



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, January 26, 2017

Time: 5:30 PM

Type of Meeting: Regular

Location: Council Chambers
City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Pledge of Allegiance
2. Silent Invocation
3. Roll Call
4. Election of Officers

B. DISCUSSION/ACTION

5. Consideration of Minutes
6. Case No. 16-40000007
RESTATEMENT OF MASTER DEVELOPMENT AGREEMENT AND
CONCEPTUAL DEVELOPMENT PLAN/CORNERSTONE GROVE PLANNED
UNIT DEVELOPMENT
West side of Hidden Lakes Drive & Horizon Elementary School, North of
Yorktowne Boulevard

A proposal by the applicant to establish the Cornerstone Grove Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for an existing Planned Unit Development (PUD) without an active MDA and CDP.

Staff Contact: Tim Burman (386) 506-5675/tburman@port-orange.org

C. OTHER BUSINESS

7. Development Activity Report
8. Commissioner Comments
9. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **PLANNING COMMISSION** WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED. NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE; IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 1-800-955-8771.

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
DECEMBER 15, 2016

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Vice Chair Lance Green at 5:30 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL:

Present:

Lance Green, Vice Chairman
Maria Mills-Benat
Newton White
Mike Arminio
Thomas Jordan
Bo Bofamy

Absent:

John Junco, Chair

Also Present:

Matthew Jones, Deputy City Attorney
Robin Fenwick, City Clerk

DISCUSSION/ACTION

4. Consideration of Minutes – November 17, 2016

Motion to approve the minutes as presented was made by Commissioner Arminio, and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

5. 16-90000009 - VARIANCE/5835 WALES AVENUE

A request for variances from the Land Development Code to allow a 6-foot tall fence to be placed in a secondary front yard and on the Wiltshire Boulevard right-of-way line.

Staff Contact: Briana Conlan-King (386) 506-5676/brking@port-orange.org

Tim Burman, Planning Manager, discussed the variance being requested. Staff recommended approval of the variance.

Motion to approve the request was made by Commissioner Mills-Benat, and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

6. Case No. 16-40000008 - MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN/PC-A WORKPLACE ZONING DISTRICT/THOMPSON PUMP

East side of Williamson Boulevard, south of McGinnis Avenue

A request to approve the Thompson Pump and Manufacturing Company, Inc. Master Development Agreement and Conceptual Development Plan.

Staff Contact: Tim Burman (386) 506-5675/tburman@port-orange.org

Mr. Burman provided details of the MDA and CDP being proposed by Thompson Pump, as well as the deviations being requested. Staff recommended approval subject to City Council direction on the policy considerations, remaining comments being addressed prior to this item being considered by City Council, and review and approval by the City Attorney's Office for legal form and content.

Rachel Pringle, Cobb Cole P.A., explained the plans for Thompson Pump to potentially expand to this site. This request is for rezoning the property but not approving the site plans, which will come later.

Chris Thompson said their hours of operations are from 7:00 a.m. to 5:00 p.m. at this time. There are no current plans to change their hours of operations. There is nothing planned for the current facility at this time.

Motion to approve as presented was made by Commissioner White, and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

7. Case No. 16-40000006 - FIFTH AMENDMENT TO THE CLARK PROFESSIONAL CENTER AND WEDDING CHAPEL PLANNED COMMERCIAL DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN

5111 South Ridgewood Avenue

A request to amend the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to provide the regulatory framework to subdivide the subject property into six commercial lots, amend the list of permitted uses allowed for the PCD, and establish the review process for temporary uses and special events.

Staff Contact: Gwen Perney (386) 506-5673/gperney@port-orange.org

Mr. Burman provided details of the amendment being requested. Staff recommended approval subject to resolution of outstanding comments prior to scheduling for review by the City Council and review by the City Attorney as to legal form and content.

Discussion was held regarding parking concerns, as well as drainage concerns.

Andy Clark, applicant, explained why they are asking to subdivide the property.

Jack Goldey, citizen, believes keeping the property together is more valuable than separating the parcels. Vice Chair Green explained the MDA is still in place no matter who owns the land. Those restrictions will remain on the properties.

Motion to approve as presented was made by Commissioner Arminio, and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

8. Case No. 16-52000003 - SUBDIVISION PLAT AND PLANS DEVELOPMENT ORDER MODIFICATION/THE PINNACLE PLANNED UNIT DEVELOPMENT PHASE 2

East side of Williamson Boulevard, north of Sterling Chase Subdivision, east of Phase 1 of The Pinnacle Subdivision

An update to modifications to the Pinnacle Subdivision Phase 2 Subdivision Final Plat and Plans, previously approved in 2015, adding 14 additional lots.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org
Penelope Cruz, Planner, discussed the modifications being requested, which supplements the PUD Amendment previously approved.

Motion to approve the request was made by Commissioner Arminio, and Seconded by Commissioner White. Motion carried 5-0-1 by roll call vote with Vice Chair Green abstaining due to a conflict.

OTHER BUSINESS

9. Development Activity Report – *Mr. Burman answered questions from Commissioners relating to ongoing projects.*

10. Commissioner Comments – *There were none.*

11. Staff Comments – *There were none.*

PUBLIC COMMENTS - *Mr. Goldey doesn't think the 9-acre pond at King's Landing is appropriate. He would like to see something smaller in the plans.*

ADJOURNMENT: 6:25 p.m.

Chairman John Junco



STAFF REPORT

Restatement of Master Development Agreement and
Conceptual Development Plan for the Cornerstone Grove PUD
CASE NO. 16-4000007

REQUEST:	To approve the Cornerstone Grove Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for an existing PUD without an active MDA and CDP
APPLICANT/ OWNER:	Geosam Capital US (Venetian Bay) LP
LOCATION:	West side of Hidden Lakes Drive & Horizon Elementary School, North of Yorktowne Boulevard
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Tim Burman, Planner (386) 506-5675
PLANNING COMMISSION DATE:	January 26, 2017

INTRODUCTION:

The applicant proposes to establish the Cornerstone Grove Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for an existing Planned Unit Development (PUD) without an active MDA or CDP (Exhibit 1). If approved, the applicant intends to develop the +/- 13-acre parcel located at the west side of Hidden Lakes Drive, north of Yorktowne Boulevard (Figure 1 - Location Map) as a 64-unit duplex residential development along with associated subdivision improvements.

Figure 1. Location Map



The subject property was initially part of the Hunters Woods PUD. The City approved this PUD in 1998; however, the MDA was never recorded. In 2006, the City approved a MDA and CDP for an 80-unit townhome development (Villas of Key Largo). The subject property was never developed and the Villas of Key Largo MDA and CDP expired. The property has remained undeveloped and until a MDA and CDP are approved, executed, and recorded, the property has no permitted uses or building and lot dimensional requirements in effect.

Currently, the property's Future Land Use designation is *Urban Medium Density Residential* (4-8 units/acre) and its zoning of PUD foreshadows the intent that the property be developed for residential purposes. The proposed development will be reducing the density from the previously approved 80-unit townhome development to a 64-unit duplex residential development.

The subject property is currently undeveloped and located north of Yorktowne Boulevard, between I-95 and Horizon Elementary School. The following table summarizes the land use and zoning of the adjacent properties and the Future Land Use and zoning maps for the subject property and the adjacent properties are attached (Exhibit 2).

Table 1. Adjacent Future Land Use and Zoning

Direction	Future Land Use	Zoning	Land Use
North	Suburban Residential 2-4 units/acre	R-8SF	Single-Family Residential
South	I-95 Right-of-way	I-95	Federal Highway
East	Public/Institutional	GPU (Government/Public Use)	Horizon Elementary School
West	I-95 Right-of-way	I-95 Right-of-way	Federal Highway

According to the Land Development Code (LDC), the proposed MDA constitutes a zoning document for the subject property establishing permitted uses and certain development requirements. A MDA and CDP does not grant approval of any specific development itself, but rather establishes parameters for how the property can be developed. Some flexibility from the standard code requirements is offered with the goal of creating a better-quality project. The CDP is an exhibit to the proposed MDA that includes the general location and size of the residential lots, parking, landscape buffers, screening, utilities, and drainage areas.

Specific subdivision development requirements listed the MDA and LDC, such as the type and location of trees and shrubs in the landscape buffers, location and size of the stormwater pipes, and water, sewer, and reclaim lines, shape and depth of the stormwater pond, design of the parking lot, roadway design, and other subdivision requirements are finalized with the subdivision plans. The subdivision plan is typically a 30 to 50-page set of technical documents that are signed and sealed by a licensed engineer and contain extensive engineering and construction details. The subdivision plans for the Cornerstone Grove Subdivision are required to be designed to meet the requirements of the LDC and the proposed MDA.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The +/- 13-acre subject property is designated *Urban Medium Density Residential* (4-8 units/acre) and *Suburban Residential* (2-4 units/acre) on the City's Future Land Use Map (Exhibit 2). As shown on Exhibit 2, the majority of the 13-acre property has a Future Land Use (FLU) designation of *Urban Medium Density Residential* (4-8 units/acre) and the proposed subdivision is located within this FLU designation. Specifically, the Comprehensive Plan states that the *Urban Medium-Density Residential* category includes **duplex**, villa, cluster, townhouse, mobile home, manufactured or multi-family housing at densities of between four and eight units per acre. The overall density of the project is consistent with the Future Land Use designation of the property. The proposed MDA to allow **64 duplex lots (4.92 units/acre)** is consistent with the intent of the underlying future land use designation.

DEVELOPMENT PROPOSAL:

If approved, the proposed Cornerstone Grove MDA and CDP will provide the regulatory framework for the development of the subject property with a maximum of 64 duplex lots at a density of 4.92 units per acre (Figure 2). The following discussion will focus on aspects of the proposed MDA and CDP such as general site layout, access, setbacks, lot dimensions, landscape buffers, traffic and other infrastructure capacity.



Figure 2. Color Rendering of Subdivision Layout – Provided by the Applicant

According to the applicant, if the MDA were approved, it would provide the framework to develop a duplex residential subdivision that will be marketed toward young professionals, active retirees and empty nesters seeking to downsize homes, with less maintenance responsibility. As described in the applicant's proposed MDA, the architectural style of the duplexes will be consistent regarding colors and materials,

building orientation, and architectural style. The design of the proposed structure consists of two tandem duplex buildings that are designed with a single driveway between the two duplex buildings. The garages for each duplex unit are accessed through a common driveway located between the duplex buildings so they are not visible from the street. Additionally, the applicant states that the design of the duplex building will appear as a single-family home from the street (Figure 3 and 4).

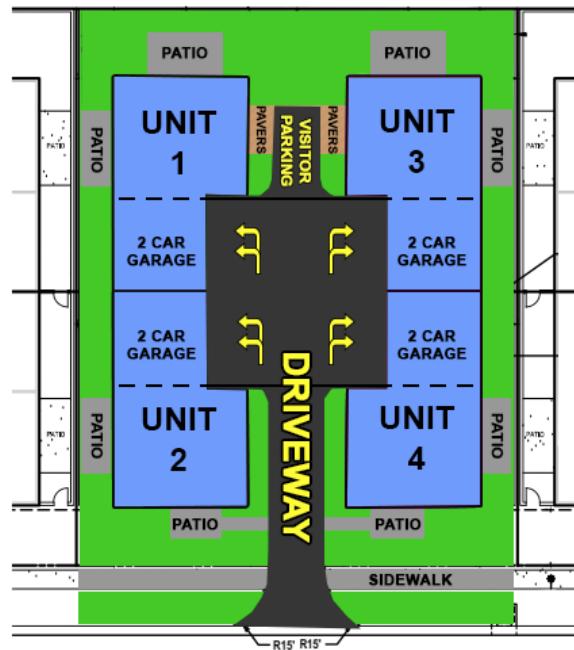


Figure 3. Typical Lot Layout Detail



Figure 4. Street view of proposed duplex buildings

The applicant also states that the proposed duplex residential development will be different compared to other duplex developments in the City such as Royal Palm, Dunlawton Hills, Coquina Cove, Riverwood, etc.... (Figure 5). According to the applicant, the lot configuration and driveway placement for the proposed development maintains areas for on-street parking, allows adequate locations for trees in the front yard, minimizes sidewalk conflicts by minimizing curb cuts for driveways, eliminates duplexes with dominant front-facing garages, and promotes home ownership opportunities.



Figure 5. Typical Duplex Layout

General Layout

The CDP for the proposed MDA shows the general lot layout for the proposed 64-lot duplex subdivision. The general site layout and subdivision improvements associated with this development will comply with the requirements of the Land Development Code (LDC) and the MDA.

The design of the proposed dwelling units consists of two tandem duplex buildings that are designed with a single driveway between the two duplex buildings. The 2-car garage for the duplex unit is accessed through a common driveway located between the duplex buildings so they are not visible from the street.

Dimensional Building and Lot Requirements:

The proposed MDA provides the dimensional requirements for the proposed residential lots for the subdivision. The proposed building setback and lot requirements in the MDA are generally consistent with City's standard zoning districts that permit duplexes and the other PUDs that allow duplexes (Table 2). The proposed development provides the majority of its open space in common areas instead of the individual lots. The overall amount of open space is generally consistent with other duplex requirements but is allocated differently. According to the applicant, this approach to open space is consistent with the preference of the resident the developer will market toward. According to the applicant, the proposed subdivision is intended for residents seeking an attractive and functional home but without the maintenance demands of a yard, therefore; a large yard is not a necessity.

