



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

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

CASE NUMBER: Z-21-114

SUBJECT: A rezoning from the General Commercial (B-4) zoning classification to the Heavy Commercial (B-5) zoning classification

LOCATION: Doyle Road, Deltona

APPLICANT(S): Joseph Posey, Storch Law Firm

OWNER(S): Tina Houck Revocable Trust and James D Houck Revocable Trust

I. SUMMARY OF REQUEST

The applicant requests a rezoning of two parcels that total 1.36 acres in size from the General Commercial (B-4) zoning classification to the Heavy Commercial (B-5) zoning classification.

Staff Recommendation:

Forward the rezoning application, case number Z-21-114, to County Council for final action with a recommendation of approval.

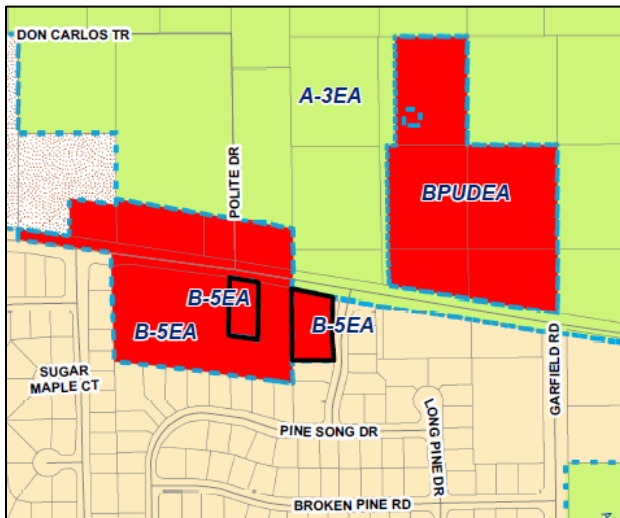
II. SITE INFORMATION

- 1. Location: South side of Doyle Road, approximately 600 feet east of the intersection of Autumn Ridge Road, in the Deltona/Enterprise area.
- 2. Parcel Numbers: 9105-00-00-0091 and 9105-00-00-0271
- 3. Property Size: 37,262 square feet and 22,307 square feet, respectively
- 4. Council District: 5
- 5. Zoning: Current: General Commercial (B-4)
Proposed: Heavy Commercial (B-5)
- 6. Future Land Use: Commercial
- 7. Overlays: Enterprise Community Overlay Zone
Airport Hazard Protection Zone
- 8. Local Plan Area: Enterprise Local Plan
- 9. Adjacent Zoning and Land Use:

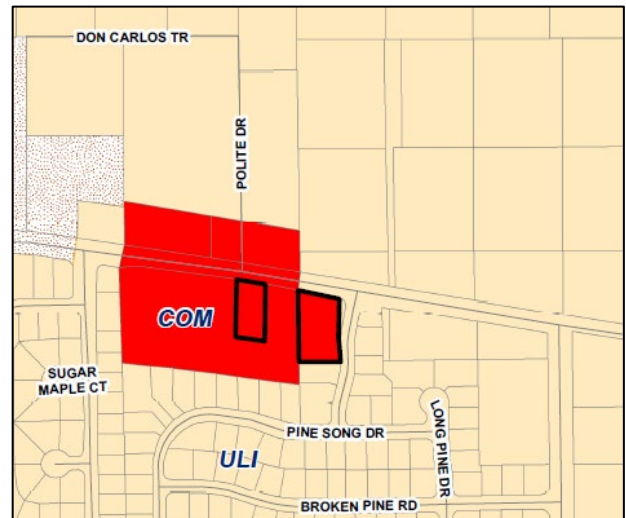
DIRECTION	ZONING	FUTURE LAND USE	EXISTING USE
North:	B-5, A-3	Commercial, Urban Low Intensity	Vacant
East:	B-5, R-4	Commercial, Urban Low Intensity	Vacant, Single-Family Residence
South:	B-5, R-4	Commercial, Urban Low Intensity	Vacant, Single-Family Residence
West:	B-5	Commercial	Vacant

10. Location Maps:

PROPOSED ZONING MAP



FUTURE LAND USE MAP



III. BACKGROUND AND OVERVIEW

The subject properties are located in the Enterprise Local Plan area, east of the City of Deltona. Parcel 9105-00-00-0091 (Parcel A in the graphic below) is 37,262 square feet in area and 151 feet in width. Parcel 9105-00-00-0271 (Parcel B in the graphic below) is 22,307 square feet in area and 111 feet in width. They are currently zoned B-4, which requires a one-acre lot size and 150 feet of lot width. The applicant desires to rezone both parcels to the B-5 zoning classification. B-5 also requires a minimum lot size of one acre and lot width of 150 feet. The parcels are nonconforming to both the current B-4 zoning classification and the proposed B-5 zoning classification.

Technically, the parcels cannot be rezoned to a classification that creates further nonconformity. Rezoning these parcels to B-5 is considered an expansion of the nonconformity because the parcels are less than one acre in size and B-5 allows more intensive uses. However, the owners intend to combine parcels A and B with an adjacent 4.82-acre parcel (Parcel C in the graphic below), which is zoned B-5. The graphic below illustrates the configuration of Parcels A, B, and C. Once combined, the overall project site will have a uniform zoning of B-5 and will meet the minimum zoning standards of the classification. Approval of this rezoning is subject to the combination of the parcels.



Research of the zoning history indicates that both Parcels A and B are lawful nonconforming lots as currently zoned. The parcel history is as follows:

- Prior to 1980, parcels A, B and C were zoned B-2 and were all one parcel. (Note: “B” zonings were designated as “C” zonings at that time.) There was no minimum parcel size requirement. The parcel was conforming.

At this time the future land use designation was Urban Low Intensity and B-2 zoning was consistent.

- After 1980, parcels A, B and C were zoned B-5 and were all one parcel. The minimum lot size was 15,000 square feet. The parcel was conforming.

The future land use was Urban Low Intensity until 1994 when it was changed to Commercial. B-5 is consistent with Commercial future land use.

- Parcel A was rezoned B-4 in February 1990. At that time the minimum lot size was 7,500 square feet and the parcel was conforming. Between September 1990 and December 2004, the lot size requirement was increased to 15,000 square feet and the parcel remained conforming. After December 2004, B-4 required a minimum lot size of one acre, which then rendered the parcel nonconforming.
- Parcel B was created in 1981 and zoned B-5. The minimum lot size was 15,000 square feet and the parcel was conforming. The parcel was administratively rezoned to B-4 in 1994 and remained conforming. After December 2004, B-4 required a minimum lot size of one acre, which then rendered the parcel nonconforming.
- Parcel C has remained zoned B-5 and is conforming.

Per discussions with the applicant, the intent of the rezoning and parcel combination is to develop the property as a mini-warehouse facility. This use is permitted as a special exception in the B-4 zoning classification and permitted by right in the B-5 zoning classification. Technically, the larger parcel could be developed as a mini-warehouse as currently zoned and the subject parcels could undergo the special exception process or be used for support uses such as office. However, setbacks and buffers would apply to the internal zoning boundaries making for inefficient use of the property.

