



CITY COUNCIL AGENDA FORM

REQUESTED COUNCIL MEETING DATE 01/24/2006

**SUBJECT: REZONING/BRIAN GORHAM, FLORIDA POWER & LIGHT
830 CANAL VIEW BOULEVARD
CASE NO. 05-6000019**

DEPARTMENT: COMMUNITY DEVELOPMENT

RECOMMENDED MOTION:

To adopt Ordinance No. 2006-4, rezoning approximately 4.8 acres located at 830 Canal View Boulevard from "R-10" (Single-Family Residential) to "GPU" (Government Public Use), as recommended by the Planning Commission.

SUMMARY:

Planning Commission Action: 12/15/2005

Recommend approval, 6-0 (Commissioner Bickel absent), to rezone approximately 4.8 acres located at 830 Canal View Boulevard from "R-10" (Single-Family Residential) to "GPU" (Government Public Use). If the rezoning request is approved, Florida Power & Light Company, owners, are proposing to expand their adjacent facility at the southwest corner of Spruce Creek Road and Canal View Boulevard.

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD	Michael E. Disher <i>Michael E. Disher</i>	Date 1-10-06
FINANCE DEPARTMENT	N/A	Approved as to Budget Requirements
CITY ATTORNEY <i>[Signature]</i>	Approved as to Form and Legality	Date 1-10-06
CITY MANAGER <i>[Signature]</i>	Approved Agenda Item For:	1/24/06

COUNCIL ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain Approved with Modification

ORDINANCE NO. 2006-4

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY 4.8 ACRES LOCATED AT 830 CANAL VIEW BOULEVARD, FROM R-10SF (SINGLE-FAMILY RESIDENTIAL) TO GPU (GOVERNMENT PUBLIC USE); ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property to be rezoned consists of approximately 4.8 acres located at 830 Canal View Boulevard, and is zoned R-10SF (Single-Family Residential); and

WHEREAS, the owner of the property has petitioned the Planning Commission to rezone said property from R-10SF (Single-family Residential) to GPU (Government Public Use); and

WHEREAS, a public hearing was held following public notice as prescribed by general law; and

WHEREAS, the Planning Commission has by a majority vote recommended approval of the proposed rezoning; and

WHEREAS, the City Council has approved by a majority vote of the members present the rezoning of the described property; and

WHEREAS, the rezoning to GPU (Government Public Use) is consistent with the City of Port Orange Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

Section 1. The City Council of the City of Port Orange does hereby rezone the following described property from R-10SF (Single-family Residential) to GPU

(Government Public Use).

Section 2. The property rezoned consists of approximately 4.8 acres located at 830 Canal View Boulevard, more particularly described on Exhibit "A" attached hereto.

Section 3. The City Council of the City of Port Orange does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 4. This ordinance shall become effective as provided by general law.

MAYOR ALLEN GREEN

ATTEST:

Kenneth W. Parker, City Manager

Passed on first reading on the day of

Passed and adopted on second and final reading on the day of

Reviewed and Approved: 
City Attorney

Exhibit "A"

The Easterly one-half (1/2) of Lot 3, in Block 22, EXCEPT that part lying in Old Canal Road, of DUNLAWTON, according to the map thereof, recorded in Deed Book M, Page 187, and also recorded in Map Book 14, Pages 82 and 83, both of the Public Records of Volusia County, Florida.



STAFF REPORT
CASE NO. 05-6000019
REZONING FROM "R-10SF" TO "GPU"
Florida Power & Light Company, Owner
Brian Gorham, Applicant
830 Canal View Boulevard
December 5, 2005

INTRODUCTION:

Brian Gorham, Applicant, representing Florida Power and Light, Owner, requests approval to rezone +/- 4.8 acres from "R-10" (Single-Family Residential) to "GPU" (Government Public Use). The subject property is located at 830 Canal View Blvd. (Exhibit "A"). If the rezoning is approved, the owners will construct an administrative building and warehouse facility on the property.

BACKGROUND:

At its December 6th, 2005 meeting, the Port Orange City Council voted to approve the future land use amendment (Case No. 05-20000006) to change the property's future land use from *Suburban Residential* to *Warehouse/Industrial* (Exhibit "A"), which supports the requested "GPU" (Government Public Use) zoning district. Currently the property is improved with a single-family home, which will be removed (Exhibit "B"). If the rezoning is approved, the owners will construct an administrative building and warehouse building for fleet vehicle maintenance to expand their neighboring facility (Exhibit "C").

PROPERTY OVERVIEW:

The property is currently zoned "R-10SF" (Single Family Residential) and has a future land use designation of *Warehouse/Industrial*. The surrounding zoning and future land uses are listed below, and are shown graphically on the maps attached to this report.

North

Future Land Use:	<i>Suburban Residential (4-8 Units/Acre)</i>
Existing Land Use:	Residential
Existing Zoning:	"R-10SF" (Single Family Residential)

East

Future Land Use:	<i>Warehouse/Industrial</i>
Existing Land Use:	Warehouse
Existing Zoning:	"CI" (Commercial Industrial) & "GPU" (Government Public Use)

South

Future Land Use:	<i>Urban Low Density Residential (4-8 Units/Acre)</i>
Existing Land Use:	Residential
Existing Zoning:	"R-10SF" (Single Family Residential)

West

Future Land Use: *Urban Low Density Residential (4-8 Units/Acre)*

Existing Land Use: Vacant (Retention)

Existing Zoning: "R-10SF" (Single Family Residential)

A copy of the City of Port Orange zoning map is attached for review (Exhibit "D")

DISCUSSION:

The rezoning request was reviewed according to the criteria established in Chapter 3, Section 5 of the LDC (Land Development Code) in terms of consistency with the Future Land Use Map and consistency with the surrounding land uses and zoning.