Table 2. Dimensional Requirements

Zoning District	Min. Living Area/D.U.	Min. Lot Area	Min. Lot Width	Max. Building Coverage	Min. Open Space	Front Bldg. Setback	Side Bldg. Setback	Rear Bldg. Setback	Max. Height
Cornerstone Grove PUD	1,050 SF	2,800 SF	50'	50%	20%	13'	15' between bldgs.	15'	35'
Coquina Cove Phase 1 (attached)	600 SF	1,800 SF	18'	35%	40%	15'	15' between buildings	25'	35'
Royal Palm PUD	1,020 SF	2,550 SF	25'	60%	10%	20'	5'	20'	35'
Dunlawton Hills PUD*	900 SF	3,500 SF	32' ***	N/A	N/A	20'	15'	15'	35'
Riverwood PUD **	600 SF	N/A	38' ***	N/A	N/A	30'	15' between buildings	50' between buildings	35'
R-2D	900 SF	5,000 SF	50'	40%	35%	30'	10'	25'	35'
PC-A Neighborhood	600 SF	1,800 SF	18'	40%	40%	15'	15' between buildings	25'	35'

* Minimum lot width, maximum building coverage, and minimum open space was not listed in the MDA

** Minimum lot width and lot area, maximum building coverage, and minimum open space was not listed in the MDA

*** Minimum lot width for Dunlawton Hills is 32 feet and minimum lot width for Riverwood Phase IV-A is 38 feet.

Roadway/Sidewalks

Roads within the development will be public and constructed to City standards. Access to the development will be provided from Hidden Lakes Drive via a main entrance road and a right in/right out access point at the north end of the development. The main entrance road will align with the existing driveway for Horizon Elementary School to create a true intersection. Sidewalks within the development and along Hidden Lakes Drive will be public and constructed to City standards.

Traffic

The proposed subdivision will be required to comply with the City's Concurrency Management requirements in the LDC. If the MDA is approved, a traffic study could be required at the time the subdivision plat and plans are reviewed to identify any improvements that might be needed. Similar to other developments within the City, the developer may be required to enter into a Concurrency Fair-Share Agreement with the City to pay for part of the scheduled improvements for any impacted areas.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th edition, a 64-lot duplex subdivision could generate an additional 372 daily trips (186 entering and 186 exiting). The ITE Trip Generation Manual is nationally recognized for conducting site impact studies, determining on-site circulation patterns, performing access management studies, and determining traffic signal timing.

The Yorktowne Boulevard extension is planned as a four-lane median divided urban collector roadway extending from Hidden Lakes Drive to Willow Run Boulevard. The completion of Yorktowne Boulevard would provide an alternate route for vehicles to cross I-95 and relieve congestion at the I-95/ Dunlawton intersection. There are two remaining segments of Yorktowne Boulevard that remain to be constructed; the central segment and the north segment (Figure 6 on Page 7).



Figure 6. Yorktowne Blvd. Extension

The central segment, adjacent to the west boundary of the subject property, is +/- 1,600 feet from Hidden Lakes Drive to the south end of the former Nautica Lakes development. As part of the previous Villa of Key Largo MDA, the property owner dedicated a 100' right-of-way for this segment to the City and granted an easement at northwest corner of the subject property for stormwater associated with the Yorktowne Boulevard extension. The City has completed roadway design plans for this segment and there is currently money budgeted for construction of the central segment.

The north segment is +/- 2,000 feet from Willow Run Boulevard to the south side of the B-19 Tributary #1 crossing. The 100' right-of-way for this segment is not currently dedicated to the City. The current property owner of the property the north segment would be located on has completed roadway design plans but a funding source has not been identified at this time for the north segment and no private development has been proposed.

Open Space:

For a PUD, the LDC requires a minimum sixty percent (60%) of the overall PUD to be open space, at least twenty percent (20%) of which must be common open space. According to the LDC and past approved PUDs, open space includes, but is not limited to, tree and environmental preservation areas, water bodies, community gardens and

common area parcels and portions of the rights-of-way that are pervious, and are not developed with impervious surface unless part of common open space. Common open space may include impervious areas developed with recreational facilities, clubhouses, docks, walkways, community gardens, preservation of natural resources and natural features, and related parking and support features.

The applicant states that the proposed CDP design contains sufficient, well-placed open space including conservation areas to prevent an unattractive, overbuilt environment. The CDP includes conservation land, recreation areas, sidewalks, picnic/play areas with parking, a 50-foot buffer/canal easement along the north boundary and a 10-foot buffer and 6-foot tall white PVC fence along the Hidden Lake Drive, Yorktowne Boulevard rights-of-way, and the north boundary line adjacent to lots.

Parking

The proposed development will comply with the parking requirements in the City's LDC for duplexes. The proposed CDP provides 2 garage parking spaces for each duplex lot along with 1 visitor parking space. According to the LDC, a minimum of 2 parking spaces are to be provided for each unit along with 32 visitor parking spaces.

Tree Preservation, Landscaping, and Wetlands

The proposed development will comply with the landscape and screening requirements of the City's LDC such as right-of-way and perimeter buffers, tree preservation, and a 6-foot tall PVC fence adjacent to Hidden Lakes Drive and the future Yorktowne Boulevard. A formal review of the landscaping and design of the fence will occur with the review of the subdivision plat and plans to verify compliance with the MDA and the LDC.

The proposed MDA requires any proposed development to comply with the existing City regulations pertaining to protected wildlife species, wetlands and tree preservation. Any wetland impacts identified during subdivision plan review will require permitting and appropriate mitigation through St. Johns River Water Management District (SJRWMD).

Potable Water, Sanitary Sewer, and Reclaimed Water

The proposed development will comply with the requirements of the LDC for improvements related to water, sewer, and reclaimed water. Potable water, sanitary sewer and reclaimed water lines are available and connections will be made from Hidden Lake Drive.

Stormwater Management

The stormwater drainage infrastructure for this project will be in the form of a retention pond. The stormwater drainage design will be reviewed with the submittal of the subdivision plans. Per the City's Land Development Code (LDC), the applicant will be required to construct on-site stormwater facilities, designed to accommodate and treat the 25-year, 24-hour storm event, without causing flooding to adjacent properties or polluting the receiving water bodies.

The drainage area shown on the CDP will provide stormwater drainage for the entire 13-acre property and will also be required to meet the stormwater requirements of the St. Johns River Water Management District (SJRWMD). If the PUD zoning amendment is

approved, formal engineered drainage plans are required to be submitted as part of subdivision plat and plans application.

Schools

The Volusia County School District determined that the adopted level of service will be met and capacity exists in the schools for the estimated students to be generated by the proposed subdivision.

STAFF DEVELOPMENT REVIEW COMMITTEE REVIEW:

The Staff Development Review Committee (SDRC) has reviewed the proposed MDA and CDP and there are no remaining comments that need to be addressed.

RECOMMENDATION:

Staff recommends **approval** of the Cornerstone Grove PUD Master Development Agreement and Conceptual Development Plan, subject review by the City Attorney as to legal form and content.

ATTACHMENTS:

1. Exhibit 1 - Applicant's proposed Cornerstone Grove MDA and CDP
2. Exhibit 2 – Current Zoning and Future Land Use Maps of the subject property and adjacent properties.

**CORNERSTONE GROVE PLANNED UNIT DEVELOPMENT
A RESIDENTIAL PUD
MASTER DEVELOPMENT AGREEMENT**

CITY OF PORT ORANGE, a Florida municipal corporation ("City"), and **GEOSAM CAPITAL US (VENETIAN BAY) LP**, a Florida limited partnership ("Developer"), hereby covenant and agree, and bind their successors and assigns as follows:

1. OWNERSHIP OF THE PROPERTY

This Planned Unit Development (PUD), commonly known as "CORNERSTONE GROVE", involves approximately 13+/- acres of land which is legally described on Exhibit "A" attached hereto, and shall henceforth be referred to as the "Property". The Property is under the sole ownership of Geosam Capital US (Venetian Bay) LP, signatory to this MDA. A letter of authorization of ownership is attached to Developer's application materials. This MDA between City and Developer shall revoke any and all prior development agreements applicable to the Property.

2. DEVELOPMENT CONCEPT

The Cornerstone Grove PUD provides for a duplex residential development that offers a unique housing type, adding additional housing choices to the Port Orange community. It will be marketed to and targeted for a variety of demographic groups, including young professionals, active retirees, and "empty nesters" seeking to downsize to homes with less maintenance responsibilities.

3. DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN

Development of the Property shall be controlled by the terms and provisions of this Master Development Agreement (the "MDA") and the Conceptual Development Plan (the "Conceptual Plan"), attached hereto as Exhibit "B", for the Property which generally depicts the planned layout of streets, lots, common areas and other planned features or improvements to the

Property and demonstrates the lot coverage requirements available to lot owners within the PUD. Collectively, this MDA and the Conceptual Plan for the Property may be referred to as the “Plan”. In the event of a conflict between the terms and provisions of the MDA and the graphic illustrations of the Conceptual Plan, the MDA shall control. If the MDA is silent regarding a particular subject or requirement, such silence shall not be construed as a conflict with the Conceptual Plan. Unless otherwise specifically described within the MDA, final development and development permits for uses/structures within the PUD shall comply with regulations, ordinances, and resolutions in effect at the time of plan approval or permit application.

The parties acknowledge that compliance with City’s Land Development Code (the “LDC”) may necessitate modification of the Conceptual Plan. In the event modification to comply with the LDC is required, and the modifications to the Conceptual Plan are not in conflict with the textual provisions of this MDA and any City ordinances not superseded by this MDA, the modifications shall be deemed “minor” and may be approved without formal amendment of this MDA. Minor modifications shall require City Administrative Official’s written approval. If Developer is not satisfied with the suggested resolution of any problem or the decision by City Administrative Official categorizing the modification as minor or major, Developer may appeal the decision to the Planning Commission. Appeals from the Planning Commission may be made to City Council.

4. USAGE OF THE PROPERTY

A. Permitted Uses

The property shall be used for residential purposes and developed as a residential community with open space and other buffers as specified herein. The project shall be developed for a maximum of 64 duplex dwelling units for a maximum density of 5.0 dwelling units per acre. When considered in light of other housing and community choices in the vicinity

(e.g. Royal Palm, Coquina Cove, Shallowbrook at Dunlawton Hills, etc.) the Cornerstone Grove PUD will provide for a compatible residential development that is consistent with surrounding land use pattern, while providing a unique housing option to the Port Orange community.

B. Temporary Use

Developer, at its option and, subject to compliance with the provisions of LDC Chapter 5, Section 10, as applicable, may locate a sales office in any phase or phases of the development, upon recording of the plat. At Developer's option and, subject to compliance with the terms of this paragraph, the sales office may be moved from one phase to another phase. The sales office shall be for the purpose of selling and reselling residential units within the Cornerstone Grove PUD. Developer may at its option, and subject to the terms of this paragraph, use one or more model homes as the marketing/sales/mortgage company office and Developer may split the sales functions into different housing units. Parking for the temporary activities allowed by this paragraph shall be in the parking spaces provided for the sales office/model home and shall be handicapped accessible.

C. Minimum Lot Area

Lot dimensions and configurations within the PUD are generally depicted on the Conceptual Plan. Duplex units shall be constructed on zero lot lines with no more than two units occupying a single building. The lot sizes and configurations may vary from those depicted generally on the Conceptual Plan, so long as all lots maintain a minimum lot area of 2,700 square feet per unit.

D. Number of Units/Density

The total number of residential units in the development shall not exceed sixty-four (64) dwelling units or a gross project density of 5.0 dwelling units per acre.

E. Open Space

The Cornerstone Grove PUD complies with the LDC requirement of a minimum of sixty percent (60%) of the total project area as open space and twenty percent (20%) of the total project area as common open space.

F. Maximum Lot Coverage

1. Maximum Building Lot Coverage: 50%
2. Maximum Impervious Lot Coverage: 80%

G. Maximum Building Height

The maximum building height shall not exceed 35 feet (35').

H. Minimum Building Setbacks (principal structure):

1. Duplex
 - a. Front 13 ft from adjacent right-of-way; 0 ft for attached structure
 - b. Rear 15 ft from the rear property line; 0 ft for attached structure; 6 ft for Lot 39.
 - c. Side 7.5 ft
 - d. Side Corner Equal to front setback

I. Special Setbacks

No accessory structures or pools shall be allowed in the required rear yard setback area except as follows:

A porch may be built with a setback of five feet (5') from the rear lot line and seven and one-half feet (7.5') from the side lot line.¹ Porches are permitted to be either open or enclosed. Alternatively, patios are permitted, subject to compliance with the standards established by the

¹ Duplex is a front and back duplex building, meaning the front unit has private access to the front yard, whereas the back property has private use of the backyard. The "front" of the rear unit of the duplex building faces towards the rear lot line.

LDC (i.e. paver patios at grade shall be two and a one-half feet (2.5') and concrete patios at grade shall be five feet (5')).

Fences are permitted to be installed on lots, subject to compliance with the standards established by the LDC.

J. Minimum Lot Dimensions

1. Lot Area: 2,700 s.f. per unit
2. Lot Width: 47 ft per unit
3. Minimum Floor Area 1,500 s.f. per unit
4. Lot width shall be measured at the front building setback line.
5. Flag lots shall not be permitted.

5. ARCHITECTURAL STANDARDS AND REVIEW

The overall architectural theme of the project shall be "Court Homes" style and all colors and materials, signage, building orientation, and architectural styles shall be consistent with that theme. "Court Homes" are defined as two abutting duplex building sites which are designed so that a single driveway is constructed between the two duplex building sites and serves all four units. Additionally, the two units of a duplex building are placed one behind the other so that the building is designed to appear from the street as a single family home. Garages are located on the inner-facing side (adjacent to the driveway) of the duplex buildings and are not visible from the street. Such structures shall maintain the overall architectural theme of the project.