It should be noted that a standard zoning classification is not limited to one specific use. Although the applicant states that they are interested in developing the property as a mini-warehouse, they may decide to sell the property or develop it as another B-5 use.

IV. REVIEW CRITERIA AND ANALYSIS

Zoning Comparison

The purpose and intent of the B-4 zoning classification is to encourage 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 purpose and intent of the B-5 zoning classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.

The minimum development standards for the existing and proposed zoning classifications are the same as shown in the table below.

Minimum Development Standards

Description	B-4 (Existing)	B-5 (Proposed)
Minimum Lot Size	1 acre	1 acre
Minimum Lot Width	150 feet	150 feet
Setback adjacent Doyle Road	35 feet	35 feet
Setback adjacent residential	35 feet	35 feet
Landscape buffer adjacent Doyle Road	20 feet	20 feet
Landscape buffer adjacent residential	30 feet	30 feet
Maximum Building Height	45 feet	45 feet
Lot Coverage	35 percent	35 percent

The uses permitted in each of the zoning classifications are very similar; however, there are some uses in the B-5 classification that are somewhat more intense than those allowed in the B-4 classification. A comparison of the uses is attached for reference.

The compatibility of the proposed B-5 zoning is slightly different for each of the parcels. Parcel B is surrounded by the larger Parcel C that is already zoned B-5. There is also B-5 zoning on the north side of Doyle Road. Rezoning this parcel to B-5 is compatible with the adjacent properties.

Parcel A is only adjacent to B-5 zoning on the west side. To the south and east is a developed single-family subdivision with R-4 zoning. Directly north, across Doyle Road, is Transitional Agriculture (A-3). Rezoning this parcel to B-5 may be less compatible due to the proximity of the residential uses. However, when developed, the site is required to maintain a 35-foot wide landscape buffer as screening adjacent to the residential uses. This requirement is the same under B-4 and B-5 classifications.

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

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

The subject properties are designated Commercial on the County's Future Land Use Map. The Commercial designation accommodates the full range of commercial activities. According to the future land use and zoning consistency matrix, the existing B-4 is considered 'assumed compatible' while the proposed B-5 zoning classification is considered 'conditionally compatible' with the Commercial designation. Because the B-5 classification allows some heavier commercial uses, it may not always be compatible with adjacent uses. The comprehensive plan states that commercial properties should be developed in a manner that protects adjacent residential use from impacts of noise and traffic. In this case, the adjoining Parcel C is already zoned B-5. It is unlikely that rezoning the subject parcels to B-5 will further increase any incompatibilities. The proximity of these parcels to residential uses may require more sensitive site design to ensure compatibility.

The comprehensive plan maintains goals, objectives, and policies relating to commercial development including:

Goal 1.3 – Provide a variety of land uses sufficient to meet future needs while minimizing adverse impacts and disruption of existing neighborhoods.

Objective 1.3.1 – Volusia County shall provide for adequate and appropriate lands for the location of all land use types (residential, commercial, industrial, agricultural, recreational, conservation and public facility) to support the anticipated population and maximize compatibility with existing uses.

Policy 1.3.1.7 - Residential neighborhoods and other residential areas shall be protected from encroachment by incompatible land uses such as commercial and industrial development. The type of protection may range from landscape buffers to land use buffers to preventing the location of a particular land use near a residential area. Selecting the appropriate type of protection shall depend upon the intensity of the commercial or industrial use adjacent to the residential use. Compatibility protection may also be needed between varying residential intensities.

Policy 1.3.1.10 - The size, location and function of shopping centers and other commercial uses should be related and central to the population and market area they serve.

Policy 1.3.1.11 – Commercial development shall use vegetative buffers and visual screens to minimize the negative impacts on surrounding residential uses. Existing commercial operations where adverse impacts have been documented shall be required to address the need for buffers or other visual screening if a change or enlargement of use is requested.

The property is within the Enterprise Local Plan. The following policies are also applicable:

ENT 1.1.5 Commercial use should be limited to those areas currently designated for that purpose.

ENT 1.3.1 Promote design and development standards which are compatible with the built character of the Enterprise Community.

Staff finds that the proposed rezoning request is consistent with the Volusia County Comprehensive Plan.

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

Rezoning the subject parcels from B-4 to B-5 will have no greater impact on the environment or natural resources. Both zoning classifications allow commercial development at the same development intensity.

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

The properties can develop commercially under the existing B-4 or the proposed B-5 zoning. Therefore, the rezoning is unlikely to have a significant impact on the economy of the affected area. However, if the subject parcels remain B-4 and are not combined into one cohesive parcel, setback and buffers would be required to the internal zoning boundaries. This may complicate the development of these parcels.

(4) *Notwithstanding the provisions of division 14 of the Land Development Code [article III], its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation systems.*

Rezoning the subject parcels from B-4 to B-5 will have no greater impact on governmental services. Both zoning classifications allow commercial development at the same development intensity. Transportation Engineering reviewed the trip generation rates of the existing versus proposed zoning and concluded that there is no net difference.

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

There have been no recent changes in circumstances or conditions affecting the area. This commercial node has existed since prior to 1980. It is in an area that is predominantly residential. Where it used to be large lot or rural residential, more recent developments are smaller lot subdivisions within the City of Deltona.

(6) *Any mistakes in the original classification.*

There are no mistakes in the original zoning classifications.

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

Changing the zoning classification from B-4 to B-5 will likely increase the value of the subject properties because it will allow for a cohesive development parcel when combined with the larger parcel that is already zoned B-5. The affected area also includes the adjacent residential properties. As the residential properties are already adjacent to the larger B-5 parcel, rezoning the two smaller parcels is unlikely to have a significant impact on the use or value of these properties.

The Enterprise Preservation Society reviewed the application and commented that they would be heavily opposed to the rezoning if the larger Parcel C was not already zoned B-5. However, opposing the rezoning of the two smaller parcels would make little difference and the Enterprise Local Plan standards will, hopefully, mitigate any negative effects on the adjacent residential properties.

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

The public health, welfare, safety, or morals will not be impacted by the rezoning.

V. STAFF RECOMMENDATION

Forward the rezoning application, case number Z-21-114, to County Council for final action with a recommendation of approval.

VI. ATTACHMENTS

- Resolution
- Survey
- B-4/B-5 Use Comparison Table
- Environmental Permitting Comments
- Traffic Engineering Comments
- Enterprise Preservation Society Comments
- Photographs
- Maps

VII. AUTHORITY AND PROCEDURE

Pursuant to Section 72-412, no recommendations for approval of any amendment to the official zoning map may be made unless a majority of members present concur. A tie vote shall be grounds for continuance to the next scheduled meeting.

Pursuant to Section 72-414, the County Council shall hold a public hearing after due public notice on all recommendations from the Commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a rezoning application shall be made unless, upon motion, four members of the County Council concur. The County Council will thereafter forward its decision to the applicant.

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

Any new information presented at the County Council meeting not previously presented to the Planning and Land Development Regulation Commission for any application will be grounds to return an application to the Planning and Land Development Regulation Commission for further review. Applicants shall inform and provide staff with the new information prior to the Council meeting.

