



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, December 14, 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

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. Case No. 17-40000005
MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT
PLAN/IN LAND WE TRUST PLANNED UNIT DEVELOPMENT
West side of the Hidden Lake Subdivision, north of the Cornerstone Grove
Subdivision

A proposal to establish the In Land We Trust 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

6. Commissioner Comments
7. 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 AN 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. CITYCLERK@PORT-ORANGE.ORG AS FAR IN ADVANCE AS POSSIBLE. BUT

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
NOVEMBER 16, 2017

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman Lance Green at 5:34 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL:

Present: Lance Green
John Junco
Newton White
Thomas Jordan
Mike Arminio
Maria Mills-Benat

Absent: Bo Bofamy (excused)

Also Present: Matthew Jones, Deputy City Attorney
Michelle Cusella, City Clerk's Office

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the October 26, 2017 Minutes as presented was made by Commissioner Arminio, and Seconded by Vice Chairman White. Motion carried unanimously by roll call vote.

5. Case No. 17-40000001

EIGHTH AMENDMENT TO THE AMENDED AND RESTATED PORT ORANGE GATEWAY CENTER PLANNED COMMERCIAL DEVELOPMENT (PCD) MASTER DEVELOPMENT AGREEMENT (MDA) AND CONCEPTUAL DEVELOPMENT PLAN (CDP)
1771 Dunlawton Avenue

Continued from the July 27, 2017 Planning Commission meeting - A request by the applicant to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Amended and Restated Port Orange Gateway Center Planned Commercial Development (PCD) to allow one new outparcel lot (Lot 3A) to be created from the existing Super Target lot (Lot 3), establish dimensional requirements for the new lot, as well as signage requirements.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

Penelope Cruz, Principal Planner, presented an overview of the proposed amendment and reminded the Commission of this item being brought back after the applicant requested a continuance from the July 27, 2017 meeting.

Chairman Green asked about Lot 3A being included in the parcel.

Jason Cruz, applicant for property, explained it's an excess of parking in the area, its overflow parking area which was requested by Target.

Commissioner Jordan asked the applicant how many signs will be on this new property.

Mr. Cruz stated there will be two signs, one is already existing at the location and there will be one additional sign added.

Chairman Green asked about tenants and vacancies.

Mr. Cruz advised there are 3 out of 4 vacancies filled.

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

6. Case No. 17-50000003

SUBDIVISION REPLAT/PORT ORANGE GATEWAY CENTER LOT 3
1771 Dunlawton Avenue

Continued from the July 27, 2017 Planning Commission meeting - A request by the applicant to replat Lot 3 (Super Target parcel) of the Port Orange Gateway Center Subdivision to create two lots (Lot 3A and modified existing Lot 3).

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

Ms. Cruz presented an overview of the proposed replat and reminded the Commission of this item being brought back after the applicant requested a continuance from the July 27, 2017 meeting.

Discussion for item #6 was combined with item #5.

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

7. Case No. 17-50000007

SUBDIVISION PLAT AND PLANS/JOURNEY'S END SUBDIVISION 1ST ADDITION
5850 Journey's End Way, located east of I-95, at the end of Journey's End Way

A request by the applicant to subdivide +/- 6.7 acres of the Journey's End Planned Commercial Development (PCD) into two commercial lots, along with associated subdivision improvements.

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

Tim Burman, Interim Community Development Director, presented an overview of the proposed plat and plans.

Vice Chairman White asked what the permitted uses are for Lot 1.

Mr. Burman stated the allowances are restaurants, retails, banks, services and offices.

Chairman Green stated his concerns with the influx of storage units and questioned the buffer allowance in the MDA.

Mark Dowst, Engineer for applicant, stated this piece was added in 2008 when the uses were established for this land. This plat will not affect or change the uses, as it simply follows the blueprint laid out in 2008.

Chairman Green stated his same concerns from 2008 is how this land will be buffered from the nine residents who reside behind the land.