6. PHASING

Development of the Property may occur in phases or sub-phases. Each phase or sub-phase of the Property may be individually platted or, at Developer's option, two (2) or more phases may be platted simultaneously. Each phase or sub-phase shall conform to City standards of functionally "standing alone" in regard to provisions of access to infrastructure including, but

not limited to, roads, potable water, sewer, reclaimed water and other required infrastructure. In the event only one (1) phase or sub-phase at a time is platted, the plat for a particular phase or sub-phase shall make provisions for allowing connection of the remaining phases or sub-phases in the configuration required by the Conceptual Plan, and contain such reservations, easements and utility extensions necessary to facilitate the development of subsequent phases in accordance herewith. The area included in a particular phase may be modified subsequent to this MDA or divided into sub-phases provided the phase or sub-phase is able to functionally “stand alone” as required above. Such modification to the Conceptual Plan shall be allowed as a minor modification not requiring City Council approval provided Developer can provide a reasonable and justifiable basis for the modified phasing or sub-phasing plan. If the Property is developed and platted in phases or sub-phases, Developer may grade and clear the road rights-of-way, easements and stormwater improvements prior to platting of the lots within a future phase or sub-phase, so long as such grading and clearing is done pursuant to a valid permit from City and the St. Johns River Water Management District. Additionally, if the Property is developed and platted in phases or sub-phases, the six feet (6’) high vinyl fence required to be constructed along the right-of-way line for Yorktowne Blvd. and Hidden Lake Dr., as detailed in Section 12 of this MDA, shall be constructed with the first phase.

The phasing of development shall not effect or change the provisions of Section 14 herein regarding expiration. The concept of phasing or sub-phasing is for the purpose of allowing Developer the flexibility to meet market conditions and the ability to conform to the requirements of this MDA and the LDC.

7. SANITARY WASTE, STORMWATER, POTABLE WATER, AND RECLAIMED WATER

It is anticipated that Developer will extend water and sewer lines to serve the PUD Property and the development authorized herein. If City desires to extend the water and sewer lines prior to Developer's need for installation of Developer's lines, Developer shall grant the necessary utility easements to City and City shall, at its sole cost, install and pay for such lines. Stormwater shall be retained as generally depicted on the Conceptual Plan. In addition, stormwater facilities for the extension of Yorktowne Boulevard shall be provided as depicted on the Conceptual Plan. Developer shall comply with City's LDC and the rules and regulations of the St. Johns River Water Management District concerning stormwater drainage.

8. ROADS, SIDEWALKS, PARKING, AND CONNECTIVITY

Roads, drives, and sidewalks within the Cornerstone Grove PUD shall be public and dedicated to City. The development of the Cornerstone Grove PUD shall comply with the transportation concurrency management requirements established in the City of Port Orange Comprehensive Plan and LDC. Access to Cornerstone Grove is provided through two access points at Hidden Lake Drive. Developer shall install a minimum four foot (4') wide sidewalk on both sides of the roadways within the development. All roads and sidewalks will be built to City standards.

Parking areas shall, in addition to the parking available on residential driveways and on public rights-of-way as permitted by the LDC, be permitted at several areas throughout the project as illustrated on the Conceptual Plan.

9. IMPACT FEE CREDIT

Nothing in this MDA shall be construed as a waiver by Developer of its right to pursue impact fee credits for any and all work performed by Developer for which impact fee credits can be awarded. Alternatively, in the event that Developer works with the City of Port Orange to redesign the segment of Yorktowne Boulevard extension (from the intersection of

Yorktowne/Hidden Lakes to the north limits of the PUD) adjacent to the project, impact fee credits may be requested by Developer according to Chapter 21, Article II, Section 11 of the LDC.

10. MAINTENANCE OF COMMON OPEN SPACE AND COMMON FACILITIES

Developer will form and incorporate a non-profit homeowners' association which will operate, maintain, and control, subject to other documents of record, the common areas, and common facilities, including but not limited to all sidewalks, parking lots and access driveways thereto, common open space, all of the lakes and storm water drainage systems within the PUD and the entrance features and areas to the PUD. The general scope and format of the homeowners' association documents, and the covenants and restrictions, will be similar in concept to the documents of similar property owners' associations in Port Orange. The covenants and restrictions governing the Property and association responsibilities shall be executed and recorded in the Public records of Volusia County, Florida. The HOA will have a board of directors to legislate and govern the rules and orders of the HOA. The HOA board will have the means and authority to carry out and regulate the by-laws and restrictions governing the maintenance, operation, and repairs of all common areas and facilities. Not only will the board of directors be able to regulate and govern the common area; the board will also regulate each and every member requiring the maintenance and service of his own individual building site. The HOA rules may be enforced by fines and liens upon the individual building sites and any other remedy available at law. The HOA may charge and collect dues to maintain operate and service all common facilities on the Property. The HOA will have authority to place a lien against individual building sites in order to collect unpaid HOA dues. The owner of each lot within the Property will automatically become a member of the HOA by virtue of purchasing a building site subject to the rules, covenants, and restrictions of the HOA. The HOA will have the

authority and means to hire, supervise, and regulate persons employed by them for the maintenance, repair, and operation of common areas and facilities. If the association fails to perform the maintenance, repair, or replacement, as necessary, of the stormwater drainage facility, the City shall have the right to enter upon the common area of the PUD and to provide the maintenance, repair, or replacement of the stormwater drainage facility and shall have the right to lien all owners of record in the PUD for the cost of such maintenance, repair, and replacement as City may deem necessary.

11. PROJECT BUFFERS AND LANDSCAPING

In order to comply with the requirements of Chapter 13, Section 3 and 3.5 of the Port Orange LDC, a perimeter buffer shall be provided as shown on the Conceptual Plan and shall comply with the following standards and requirements. A perimeter landscape buffer with a width of ten feet (10') along portions of Hidden Lakes Drive and Yorktowne Boulevard property boundaries and a width of five feet (5') along the north property boundary, adjacent to the proposed forty five foot (45') drainage easement, shall be provided for the Cornerstone Grove PUD, as shown in the Conceptual Plan. Landscaping within the perimeter landscape buffers shall meet or exceed the minimum requirements of the Port Orange LDC. Existing vegetation in the perimeter buffer that may remain undisturbed shall count towards the landscaping requirements for the buffer. Existing vegetation that is determined by City to be invasive exotics, diseased/dying and/or interfering with required extension of utilities may be removed, provided that any viable protected or specimen trees shall be mitigated in accordance with the City of Port Orange LDC, as amended. The landscape plans required for the final plat shall account for the removal and mitigation of trees within the perimeter buffers. No structures, primary or accessory, will be allowed within the ten foot (10') perimeter buffer installed as depicted in the Conceptual Plan. Installation of the ten foot (10') landscape buffer along Yorktowne Blvd. must

be installed prior to approval of the subdivision and issuance of the first Certificate of Occupancy in the subdivision. The landscape buffers shall be part of the common area to be conveyed to the HOA. Maintenance and repair of the landscape buffers within said common area shall be the responsibility of the HOA. As part of the subdivision process, there shall be a landscape conservation and maintenance easement granted to the Cornerstone Grove HOA to ensure that the landscape buffers are properly preserved and maintained. The Cornerstone Grove HOA shall establish maintenance standards in the covenants and restrictions for the landscape buffers.

12. FENCING ALONG EXISTING RIGHTS-OF-WAY

A six feet (6') high vinyl fence shall be constructed along the right-of-way line of Yorktowne Blvd. and Hidden Lake Dr. to buffer and screen the developed portion of the Cornerstone Grove PUD, as shown on the Conceptual Plan. Construction of the six feet (6') high vinyl fence along Yorktowne Blvd. will be located outside the twelve foot (12') Utility/Drainage/Access Easement. Construction of the six feet (6') vinyl fence along Hidden Lake Dr. will comply with the visual clearance requirements in Chapter 12, Section 6 of the LDC (five feet (5') setback from the right-of-way and the twenty-five feet (25') visual clearance triangle at the intersection of two (2) rights-of-way). Maintenance and repair of the six feet (6') vinyl fences shall be the responsibility of the Cornerstone Grove HOA. As part of the subdivision process, there shall be a maintenance easement granted to the Cornerstone Grove HOA to ensure that said six feet (6') high vinyl fences are maintained.

13. ENVIRONMENTAL CONSIDERATIONS

Both during and after construction, Developer will use reasonable efforts to preserve trees and natural vegetation within the Property and maximize protection of natural drainage pathways. The PUD shall comply with the tree preservation requirements of City's LDC.

Developer shall comply with all rules, statutes, laws and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises. Compliance with the City Environmental Preservation Code may necessitate modification of the Conceptual Plan.

14. EXPIRATION

The duration of this MDA shall not exceed ten (10) years from the date of its execution. This MDA may be extended for an additional five (5) year term by mutual consent of Developer and the City subject to a public hearing. Development of the Cornerstone Grove PUD shall commence within three (3) years from the date of execution of this MDA. Failure to comply with the schedule set out above shall cause this MDA to lapse unless the schedule is modified by mutual agreement of Developer and the City. Development shall be as defined by the LDC.

15. EFFECTIVE DATE

This MDA shall become effective upon recording in the Public Records of Volusia County, Florida.

16. AMENDMENTS

Amendments to this MDA, other than minor modifications to the Conceptual Plan as referred to in Section 3 of this MDA, shall not be effective unless in writing and signed on behalf of the City and by all record title property owners of the land for which this amendment is to be applied.

Before amending this MDA, the City shall conduct one or more public hearings. At the City's option, one of these public hearings may be held by the City's Planning Commission.

A. Notice of intent to consider an amendment to this MDA shall be published by the City, at Developer's cost, in a newspaper of general circulation and readership in Volusia County, Florida.

B. If applicable, notice of intent to consider an amendment shall comply with the requirements of Section 166.041(3)(C), Florida Statutes, as amended from time to time.

C. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing.

D. The notices required above shall specify the location of the PUD Property, the location of that portion of the PUD Property subject to the proposed amendment, the nature of the proposed amendment, and the following information to the extent applicable:

- i. Changes in permitted, conditional, and/or prohibited uses proposed;
- ii. Changes in population densities proposed; and
- iii. Changes in building intensities and/or height proposed.

E. The notices shall specify a place where a copy of the proposed amendment can be obtained.

17. CONFORMANCE WITH THE LAWS

Developer agrees:

A. To develop the property according to all PUD regulations of the City to the extent those regulations are not inconsistent with the Plan for the property.

B. To provide agreements, contracts, deed restrictions, and sureties and other documents required by the City Legal Department for completion of the development or approved development phases, and for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense, and that Developer's successors in title will be bound by Developer's commitments made in this MDA.

C. To be bound by all City codes and ordinances that are not in conflict with the provisions of this MDA.

18. ENFORCEABILITY

If any provision of this MDA is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity of enforceability of any other provision of this MDA unless the holding so states.

19. PRIOR AGREEMENTS

This MDA represents the complete understandings by and between the parties with respect to the development and continued use of the subject property. Any and all prior agreements between the parties with respect to any subject comprehended by this MDA is hereby voided and superseded by this MDA.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto attached their hands and seals this

_____ day of _____, 2017.

Signed, sealed and delivered
in the presence of

Witness 1 Signature

Print Name of Witness 1

Witness 2 Signature

Print Name of Witness 2

CITY OF PORT ORANGE,
a Florida municipal corporation

By: Donald O. Burnette, Mayor

Attest:

By: Robin Fenwick, City Clerk

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 2017, by Donald O. Burnette, Mayor of City of Port Orange, Florida, a Florida Municipal Corporation, on behalf of City, who is personally known to me and did not take an oath.

Notary Type, Print or Stamp Name
My commission Expires _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 2017, by Robin Fenwick, City Clerk of City of Port Orange, Florida, a Florida Municipal Corporation, on behalf of City, who is personally known to me and did not take an oath.

Notary Type, Print or Stamp Name
My commission Expires _____

DEVELOPER:

**GEOSAM CAPITAL US (VENETIAN BAY)
LP**, a Delaware limited partnership

By: Geosam Capital US GP LLC, a Delaware
limited liability company, its general partner

By: _____
Martin Pham, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Martin Pham as Manager of Geosam Capital US GP LLC, a Delaware limited liability company and General Partner of Geosam Capital US (Venetian Bay) LP, a Delaware limited partnership. . He is personally known to me OR has produced _____ as identification.

Notary Type, Print or Stamp Name
My commission Expires _____

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 18, RUN S01 °43'30"E ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 2640.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE S89°41'53"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 2055.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 (A 350 FOOT WIDE RIGHT OF WAY) AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 3994.83 FEET, A CENTRAL ANGLE OF 05°49'28" AND A CHORD BEARING OF N53°30'41"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 406.11 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N56°25'25"W, 2161.92 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N33°34'35"E, 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YORKTOWNE BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3557, PAGE 1879 AND OFFICIAL RECORDS BOOK 3718, PAGE 1042, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N56°25'25"W, 1444.30 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE N01°54'42"W ALONG SAID WEST SECTION LINE 16.36 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF HIDDEN LAKE PHASE IV-B, AS RECORDED IN MAP BOOK 41, PAGE 55, SAID PUBLIC RECORDS; THENCE DEPART SAID WEST SECTION LINE N89°53'21"E ALONG SAID WESTERLY PROLONGATION AND SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF HIDDEN LAKE PHASE IV A, AS RECORDED IN MAP BOOK 40, PAGES 86-87, OF SAID PUBLIC RECORDS, 1279.44 FEET; THENCE DEPART SAID LINE S00°57'27"E, 671.61' TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 190.00 FEET AND A, CENTRAL ANGLE OF 34°32'02"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 114.52 FEET; THENCE S33°34'13"W, 37.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 00°00'00" AND A CHORD BEARING OF S78°34'35"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.998 ACRES, MORE OR LESS.