RESOLUTION 2021-___

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

WHEREAS, in accordance with Chapter 72, Article II, Section 72-414 of Volusia County Code of Ordinance, as amended, the Volusia County Council held public hearings after due public notice on _____, 2021 on the application of Storch Law Firm, agent for Tina Houck Revocable Trust and James D Houck Revocable Trust, owners, Zoning Case Z-21-114, for an amendment to the Official Zoning Map of Volusia County;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNCIL CHAMBERS OF THE THOMAS C. KELLY ADMINISTRATIVE CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS _____ DAY OF _____ A.D. 2021, AS FOLLOWS:

SECTION I: In accordance with Volusia County Zoning Ordinance, as amended, the Volusia County Council hereby amends the Official Zoning Map of Volusia County, Florida, from the General Commercial (B-4) zoning classification to the Heavy Commercial (B-5) zoning classification for the subject +/- 1.36-acre property located on the South side of Doyle Road, approximately 600 feet east of the intersection of Autumn Ridge Road and Doyle Road. The property is more particularly described as parcels 9105-00-00-0091 and 9105-00-00-0271, and as described in Exhibit A and depicted in Exhibit B that are attached hereto and incorporated herein. Further, the above-referenced property lies within the Airport Protection Overlay Zone, pursuant to Section 72-296, Volusia County Code of Ordinances and said overlay shall be identified with the addition of the letter "A" as a suffix to the amended zoning classification. The above-referenced

property also lies within the Enterprise Community Overlay Zone, pursuant to Section 72-1300 Volusia County Code of Ordinances and said overlay shall be identified with the addition of the letter "E" as a suffix to the amended zoning classification.

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

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

DONE AND ORDERED IN OPEN HEARING THIS _____ DAY OF _____, A.D. 2021.

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

ATTEST: _____
George Recktenwald
County Manager

BY: _____
Jeffrey S. Brower
County Chair

DRAFT - PLDRC HEARING

EXHIBIT A**Legal Description**

TAX PARCEL: 910500000271

5 19 31 PARCEL LYING S OF DOYLE RD BEING W 110 FT OF E 235.99 FT OF SE 1/4 OF NW 1/4 OF NE 1/4 PER OR 4034 PG 1114 PER OR 5319 PGS 1099-1100 PER OR 5411 PGS 1644-1645 PER OR 5489 PGS 3343-3344 PER OR 6688 PG 3663.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 31 East, Volusia County, Florida; thence run N00°37'27"W along the East line of said Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 5, a distance of 261.83 feet; thence run N81°06'46"W along the South right of way line of Doyle Road, a distance of 127.75 feet for the Point of Beginning; thence run S00°37'27"E, a distance of 202.79 feet; thence run N81°06'46"W along a line 200.00 feet South of Doyle Road, a distance of 111.53 feet; thence run N00°37'27"W along the West line of the West 110.00 feet of the East 235.99 feet of said Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 5, a distance of 202.79 feet; thence run S81°06'46"E along said South right of way line of Doyle Road, a distance of 127.75 feet to the Point of Beginning.

Contains 22,307 square feet or 0.512 acres, more or less.

AND

TAX PARCEL: 910500000091

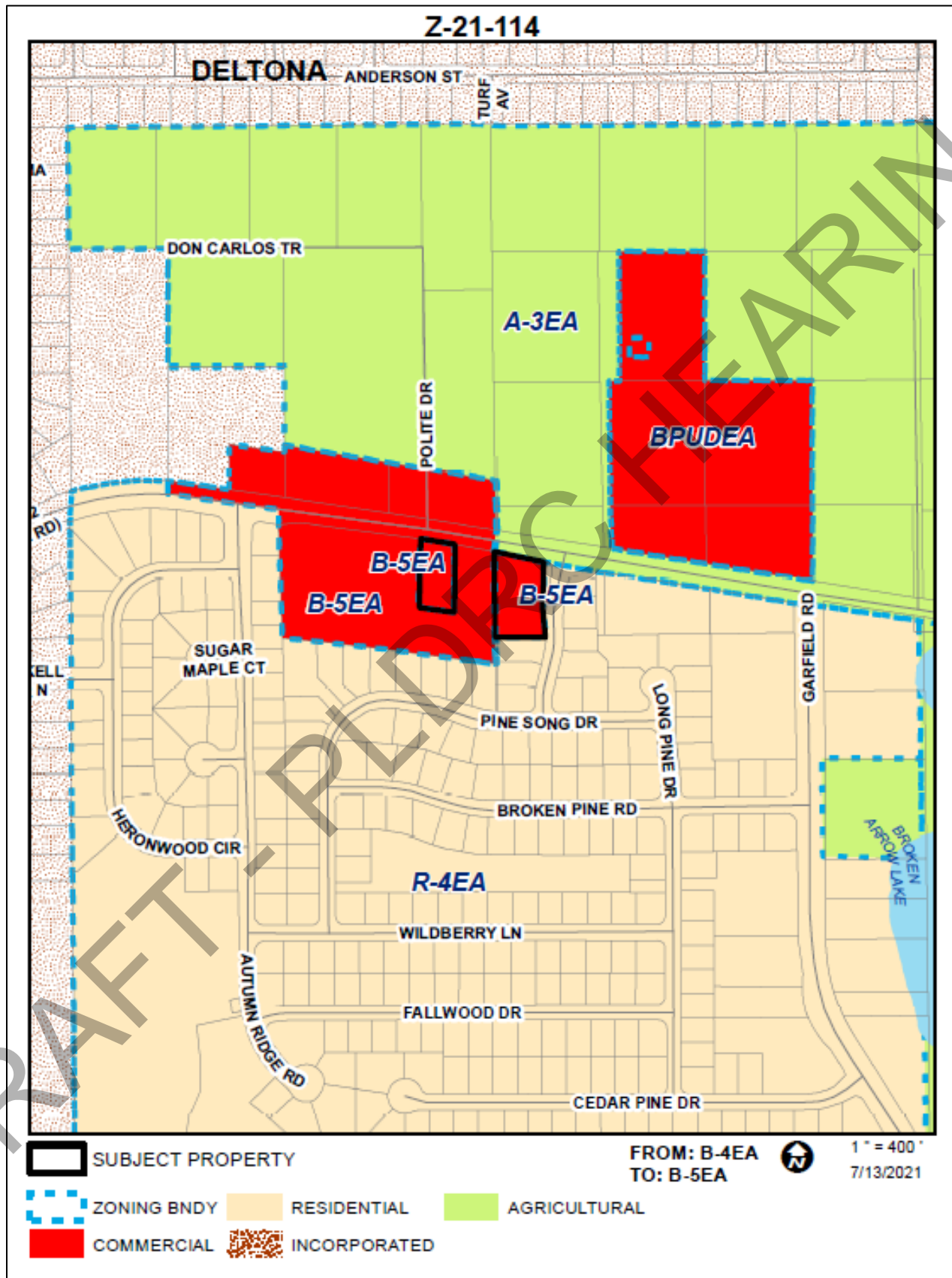
5 19 31 SW 1/4 OF SW 1/4 OF NE 1/4 OF NE 1/4 S OF DOYLE RD EXC E 180 FT PER OR 3456 PG 1936 PER OR 5526 PG 0626 PER OR 6660 PG 4801 PER OR 7878 PG 0446.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 31 East, Volusia County, Florida; thence run N00°37'27"W along the West line of said Northeast 1/4 of the Northeast 1/4 of said Section 5, a distance of 261.83 feet; thence run S81°06'46"E along the South right of way line of Doyle Road, a distance of 151.34 feet; thence run S00°38'14"W along the West line of Tract B, PINE TRACE - UNIT ONE, according to the plat thereof as recorded in Plat Book 45, Pages 112 and 113, Public Records of Volusia County, Florida, a distance of 237.39 feet; thence run S89°35'42"W along the South line of said Northeast 1/4 of the Northeast 1/4 of Section 5, a distance of 149.31 feet to the Point of Beginning.

