>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:41 AM  
**Subject:** Rezoning Meeting Vote

To Whom It May Concern:

We are very much opposed to this AutoMall that you are trying to get approved.

We unfortunately are not able to come and vote on this in person as my husband and I are in New Jersey at the moment.

I think this is very unfair to us as residents. My husband and I have a house in Deland for the fact of it being a quiet and quant neighborhood full of young adults and families. You would change the dynamics of the neighborhood not to say the increase in traffic.

Believe me we would be there if we could in person but we are unable to fly in at this short notice. Why were we not told earlier?

WE ARE VERY OPPOSED TO THIS. THEREFORE, WE VOTE NO.

Lorena Veltri

Administrative Secretary to the  
Interim Executive School Business Official  
Bergen County Department of Education  
One Bergen County Plaza #350  
Hackensack, NJ 07601  
Phone # 201-336-6883

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**From:** Evelyn Vincutonis <ecvincutonis@hotmail.com>  
**To:** "planning@volusia.org" <planning@volusia.org>  
**Date:** 2/13/2017 11:45 AM  
**Subject:** Opposition to Auto Mall Planned on Orange Camp

I am very much opposed to the rezoning for an auto mall on Orange Camp Rd in Deland.  
Having an auto mall in this location will negatively impact the traffic, noise level, safety factor and my investment as a homeowner in Victoria Gardens.

Evelyn Vincutonis  
1206 Heron Point Way  
Deland, FL 32724

**From:** Mary Waller <marwaller@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 3:07 PM  
**Subject:** Auto Mall Rezoning

Please don't do this.. Already we can't get out on Orange Camp Road because traffic is so heavy in the morning and evening.. Lots of people will be adversely effected by this proposed project. Thank you . Mary Waller.

**From:** "Joan Weimer" <weimer92300@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 4:23 PM  
**Subject:** automall

I live in Victoria Gardens and am extremely opposed to the Auto Mall. I cannot comprehend how you would even consider it. As I am certain you are aware, this is will change the atmosphere of the area around our neighborhood and will of course, affect our investment. Joan Collard Weimer, 608 Garden Club Drive.

---

This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

**From:** Glen Westberry <gjwestberry@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 1:14 PM  
**Subject:** Rezoning Meeting, Tuesday, February 14, 2017

This correspondence is in reference to the hearing to address the rezoning of the area on the Northwest side of the intersection of I4 and Orange Camp road with the idea of allowing a auto mall to be built here. I am married with two small children ages 6 and 4. The reason we choose Victoria Park is because it is a phenomenal neighborhood that has the convenience of being close to all that Deland has to offer without having to deal with all the busyness of the town. We are not opposed to the area in question being developed, we just hoped it would be with a more Heathrow type feel that had shops, restaurants, and businesses that would enhance Victoria Park, our property value and the safety of our neighborhood.

An auto mall would bring a completely different feel to our area both visually and aesthetically. It would change the amount of traffic in the area and getting off and on I4. Honestly, I cannot see one benefit to my family and my neighborhood for this to happen and I would not be in support of any elected official that helps this to pass.

We are not opposed to growth and development, but it should fit the area, enhance the area, and benefit those that live in the surrounding neighborhoods. We purchased because of Victoria Park and all it has to offer and this would greatly deter from that and we would have little recourse but to move and we want stability for our family.

Thank you for your strong opposition to this!

Glen and Elena Westberry  
605 Ravenshill Way  
Deland, FL 32724



**From:** Tom Williams <thomwms@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 11:03 AM  
**Subject:** Orange Camp Road - rezoning

I am not usually opinionated about such matters but I believe rezoning to allow an auto-mall is a mistake. Homes were purchased in Victoria Park due to the fairly-rural nature of the surroundings. While indeed, Victoria Park used to be farmland etc. so perhaps hypocritical but the development was done in a way to keep that rural, or at least higher-end feel. This change will indeed make Victoria Park less desirable and in-return lower the tax base.

An auto-mall would completely change this dynamic - adding traffic, light pollution etc. making it just another part of the urban sprawl.

Speaking of sprawl, I would envision other auto dealers along Woodland moving out there - and can see abandoned sites or more used-car dealers along Woodland. We already have empty stores at Woodland and Orange Camp (old Publix, former Office Max etc.) -

And, there is already a floundering commercial development just an exit away at exit 114 where the movie theater is alone in a field of dreams. Why not there?

Finally, I do not think re-zoning should be done without very serious consideration and support. Planning should take the LONG TERM needs and direction of the area into account! We do not need this and it will only serve to spread the unsightly sprawl that is so common in Florida.

Tom Williams  
224 Brookgreen Way  
DeLand FL 32724

**From:** Pat Wilson <patwilson@cfl.rr.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 4:58 PM  
**Subject:** Auto Mall

To whom it may concern,

I live on the corner of Orange Camp and Oxford and have seen a lot of development in this area in my 20 plus years of living here but at least most of it has been homes and the few commercial buildings at Victoria Park. This Auto Mall is not conducive to the flavor of this area at all!