EXHIBIT "B"

CONCEPTUAL DEVELOPMENT PLAN

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	COVER
2	CONCEPTUAL DEVELOPMENT LOT PLAN
3	CONCEPTUAL DEVELOPMENT SITE PLAN
4	CONCEPTUAL DRAINAGE AND UTILITY PLAN
5	CONCEPTUAL WETLAND IMPACT / PRESERVATION MAP

LEGAL DESCRIPTION

A PORTION OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 18, RUN S01°43'30"E ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 2640.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE S89°41'53"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 2055.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 (A 350 FOOT WIDE RIGHT OF WAY) AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 3994.83 FEET, A CENTRAL ANGLE OF 05°49'28" AND A CHORD BEARING OF N53°30'41"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 406.11 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N56°25'25"W, 2161.92 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N33°34'35"E, 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YORKTOWNE BOULEVARD (A 100 WIDE FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 3557, PAGE 1879 AND OFFICIAL RECORDS BOOK 3718, PAGE 1042, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N56°25'25"W, 1444.30 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE N01°54'42"W ALONG SAID WEST SECTION LINE 16.36 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF HIDDEN LAKE PHASE IV-B, AS RECORDED IN MAP BOOK 41, PAGE 55, SAID PUBLIC RECORDS; THENCE DEPART SAID WEST SECTION LINE N89°53'21"E ALONG SAID WESTERLY PROLONGATION AND SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF HIDDEN LAKE PHASE IV-A, AS RECORDED IN MAP BOOK 40, PAGES 86-87, OF SAID PUBLIC RECORDS, 1279.44 FEET; THENCE DEPART SAID LINE S00°57'27"E, 671.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 34°32'02"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 114.52 FEET; THENCE S33°34'35"W, 37.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S78°34'35"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE	
TAX PARCEL ID NUMBER	18-16-33-00-00-0091
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
FUTURE LAND USE DESIGNATION	SUBURBAN RESIDENTIAL
PROPOSED LAND USE	SUBURBAN RESIDENTIAL
TOTAL PROJECT AREA	12.998 ACRES
TOTAL NUMBER OF RESIDENTIAL UNITS ALLOWED	103 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED	64 UNITS
MAXIMUM DENSITY	4 - 8 DWELLING UNITS PER ACRE
PROPOSED DENSITY	5 DWELLING UNITS PER ACRE
MINIMUM LOT WIDTH	47 FT PER UNIT
MINIMUM LOT AREA	2,700 SF PER UNIT
LOT MAXIMUM IMPERVIOUS AREA	80%
LOT MINIMUM OPEN SPACE	20%
MINIMUM FLOOR AREA	1,500 SF PER UNIT
MAXIMUM BUILDING HEIGHT PROPOSED	35 FT
MAXIMUM BUILDING SITE COVERAGE	40% OR 5.199 ACRES (226,478 SF)
PROVIDED BUILDING SITE COVERAGE	12.8% OR 1,664 ACRES (72,480 SF)
MAXIMUM BUILDING LOT COVERAGE	50%
PROVIDED BUILDING LOT COVERAGE	41%
OPEN SPACE REQUIRED PER MDA	60% MINIMUM OR 7.799 ACRES (339,716 SF)
OPEN SPACE PROVIDED	60.0% OR 7.800 ACRES (339,781 SF)
COMMON OPEN SPACE REQUIRED	20% MINIMUM OR 2,600 ACRES (113,239 SF)
COMMON OPEN SPACE PROVIDED	46.0% OR 5.976 ACRES (260,323 SF)
REQUIRED SETBACKS FROM PROPERTY LINE	
FRONT YARD SETBACK	13 FT; 0 FT FOR ATTACHED STRUCTURE
REAR YARD	15 FT; 0 FT FOR ATTACHED STRUCTURE; 6 FT FOR LOT 33
SIDE YARD	7.5 FT
SIDE CORNER	EQUAL TO FRONT SETBACK
LOT WIDTH SHALL BE MEASURED AT THE FRONT BUILDING SETBACK LINE	
FLAG LOTS SHALL NOT BE PERMITTED	
NATURAL PRESERVATION AREA REQUIRED	15% OR 1.950 ACRES (84,929 SF)
NATURAL PRESERVATION AREA PROVIDED	16.5% OR 2.140 ACRES (93,232 SF)
POTABLE WATER AND SEWER PROVIDER	CITY OF PORT ORANGE
STORMWATER FACILITIES	WET DETENTION AND DRY RETENTION
PARKING REQUIRED	64 UNITS x 2.5 = 160 SPACES
PARKING PROVIDED	160 SPACES (128 GARAGE, 16 COURTYARD AND 16 OFF-STREET)

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.

CORNERSTONE GROVE PLANNED UNIT DEVELOPMENT

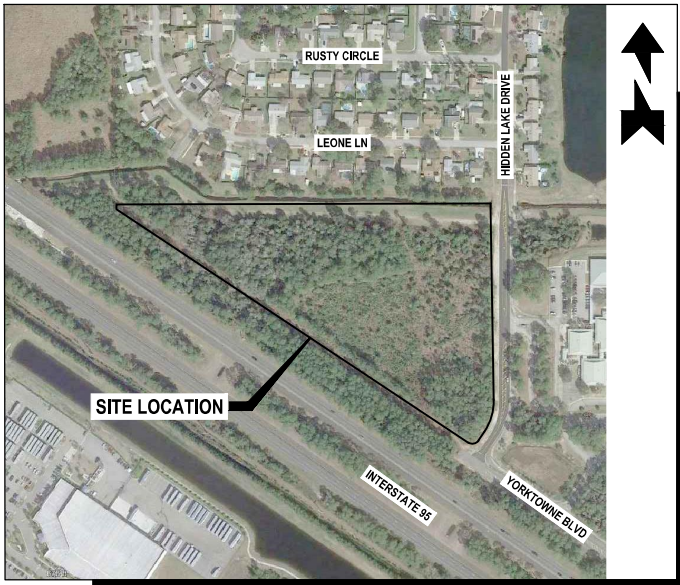
SECTION 18, TOWNSHIP 16 S, RANGE 33 E

18-16-33-00-00-0091

HIDDEN LAKES DRIVE
PORT ORANGE, FL 32129

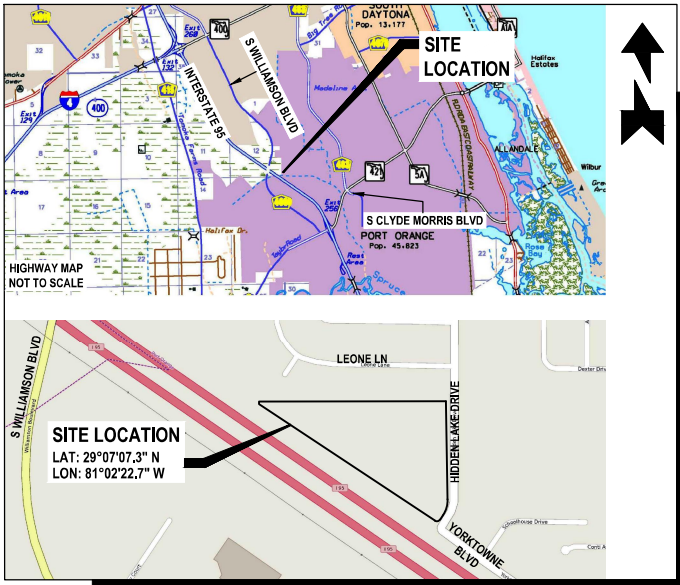
OCTOBER 2016
REVISED DECEMBER 2016

CASE No. 16-40000007



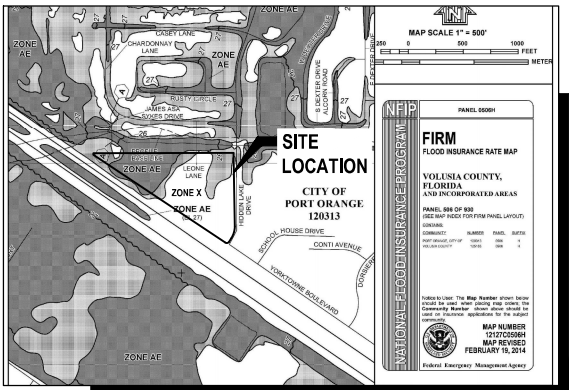
AERIAL MAP

SCALE: 1" = 300'



LOCATION MAP

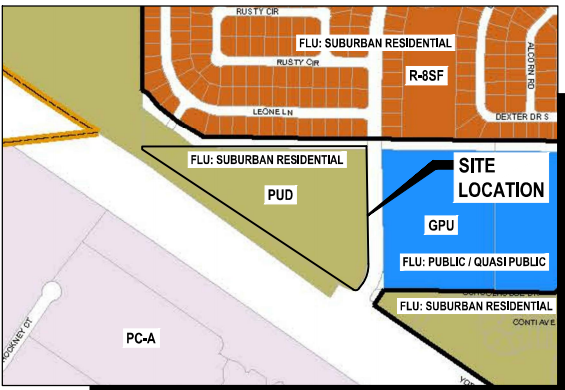
SCALE: 1" = 600'



FLOOD ZONE MAP

SCALE: 1" = 800'

FLOOD ZONE "AE" & "X"



ZONING / FLU MAP

SCALE: 1" = 500'

PROJECT ZONING DISTRICT:
PUD - PLANNED UNIT DEVELOPMENT



SOILS MAP

SCALE: 1" = 300'

SOIL TYPES:
(34) MYAKKA-ST. JOHNS COMPLEX (HYD. GROUP D)
(60) SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES (HYD. GROUP B/D)

PROJECT TEAM

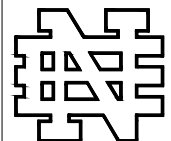
PROPERTY OWNER / APPLICANT:	GEOSAM CAPITAL US LP 424 LUNA BELLA LANE, SUITE 122 NEW SMYRNA BEACH, FL 32168 PHONE: (386) 428-8448 EMAIL: PAFRICANO@GEOSAM.CA
CIVIL ENGINEER/ AGENT:	NEWKIRK ENGINEERING, INC. 1370 NORTH US HIGHWAY 1, SUITE 204 ORMOND BEACH, FL 32174 PHONE: (386) 290-7599 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
ARCHITECT:	THE EVANS GROUP 3025 EDGEWATER DRIVE ORLANDO, FL 32804 PHONE: (407) 650-8770 EMAIL: MAIL@THEEVANSGROUP.COM
SURVEYOR:	A1A GEO, INC. 1370 NORTH US HIGHWAY 1, SUITE 602 ORMOND BEACH, FL 32174 PHONE: (386) 405-6797 EMAIL: A1AGEOINC@GMAIL.COM
LANDSCAPE ARCHITECT:	RICHARD L. POORE, LA 300 GATEWOOD COURT ORMOND BEACH, FL 32174 PHONE: (386) 212-8491 EMAIL: THEPOORES@BELLSOUTH.NET
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 FAX: (386) 760-4067 EMAIL: BPOHL@UNIVERSALENGINEERING.COM
ENVIRONMENTAL:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BOULEVARD, SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 FAX: (407) 869-9434 EMAIL: BGRIFFFY@ECSFL.CC

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF PORT ORANGE (386) 506-5600
WATER - CITY OF PORT ORANGE UTILITY DEPARTMENT (386) 506-5754
WASTEWATER - CITY OF PORT ORANGE UTILITY DEPARTMENT (386) 506-5754
GAS - TECO PEOPLES GAS (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 322-3420
TELEPHONE/CABLE - AT&T (386) 254-8550
TELEPHONE/CABLE - BRIGHHOUSE NETWORKS (386) 760-9950



NOTE:
COMPLIANCE WITH THE CITY OF PORT ORANGE LAND DEVELOPMENT CODE MAY NECESSITATE MODIFICATION OF THE CONCEPTUAL DEVELOPMENT PLAN.



NEWKIRK
ENGINEERING

1370 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
Harry@Newkirk-Engineering.com

Certificate of Authorization
No. 30209
© 2013

Civil Engineering
Land Development
Construction Engineering & Inspection



HARRY H. NEWKIRK, P.E. # 62971

DRAWING NUMBER

1

PARCEL ID#: 12-16-33-00-0021
OWNER: SAM J OWENS JR
NLA HOLDINGS LLC
400 S PALMETTO AVE
DAYTONA BEACH, FL 32114
ZONING: PUD

PARCEL ID#: 15-16-33-00-0037
OWNER: IN LAND WE TRUST LLC & YRRAL
REAL ESTATE COMPANY
PO BOX 265100
DAYTONA BEACH, FL 32128
ZONING: PUD (PLANNED UNIT
DEVELOPMENT)

PARCEL ID#: 07-16-33-13-00-0938
OWNER: DAVID M & LINDA L
STAUB
1522 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0920
OWNER: JOHN HOLLEMAN
1520 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0910
OWNER: RYAN L JUSTICE
1518 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0900
OWNER: JAMES J & KATHLEEN P
MCMULLIN
1516 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0890
OWNER: LYNN WELLS
1514 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0880
OWNER: DANIEL JR & CYNTHIA
MCCLUSKEY
1512 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0870
OWNER: WILLIAM J & KATHY J
EVANS
1510 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0860
OWNER: KYLE LESLIE TR
2003 BERKLEY TERR
DAYTONA BEACH, FL 32118
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0850
OWNER: RONNIE M & JANET P
SPENCER
1506 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0840
OWNER: DAVID J EBNER
1504 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

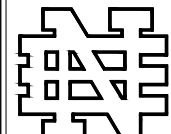
PARCEL ID#: 07-16-33-13-00-0830
OWNER: JON A PAULO
1502 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0820
OWNER: JERRY W & SYLVIA L
CROWDER
PO BOX 291733
PORT ORANGE, FL 32129-7333
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0810
OWNER: PIERO A & KIMBERLY A
PALMER
4735 HIDDEN LAKE DR
PORT ORANGE, FL 32129
ZONING: R-8SF

REVISIONS

DATE	DESCRIPTION
11/10/16	CITY COMMENTS
12/22/16	CITY COMMENTS



NEWKIRK ENGINEERING

1370 North US1, Suite 204
Ormond Beach, Florida 32174
Phone (386) 290-7599
Harry@Newkirk-Engineering.com

Certificate of Authorization
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CONCEPTUAL DEVELOPMENT LOT PLAN CORNERSTONE GROVE PUD HIDDEN LAKE DRIVE PORT ORANGE, FL 32129