According to Chapter 17, Section 19 of the Port Orange Land Development Code, the purpose and intent of the "GPU" (Government Public Use) zoning district is to provide for public and quasi-public uses in a setting which recognizes the special character and location requirements of such facilities. The list of uses permitted in the "GPU" (Government Public Use) district is attached to this report (Exhibit "E").

Compatibility with Surrounding Uses and Zoning

The subject property is surrounded by two zoning districts. Adjacent to the north and south sides of the property (across streets) are residential properties, which are zoned "R10SF" (Single-Family Residential). To the west is a retention pond and park owned by the City of Port Orange, also zoned "R-10SF" (Single-Family Residential). On the east is an industrial park zoned "Commercial/Industrial" as well as the existing Florida Power and Light facility zoned "Government Public Use".

While the surrounding zoning districts are zoned residential, the property to the south is buffered by Samms Ave., which is not open. On the proposed site plan, a dry retention pond is also included which provides further separation between the residential property and proposed development. The residential property to the north is separated from the proposed development by a 30-foot right-of-way and a canal. The residential-zoned property to the west is actually a city-owned pond, which buffers any other residential properties on that side. Immediately adjacent to the east of the parcel is the existing Florida Power and Light facility as well as another warehousing facility. The proposed rezoning and use of the property would be consistent with the two parcels it abuts to the east (Exhibit "D").

Since the "GPU" (Government Public Use) zoning district does not have a particular set of setback requirements, staff reviewed the setbacks provided by the existing Florida Power & Light complex adjacent to the property. The existing buildings are set back at least 70 feet from Canal View Blvd. and 35 feet from Spruce Creek Rd. Additionally, there is approximately 60 feet of open space between their existing development and the shared property line on the west with the new proposed development.

Staff is recommending any new development on the parcel being rezoned be set back at least 70 feet from Canal View Blvd. as well as 200 feet from the rear property line and 50 feet from the west side property line (consisting of the proposed existing natural buffer). Additionally, the property may be required to provide a buffer as wide as 50

feet from the rear property line, which may be permitted to extend into the proposed dry retention pond.

Consistency with Comprehensive Plan – Update '98

As stated above, the Port Orange City Council voted to change the future land use of this property to *Warehouse/Industrial*, which allows the proposed rezoning to "GPU" (Government Public Use). The "GPU" district is appropriate here since "public utility station/plants" is a permitted use in this zoning district. This future land use designation and zoning district is shared by the current property developed by Florida Power and Light immediately to the east. The property owner is proposing a compatible use with both its current development and neighboring warehouse property.

RECOMMENDATION:

Based on the findings of this report, staff recommends **approval** of the rezoning to change the designation of approximately 4.8 acres of land located at 830 Canal View Blvd. from "R-10SF" (Single Family Residential) to "GPU" (Government Public Use), subject to the following conditions:

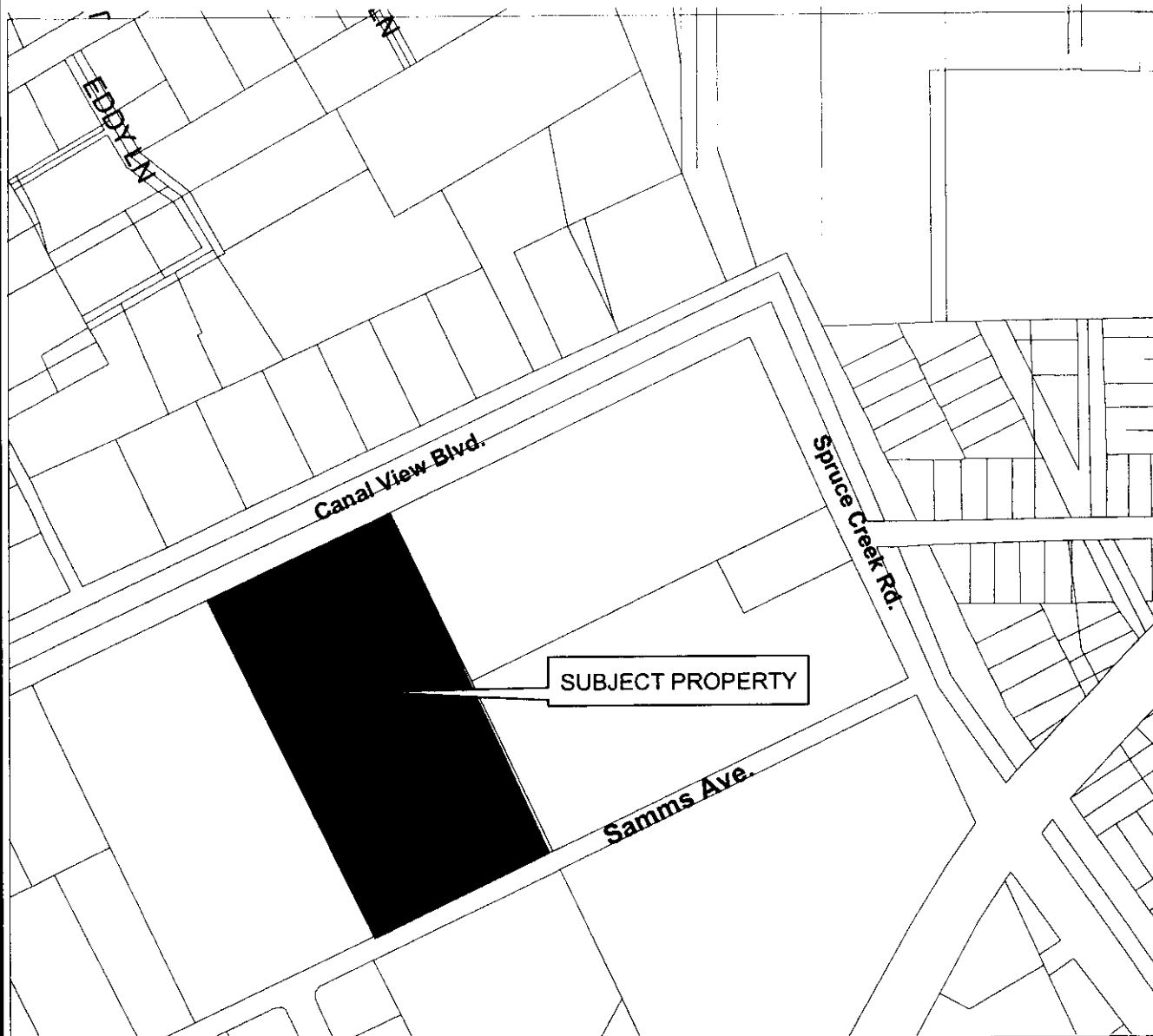
1. Site to be developed with the following setbacks: 70 feet front, 200 feet rear, 50 feet west side, 30 feet east side.
2. Buffering of 50 feet west side and up to 50 feet at the rear of property.
3. The site will be developed in compliance with the City's Land Development Code.