Contains 37,262 square feet or 0.855 acres, more or less.

EXHIBIT B



**Comparison of Permitted and Special Exception Uses
for B-4 and B-5 Zoning Classifications**

Use	B-4	B-5
Permitted principal uses and structures	X	X
Art, dance, modeling and music schools	X	X
Auction parlors	X	X
Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer and light truck sales or rental establishments and the service thereof, when said service is performed as an accessory use to the principal use of sales or rental.	X	
Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer, light and heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments		X
Automobile body shops		X
Automobile driving schools	X	X
Automobile service station, types A and C	X	X
Barber and beauty shops	X	X
Bars and liquor stores	X	X
Bowling alleys	X	X
Building material sales and storage		X
Car washes		X
Catering services	X	X
Communication towers not exceeding 70 feet in height above ground level	X	X
Contractor's shop, storage and equipment yard		X
Convenience stores with more than eight vehicular service positions per fuel dispenser island	X	X
Cultural art centers	X	X
Day care centers	X	X
Dental laboratories	X	X
Employment agencies	X	X
Essential utility services	X	X
Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article	X	X
Exempt landfills	X	X
Financial institutions	X	X
Fire stations	X	X
Flex office/warehouse facility		X
Funeral homes	X	X
Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements	X	X

Use	B-4	B-5
General offices	X	X
Government-sponsored civic centers	X	X
Hardware/home improvement retail center	X	X
Health clubs or spas	X	X
Home occupations, class A	X	X
Household moving center	X	
Houses of worship	X	X
Laundry and dry-cleaning establishments	X	X
Libraries	X	X
Marine engine repair and service		X
Medical and dental clinics	X	X
Mini-warehouses which meet the requirements of subsection 72-293(5)		X
Museums	X	X
Nightclubs	X	X
Outdoor entertainment event	X	X
Pawnshops	X	X
Pest exterminators	X	X
Printing and engraving, including photostating and publishing		X
Private clubs	X	X
Public schools	X	X
Publicly owned parks and recreational areas	X	X
Publicly owned or regulated water supply wells	X	X
Radio and television broadcasting stations		X
Recycling collection center	X	X
Restaurants, types A and B	X	X
Retail plant nursery	X	
Retail sales and services	X	X
Retail specialty shops	X	X
Rug cleaning establishments		X
Sweepstakes centers	X	X
Tailors	X	X
Taxicab stands	X	X
Theaters	X	X
Travel agencies	X	X
Veterinary clinics	X	X
Welding and soldering shops		X
Wholesale-retail nursery		X
Permitted Special Exceptions		
Bicycle motorcross tracks	X	
Bus garages and repair shops		X

Use	B-4	B-5
Bus stations	X	X
Campgrounds		X
Communication towers exceeding 70 feet in height above ground level	X	X
Cemeteries	X	X
Car washes	X	
Curb market	X	X
Drive-in theaters		X
Excavations only for stormwater retention ponds for which a permit is required by this article	X	X
Flea markets		X
Group homes	X	
Hotel/motel	X	
Mini-warehouses	X	
Moving and storage companies		X
Nursing homes, boardinghouses approved by the appropriate state agency	X	
Outdoor entertainment and recreational uses and structures	X	X
Professional or trade schools related to permitted uses	X	X
Public uses not listed as a permitted principal use	X	X
Public utility uses and structures	X	X
Railroad yards, sidings and terminals		X
Schools, parochial or private	X	X
Only one single-family dwelling for the owner or manager of an existing permitted principal use	X	X
Temporary asphalt batching plants		X
Truck and freight transfer terminals		X
Truck stops		X
Truck storage		X
Warehouses		X

**Inter-Office
Memorandum**



TO: Susan Jackson, AICP, Senior Planning Manager
DATE: July 14, 2021
FROM: Samantha J. West, Environmental Specialist III
SUBJECT: Parcel #: 9105-00-00-0094 and 9105-00-00-0271
Case #: Z-21-114

Environmental Permitting (EP) has reviewed the application for a rezoning from the B-4 General Commercial to the B-5 Heavy Commercial zoning classification. EP provides the following report for the requested rezoning:

Overview

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

Protected Species

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

This site is may contain suitable habitat for the Florida scrub jay. The Florida scrub jay is federally protected by the Endangered Species Act

Tree Preservation

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

Recommendation


EP does not object to the rezoning request. However, any future development must comply with the applicable requirements of the Land Development Code during the Final Site Plan process.

INTER-OFFICE MEMORANDUM



TO: Susan Jackson, AICP
Senior Planning Manager

DATE: July 21, 2021

FROM: Melissa Winsett 
Transportation Planner

FILE: 1038823

SUBJECT: Doyle Road Rezoning

LOCATION: West of Garfield Road on the South Side of Doyle Road

SITE INFORMATION

The applicant has applied for a rezoning, from General Commercial (B-4) to Heavy Commercial (B-5), on two closely located parcels totaling 1.3 acres. The site is located on the south side of Doyle Road west of the Garfield Road intersection.

In a rezoning transportation analysis, the theoretical maximum trip generating land uses from the existing and proposed classifications are reviewed and compared to determine whether the rezoning would result in additional traffic impacts. Though the existing and proposed zoning classifications are different, there is overlap of many of their land uses. Both classifications allow Retail Sales and Service as well as Retail Specialty Shops, which would be the highest trip generating uses.

Trip Generation Analysis - Rezoning							
		Acreage	Total Sq Footage	Floor Area Ratio	Maximum SF	Land Use	PM Peak Hour Trip Generation
Existing Zoning	B-4	1.3	56,628	0.55	31,145.40	Shopping Center*	118
Proposed Zoning	B-5	1.3	56,628	0.55	31,145.40	Shopping Center*	118
Net Difference							0
*Per latest edition of ITE Trip Generation Manual							
Shopping Center, 3.81 PM Peak Hour Trips per 1000 SF, Excludes Pass By Trips							