PROJECT No: 2016-237

DATE: OCTOBER 2016

DESIGN BY: HHN

DRAWN BY: DAB

CHECKED BY: HHN

SCALE: 1"=50'

DRAWING NUMBER

2

LOT AREAS TABLE				LOT AREAS TABLE				LOT AREAS TABLE			
PARCEL	USE	AREA SF	AREA AC	PARCEL	USE	AREA SF	AREA AC	PARCEL	USE	AREA SF	AREA AC
LOT 1	RESIDENTIAL	3467	0.080	LOT 30	RESIDENTIAL	3731	0.086	LOT 59	RESIDENTIAL	3965	0.091
LOT 2	RESIDENTIAL	2805	0.064	LOT 31	RESIDENTIAL	2901	0.067	LOT 60	RESIDENTIAL	3178	0.073
LOT 3	RESIDENTIAL	2901	0.067	LOT 32	RESIDENTIAL	2805	0.064	LOT 61	RESIDENTIAL	3178	0.073
LOT 4	RESIDENTIAL	3674	0.084	LOT 33	RESIDENTIAL	2796	0.064	LOT 62	RESIDENTIAL	3965	0.091
LOT 5	RESIDENTIAL	2805	0.064	LOT 34	RESIDENTIAL	2890	0.066	LOT 63	RESIDENTIAL	3835	0.088
LOT 6	RESIDENTIAL	2805	0.064	LOT 35	RESIDENTIAL	2901	0.067	LOT 64	RESIDENTIAL	2940	0.067
LOT 7	RESIDENTIAL	2901	0.067	LOT 36	RESIDENTIAL	2805	0.064	SUBTOTAL		200671	4.606
LOT 8	RESIDENTIAL	2901	0.067	LOT 37	RESIDENTIAL	2805	0.064	TRACT A	DRAINAGE / COMMON AREA	199830	4.587
LOT 9	RESIDENTIAL	2805	0.064	LOT 38	RESIDENTIAL	2901	0.067	TRACT B	PARK / COMMON AREA	13045	0.300
LOT 10	RESIDENTIAL	2806	0.064	LOT 39	RESIDENTIAL	2788	0.064	TRACT C	PARK / COMMON AREA	6168	0.142
LOT 11	RESIDENTIAL	2901	0.067	LOT 40	RESIDENTIAL	2805	0.064	TRACT D	DRAINAGE	15560	0.357
LOT 12	RESIDENTIAL	2901	0.067	LOT 41	RESIDENTIAL	3891	0.090	TRACT E	DRAINAGE	55943	1.284
LOT 13	RESIDENTIAL	2921	0.067	LOT 42	RESIDENTIAL	3358	0.077	TRACT F	COMMON AREA	1574	0.036
LOT 14	RESIDENTIAL	3547	0.081	LOT 43	RESIDENTIAL	3248	0.075	TRACT G	COMMON AREA	1574	0.036
LOT 15	RESIDENTIAL	2901	0.067	LOT 44	RESIDENTIAL	3672	0.085	SUBTOTAL		293694	6.742
LOT 16	RESIDENTIAL	2901	0.067	LOT 45	RESIDENTIAL	3248	0.075	ROADS	RIGHT-OF-WAY	71828	1.650
LOT 17	RESIDENTIAL	2909	0.067	LOT 46	RESIDENTIAL	3358	0.077	PROJECT TOTAL		566193	12.998
LOT 18	RESIDENTIAL	2805	0.064	LOT 47	RESIDENTIAL	2901	0.067				
LOT 19	RESIDENTIAL	3138	0.072	LOT 48	RESIDENTIAL	2803	0.064				
LOT 20	RESIDENTIAL	3138	0.072	LOT 49	RESIDENTIAL	2802	0.064				
LOT 21	RESIDENTIAL	2805	0.064	LOT 50	RESIDENTIAL	2901	0.067				
LOT 22	RESIDENTIAL	2805	0.064	LOT 51	RESIDENTIAL	2901	0.067				
LOT 23	RESIDENTIAL	3138	0.072	LOT 52	RESIDENTIAL	2805	0.064				
LOT 24	RESIDENTIAL	3138	0.072	LOT 53	RESIDENTIAL	2805	0.064				
LOT 25	RESIDENTIAL	2805	0.064	LOT 54	RESIDENTIAL	2901	0.067				
LOT 26	RESIDENTIAL	3835	0.088	LOT 55	RESIDENTIAL	3965	0.091				
LOT 27	RESIDENTIAL	4290	0.098	LOT 56	RESIDENTIAL	3835	0.088				
LOT 28	RESIDENTIAL	3138	0.072	LOT 57	RESIDENTIAL	2940	0.067				
LOT 29	RESIDENTIAL	3427	0.079	LOT 58	RESIDENTIAL	3835	0.088				

OPEN SPACE

	ACRE
TRACT A	4.587
TRACT B	0.300
TRACT C	0.142
TRACT D	0.357
TRACT E	1.284
TRACT F	0.036
TRACT G	0.036
PERVIOUS/SIDEWALK IN R/W	0.876
10' BUFFER YORKTOWNE & HIDDEN LAKES	0.182
TOTAL	7.800

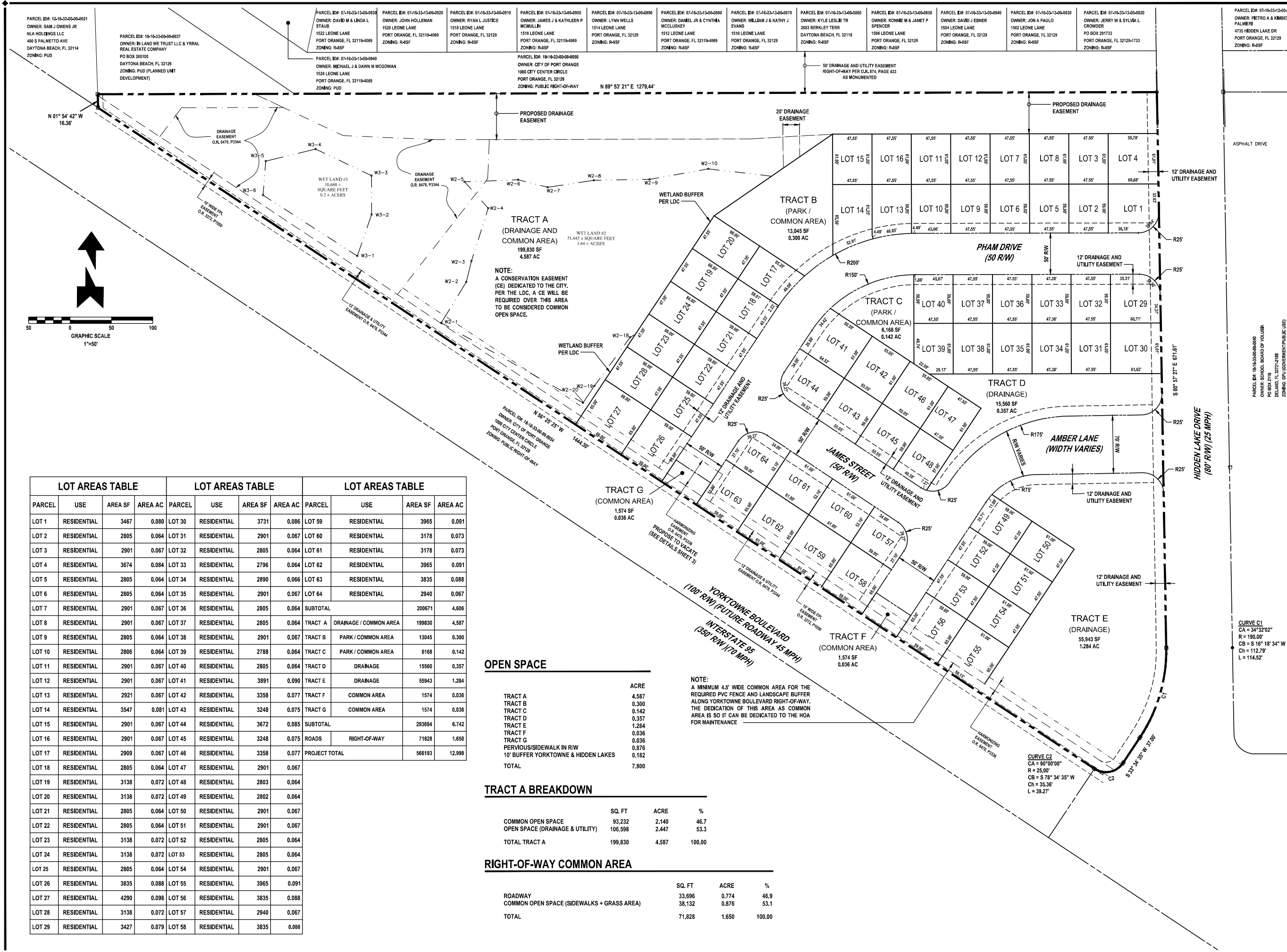
TRACT A BREAKDOWN

	SQ. FT	ACRE	%
COMMON OPEN SPACE	93,232	2.140	46.7
OPEN SPACE (DRAINAGE & UTILITY)	106,598	2.447	53.3
TOTAL TRACT A	199,830	4.587	100.00

RIGHT-OF-WAY COMMON AREA

	SQ. FT	ACRE	%
ROADWAY	33,696	0.774	46.9
COMMON OPEN SPACE (SIDEWALKS + GRASS AREA)	38,132	0.876	53.1
TOTAL	71,828	1.650	100.00

NOTE:
A MINIMUM 4.5' WIDE COMMON AREA FOR THE
REQUIRED PVC FENCE AND LANDSCAPE BUFFER
ALONG YORKTOWNE BOULEVARD RIGHT-OF-WAY.
THE DEDICATION OF THIS AREA AS COMMON
AREA IS SO IT CAN BE DEDICATED TO THE HOA
FOR MAINTENANCE



PARCEL ID#: 12-16-32-00-0021
OWNER: SAM J OWENS JR
NLA HOLDINGS LLC
400 S PALMETTO AVE
DAYTONA BEACH, FL 32114
ZONING: PUD

PARCEL ID#: 15-16-33-00-0037
OWNER: IN LAND WE TRUST LLC & YRRAL
REAL ESTATE COMPANY
PO BOX 26510
DAYTONA BEACH, FL 32126
ZONING: PUD (PLANNED UNIT
DEVELOPMENT)

PARCEL ID#: 07-16-33-13-00-0938
OWNER: DAVID M & LINDA L
STAUB
1522 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0920
OWNER: JOHN HOLLEMAN
1520 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0910
OWNER: RYAN L JUSTICE
1518 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0900
OWNER: JAMES J & KATHLEEN P
MCMULLIN
1516 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0890
OWNER: LYNN WELLS
1514 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0880
OWNER: DANIEL JR & CYNTHIA
MCCLUSKEY
1512 LEONE LANE
PORT ORANGE, FL 32119-4069
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0870
OWNER: WILLIAM J & KATHY J
EVANS
1510 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0860
OWNER: KYLE LESLIE TR
2603 BERKLEY TERR
DAYTONA BEACH, FL 32118
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0850
OWNER: RONNIE M & JANET P
SPENCER
1506 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0840
OWNER: DAVID J EBNER
1504 LEONE LANE
PORT ORANGE, FL 32129
ZONING: R-8SF

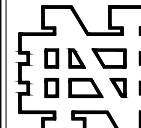
PARCEL ID#: 07-16-33-13-00-0830
OWNER: JON A PAULO
1502 LEONE LANE
PORT ORANGE, FL 32129
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PARCEL ID#: 07-16-33-13-00-0820
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PORT ORANGE, FL 32129-7333
ZONING: R-8SF

PARCEL ID#: 07-16-33-13-00-0810
OWNER: PIETRO A & KIMBERLY A
PALMER
4716 HIDDEN LAKE DR
PORT ORANGE, FL 32129
ZONING: R-8SF

REVISIONS

DATE	DESCRIPTION
11/10/16	CITY COMMENTS
12/22/16	CITY COMMENTS



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CONCEPTUAL DEVELOPMENT SITE PLAN CORNERSTONE GROVE PUD



HARRY H. NEWKIRK, P.E. # 62971

PROJECT No: 2016-237

DATE: OCTOBER 2016

DESIGN BY: HHN

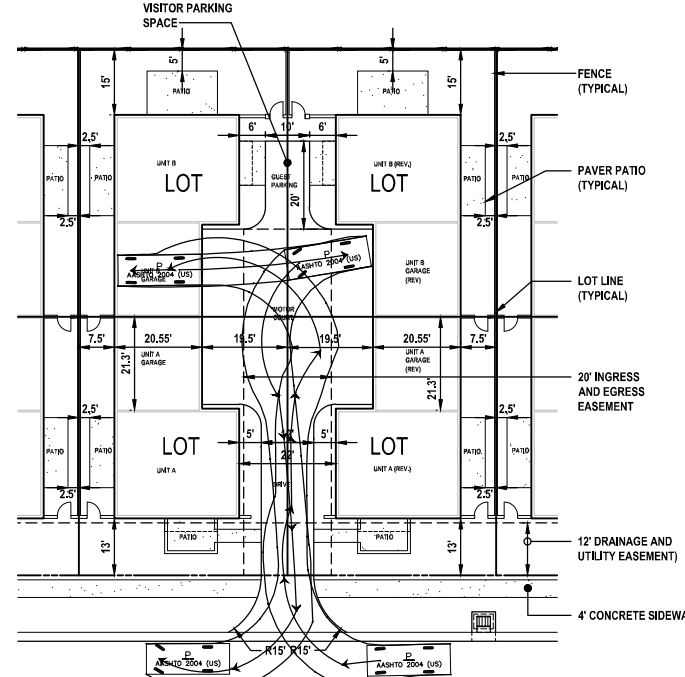
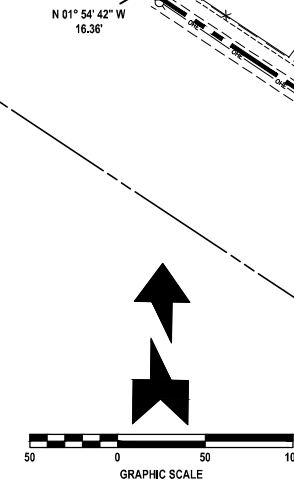
DRAWN BY: DAB