Dexter Copp, citizen, feels this proposal is the best suited request for this land and believes there should be a fence around the property for neighboring homes.

Motion to approve was made by Commissioner Arminio, and Seconded by Vice Chairman White. Motion carried 4-2 by roll call vote with Commissioner Jordan and Chairman Green voting no.

8. 2018 PROPOSED PUBLIC HEARING AND DEVELOPMENT REVIEW CALENDAR

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

Mr. Burman presented the proposed 2018 public hearing and development review calendar.

Commissioners agreed on the proposed dates unanimously.

9. Case No. 17-27500001 COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT/2017 ANNUAL UPDATE

Update to amend the Comprehensive Plan Capital Improvements Element (CIE) in accordance with Florida Statutes.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org

Ms. Cruz provided details of an update to the Comprehensive Plan Capital Improvements.

Ms. Cruz stated this annual capital improvement plan is required per state law and is not creating anything new but simply taking the already adopted capital improvement program and taking those items that are related to concurrency and putting them into the Comprehensive Plan per state law.

Motion to approve was made by Commissioner Arminio, and Seconded by Vice Chairman White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

10. 2017 Concurrency Management Report

Commissioner Arminio questioned the road systems.

Ms. Cruz explained the letter rating in the report is not a grade, but just a level.

Ms. Cruz advised Staff is working on a fair share program.

11. Commissioner Comments-

Commissioner Mills-Benat asked about the tennis courts on Nova Road between the subdivisions Park Wood and Deep Forest, which need tending to.

Mr. Burman advised Code Enforcement would need to go out and look at the property.

Discussion ensued about some of the downed signs along Dunlawton Avenue that are still down from the hurricane.

Mr. Burman advised the city is working with the business owners to get those fixed.

12. Staff Comments- Mr. Burman reminded the next Planning Commission Meeting is on December 14th.

D. PUBLIC COMMENTS- There were none.

E. ADJOURNMENT: 7:13 p.m.

Chairman Lance Green



STAFF REPORT

Master Development Agreement and Conceptual Development Plan for the In Land We Trust PUD
CASE NO. 17-40000005

REQUEST:	To approve the In Land We Trust Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for an existing PUD without an active MDA and CDP
OWNERS:	In Land We Trust LLC & Yrral Real Estate Company
LOCATION:	West of Hidden Lake Subdivision, north of Cornerstone Grove Subdivision
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Tim Burman, Planning Manager (386) 506-5675
PLANNING COMMISSION:	December 14, 2017

INTRODUCTION:

The proposed Master Development Agreement (MDA) and Conceptual Development Plan (CDP) is for an existing Planned Unit Development (PUD) without an active MDA or CDP (Exhibit 1). If approved, the property owners intend to develop the +/- .77-acre parcel located on the west side of the Hidden Lake Subdivision, north of the Cornerstone Grove Subdivision (Figure 1 - Location Map) with a detached single-family dwelling.

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. 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 *Suburban Residential* (2-4 units/acre) and its zoning of PUD foreshadows the intent that the property be developed for residential purposes. The Future Land Use and Zoning maps for the subject property and the adjacent properties are attached (Exhibit 2).

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. Specific development requirements listed the MDA and LDC will be finalized with the building permit.

The subject property is currently undeveloped. The property is adjacent to the Hidden Lake Subdivision; however, access to the streets in the subdivision would require the construction of a bridge, similar to the bridge over the canal between Thomas Drive (Willow Run Subdivision) and Esplande Avenue (Oakbrook Subdivision).

As part of the MDA, the property owner will be required to provide the City land for right-of-way for the extension of Yorktowne Boulevard and a 12-foot drainage and utility easement, as generally depicted on the CDP. Access to the property will then be provided through a single driveway stub from Yorktowne Boulevard. A driveway apron will be constructed up to the right-of-way line as part of the Yorktowne Boulevard improvements. Prior to the issuance of a Certificate of Occupancy for the single-family dwelling, the portion of Yorktowne Boulevard between Hidden Lake Drive and Willow Run Boulevard is to be a completed and open public right-of-way.