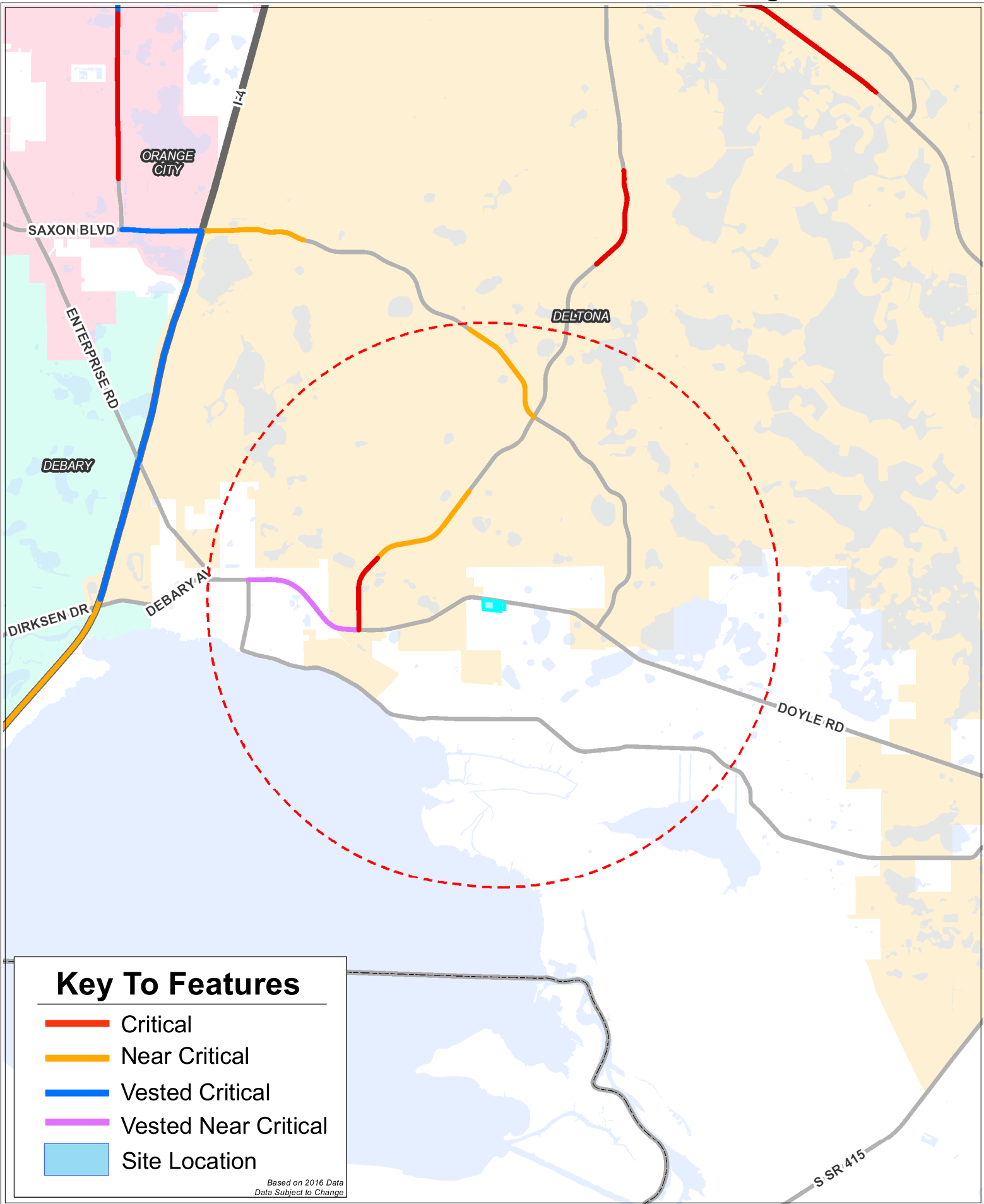
As shown above, the rezoning would not result in additional trips or impacts on the transportation network due. As stated above, the table compares a *theoretical scenario*. Since both parcels equal 1.3 acres, neither is the required acre in size to develop.

The site developed under either zoning classification would be required to meet concurrency and site plan review requirements. The location is within an area of Critical and Near Critical roadways including Doyle Road further east, Saxon Blvd and Providence Blvd. Impacts to these roadways would be determined during the site plan phase, and the applicant may be required to mitigate his/her transportation impacts at that time. Please see the attached map for additional information.

CONCLUSION

If the rezoning were approved, there would be no additional impacts to the transportation system. As with all developments, concurrency and additional site-related requirements would be determined at the final site plan stage.

MW/



Key To Features

- Critical
- Near Critical
- Vested Critical
- Vested Near Critical
- Site Location

Based on 2016 Data
Data Subject to Change

2 mile Critical/Near Critical Roadway Buffer
Doyle Road Rezoning B-4 to B-5

Mapping Tool Provided Courtesy of Volusia County Public Works and is a graphic representation only.

Sarah Cushing - [EX] RE: Volusia County Request for Comments for Rezoning case Z-21-114 (RSN 1038823)

From: <ed-sullivan@cfl.rr.com>
To: "'scushing@volusia.org'" <scushing@volusia.org>
Date: 7/16/2021 8:02 AM
Subject: [EX] RE: Volusia County Request for Comments for Rezoning case Z-21-114 (RSN 1038823)
Cc: "'ysomers@volusia.org'" <ysomers@volusia.org>

CAUTION: *This email originated from outside Volusia County's email system. DO NOT CLICK links or attachments unless you recognize the sender and/or know the content is safe.*

If the bulk of this property was not already B-5, we would be strongly opposed to abutting Heavy Commercial zoning against residential zoning. The fact that this condition exists here is very disappointing. I don't know that opposing a small change now that evens out the zoning would make any difference. I think that the best we can do is to see what they want to build there and hold them to the Enterprise Local Area Plan standards, which will hopefully mitigate the negative effects on the residential properties adjacent to this site.

Thank you,

Ed Sullivan

From: scushing@volusia.org
To: ed-sullivan@cfl.rr.com
Cc: scushing@volusia.org, ysomers@volusia.org
Sent: Monday July 12 2021 10:09:27AM
Subject: Volusia County Request for Comments for Rezoning case Z-21-114 (RSN 1038823)

Good Morning Mr. Sullivan,

Please review the attached documents and provide comments from the Enterprise Preservation Society on the request.

If you could have comments to us by July 16, 2021 that would be greatly appreciated.

If I may be of further service, please let me know at your convenience.

Sincerely,

Sarah A. Cushing | Staff Assistant II
County of Volusia | Planning and Zoning
123 W. Indiana Avenue | Room 202
DeLand, FL 32720
 [\(386\) 736-5959 ext. 12735](tel:(386)736-5959)
scushing@volusia.org

Photographs

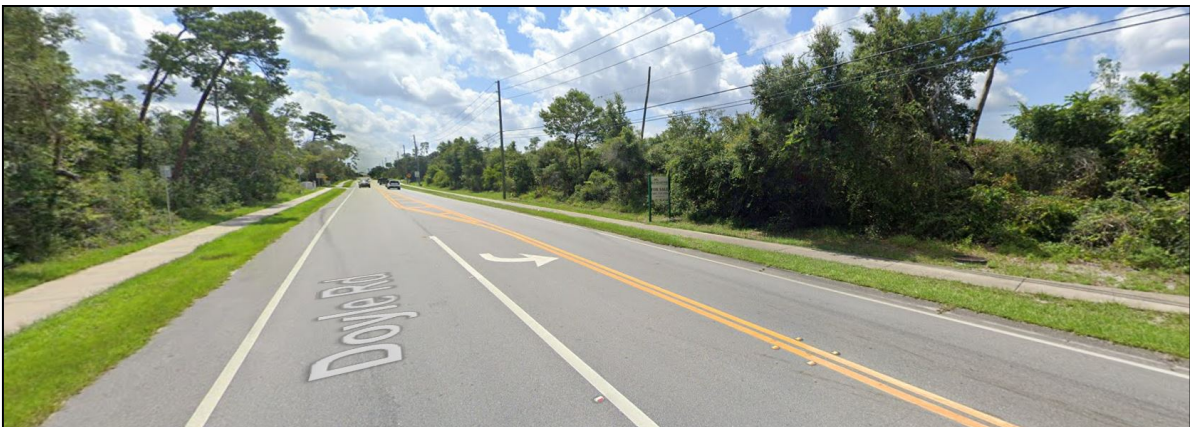
View of Parcel B, looking from east to west along Doyle Road.



