



CITY COUNCIL AGENDA FORM

REQUESTED COUNCIL MEETING DATE 7/17/2007

SUBJECT: REZONING/VOLUSIA COUNTY "A-2" TO CITY OF PORT ORANGE "R-20SF"
812 AIRPORT RD. (BIPIN RAMA, OWNER)
CASE NO. 07-6000003

DEPARTMENT: COMMUNITY DEVELOPMENT

RECOMMENDED MOTION:




To adopt Ordinance No. 2007-31, rezoning approximately 4.87 acres located at 812 Airport Rd. from Volusia County "A-2" (Rural Agriculture) to City of Port Orange "R-20SF" (Single-Family Residential), as recommended by the Planning Commission.

SUMMARY:

Planning Commission Action: June 28, 2007

Recommended approval, 7-0 to rezone approximately 4.87 acres located at 812 Airport Rd. from Volusia County "A-2" (Rural Agriculture) to City of Port Orange "R-20SF" (Single-Family Residential). If the request is approved, the property owner, Bipin Rama, intends to subdivide the property into five single-family residential lots.

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD		Wayne Clark Community Development Director	Date	7/6/07
FINANCE DEPARTMENT	N/A	Approved as to Budget Requirements	Date	
CITY ATTORNEY		Approved as to Form and Legality	Date	7-6-07
CITY MANAGER		Approved Agenda Item For:		7/17/07

COUNCIL ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain Approved with Modification

ORDINANCE NO. 2007-31

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY 4.87 ACRES LOCATED AT 812 AIRPORT ROAD FROM VOLUSIA COUNTY A-2 (RURAL AGRICULTURE) TO CITY OF PORT ORANGE R-20SF (SINGLE-FAMILY RESIDENTIAL); ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property to be rezoned consists of approximately 4.87 acres located at 812 Airport Road, and is zoned Volusia County A-2 (Rural Agriculture); and

WHEREAS, the owner of the property has petitioned the Planning Commission to rezone said property from Volusia County A-2 (Rural Agriculture) to City of Port Orange R-20SF (Single-Family Residential); and

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

WHEREAS, the Planning Commission has by a unanimous 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 R-20SF (Single-Family Residential) 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 Volusia County A-2 (Rural Agriculture) to City of Port Orange R-20SF (Single-Family Residential).

Section 2. The property rezoned consists of approximately 4.87 acres located at 812 Airport Road, 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 as shown on Exhibit "B" attached hereto.

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



STAFF REPORT

CASE NO. 07-60000003

REZONING

Volusia County "A-2" TO City of Port Orange "R-20SF"

812 Airport Rd.

Danny Johns, applicant

Bipin Rama, owner

June 5, 2007

INTRODUCTION:

Danny Johns of Daniel Johns Engineering, applicant, requests approval to change the zoning of approximately 4.87 acres, located at 812 Airport Rd. from Volusia County "A-2" (Rural Agriculture) to City of Port Orange "R-20SF" (Single-Family Residential). If approved, the owner intends to subdivide the property into five single-family residential lots. The property is located at 812 Airport Road, on the west side of Airport Road, across from Creekside Middle School. (*Exhibit "A"*).

OVERVIEW:

The property is vacant, with the exception of a 384 square-foot storage shed. Currently, the Future Land Use designation for this property is Volusia County *Urban Low Intensity (0.2-4 units/acre)*. (*Exhibit "B"*) The surrounding City Future Land Use designations are *Rural Residential/Agriculture (0-2 units/acre)* to the east and *Residential (4-8 units/acre)* to the north. On March 20, 2007, the Port Orange City Council approved the change of the Future Land Use to Port Orange *Rural Residential/Agriculture (0-2 units/acre)* on first reading. This case was heard and approved before the City Council on June 19, 2007 on second reading. The current and proposed zoning are shown in Exhibit "C".

BACKGROUND:

Staff initially met with the applicants on March 17, 2006, at which point a subdivision of the subject property was first proposed. Also discussed at this meeting were annexation, Future Land Use, re-zoning, and the subject property's location in relation to Volusia County's Samsula Local Plan area. It was determined by staff that the subject property was not within the Samsula Local Plan area and the proposed use and density would be consistent with the surrounding land uses and zoning. The annexation petition was received on August 17, 2006, and the subject property was annexed into the City on November 14, 2006.