The Auto Mall in Daytona was built when there was virtually nothing in that immediate area and it certainly doesn't butt up to a neighborhood. Neither do the big car dealerships in Sanford.

I understand that this property is already zoned commercial but there are many other things that could be built there that would enhance the neighborhood, an Auto Mall will NEVER enhance this neighborhood or add to the ambiance or home values in this area!

I am asking you to vote NO to the zoning change.

Thank you,  
Patricia Wilson  
2465 Oxford Rd.  
DeLand, Fl. 32724  
386-451-3591

**From:** Susan Jackson  
**To:** Wolfe, Bob  
**CC:** Ashley, Scott; Somers, Yolanda  
**Date:** 2/10/2017 2:28 PM  
**Subject:** Re: Planned Auto Mall Deland

Mr. Wolfe,

Thank you for your comments. I will enter them into the public record and they will be provided to the Planning and Land Development Regulation Commission for their consideration.

Sincerely,

Susan Jackson, AICP  
Senior Planning Manager

Volusia County Growth and Resource Management  
123 West Indiana Avenue, Room 200  
Deland, FL 32720-4604

email: [sjackson@volusia.org](mailto:sjackson@volusia.org)  
phone: (386) 736-5959 ext. 12010

>>> "Bob Wolfe" <[bobannwolfe@cfl.rr.com](mailto:bobannwolfe@cfl.rr.com)> 2/10/2017 2:26 PM >>>  
To Whom It Should concern;

The idea of an Auto Mall off of Orangecamp is not necessary.

1. You already have too much traffic on Orangecamp now

and it will only get worse with all the continuing home construction

2. You already have an Auto Mall on Woodland from Taylor road to 472

there are 9 New car dealerships

Please do not approve the zoning request. We do not need it.

Robert Wolfe

1681 Timber Hills Drive

Deland, FL 32724

**From:** Ted Wolfe <tednannw@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/11/2017 10:10 AM  
**Subject:** Opposition to re-zoning on Orange Camp

February 11, 2017

To whom it may concern

Volusia Planning and Land Development

My name is Theodore E. Wolfe III and I reside with my wife at 221 Drummond Lane, DeLand, FL 32724.

The purpose of this letter is to voice my opposition to the re-zoning proposal for the land adjacent to Victoria Park on Orange Camp Road and to voice my opposition to the creation of an auto mall on the land.

Victoria Park is a residential area containing several thousand homes ranging in value from \$150,000 to almost \$400,000. Victoria Park is a significant tax base for both Volusia County and the city of DeLand. To allow the creation of this proposed auto mall in such proximity to our homes will have a negative effect on our property value and ultimately on county and city collected property taxes.

This sophisticated commercial enterprise being proposed will create not only an eye sore approaching our community, but it will create significant light pollution, noise pollution and negatively affect the animal life in this conservation area. It will also remove the noise buffer provided by the trees and brush that currently exist.

Traffic overtakes Orange Camp Road at high use times currently. At rush hours, cars back up from I-4 to Martin Luther King Boulevard, and it can take 15 minutes to get through this intersection. Likewise, in the morning rush, traffic backs up similarly. Left turns out of Victoria Gardens are virtually impossible certain times of the day.

The current zoning provides for commercial use at a level and in a manner that is in keeping with being adjacent to residential communities. I am not opposed to using this land in this manner for which it is currently zoned, and would consider such use as a positive move. An auto mall is totally different, and I object to such a change.

Thank you for your time and attention to my request. I am asking that you deny the change of land zone and the creation of an auto dealership or auto mall on the above-described parcel of land.

Sincerely,

Theodore E. and Margaret Ann Wolfe

**From:** John Thomson  
**To:** Ashley, Scott; Jackson, Susan  
**CC:** LaRose, Sherri; Payne, Sara; Somers, Yolanda  
**Date:** 2/11/2017 3:44 PM  
**Subject:** Fwd: Opposition to re-zoning on Orange Camp

FYI

John G. Thomson, AICP  
Land Development Manager  
Growth & Resource Management  
Volusia County  
123 West Indiana Avenue  
DeLand, FL 32720  
386-736-5942, ext. 15520  
Fax 386-740-5148  
[jthomson@volusia.org](mailto:jthomson@volusia.org)

>>> Ted Wolfe <[tednannw@gmail.com](mailto:tednannw@gmail.com)> 2/11/2017 10:28 AM >>>

----- Forwarded message -----

From: Ted Wolfe <[tednannw@gmail.com](mailto:tednannw@gmail.com)>  
Date: Sat, Feb 11, 2017 at 10:26 AM  
Subject: Opposition to re-zoning on Orange Camp  
To: [jthompson@volusia.org](mailto:jthompson@volusia.org)

February 11, 2017

To whom it may concern

Volusia Planning and Land Development

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This sophisticated commercial enterprise being proposed will create not only an eye sore approaching our community, but it will create significant light pollution, noise pollution and negatively affect the animal life in this conservation area. It will also remove the noise buffer provided by the trees and brush that currently exist. It has been suggested that new jobs would be created by the proposed project. In fact, jobs will be transferred from existing facilities on Woodland Blvd. resulting in zero job growth.