If approved, the proposed In Land We Trust MDA and CDP will provide the regulatory framework for the development of the subject property with a single-family dwelling. The general layout and lot improvements associated with single-family dwelling will comply with the all requirements of the Land Development Code (LDC) and the MDA.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The +/- 0.77-acre subject property is designated *Suburban Residential* (2-4 units/acre) on the City's Future Land Use Map (Exhibit 2). Specifically, the Comprehensive Plan states that the *Suburban Residential* category is generally characterized by detached or attached single-family homes on lots one quarter-acre in size or more. The overall density of the project is consistent with the Future Land Use designation of the property and with the intent of the underlying Future Land Use designation.

STAFF DEVELOPMENT REVIEW COMMITTEE REVIEW:

The Staff Development Review Committee (SDRC) has reviewed the proposed MDA and CDP and there are a few formatting comments that need to be addressed prior to this item being placed on a City Council Agenda.

RECOMMENDATION:

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

ATTACHMENTS:

1. Exhibit 1 - In Land We Trust PUD Master Development Agreement and Conceptual Development Plan
2. Exhibit 2 - Current Zoning and Future Land Use Maps of the subject property and adjacent properties.

EXHIBIT 1

IN LAND WE TRUST PLANNED UNIT DEVELOPMENT

MASTER DEVELOPMENT AGREEMENT

CITY OF PORT ORANGE, a Florida municipal corporation ("City"), and **IN LAND WE TRUST LLC & YRRAL REAL ESTATE COMPANY** ("Property Owner"), 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 "In Land We Trust", involves approximately # 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 In Land We Trust & YRRAL Real Estate Company signatory to this Master Development Agreement (MDA). This MDA between the City and Property Owner shall revoke any and all prior development agreements applicable to the Property.

2. DEVELOPMENT CONCEPT

The In Land We Trust PUD provides for a single-family residential development with a maximum of one (1) single-family residential lot.

3. DEVELOPMENT AGREEMENTS 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 CDP"), attached as Exhibit "B", for the Property which generally depicts the planned features or improvements to the Property. Collectively, this MDA and the CDP for the property may be referred to as the "plan". 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 the 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

The development of the property shall be used for residential purposes and developed with a maximum of one (1) single-family dwelling on the Property. The PUD will provide for a compatible residential development that is consistent with the surrounding land use pattern. Prior to development on the property, the Yorktowne Boulevard extension between Hidden Lake Drive and Willow Run Boulevard shall be completed and open to the public. Access to the proposed residential lot shall be provided through a single driveway stub from Yorktowne Boulevard

Prior to issuance of a building permit to construct a single-family dwelling, the property owner at that time shall provide a drainage maintenance easement extending 20' beyond the top of bank of the canal that bisects the Property. No structures, accessory structures, fencing, or landscaping shall be placed or installed within the drainage maintenance easement over the canal.

5. DIMENSIONAL REQUIREMENTS

Dimensional requirements for a dwelling and lot along with the lot configuration within the PUD are generally depicted on the CDP and listed below. The total number of single-family dwelling lots shall not exceed one (1) lot on the PUD property.

	Single-Family Dwelling
Minimum Living Area:	1,000 Sq. Ft.
Maximum Building Coverage:	35%
Minimum Open Space:	40%
Minimum Building Setbacks:	
Front:	30 Ft.
Side:	5 Ft.
Rear:	25 Ft.
Maximum Building Height:	35 Ft.

6. ROADS AND ACCESS

Property Owner shall provide to the City an executed Deed of Dedication and 12-foot Utility Easement prior to the Second Reading of this MDA, as generally depicted on Exhibit "C" attached hereto.

Access to the proposed residential lot shall be provided through a single driveway stub from Yorktowne Boulevard. A driveway apron and driveway will be constructed as part of the Yorktowne Boulevard improvements to the right-of-way line.