DISCUSSION:

The current Volusia County "A-2" district is intended to preserve and protect rural areas of the county that have some agricultural value, but which are also suitable for rural estate living. The proposed "R-20SF" single-family residential district is intended to serve as a transitional zone between rural low density areas and medium/high density areas, both to protect agricultural pursuits and rural residences as well as to provide for desirable suburban residential densities.

This property lies between areas of denser residential developments on three sides. To the west, is The Reserve at Spruce Creek "PUD", which is part of the County and has a density factor of .2 – 4 units/acre. Directly south of the subject property is also a County parcel with a .2-4 density factor. To the east is the Creekside Middle School and the Waters Edge Planned Unit Development, both with a City density factor of 0-2 units/acre. To the north is the Whispering Woods multi-family development with a City designated 2-4 units/acre density. This rezoning would follow the intent of the Land Development Code by providing a transition zone as well as provide consistency with the density of the surrounding area.

It is apparent, as seen in Exhibit "C", that by rezoning the lot to "R-20SF", a transition is created between the County's low density, large lot area and the denser Water's Edge Planned Unit Development. Below is a table comparison of the Volusia County "A-2" and the City's "R-20SF" zoning requirements.

District	Min. Living Area (sq. ft.)	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Build. Coverage	Front (ft.)	Side (ft.)	Rear (ft.)	Max Height (ft.)
A-2	750	217,800	150	35%	50	25	50	45
R-20SF	1,400	20,000	100	30%	30	10	25	35

RECOMMENDATION:

Based on the findings of this report, Staff recommends **approval** of the request to rezone approximately 4.87 acres, located at 812 Airport Rd. from Volusia County "A-2" (Rural Agriculture) to "R-20SF" (Single-Family Residential).

Prepared by: Tali Kritzer, Senior Planner	(386) 506-5672
City of Port Orange Department of Community Development	(386) 506-5600
Planning Commission Date:	June 28, 2007
City Council Date:	July 17, 2007

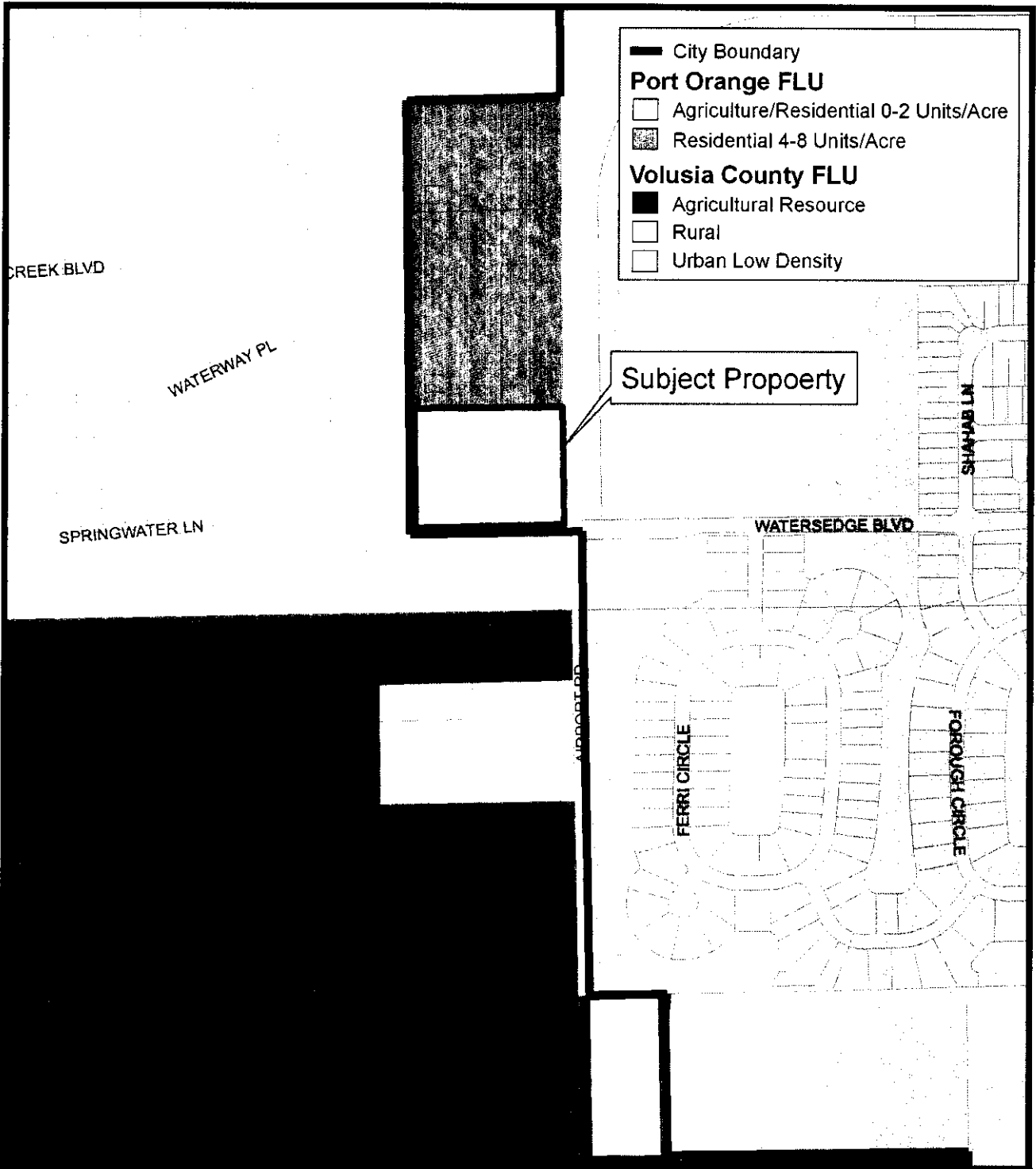
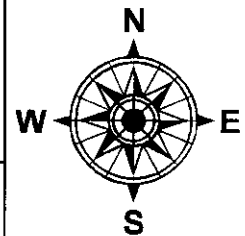