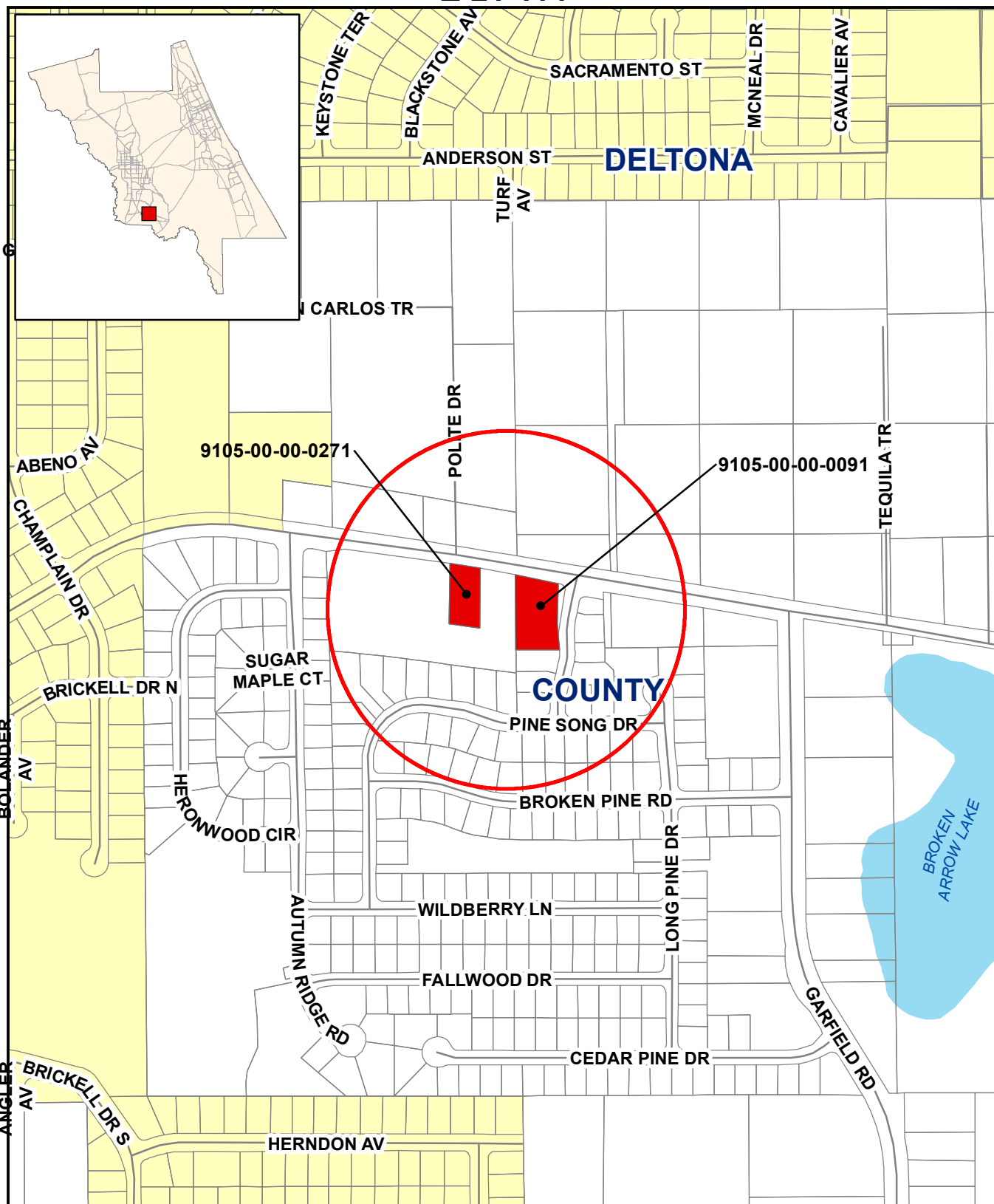
View of Parcel A, looking from east to west along Doyle Road.



General view of area and subject parcels on right side of photograph, looking west along Doyle Road.