CHECKED BY: HHN

SCALE: 1"=50'

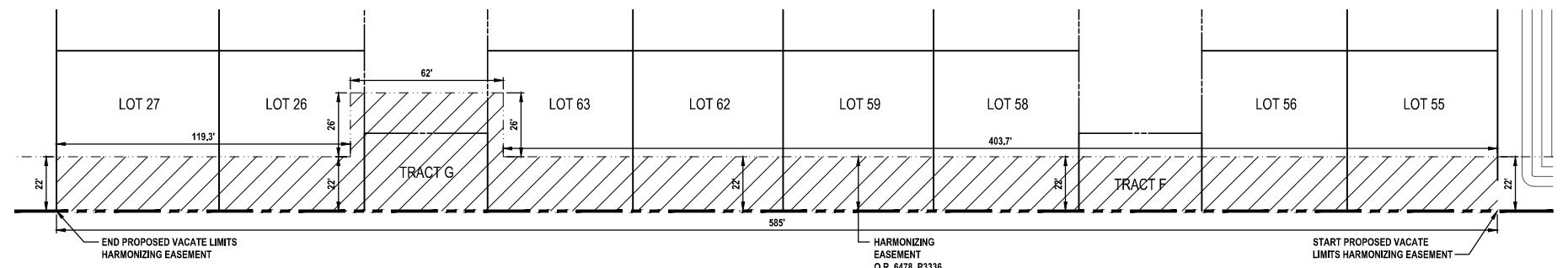
DRAWING NUMBER

3



TYPICAL LOT LAYOUT DETAIL

SCALE: 1" = 20'



HARMONIZING EASEMENT VACATION DETAIL

SCALE: 1" = 30'

SITE DEVELOPMENT USAGE

PROPOSED SITE COVERAGE:	SQ. FT	ACRE	%
BUILDING	72,480	1.664	12.8
ROAD (R-O-W)	33,141	0.761	5.8
OFF-STREET PARKING	11,628	0.267	2.0
DRIVEWAY	39,459	0.906	7.0
SIDEWALKS	25,974	0.596	4.6
OPEN SPACE	383,511	8.804	67.8
TOTAL SITE	566,193	12.998	100.00
TOTAL IMPERVIOUS	182,682	4.194	32.2

PARKING REQUIREMENTS:

TOWN HOMES = 64 UNITS x 2 SPC/UNIT + 32 UNITS x 1 SPC/UNIT VISITOR
= 160 SPACES
TOTAL PARKING REQUIRED 160

PARKING PROVIDED:

GARAGE	128
COURTYARD VISITOR	16
OFF-STREET PARKING	16
TOTAL PARKING PROVIDED	160

LEGEND:

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED 6" VINYL FENCE

NOTE:
A MINIMUM 4.5' WIDE COMMON AREA FOR THE
REQUIRED PVC FENCE AND LANDSCAPE BUFFER
ALONG YORKTOWNE BOULEVARD RIGHT-OF-WAY.
THE DEDICATION OF THIS AREA AS COMMON
AREA IS SO IT CAN BE DEDICATED TO THE HOA
FOR MAINTENANCE

6" TALL WHITE VINYL
FENCE (12.5' FROM ROW)

END PROPOSED VACATE LIMITS
HARMONIZING EASEMENT
(SEE DETAIL, THIS SHEET)

CASE II END OF ROAD BARRICADE
(FOOT INDEX No. 17346 AND CITY
DETAIL M-9)

HARMONIZING
EASEMENT
O.R. 6478, P3336

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

12" DRAINAGE UTILITY
EASEMENT
O.R. 6478, P3344

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

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EASEMENT
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EASEMENT
O.R. 3274, P1109

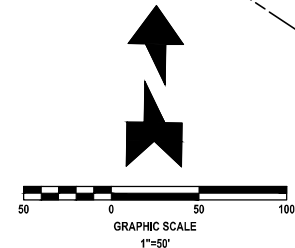
10" WIDE FPL
EASEMENT
O.R. 3274, P1109

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

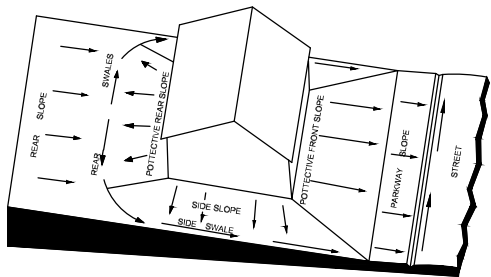
10" WIDE FPL
EASEMENT
O.R. 3274, P1109

10" WIDE FPL
EASEMENT
O.R. 3274, P1109

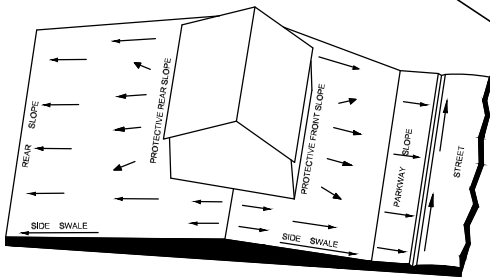


PROPOSED UTILITY AND DRAINAGE LEGEND

- FM FORCE MAIN (# INDICATES SIZE)
- SSN SANITARY SEWER (# INDICATES SIZE)
- WWS POLYETHYLENE WATER SERVICE (# INDICATES SIZE)
- WM WATER MAIN (# INDICATES SIZE)
- REC RECLAIM SERVICE (# INDICATES SIZE)
- STM DRAINAGE PIPE
- GS GAS SERVICE (# INDICATES SIZE)
- EUG UNDERGROUND ELECTRICAL CONDUIT (# INDICATES SIZE)

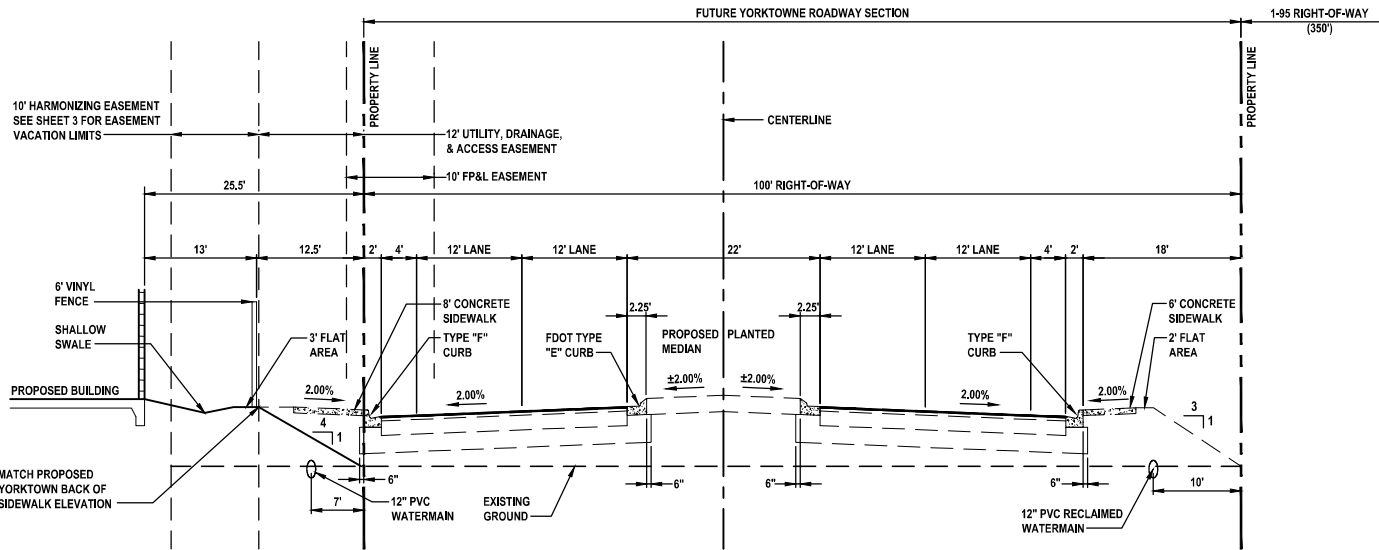


TYPE "A" LOT GRADING



TYPE "B" LOT GRADING

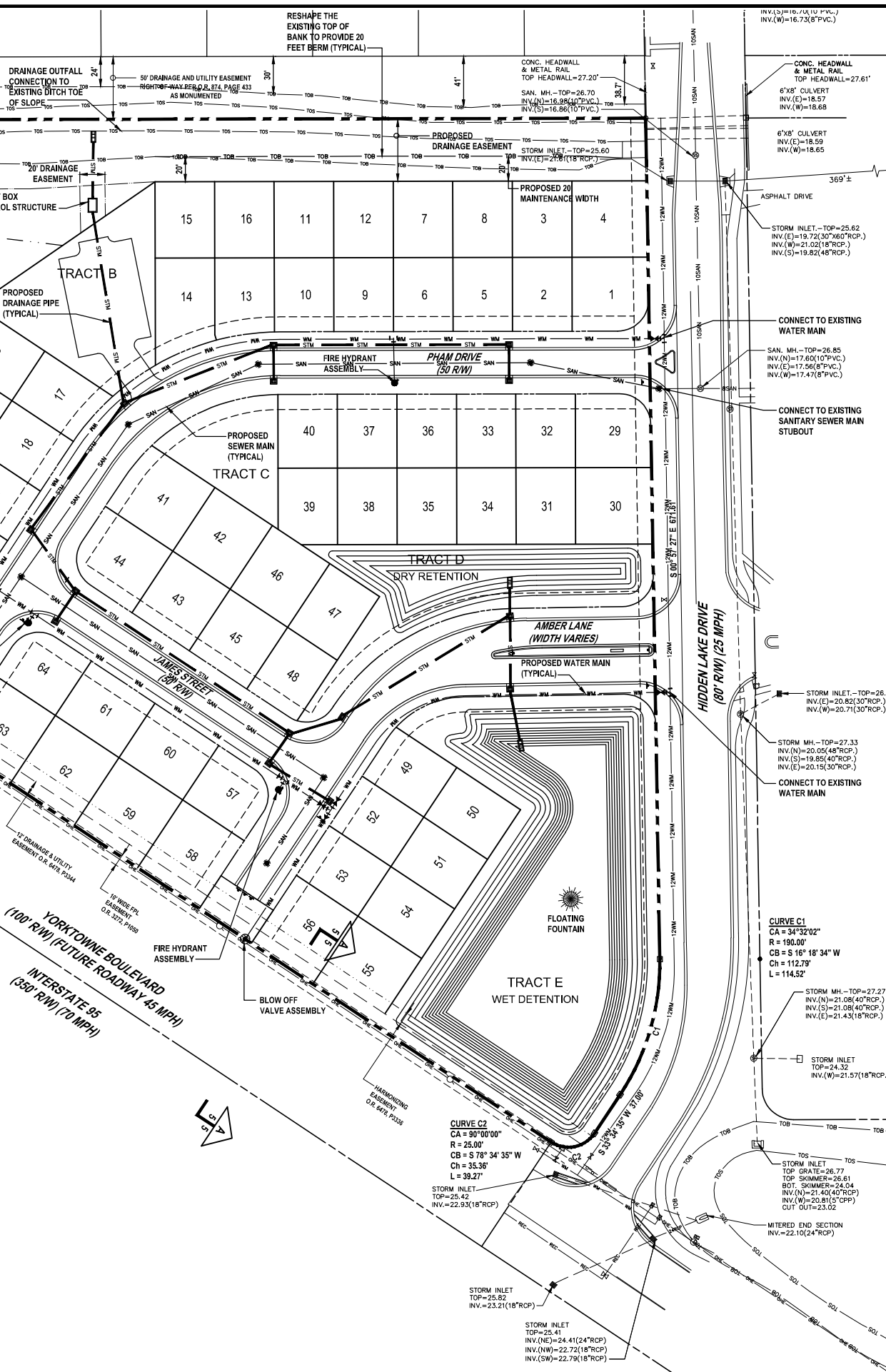
NOTE:
ALL DRAINAGE PIPES SHALL BE
REINFORCED CONCRETE PIPE (RCP)



SECTION A

NOT TO SCALE

YORKTOWNE BOULEVARD
(100' RW) (FUTURE ROADWAY 45 MPH)
INTERSTATE 95
(350' RW) (70 MPH)