Prepared by: Gwen Perney, Assistant Planner
City of Port Orange Department of Community Development

(386)-506-5673
(386)-506-5600

PLANNING COMMISSION DATE:
CITY COUNCIL DATE:

December 15, 2005
January 24, 2005



Case No.: 05-60000019

Applicant: Brian Gorham

Location: 830 Canal View Blvd.

Requested Action:

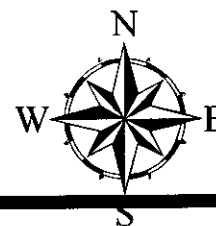
Rezoning of 830 Canal View Blvd. from "R-10SF" to "GPU"

Exhibit "A"

LOCATION MAP

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT



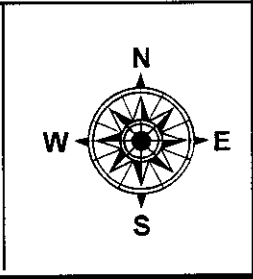


<p>Case No.: 05-600000019</p>	<p>FUTURE LAND USE</p>
<p>Applicant: Brian Gorham</p>	
<p>Location: 830 Canal View Blvd.</p>	

Exhibit "C"

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT



CURRENT ZONING IS
SUBURBAN RESIDENTIAL
(R-10SF: SINGLE FAMILY
RESIDENTIAL)

N 24°31'58" W 630'