Exhibit "B" - Future Land Use

Case No. 07-6000003

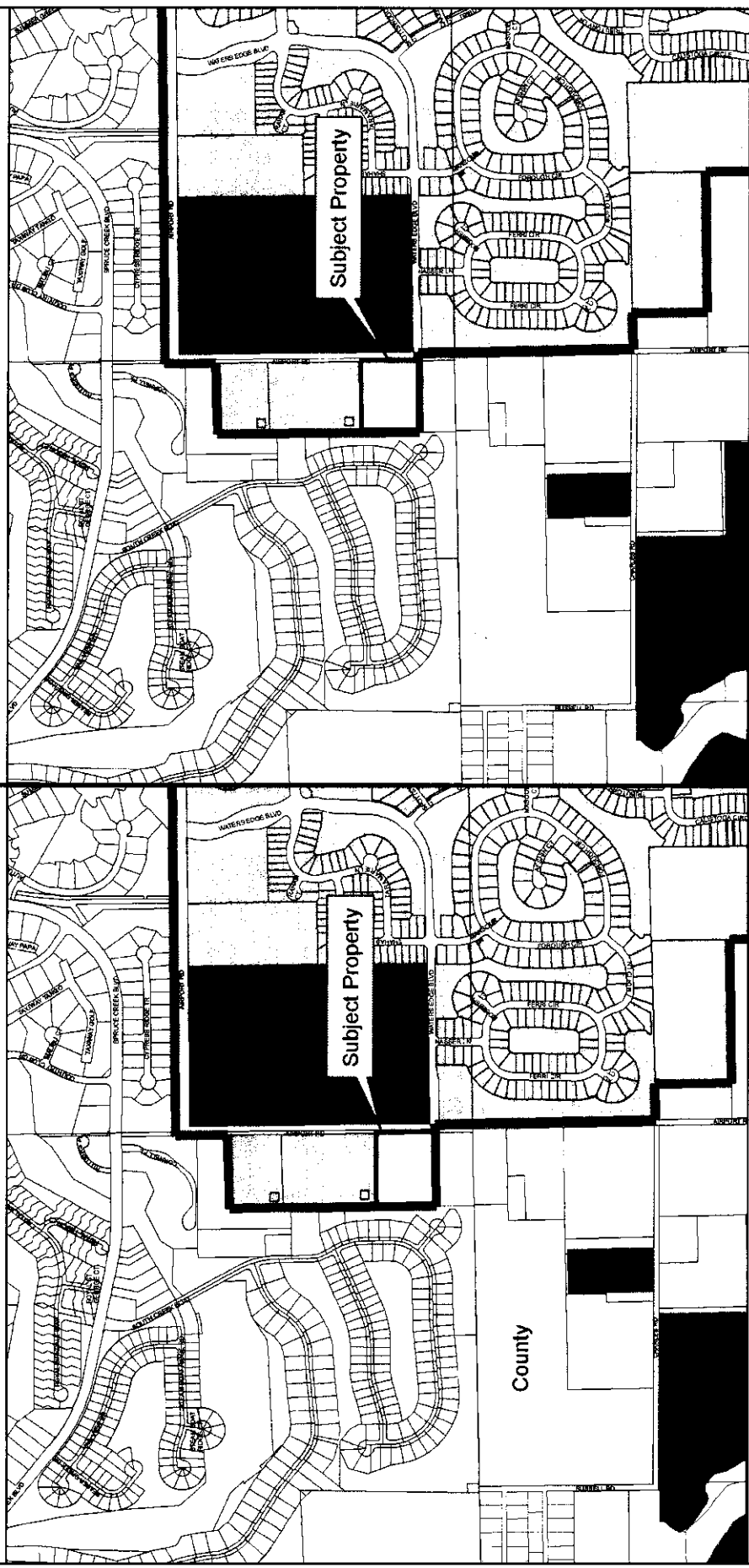
CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT



Current Zoning

Proposed Zoning



City Boundary

Port Orange Zones

- GPU Government/Public Use
- PUD Planned Unit Development

Volusia County Zones

- Planned Unit Development
- Rural Mobile Home
- Agriculture

Port Orange Zones

- R-20SF Single-Family Residential
- GPU Government/Public Use
- PUD Planned Unit Development

Volusia County Zones

- Planned Unit Development
- Rural Mobile Home
- Agriculture



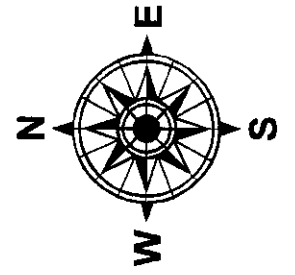
Exhibit "C"

Current and Proposed Zoning

812 Airport Rd.

Case No. 07-60000003

CITY OF PORT ORANGE
DEPARTMENT OF COMMUNITY DEVELOPMENT



FUTURE LAND USE/ZONING CONSISTENCY MATRIX

This matrix assigns zoning district classifications to specific future land use designations. It is intended to be used as an administrative guideline for determining the appropriate zoning for a given area, based on the area's future land use designation shown on the Future Land Use Map. In accordance with Policy 1.2.3 of the Future Land Use Element of the *Comprehensive Plan - Update '98*, it establishes a direct link between the City's Future Land Use Map and Official Zoning Atlas. It thus enables the Official Zoning Atlas to be a highly effective tool for implementing the City's Comprehensive Plan. Please note that this matrix should not function as the sole guideline for policy determination, but should also be used in conjunction with the Comprehensive Plan and sound planning/zoning practices.

FUTURE LAND USE MAP DESIGNATION	APPROPRIATE ZONING CLASSIFICATION*
Conservation	F-C, PUD
Agricultural Preservation (1 unit/10-acres)	AP, PUD
Rural Residential (0-2 units/acre)	A, RR, R-20SF, PUD
Suburban Residential (2-4 units/acre)	R-8SF, R-10SF, R-20SF, PUD
Urban Low Density Residential (4-8 units/acre)	R-7SF, R-8SF, R-10SF, R-2D, R-3L, NP, RMH, PUD
Urban High Density Residential (8-16 units/acre)	R-2D, R-3L, R3-M, R3-H, NP, PUD
Office/Residential Transition	R-3I, R3-M, R3-H, NP, PUD, PO, POC