REVISIONS

DATE	DESCRIPTION
11/10/16	CITY COMMENTS
12/22/16	CITY COMMENTS



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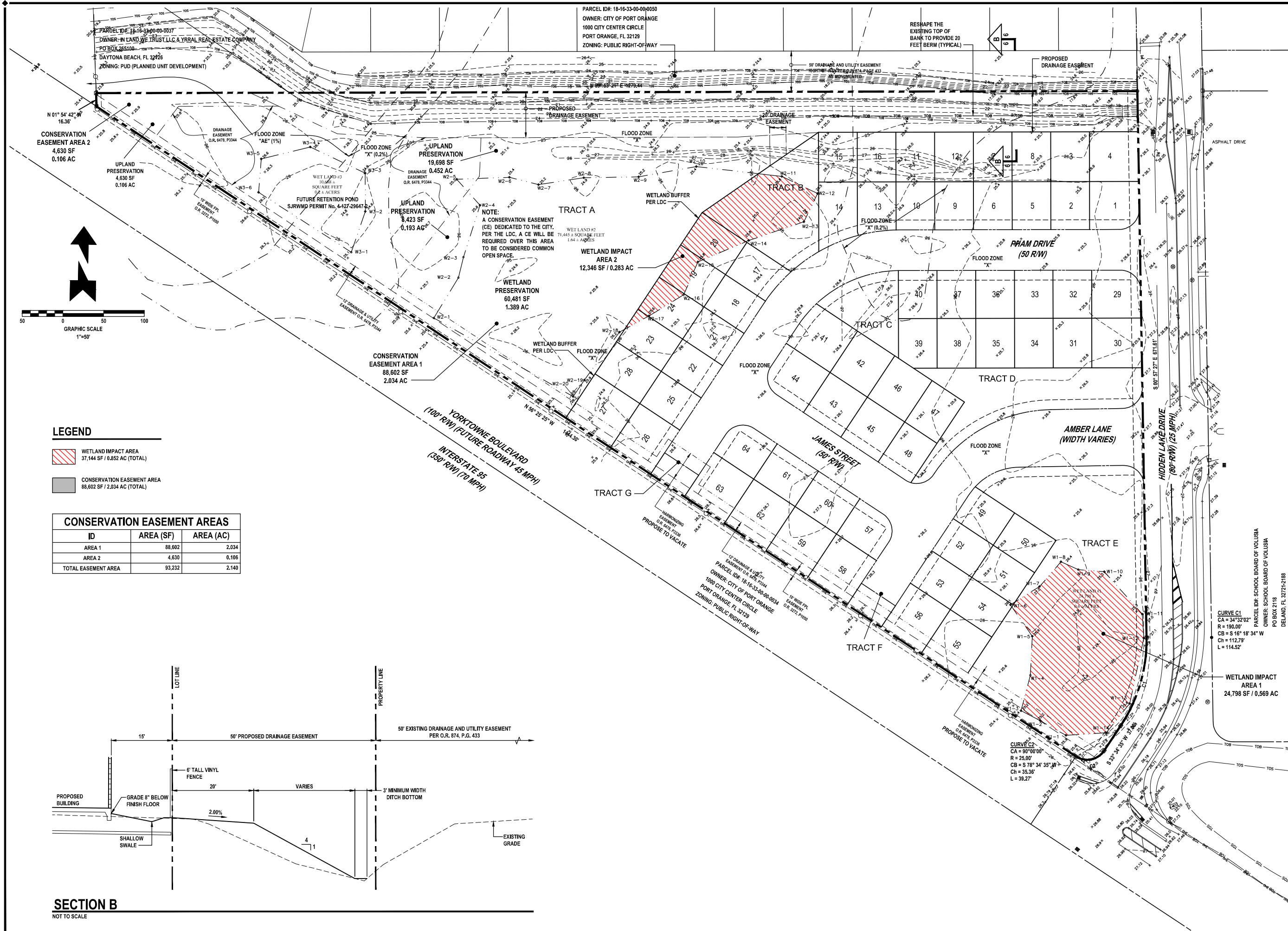


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CONCEPTUAL
DRAINAGE AND UTILITY PLAN
CORNERSTONE GROVE PUD
HIDDEN LAKE DRIVE
PORT ORANGE, FL 32129



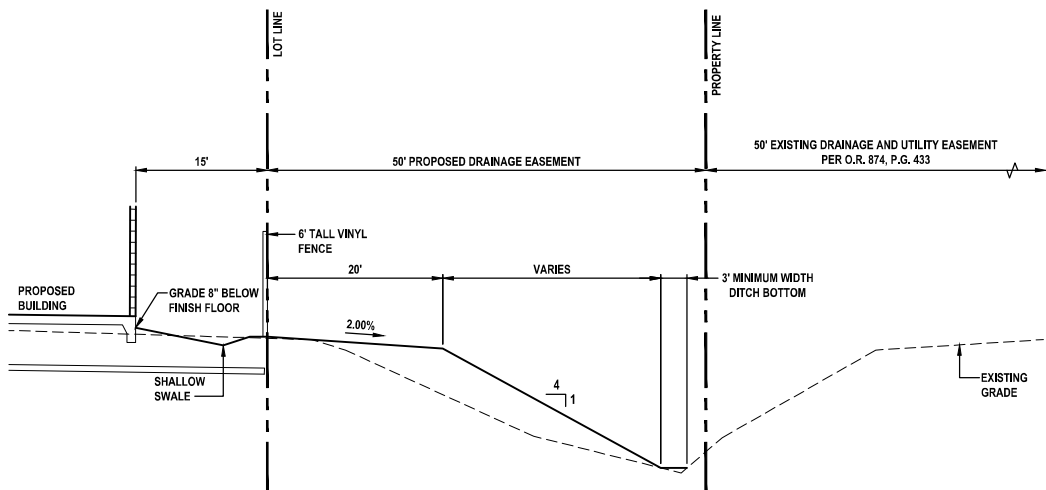
PROJECT No: 2016-237
DATE: OCTOBER 2016
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1"=50'
DRAWING NUMBER



LEGEND

- WETLAND IMPACT AREA
37,144 SF / 0.852 AC (TOTAL)
- CONSERVATION EASEMENT AREA
88,602 SF / 2.034 AC (TOTAL)

CONSERVATION EASEMENT AREAS		
ID	AREA (SF)	AREA (AC)
AREA 1	88,602	2.034
AREA 2	4,630	0.106
TOTAL EASEMENT AREA	93,232	2.140



SECTION B
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
11/10/16	CITY COMMENTS
12/22/16	CITY COMMENTS

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Geosam

CALLUNA DELLA LANE, SUITE 202
NEW SMYRNA BEACH, FL 32178

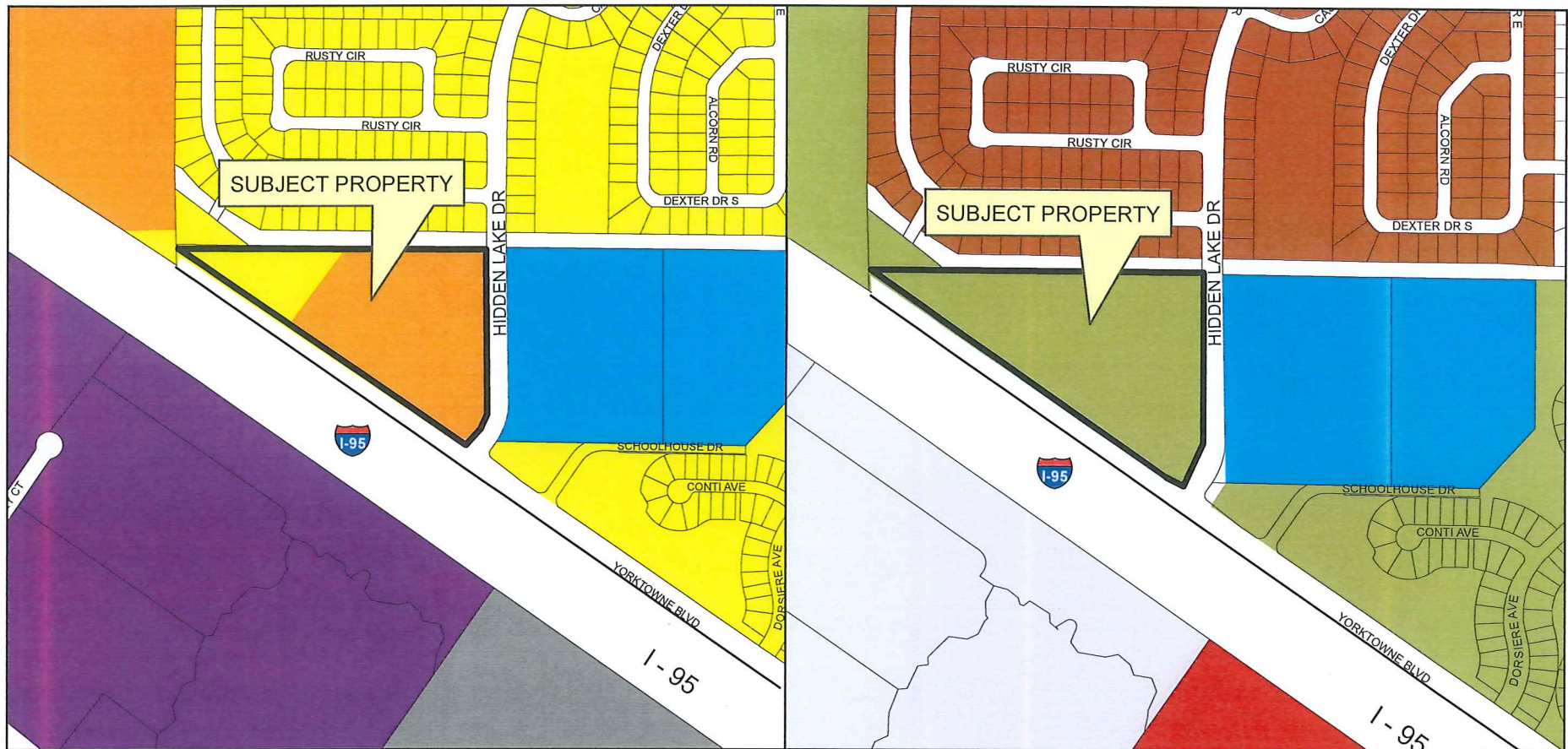
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CONCEPTUAL WETLAND
IMPACT / PRESERVATION MAP
CORNERSTONE GROVE PUD
HIDDEN LAKE DRIVE
PORT ORANGE, FL 32129

HARRY H. NEWKIRK, P.E. # 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT No:	2016-237
DATE:	OCTOBER 2016
DESIGN BY:	HHN
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1"=50'

DRAWING NUMBER
5



FUTURE LAND USE

- Public/Institutional
- Suburban Residential (2-4 Units/Acre)
- Urban Medium Density Residential (4-8 Units/Acre)
- Planned Community
- Warehouse/Industrial

ZONING

- GPU Government/Public Use
- R-8SF Single Family Residential
- PC-A Planned Community-Agricultural
- PUD Planned Unit Development
- PCD Planned Commercial Development

LOCATION MAP - CASE NO. 16-40000007

DEPARTMENT OF COMMUNITY DEVELOPMENT



CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Hawks' Preserve Subdivision

CITY COUNCIL

donald o. burnette, mayor
bob ford, vice mayor
chase tramont, councilman
drew bastian, councilman
scott stiltner, councilman
jake johansson, city manager

PLANNING COMMISSION

john junco, chairperson
lance green, vice chairperson
michael arminio, commissioner
darrel bofamy, commissioner
thomas jordan, commissioner
maria mills-benat, commissioner
newton white, commissioner

UPDATE: JANUARY 04, 2017

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

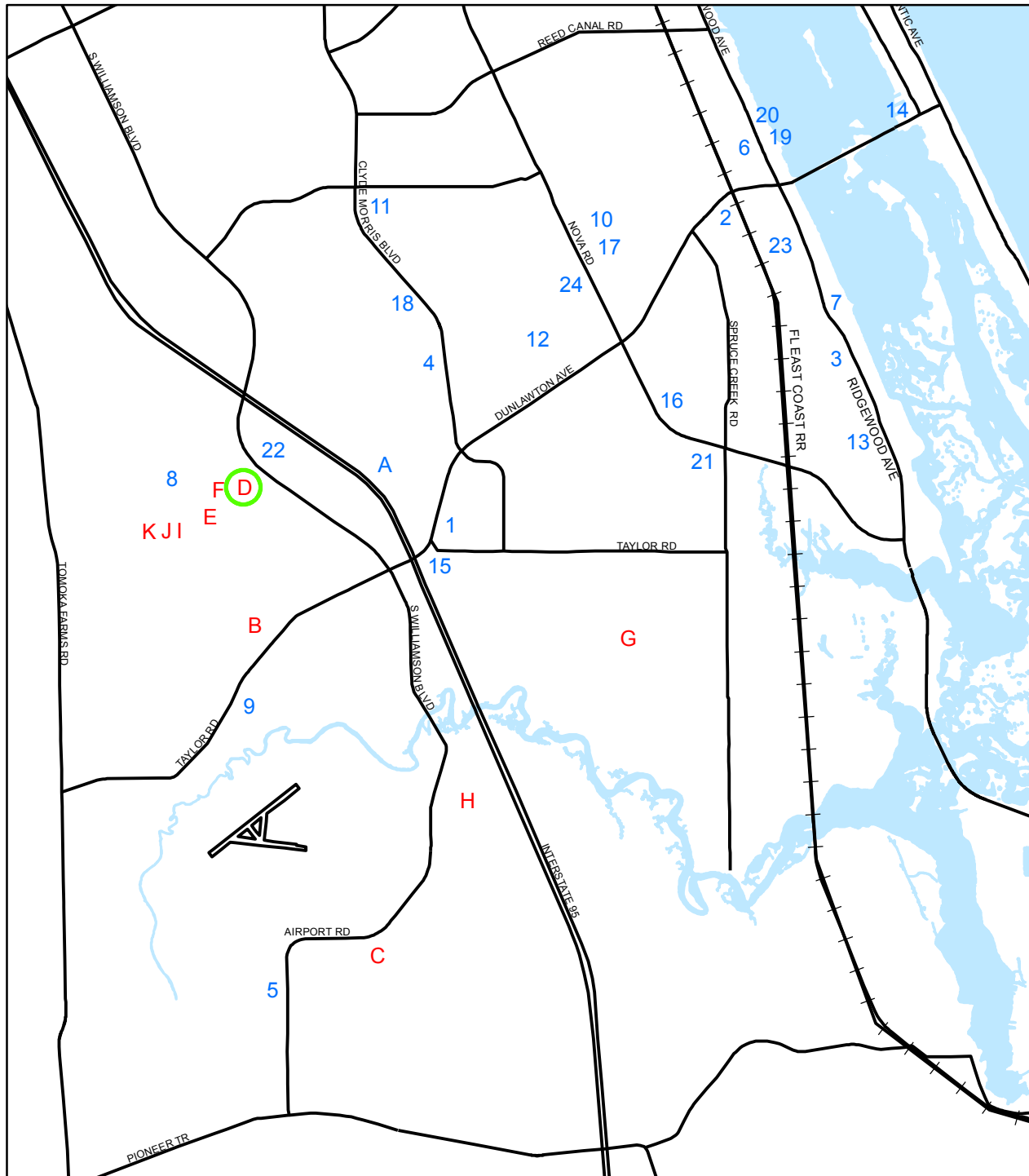
UPDATE: JANUARY 04, 2017

Residential

- A Cornerstone Grove PUD
- B Crane Lakes Golf & Country Club
- C Golf Homes at Cypress Head
- D Hawks Preserve, Phase I
- E Hawks Preserve, Phase II
- F Hawks Preserve Amenity Center
- G King's Landing, Phase I
- H The Pinnacle PUD, Phase II
- I The Sanctuary at Westport
- J Westport Reserve, Phase 2B
- K Westport Reserve, Phase 2C

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Auto Sales Lot
- 4 Badcock Furniture & More
- 5 Benton House ALF
- 6 Charles Street Center
- 7 Clark Prof. Center & Wedding Chapel PCD
- 8 Coraci Sports Park - Pop Warner Field
- 9 Cracker Creek PUD - MDA Amendment
- 10 Cumberland Farms (Nova Road)
- 11 Cumberland Farms (Palmetto Pointe)
- 12 Elite Plaza
- 13 Faris Car Wash
- 14 Hunter Building
- 15 Journey's End Tiki Bar and Grill
- 16 Kid City building expansion
- 17 Port Hole Retail Center
- 18 Ravenwood Veterinary Hospital expansion
- 19 Riverwalk Condo & Point Restaurant
- 20 Riverwalk Park, Phase 1B
- 21 Spruce Creek Center
- 22 Thompson Pump PCD
- 23 Virginia Industrial Park
- 24 Waffle House - Nova Rd.