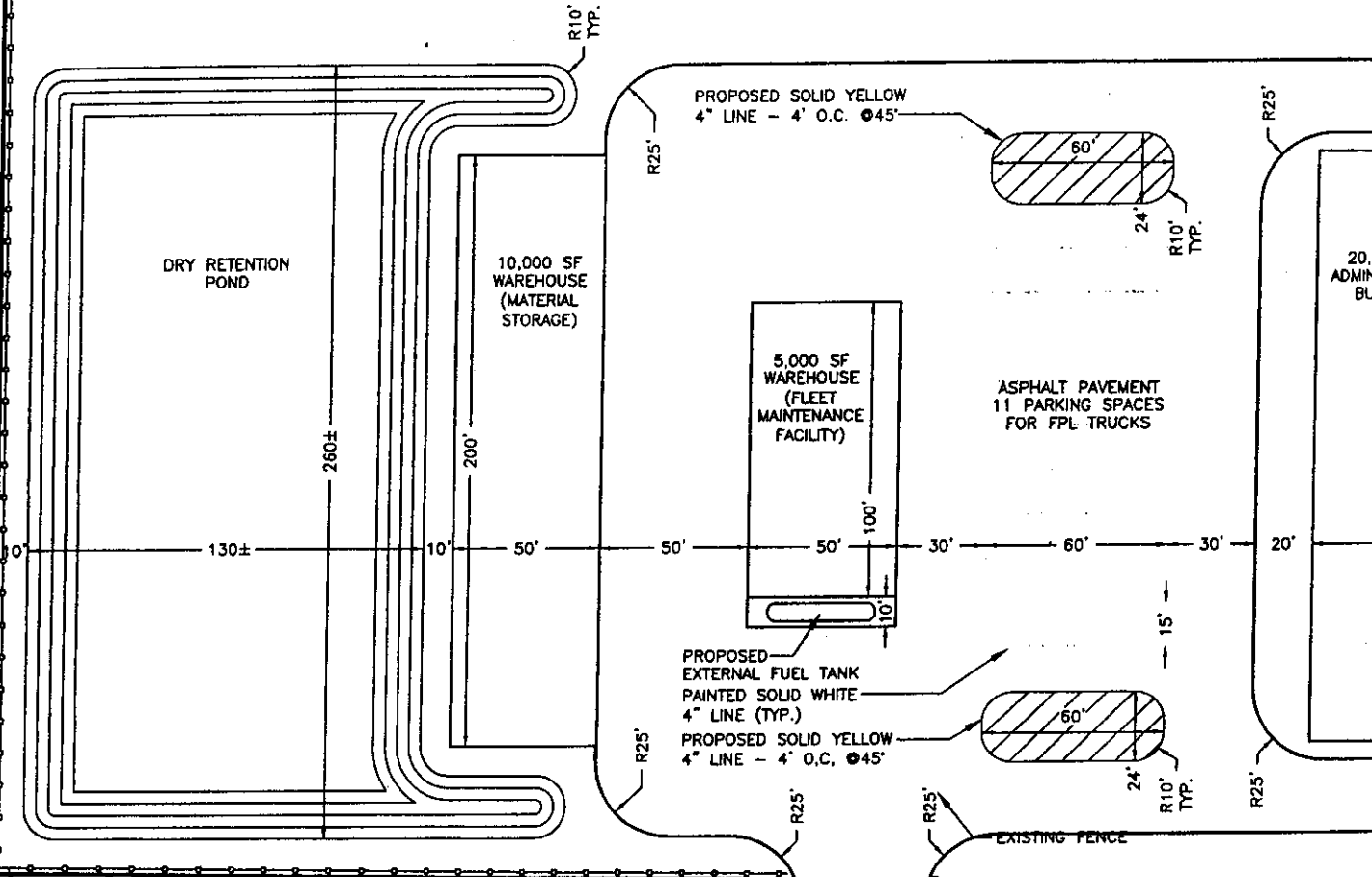
4' CHAIN LINK FENCE
AROUND LIFT STATION
AND BACKFLOW

TIE INTO
TO EXISTING FENCE

EXISTING FENCE

EXISTING NATURAL BUFFER
SHALL REMAIN (50' MIN)

330' S 64°45'35" W



588± LF PROPOSED FENCE OFFSET 2'
FROM EDGE OF PROPERTY LINE

PROPOSED CONNECTION TO
EXISTING FPL COMPLEX

S 24°31'45" E 630'

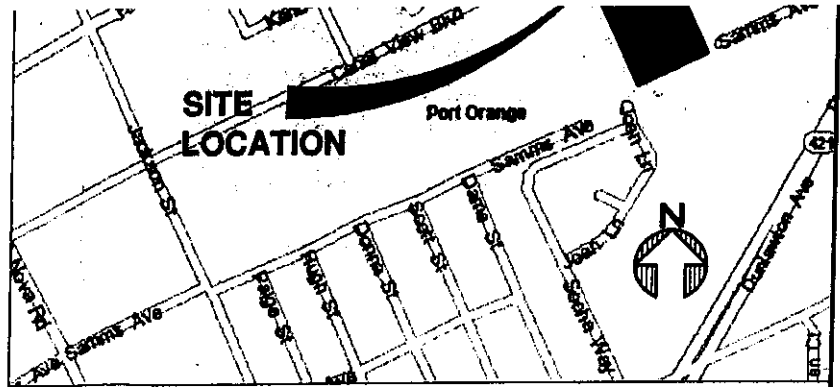
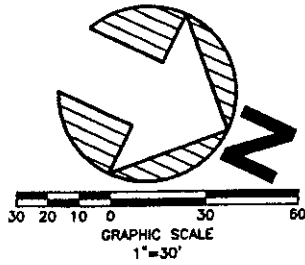
EXISTING
DRY RETENTION

LOT 2
BLOCK 21

EXISTING
DRY RETENTION

FLORIDA POWER & LIGHT
COMPANY COMPLEX

SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN DEED BOOK M, PAGE 187, ALSO RECORDED IN MAP BOOK 14, PAGES 82 AND 83, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



LOCATION MAP

SCALE: 1"=400'

EXHIBIT "C"

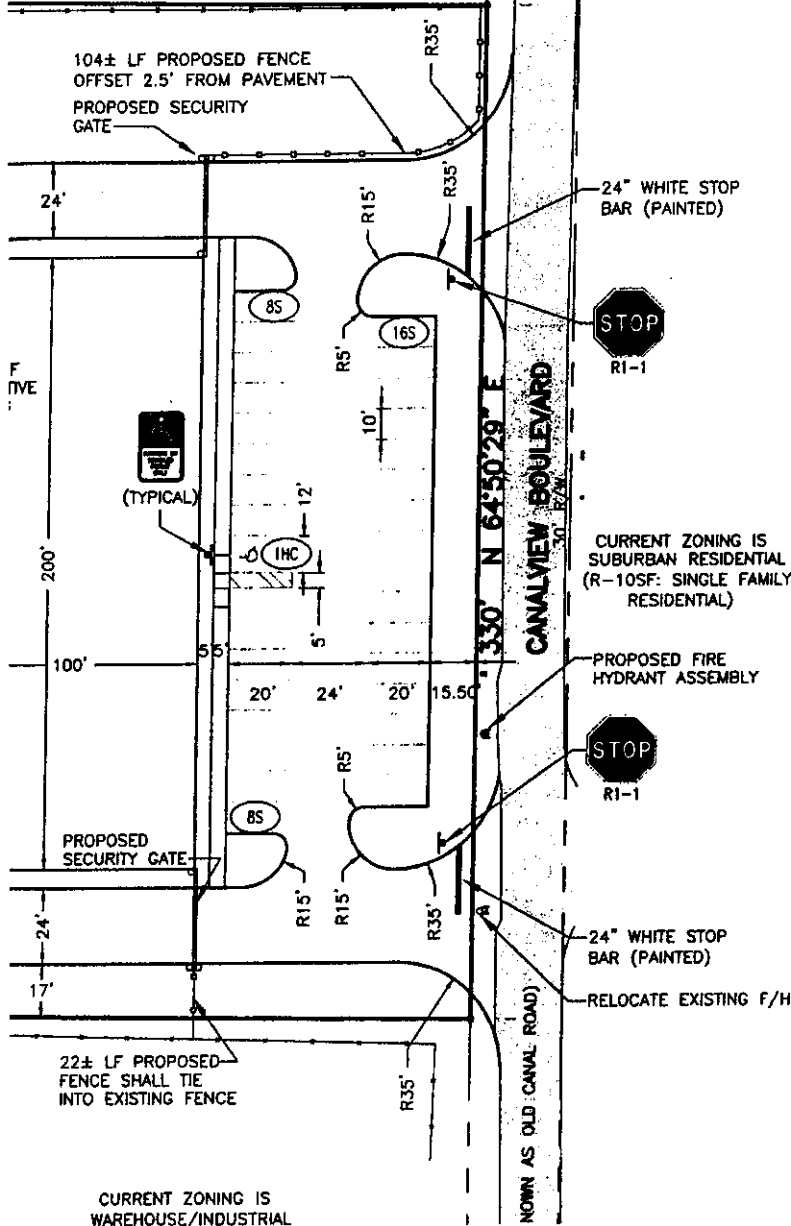
SITE INFORMATION:

OWNER: FLORIDA POWER AND LIGHT
425 WILLIAMSON BOULEVARD
DAYTONA BEACH, FL 32114
(386) 254-2260
FAX: 254-2352

ENGINEER/SURVEYOR: UPHAM, INC.
265 KENILWORTH AVE
P.O. BOX 1105
ORMOND BEACH, FL 32174
(386) 672-9515
FAX: 673-6554

1. THE SITE IS LOCATED IN FLOOD ZONE "X" PER FEMA PANEL NUMBER 12127C0369 G, DATED APRIL 15, 2002, & IN FLOOD ZONE "X" PER FEMA PANEL NUMBER 12127C0388 G, DATED APRIL 15, 2002.
2. THE EXISTING SITE CONTAINS ONE RESIDENTIAL HOME. THE SUBJECT PROPERTY IS WOODED.
3. THE SOILS CONSIST OF SYMRNA FINE SAND, MAP SYMBOL 41 PER VOLUSIA COUNTY SCS MANUAL.
4. TAX PARCEL NO. 37-16-33-01-22-0030.
5. CURRENT ZONING IS SUBURBAN RESIDENTIAL (R-10SF: SINGLE-FAMILY RESIDENTIAL). ZONING TO THE EAST IS WAREHOUSE/INDUSTRIAL (SPLIT-GOVERNMENT/PUBLIC USE & COMMERCIAL/INDUSTRIAL). ZONING TO THE NORTH (ACROSS CANALVIEW), SOUTH, & WEST IS SUBURBAN RESIDENTIAL (R-10SF: SINGLE FAMILY RESIDENTIAL).
6. SITE COVERAGE (APPROX.):

WAREHOUSE/BUILDING:	ACRES	%
WAREHOUSE/BUILDING:	0.80	16.84%
PAVEMENT:	1.74	36.49%
INTERIOR LANDSCAPING:	0.28	5.92%
OPEN SPACE:	1.94	40.75%
TOTAL SITE:	4.77	100%
7. MINIMUM BUILDING SETBACKS:
FRONT: 70 MIN. FT
REAR: 25 FT
SIDE: 25 FT
8. PARKING SHALL ADHERE TO CHAPTER 12, PER THE PORT ORANGE LDC.
9. LANDSCAPING SHALL ADHERE TO CHAPTER 13, PER THE PORT ORANGE LDC.
10. SIGNAGE SHALL ADHERE TO CHAPTER 15, PER THE PORT ORANGE LDC.
11. THE PROPOSED CDP IS SUBJECT TO FINAL SITE PLAN REVIEW BY THE CITY OF PORT ORANGE SDRC.
12. POTABLE WATER AND WASTEWATER UTILITIES ARE AVAILABLE. UTILITY PLAN DESIGN SHALL BE SUBJECT TO USE OF THE PROPERTY AND REVIEW BY SDRC.
13. BOUNDARY SURVEY PREPARED BY UPHAM, PROJECT NO. 050104; DATED 2/15/05.



104± LF PROPOSED FENCE OFFSET 2.5' FROM PAVEMENT
PROPOSED SECURITY GATE

24" WHITE STOP BAR (PAINTED)



CURRENT ZONING IS SUBURBAN RESIDENTIAL (R-10SF: SINGLE FAMILY RESIDENTIAL)

PROPOSED FIRE HYDRANT ASSEMBLY



24" WHITE STOP BAR (PAINTED)

RELOCATE EXISTING F/H

PROPOSED SECURITY GATE

22± LF PROPOSED FENCE SHALL TIE INTO EXISTING FENCE

CURRENT ZONING IS WAREHOUSE/INDUSTRIAL (SPLIT-GOVERNMENT/PUBLIC USE & COMMERCIAL/INDUSTRIAL)

