
RE: Parcel ID 723400000020 Inquiry

From Planning <Planning@volusia.org>

Date Wed 9/24/2025 5:58 PM

To Susan Logan <susan@samsularealestate.com>; Zoning <Zoning@volusia.org>; LandDevelopment <LandDevelopment@volusia.org>; Planning <Planning@volusia.org>; PermitCtr <PermitCtr@volusia.org>; Volusia County Property Appraiser <VCPA@volusia.org>

 4 attachments (2 MB)

A-2 RURAL AGRICULTURE ZONING CLASSIFICATION.pdf; RC RESOURCE CORRIDOR ZONING CLASSIFICATION.pdf; Combination-of-LotsAdjustment-of-LotsVested-RightsApplication_REV_07.22.pdf; Plan-Review-Application_508-Compliant-revised-12-21-21.pdf;

Thank you for your inquiry. Please see the attached code references for the A-2 Rural Agriculture and RC Resource Corridor zoning classification classifications that provides the allowed uses and development standards. To adjust the RC boundary would require an administrative Boundary Adjustment application which is at no cost and would require a Wetland Delineation Survey. I have attached the application for your review and use. This property is about 15.81 acres per the Property Appraiser's record. The A-2 zoning classification requires a minimum lot size of 5 acres and a minimum lot width of 150 feet. According to the GIS map, the property has approximately 11.12 acres of A-2 zoned property and outside the 100-year flood plain. The property has the potential to subdivide into two parcels. The property would need a Vested Rights determination and a possible Overall Development Plan Application to subdivide. There appears to be environmental indicators are the property, please contact the Environmental Permitting office by telephone at (386) 736-5924 extension 12093 or by email at Enviropermit@volusia.org. For questions about subdividing the property, please contact Land Development by telephone at (386) 736-5942 or by email at Landdevelopment@volusia.org.

If I may be of additional service, please feel free to let me know at your convenience.

Sincerely,

Yolanda Somers

Office Specialist II

Volusia County Planning

T: (386) 736-5959 extension #12735

From: Susan Logan <susan@samsularealestate.com>

Sent: Monday, September 22, 2025 7:55 PM

To: Zoning <Zoning@volusia.org>; LandDevelopment <LandDevelopment@volusia.org>; Planning <Planning@volusia.org>; PermitCtr <PermitCtr@volusia.org>; Volusia County Property Appraiser <VCPA@volusia.org>

Subject: [EX] Parcel ID 723400000020 Inquiry

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RE: Parcel ID: 723400000020 / AK # 3350782 / 549 SR 415, New Smyrna Beach

Good evening,

I have a client interested in selling his property and upon doing research, see the parcel has split zoning classifications, A2 and RC per the attached Zoning Verification Summary from Connectlive.

I was curious what uses are allowed on this property? Is there a process to adjust zoning via a lot line adjustment to make the entire parcel A-2 without RC zoning where it could be subdivided into multiple parcels?

Any other information you can provide would be greatly appreciated. Thank you!

Sincerely,

Susan Logan, Realtor
DR Properties of Volusia County LLC
Phone: (386) 428-5550
E-Mail: Susan@SamsulaRealEstate.com
www.SamsulaRealEstate.com
www.SusanLogan.com