● New Project ○ Change In Status

RESIDENTIAL DEVELOPMENT PROJECTS

Update: January 4, 2017

 = addition to the development activity report

 = change of status to a particular project

MAP ID		Project	Location	Description	Status								Comments	Case No./ Planner
					Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued		
A		Cornerstone Grove PUD / MDA Amendment	W. side of Hidden Lake Dr., N. of Yorktowne Blvd.	64 duplex units on ±13 acres	X								2nd resubmittal under review; Tentatively scheduled for PC 1/26/17	16-40000007 BRK
B		Crane Lakes Golf & Country Club / site plan modification	1780 Taylor Rd.	Construction of a second driveway into the site, additional 8 mobile home lots, storage area for the golf course, pickle ball courts, and associated site improvements	X								DO pending recording of the SIA	16-82000003 PGC
C		Golf Homes at Cypress Head / site plan	S. side of Airport Rd. between Cypress Head and Waters Edge	52 townhomes on ±6.62 acres	X	X							DO issued 4/18/16	15-80000009 GKP
D		Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	123 single-family lots on ±57 acres	X	X	X	-	X	X	X	X	Complete	14-50000006 16-52000001 PGC
E		Hawks Preserve, Phase II / subdivision (fka Port Orange Plantation, Phase IV D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	66 single-family lots on ±23 acres	X	X	X	-					DO modification issued 6/16/16	14-50000007 16-52000002 PGC
F		Hawks Preserve Amenity Center / site plan	5200 Bear Corn Run	696 SF amenity center building with swimming pool, restrooms, and associated site improvements on 0.54 acres	X	X	X	-	X	X			Under construction	16-80000009 PGC
G		King's Landing, Phase I / subdivision	5931 Hensel Rd.	19 single-family lots on ±32.15 acres of the total 82.2 acres	X								2nd resubmittal under review	16-50000004 TPB
H	The Pinnacle PUD	Phase II, D. O. Modification	E. side of Williamson Blvd. / W. of I-95, S. of Martin Dairy Rd.	64 single-family lots on ±29.72 acres	X	X	X	X	X	X			Under construction	15-52000001 PGC
		Phase II, 2nd D. O. Modification		Amendment to the approved Plat & Plans to include 15 additional SF lots in Ph. 2	X								Scheduled for PC 12/15/16	16-52000003 PGC
I		The Sanctuary at Westport, Phase 2A / site plan	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	360 multi-family apartment units on ±33.63 acres	X	X	X	X	X	X			Under construction	16-80000001 GKP

RESIDENTIAL DEVELOPMENT PROJECTS

Update: January 4, 2017

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
J	Westport Reserve, Phase 2B / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	64 single-family lots on ±140.85 acres	X	X	X	-	X	X			Under construction
K	Westport Reserve, Phase 2C / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	28 single-family lots on ±7.46 acres	X								Tentatively scheduled for CC on 1/17/16

Case No./
Planner

16-50000002
GKP

16-50000003
GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associated site improvements	X							On hold	14-80000014 TPB
2	Atlantic Marine / site plan		520 Dunlawton Ave. (619, 621, 627, & 631 Lemon St. 630 & 632 Ruth St.)	16,910 SF building for boat sales and boat repair and areas for outdoor boat storage for Atlantic Marine along with associated site and off-site improvements	X	X	X	X	X			Under construction	14-80000006 BP #16-0813 TPB
3	Auto Sales Lot / redevelopment		5164 Ridgewood Ave.	800 SF auto sales building with associated site improvements on 0.76 acres	X	X						DO issued 9/9/16	16-80000008 GKP
4	Badcock Furniture & More / site plan		4610 Clyde Morris Blvd.	18,000 SF retail building along with associated site improvements on 1.37 acres	X	X	X	X	X			Under construction	16-80000006 BP #16-3668 PGC
5	Benton House Senior Living and Memory Care Facility PUD / MDA & CDP		812 Airport Rd.	MDA & CDP to develop an 80-bed ALF on ±4.88 acres	X							Scheduled for DRC 1/04/17	16-65000001 PGC
6	Charles Street Center / redevelopment		3670 Ridgewood Ave.	Redevelopment of a 0.60 acre property including a 3,625 SF building and associated site improvements	X	X						DO issued 10/27/16	16-82000004 BRK
7	Clark Professional Center & Wedding Chapel PCD	MDA Amendment	5111 & 5131 Ridgewood Ave.	5th Amendment to the Master Development Agreement and Conceptual Development Plan to provide permitted uses and dimensional requirements	X							Tentatively scheduled for CC 2/07/17	16-40000006 GKP
		Replat		Replat of subject property as a 6-lot subdivision	X							Tentatively scheduled for PC 1/26/17	16-50000005 GKP
8	Coraci Sports Park, Pop Warner field / site plan modification	Site Plan Modification	5200 Coraci Blvd.	Modifications to an existing football field including the construction of permanent grandstands with press box, storage facilities, restrooms, shelter pavilions, and associated site improvements	X	X	X	X	X			Final inspection on hold	15-82000002 BP #15-2549 GKP
		Site Plan Modification		Modification to an existing site plan including the construction of a restroom facility to support the football/multi-purpose field and associated site improvements	X	X						DO issued 12/05/16	16-82000005 GKP

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
9	Cracker Creek PUD / 1st Amendment to the MDA & CDP	1815 Taylor Rd.	Amendment to the Master Development Agreement and Conceptual Development Plan to add Assisted Living Facility to the list of permitted uses on 9.75 acres	X	-	-	-	-	-	-	-	Approved by CC 12/13/16	16-20000002 16-40000005 PGC
10	Cumberland Farms (Nova Rd./Herbert St.) (Fka Booth's Bowery) / site plan	3657 Nova Rd.	Demolition of a 15,000 SF building (Booth's Bowery) and construction of a 5,000 convenience store and 10 fueling dispensers and associated site improvements on 1.35 acres	X	X							DO issued 8/31/16	16-80000004 BP #16-3188 GKP
11	Cumberland Farms (Palmetto Pointe) / site plan	3803 Clyde Morris Blvd.	4,952 SF convenience store with 8 fueling dispensers and associated site improvements on 1.44 acres	X	X							DO issued 9/23/16	16-80000002 BP #16-2288 GKP
12	Elite Plaza / site plan	3821 Woodbriar Tr.	9,912 SF medical office building and associated site improvements on 1.5 acres	X								Awaiting 2nd resubmittal	16-80000011 GKP
13	Faris Car Wash / redevelopment	5476 Ridgewood Ave.	3,000 SF 4-bay car wash building and associated site improvements on 0.95 acres	X	X							DO issued 10/20/16	16-80000007 16-55000002 BP #16-4046 PGC
14	Hunter Building / redevelopment	59 Dunlawton Ave.	Redevelopment of a 0.57 acre property including a 5,132 SF warehouse building and associated site improvements	X	X	X	-	X	X			Under construction	16-80000005 BP #16-2573 PGC
15	Journey's End Tiki Bar and Grill / site plan	5800 Journey's End Way	6,000 SF restaurant and associated site improvements on 1.4 acres	X	X							DO issued 11/23/16	16-80000010 BRK
16	Kid City / site plan modification	3911 Nova Rd.	2,672 SF building addition with associated site improvements on 1.21 acres	X								Awaiting 1st resubmittal	16-82000006 BRK
17	The Port Hole Retail Center	930 Herbert St.	Redevelopment of an existing 5,562 SF bar/retail store with associated site improvements on 0.50 acres	X	X	X	X	X	X			Under construction	15-80000010 GKP
18	Ravenwood Veterinary Hospital Expansion / site plan	4542 Clyde Morris Blvd.	Expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X	X	X	X	X	X			Under construction	16-82000001 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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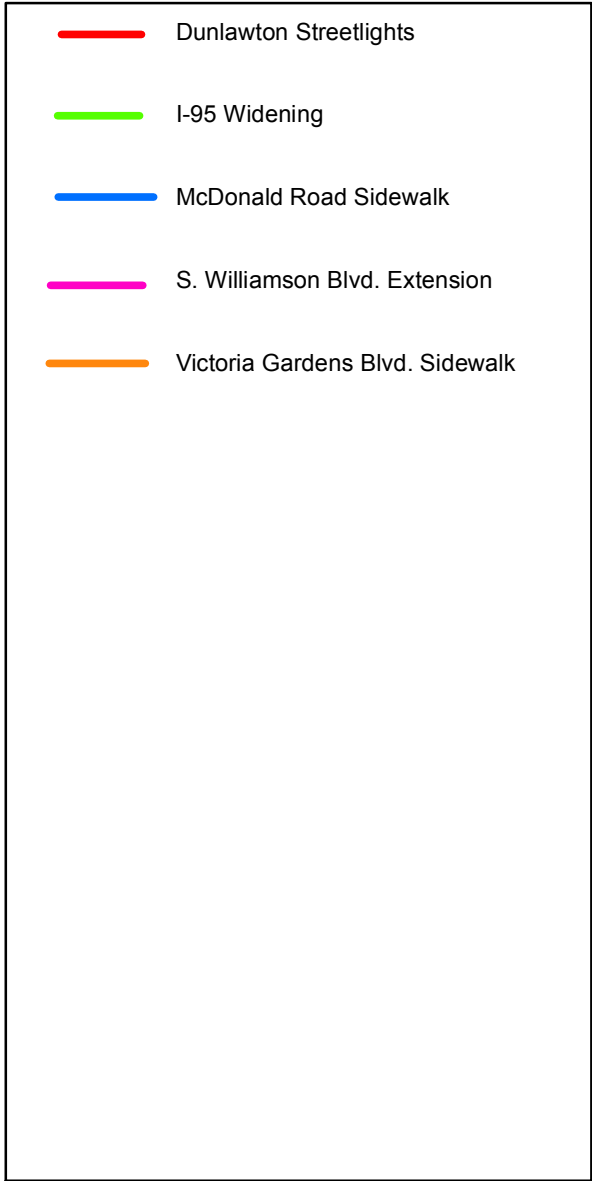
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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
19	Riverwalk Condominium & Point Restaurant	Site plan	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	X								Awaiting 2nd resubmittal	16-80000003 TPB
20	Riverwalk Park / new construction	Phase 1B	3459 Ridgewood Ave.	X	X	X	-	X	X			Under construction	15-80000005 PGC
21	Spruce Creek Center / site plan modification	4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X	X	X	X	X	X	X		1st Final inspection held 9/20/16	14-82000008 GKP
22	Thompson Pump PCD / MDA & CDP	SE corner of Hockney Ave. and S. Williamson Blvd.	MDA & CDP on ± 15.45 acres for development of a manufacturing facility	X								Scheduled for CC 1/17/17	16-40000008 TPB
23	Virginia Industrial Park / new construction	515 Virginia Ave.	5 building office/warehouse complex with associated site improvements	X	X	X	X	X	X			Building permit under review for 539 Virginia Ave.	01-80000019 TPB
24	Waffle House Nova Rd. / new construction	3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X	X	X	X	X	X			Under construction	15-80000007 BP #15-2908 GKP

**ROADWAY DEVELOPMENT
PROJECTS**

UPDATE: JANUARY 4, 2017

-  Dunlawton Streetlights
-  I-95 Widening
-  McDonald Road Sidewalk
-  S. Williamson Blvd. Extension
-  Victoria Gardens Blvd. Sidewalk



Project	Description	Jurisdiction	Status
Dunlawton Streetlights (US1 to Spruce Creek Road)	Install streetlights along Dunlawton Ave. from US1 to Spruce Creek Rd.	TPO/FDOT	Awaiting authorization of FDOT required redesign
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction / 53% Complete Est. completion 04/2018
McDonald Road Sidewalk	Construct an 5'-wide sidewalk on the south side of Madeline Ave., the west side of McDonald Rd., and the south side of Charles St. from Sugar House Dr. to 6th St.	City/TPO	Awaiting approval of Supplemental LAP Agreement
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Open to traffic
Victoria Gardens Blvd. Sidewalk	Construct an 8'-wide sidewalk along the east/south side of Victoria Gardens Blvd. from Clyde Morris Blvd. to Appleview Way	City/TPO	60% design complete