PROPERTY LOCATION Z-21-114



 SUBJECT PROPERTY



1" = 500'
7/13/2021

AERIAL Z-21-114



 SUBJECT PROPERTY

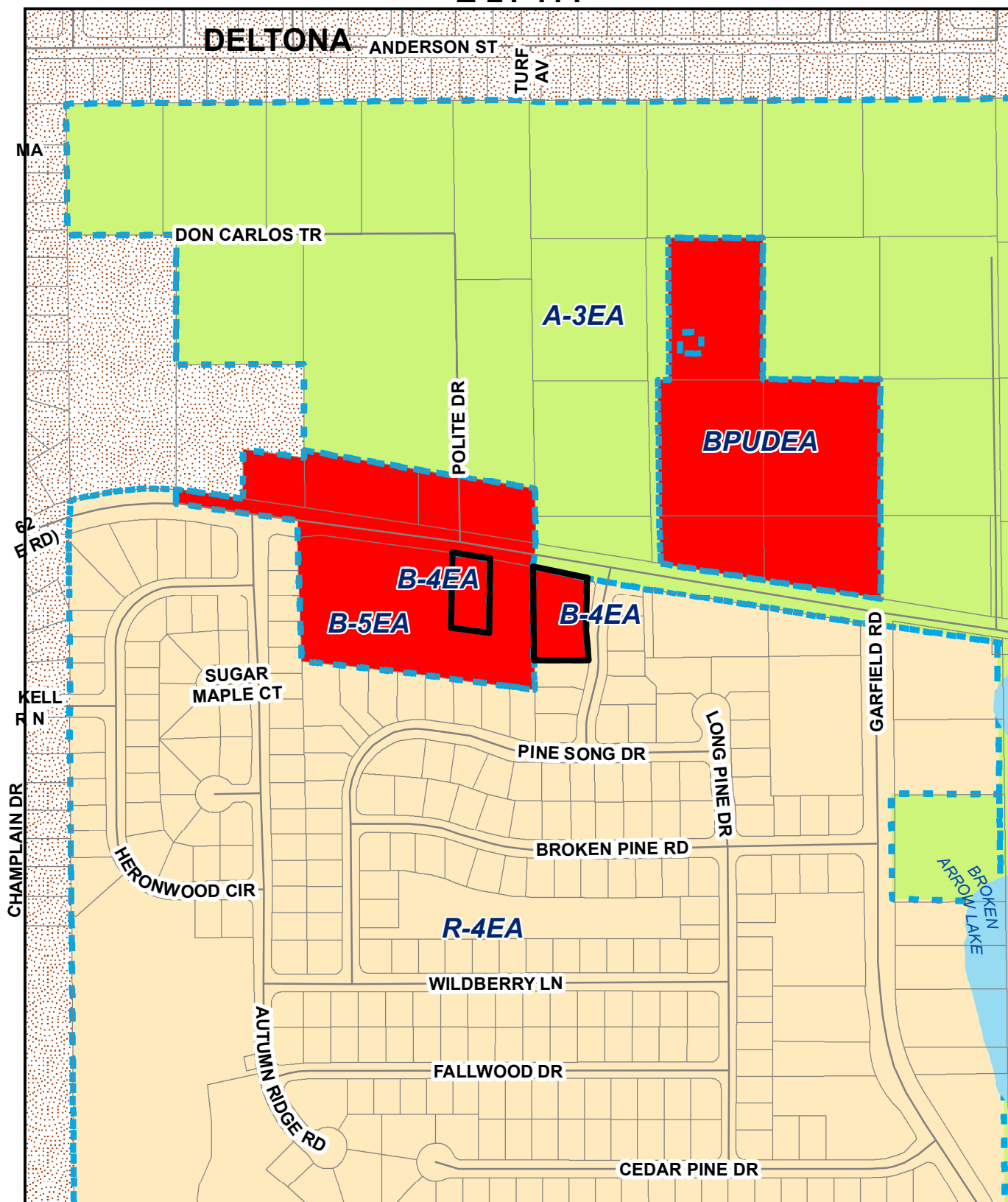
IMAGE DATE 2018



1" = 400'
7/13/2021

ZONING CLASSIFICATION - CURRENT

Z-21-114








 SUBJECT PROPERTY

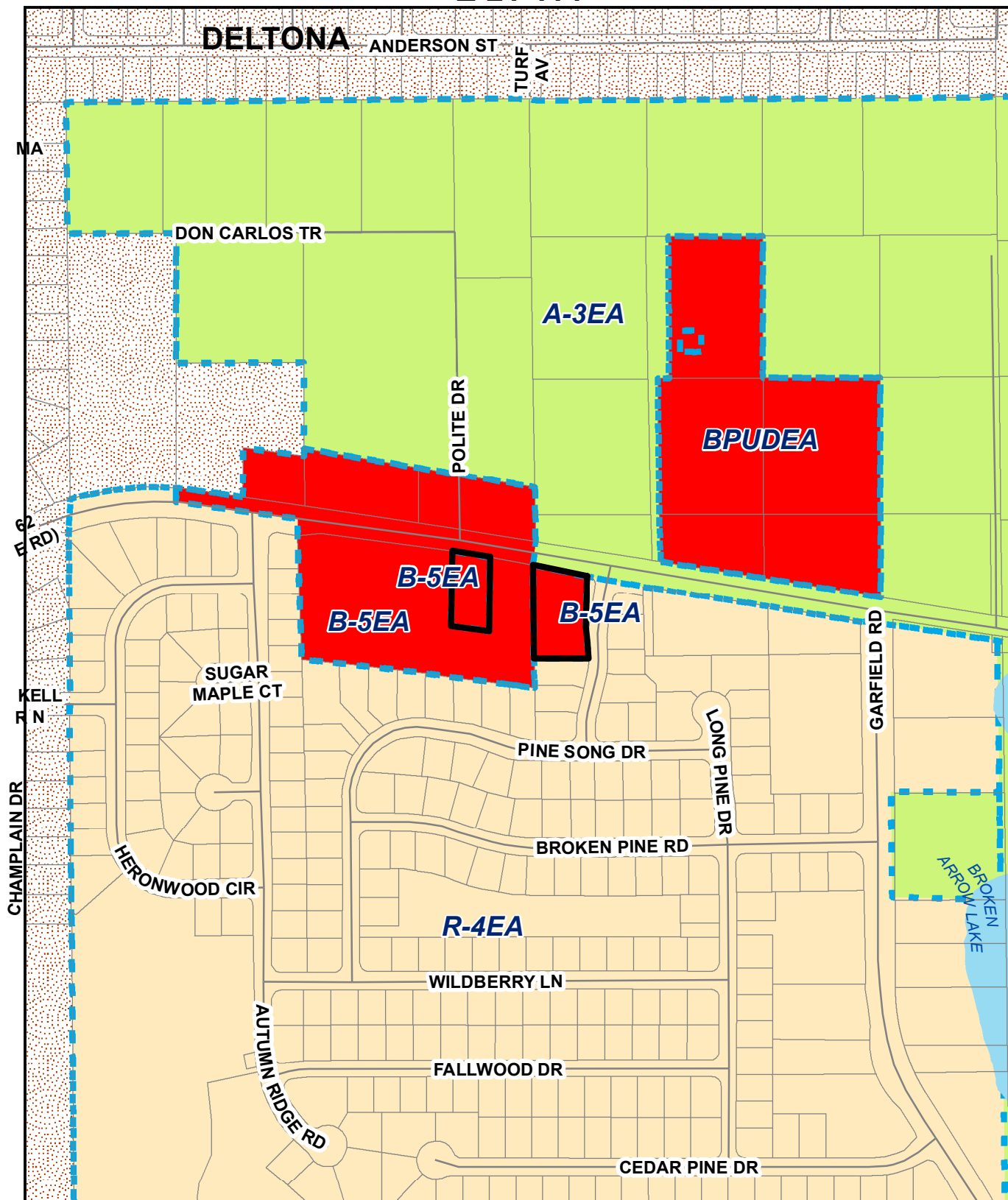
FROM: B-4EA
TO: B-5EA



1" = 400'
7/13/2021

-  ZONING BNDY
-  RESIDENTIAL
-  AGRICULTURAL
-  COMMERCIAL
-  INCORPORATED

ZONING CLASSIFICATION - PROPOSED Z-21-114