7. SANITARY WASTE, POTABLE WATER, AND RECLAIMED WATER

Development of the property shall comply with the requirements in the City's Land Development Code.

8. STORMWATER

Development of the property shall comply with the requirements in the City's Land Development Code and the rules and regulations of the St. Johns River Water Management District.

9. MAINTENANCE OF LOT

The owners of a lot in the PUD will be responsible for the upkeep and maintenance of their lot as required by the City's Land Development Code and Code of Ordinances.

10. ENVIRONMENTAL CONSIDERATIONS

The PUD shall comply with the tree preservation requirements of the City's Land Development Code. The Owner shall comply with all rules, statutes, laws and regulations pertaining to protected wildlife species. Compliance with City Environmental Protection Code may necessitate modifications to the Conceptual Plan.

11. EXPIRATION

The duration of this MDA shall not exceed ten (10) years from the date the portion of Yorktowne Boulevard between Hidden Lake Drive and Willow Run Boulevard is completed and is an open public right-of-way. 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.

12. EFFECTIVE DATE

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

13. AMENDMENTS

Amendments to this MDA, other than minor modifications to the Conceptual Plan, 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 Planning Commission.

- A. Notice of intent to consider an amendment to this MDA shall be published by the City, at the Owner'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 the portion of the PUD Property subject to the proposed amendment, the nature of the proposed amendment, and the following information to the extent applicable:
 - a. Changes in permitted, conditional, and/or prohibited uses proposed;
 - b. Changes in population densities proposed; and

- c. Changes in building intensities and/or heights proposed.
- E. The notices shall specify a place where a copy of the proposed amendment can be obtained.

14. CONFORMANCE WITH THE LAWS

The Owner 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 and for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at a public expense, and that Owner's successor's in title will be bound by Owner's commitments made in this MDA.
- C. To be bound by all City codes and ordinances that are not in conflict with provisions of the MDA.

15. 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.

16. 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]

Exhibit "A"

18-16-33 TRIANG PARCEL IN W 253.43 FT OF N 304.2 FT OF NW 1/4 EXC HIDDEN LAKES PH
IV-13 MB 41 PG 55 PER OR 4343 PG 2705 PER OR 6182 PGS 2485-2486

DECEMBER 5, 2017
CASE NO. 17-40000005

02/19/14

SCALE: 1" = 300'

 $1'' = 300'$  $1'' = 300'$

Minimum Living Area:	1,000 Sq. Ft.
Maximum Building Coverage:	35%
Minimum Open Space:	40%
Minimum Building Setbacks:	
Front:	30 Ft.
Side:	5 Ft.
Rear:	25 Ft.
Maximum Building Height:	35 Ft.