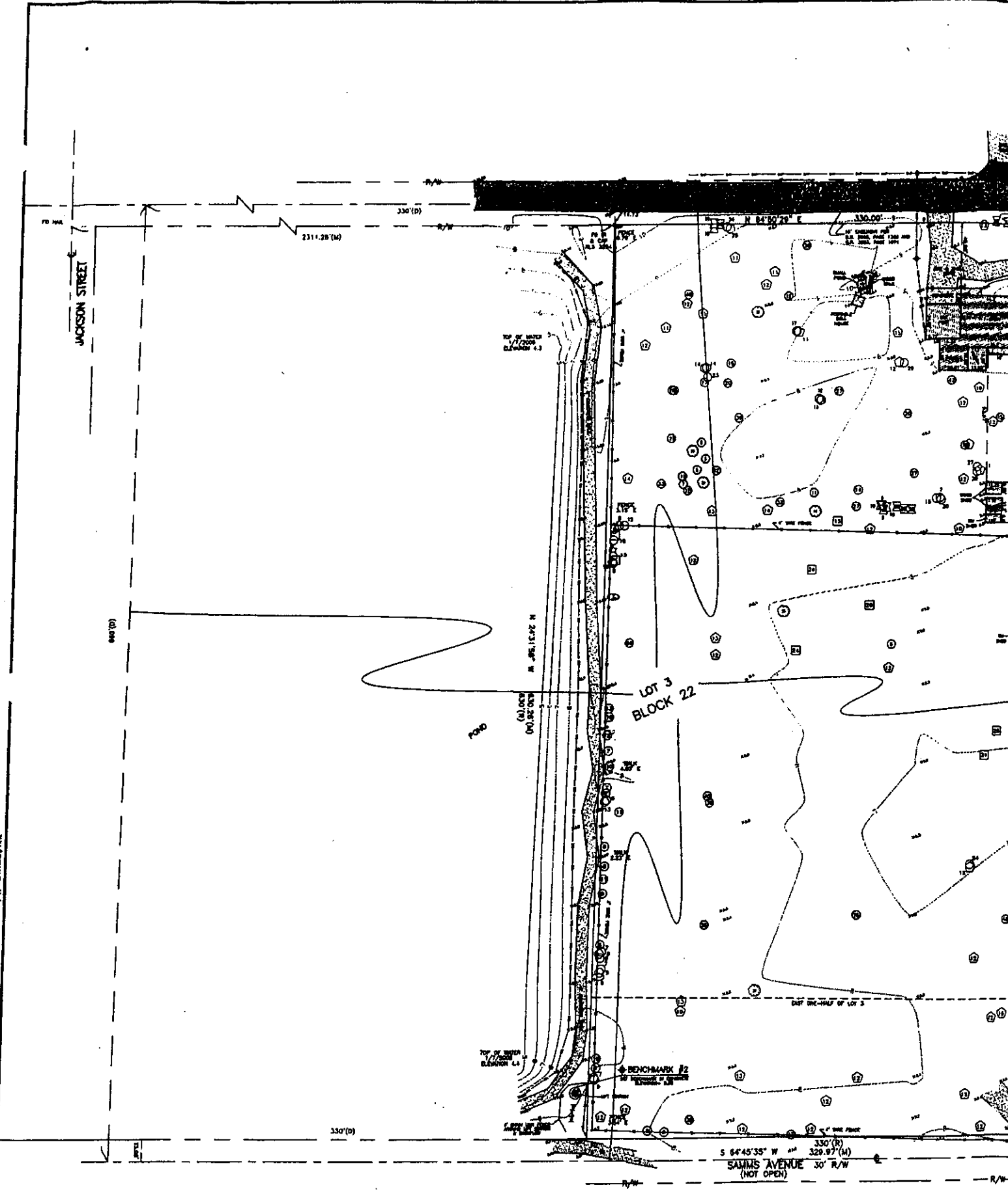
E:
S UNCERTAIN ON THE LAYOUT OF THIS PROPERTY. DEVELOPEMENT PLAN IS SUBJECT TO CHANGE.

E:
LIANCE WITH THE ENVIRONMENTAL PRESERVATION MAY NECESSITATE MODIFICATION OF THIS EPTUAL DEVELOPEMENT PLAN.

NO.	DATE	DESCRIPTION	BY
Upham, Inc. rganization of Engineers, Surveyors & Landscape Architects P.O. Box 1105 • 265 Kenilworth Avenue • Ormond Beach, Florida 32174 (386)672-9515 • FAX (386)673-6554 • LB# 0003612 • LC# 0000357 Visit us at: www.uphaminc.com			
CONCEPTUAL DEVELOPEMENT PLAN FP&L CANALVIEW BLVD			
PORT ORANGE		VOLUSIA COUNTY	
W.O. No.: 050519	DATE: 10/16/05		
FILE NAME: 050519concept.DWG			
DRAWER No.:	DESIGN: BDB	DRAFT: MRZ	CHECK: RWS
SCALE: 1" = 30'	SHEET: 1 OF 1		

NOT FOR CONSTRUCTION

C:\Users\jstevens\Documents\6572005 236-11 PM\1187050501.dwg



STRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAN OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER PER FLORIDA STATUTES RULE 61B17-6.0031(4)(a)

THE TERM CERTIFIED AS USED IN THIS STATEMENT IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THIS SURVEY. IT IS ALSO UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY. PER FLORIDA STATUTES CHAPTER RULE 61B17-6.003(2)(a)

CERTIFIED TO:	
-- FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION	
-- DAYLE V. STEVENS & JOYCE STEVENS	
-- CHICAGO TITLE INSURANCE COMPANY	
OFFICE WORK BY: JMM	FIELD WORK BY: JMM
DATE: 1/17/2005	DATE: 1/13/2005

LEGAL DESCRIPTION:

SURVEY OF THE EASTERLY ONE-HALF OF LOT 3, BLOCK 22, EXCEPT THAT PART LYING IN OLD CANAL ROAD, OF DUNLAWTON SUBDIVISION, ACCORDING TO THE MAP THEREOF, RECORDED IN DEED BOOK M, PAGE 187, ALSO RECORDED IN MAP BOOK 14, PAGES 82 AND 83, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

GENERAL NOTES:

- 1.) BEARING STRUCTURE ASSUMED (N 89°45'00" W) FOR ANGLE MEASUREMENT ONLY.
 - 2.) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 3.) RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (), WHEN DIFFERS FROM MEASURED.
 - 4.) ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL 1929 DATUM.
 - 5.) BENCH MARK REFERENCE NOVA ROAD AT STATION 150.00+00 128' RIGHT 2"X2" CUT IN SHOULDER 200'± SOUTH OF SAULS AVENUE AT #3733 NOVA ROAD. ELEVATION= 9.88
BENCHMARK #1: TOP NUT NORTH BOLT FIRE HYDRANT ELEVATION= 10.80
BENCHMARK #2: SET BENCHMARK IN CONCRETE AROUND LIFT STATION ELEVATION= 9.60
 - 6.) THIS SURVEY IS A RETRACEMENT FROM 1983 SURVEY'S BY STEPP & C.O. PHILLIPS.
 - 7.) RIGHT-OF-WAY OF CANALVIEW BOULEVARD TAKEN FROM 1982 SURVEYS NOT PLATTED. MAY BE DESCRIPTIVE SEE NOTICE.
 - 8.) SAULS STREET PLATTED AS 30 FOOT RIGHT-OF-WAY MAY HAVE BEEN WACATED. STATUS UNKNOWN TO THIS SURVEYOR SEE NOTICE.
 - 9.) UNDERGROUND UTILITY LOCATE MARKED BY SUNSTATE ONE CALL 1-800-423-4770 TICKET# 02651709 DATED 1/28/2005. UTILITIES NOT MARKED AS OF 2/7/2005.
 - 10.) TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FUND NUMBER 35411, DATED JANUARY 4, 2005.
SCHEDULE B- SECTION 2, / EASEMENTS
- ITEM 6.) EASEMENTS, RESTRICTIONS, RESERVATIONS AND DEDICATIONS AS LOCATED AND RESERVED ON THE RECORDED PLAT OF DUNLAWTON, AS FILED IN DEED BOOK M, PAGE 187, ALSO RECORDED IN MAP BOOK 14, PAGES 82 & 83, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, NO PLOTTABLE EASEMENTS SHOWN ON PLAT OF RECORD.
- ITEM 7.) EASEMENT GRANTED BY R.L. PATEVNY AND NATALIE M. PATEVNY HIS WIFE, TO THE CITY OF PORT ORANGE, A FLORIDA MUNICIPAL CORPORATION, DATED MARCH 21, 1985, RECORDED APRIL 1, 1985, IN OFFICIAL RECORDS BOOK 2648, PAGE 1385, AS CORRECTED BY CORRECTIVE EASEMENT DATED JANUARY 4, 1988, RECORDED JANUARY 12, 1988, IN OFFICIAL RECORDS BOOK 3083, PAGE 1974, BOTH OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, FOR DRAINAGE AND UTILITY PURPOSES ALONG, OVER AND ACROSS THE NORTHERLY FIFTEEN (15) FEET OF SUBJECT PROPERTY. DOES AFFECT PROPERTY AND IS PLOTTED AS SHOWN.

LEGEND:

●	4"x4" CM CONCRETE MONUMENT	(D)	DESCRIPTION
●	5/8" IRON ROD	FD	FOUND
○	1" IRON PIPE	LB	LICENSED BUSINESS
⊙	CENTER LINE	LS	LICENSED SURVEYOR
⊙	EXISTING ELEVATION	(M)	MEASURED
•	NAIL AND WASHER	(P)	PLAT
⊙	LIFT STATION	R/W	RIGHT OF WAY
⊙	BACKFLOW	-OHP-	OVERHEAD POWER
⊙	WATER METER	-TOP-	TOP OF BANK
⊙	WATER VALVE	RLS	REGISTERED LAND SURVEYOR
⊙	WOOD POWER POLE	PK	PARKER KALON
⊙	FIRE HYDRANT	(R)	RECORDED ON STEPP SURVEY DATED 1983.
⊙	BENCHMARK	O.R.	OFFICIAL RECORD BOOK

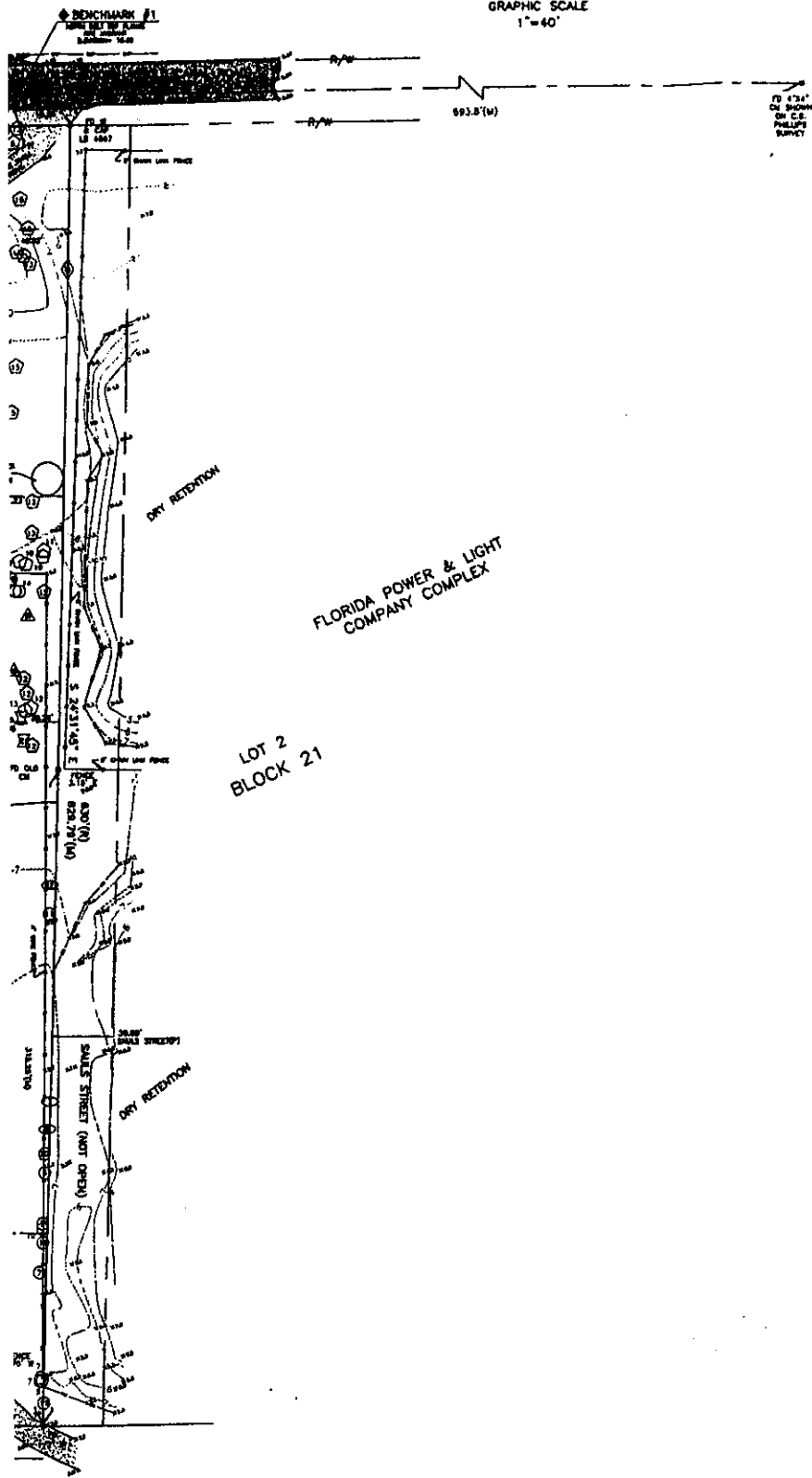
TREES LOCATED 6" AND ABOVE
TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE,
SEE AN ARBORIST.

