
RE: Parcel ID 723400000020 Inquiry

From Zoning <Zoning@volusia.org>

Date Tue 9/23/2025 10:15 AM

To 'Susan Logan' <susan@samsularealestate.com>

 1 attachment (142 KB)

A-2.pdf;

Good morning,

The A-2 zoning class is attached which includes permitted uses and dimensional requirements.

Per Volusia County Code of Ordinances 72-136(10):

“In instances where resource corridor boundaries split lots, parcels or other tracts of land, and when that area of the lot classified as resource corridor has less than 25 acres of area, principal and accessory structures shall be located on the area not classified as resource corridor utilizing the minimum yard requirements of the zoning classification of the area not classified as resource corridor as measured from the property line.”

Land Development will help with lot split questions.

There are wetlands on the property, I recommend speaking with the Environmental department regarding building in wetlands: (386) 736-5927 ext 12093 or EnviroPermit@volusia.org.

The parcel also appears to be partially covered by flood zone A, contact the Permit Center for building code requirements in the flood zone: 386-736-5929 or PermitCtr@volusia.org.

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Respectfully,

Patricia Gray

Zoning Technician

ICC Certified Permit Technician

pgray@volusia.org

123 W. Indiana Ave

DeLand, FL 32720

(386) 943-7059 Ext. 12065



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
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www.SamsulaRealEstate.com
www.SusanLogan.com