Traffic overtaxes Orange Camp Road at high use times currently. At rush hours, cars back up from I-4 to Martin Luther King Boulevard, and it can take 15 minutes to get through this intersection. Likewise, in the morning rush, traffic backs up similarly. Left turns out of Victoria Gardens are virtually impossible certain times of the day.

The current zoning provides for commercial use at a level and in a manner that is in keeping with being adjacent to residential communities. I am not opposed to using this land in this manner for which it is currently zoned, and would consider such use as a positive move. An auto mall is totally different, and I object to such a change.

Thank you for your time and attention to my request. I am asking that you deny the change of land zone and the creation of an auto dealership or auto mall on the above-described parcel of land.

Sincerely,

Theodore E. and Margaret Ann Wolfe

**Yolanda Somers - Fwd: Opposition to re-zoning on Orange Camp**

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**From:** Scott Ashley  
**To:** Somers, Yolanda; Payne, Sara; Jackson, Susan  
**Date:** 2/12/2017 1:30 PM  
**Subject:** Fwd: Opposition to re-zoning on Orange Camp

---

Another opposition e-mail.

On Saturday, February 11, 2017 at 10:19 AM, <tednannw@gmail.com> wrote:

**February 11, 2017**

To whom it may concern

Volusia Planning and Land Development

My name is Theodore E. Wolfe III and I reside with my wife at 221 Drummond Lane, DeLand, FL 32724.

The purpose of this letter is to voice my opposition to the re-zoning proposal for the land adjacent to Victoria Park on Orange Camp Road and to voice my opposition to the creation of an auto mall on the land.

Victoria Park is a residential area containing several thousand homes ranging in value from \$150,000 to almost \$400,000. Victoria Park is a significant tax base for both Volusia County and the city of DeLand. To allow the creation of this proposed auto mall in such proximity to our homes will have a negative effect on our property value and ultimately on county and city collected property taxes.

This sophisticated commercial enterprise being proposed will create not only an eye sore approaching our community, but it will create significant light pollution, noise pollution and negatively affect the animal life in this conservation area. It will also remove the noise buffer provided by the trees and brush that currently exist. It is suggested that it might create new jobs, but, in fact, jobs currently existing will be moved from their current facility on Woodland Blvd. to this proposed site.

Traffic overtakes Orange Camp Road at high use times currently. At rush hours, cars back up from I-4 to Martin Luther King Boulevard, and it can take 15 minutes to get through this intersection. Likewise, in the morning rush, traffic backs up



similarly. Left turns out of Victoria Gardens are virtually impossible certain times of the day.

The current zoning provides for commercial use at a level and in a manner that is in keeping with being adjacent to residential communities. I am not opposed to using this land in this manner for which it is currently zoned, and would consider such use as a positive move. An auto mall is totally different, and I object to such a change.

Thank you for your time and attention to my request. I am asking that you deny the change of land zone and the creation of an auto dealership or auto mall on the above-described parcel of land.

Sincerely,

Theodore E. and Margaret Ann Wolfe

**From:** "Paul D. Wolkovits " <pdwolkov@aol.com>  
**To:** <planning@volusia.org>  
**Date:** 2/13/2017 12:32 PM  
**Subject:** Automall

The last thing this area needs is an Auto mall. We live in a beautiful area and, as I wrote in another e-mail recently, we MUST continue to maintain a good and healthy environment. A huge auto mall as well as other businesses will destroy a very beautiful environment. I lived in Los Angeles and watched that city including suburbs go down the proverbial drain. I can describe it in one way - UGLY! The environment becomes littered (happening here on our roads already), the air is badly affected, the buildings are eyesores, there is too much light, the list goes on. Enough of this "growth" already. It isn't healthy for the people and certainly not for the environment. Respectfully submitted, Rev. Paul D . Wolkovits, 406 Ravenshill Way, DeLand, FL 32724.

Sent from my iPhone

**From:** David Woolard <davidwoolard@gmail.com>  
**To:** <planning@volusia.org>  
**Date:** 2/10/2017 4:48 PM  
**Subject:** Regarding Case No. Z-16-074

Dear Members of the PLDRRC,

Upon reading the planned rezoning report (Case # Z-16-074) submitted by the Senior Planning Manager, Susan Jackson, I would strongly encourage you to deny this rezoning request from B-6 to B-4. This report does a poor job addressing the harmful realities this development would have on the neighboring communities and environment, as well as the cities of DeLand and Lake Helen (Likely devaluation of properties). The current B-6 zoning is perfect for that location, and future development under that zoning classification makes perfect sense. If the applicant wishes to build an auto mall then he should be pursuing one of the west side corners of I-4 and SR 472, which is better suited for such a business.

Personally, I don't live in Victoria Park, but I do live off of Orange Camp Road in the Country Club Estates. I take Orange Camp every day, and this proposed rezoning request and potential auto mall would have a devastating effect for this entire area, if approved. Please, I implore you to deny this rezoning request, and help keep this land zoned for B-6 purposes.

Sincerely,

David Woolard  
350 Swarthmore Rd.  
DeLand, FL 32724