TREE LEGEND:

- ⊙ 15...SWEETGUM
- ⊙ 82...OAK
- ⊙ 63...PALM
- ⊙ 17...CEDAR
- ⊙ 7...ELM
- ⊙ 8...PINE
- ⊙ 1...MAGNOLIA
- ⊙ 2...HICKBERRY
- ⊙ 3...CHERRY

EXHIBIT "B"

200...TOTAL



WOF 050104	PLANNED PLANNING CONFORMANCE ACCORDING TO THE FLA. STAT. CH. 175, PART OF THE PUBLIC SERVICE COMMISSION PANEL NUMBER 1262333 PERIOD: 1/1/2005 TO 12/31/2005 THE PROPERTY APPEARS TO BE FLOOD ZONED: _____ AND THE BASE FLOOD ELEVATION IS: _____ FEET SEA LEVEL.	TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY	Upham, Inc. Organization of Engineers, Surveyors & Landscape Architects P.O. Box 1106 • 286 Keelworth Avenue • Ormond Beach, Florida 32174 (386) 872-9515 • FAX (386) 873-6554 • LB# 0005812 • LC# 0000387 Visit us at: www.uphaminc.com © 2001
	THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	ADDRESS: #830 CANALVIEW BOULEVARD PORT ORANGE, FLORIDA 32119	
SCALE: 1" = 40'	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PSM NO. 3805 LB NO. 3612	DRAWING FILE NAME: 050104.DWG DESK ID: 880
		FILE: 28-155	



Current Zoning

- GPU Government/Public Use
- R-10SF Single Family Residential
- R-2D Two Family Residential
- NP Neighborhood Preservation

- PUD Planned Unit Development
- PO Professional Office
- CI Commercial/Industrial

Proposed Zoning

- GPU Government/Public Use
- R-10SF Single Family Residential
- R-2D Two Family Residential
- NP Neighborhood Preservation

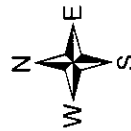
- PUD Planned Unit Development
- PO Professional Office
- CI Commercial/Industrial



EXHIBIT "A"

CASE NO. 05-60000019

DEPARTMENT OF COMMUNITY DEVELOPMENT



Section 26: Government/public use (GPU) district.

(a) *Purpose and intent.* The government/public use (GPU) district is intended to provide for public and quasi-public uses in a setting which recognizes the special character and location requirements of such facilities.

(b) *Permitted uses.* All uses proposed by any governmental entity or agency thereof shall be permitted in this district. In addition, the following quasi-public uses shall be permitted in this district:

- (1) Adult/vocational education.
- (2) Antennas.
- (3) Camouflaged and monopole communication towers.
- (4) Cemeteries.
- (5) Charitable organization offices.
- (6) Child care centers.
- (7) Hospitals.
- (8) Houses of worship.
- (9) Nursing homes.
- (10) Private schools.
- (11) Public utility stations/plants.

All proposed uses of land within the GPU district shall be advertised for public hearing at the time of rezoning, or prior to a change of use.

(c) *Special exception uses (chapter 18, section 3).*

- (1) Guyed and lattice communication towers.
- (2) Marina, recreational (subsection 9.6).

(d) *Violation of terms or conditions.* It is a violation of this code for any person to violate or to refuse or fail to comply with any term or condition of a rezoning or a change of use in the GPU district. Violations may be prosecuted or enforced as provided by law for prosecution or enforcement of municipal ordinances.

(Ord. No. 1991-20, 8-27-91; Ord. No. 1992-29, 11-3-92; Ord. No. 1993-58, 1-18-94; Ord. No. 1995-45, § 52, 12-19-95; Ord. No. 1997-23, §§ 34, 35, 4-29-97; Ord. No. 1998-69, §§ 40, 41, 10-20-98; Ord. No. 2000-53, § 8, 2-20-01)