SUBJECT PROPERTY



ZONING BNDY



RESIDENTIAL



AGRICULTURAL



COMMERCIAL



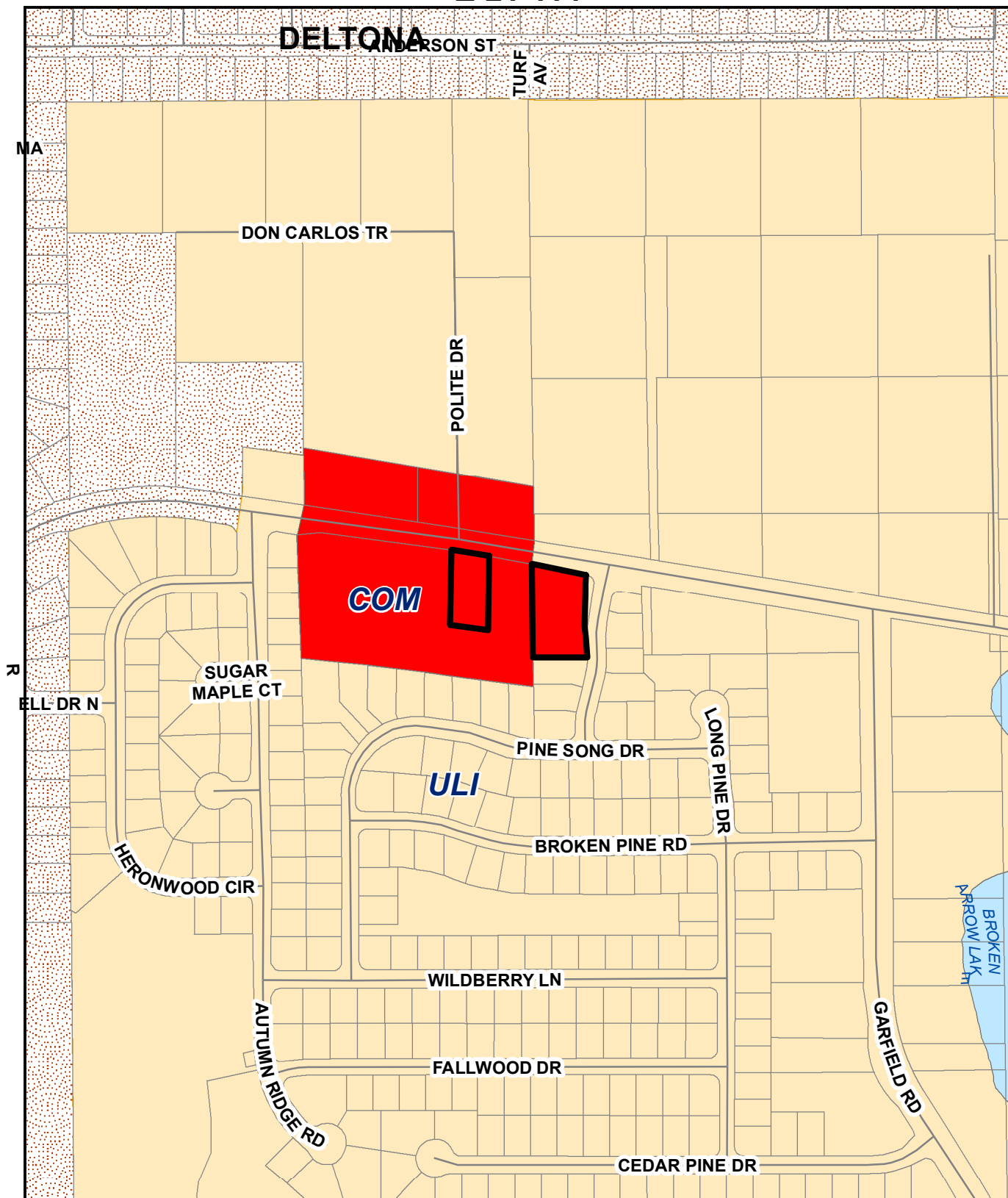
INCORPORATED

FROM: B-4EA
TO: B-5EA



1" = 400'
7/13/2021

FUTURE LAND USE Z-21-114



 SUBJECT PROPERTY

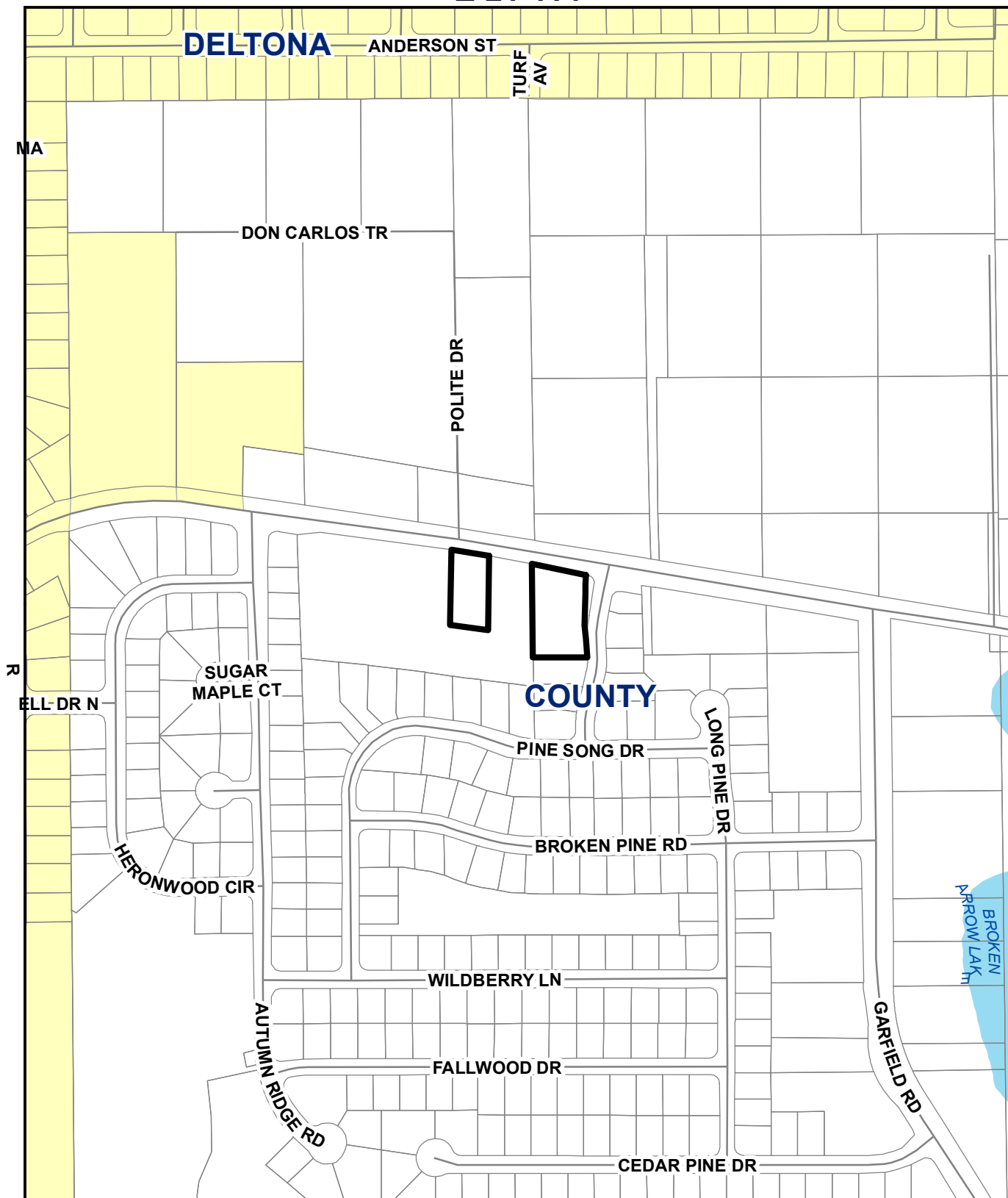
 COMMERCIAL  URBAN LOW INTENSITY




 INCORPORATED  WATER



1" = 400'
7/13/2021

ECO/NRMA OVERLAY Z-21-114



-  SUBJECT PROPERTY
-  ECO
-  NRMA



1" = 400'
7/13/2021