



City of Daytona Beach Shores
Community Services Department
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Daytona Beach Shores, FL 32118
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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES
12021045

APPLICATION TO AMEND ZONING MAP

The Undersigned Applicant requests the Planning and Zoning Board and City Council to decide upon this application in accordance with Section 14-66 and 14-67 of the Land Development Code.

FEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Date Submitted: 11/19/2021

Current Zoning: RSF-2

Requested Zoning: P

Applicant's Name: Westminster By The Sea Presbyterian

Address: 3221 S. Peninsula Dr. Phone #: 386-767-8342

Representative: Pastor Jeffrey Sumner

Address: 1385 Hyde Park Dr., P.O. Phone #: 386-846-3200

Property Address & Parcel ID: 3232 La Paloma Ave. Parcel ID: 533501090110

Property Owner: Westminster By The Sea Presbyterian

NOTE: If applicant is not property owner, attach a notarized statement of authorization

Legal Description of Property:

LOTS 11 & 12 BLK 1 RIDMAR BCHES PER
OR 5048 PG 2204 PER D/C 12035 PG
1222 PER OR 12071 PG 2897

[Signature]
Applicant's Signature

November 19, 2021
Date

THE PLANNING & ZONING BOARD WILL APPLY THE CRITERIA IN SECTION 14-66(4) OF THE LAND DEVELOPMENT CODE WHEN CONSIDERING ZONING MAP AMENDMENTS. PLEASE EXPLAIN HOW YOUR REQUEST MEETS THE FOLLOWING CRITERIA: (YOU MAY ATTACH ADDITIONAL SHEETS)

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

The proposed zoning will not have any effect/impact on the environment and natural resources. Because there will be any increase in intensity of use.

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

No impact. Use is ancillary to the church as an office.

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

No change. There will be no new water or sewer fixtures and no increase of intensity of use.

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

No impact. There will be about 4 (?) visits per day. Parking will be on church property next door. Intensity of use will be no more than for a single family in and out.

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

No impact. The building has been ~~used for~~ used as office/manse for the church. This very low intensity of use will continue.

6. The proposed zoning is basically consistent with the comprehensive land use plan.

The use will continue as it has for the last 10 years - office ancillary to the church.

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

This parcel was purchased by the church (X) years ago and requires rezoning as part of the unity of title process.

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

No. See #7 above.

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

No change. The property will continue to be well maintained. The use will remain as it has been.

10. Would the proposed changes constitute "spot zoning"?

No. It will be assimilated into the church property.

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

No. See # 10 above.

12. Is the change solely for the benefit of the owner and to the detriment of the community?

No. It is to bring the parcel into conformity with the church property.

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

No. The adjacent church serves the community. This parcel is being united with the church parcel.

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

No change at all. The property will continue ~~maintain~~ its current look and will continue to be well maintained.