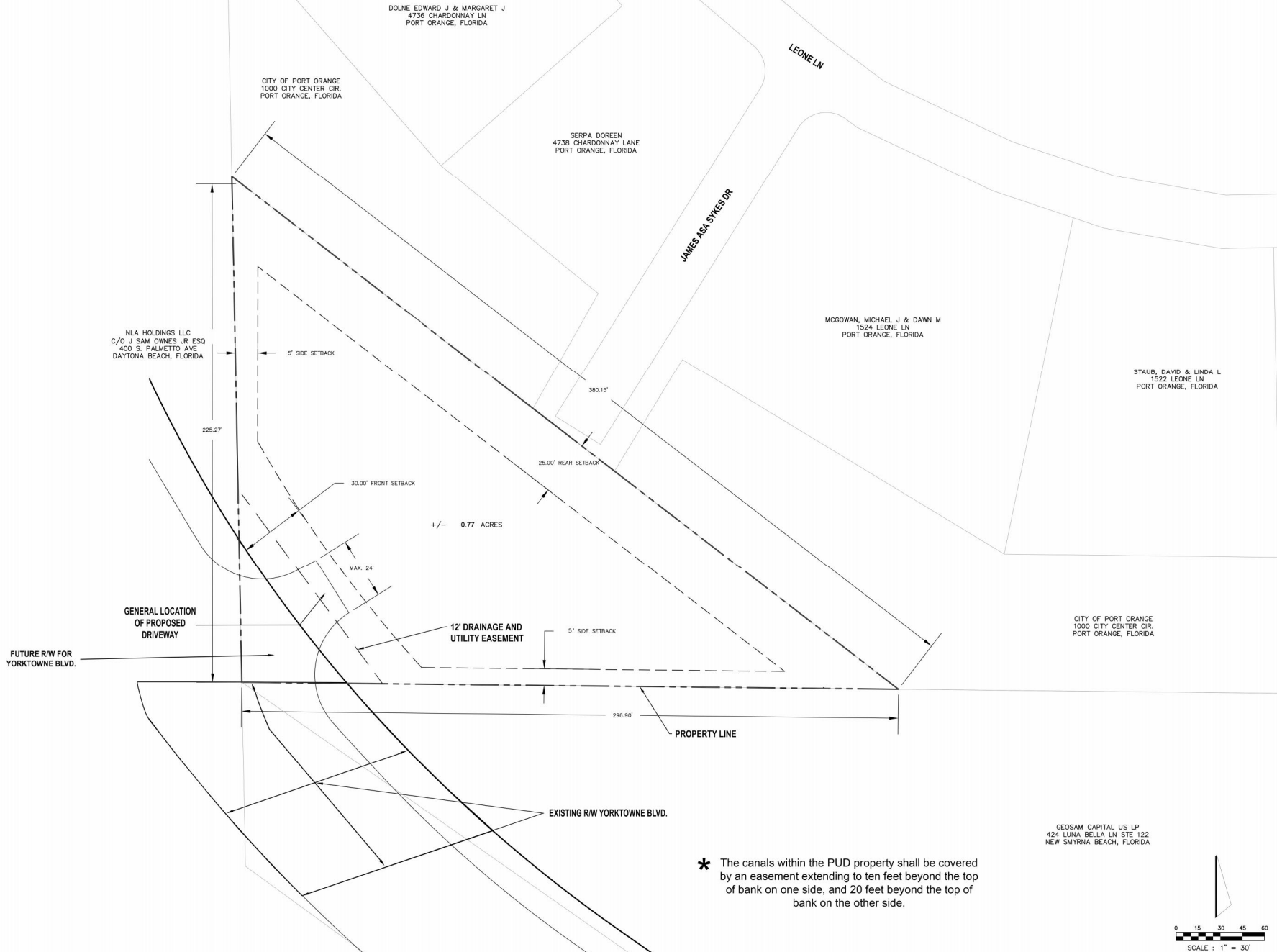
Parcel I.D.:	6318-00-00-0037
Zoning:	PUD
Future Land Use Designation:	Suburban Residential (2-4 Units/Acre)
Acreage:	0.77

CITY OF PORT ORANGE

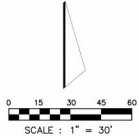
FOR REVIEW ONLY NOT FOR
CONSTRUCTION

SCALE: NOT TO SCALE

SHEET: CON1 OF 2



* The canals within the PUD property shall be covered by an easement extending to ten feet beyond the top of bank on one side, and 20 feet beyond the top of bank on the other side.



DATE		REVISIONS		BY

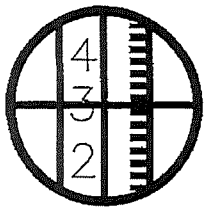
FOR REVIEW ONLY NOT FOR CONSTRUCTION

IN LAND WE TRUST
PLANNED UNIT DEVELOPMENT
CONCEPT PLAN

CITY OF PORT ORANGE
VOLusia COUNTY, FLORIDA

SCALE: 1" = 30'

SHEET: CON2 OF 2



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

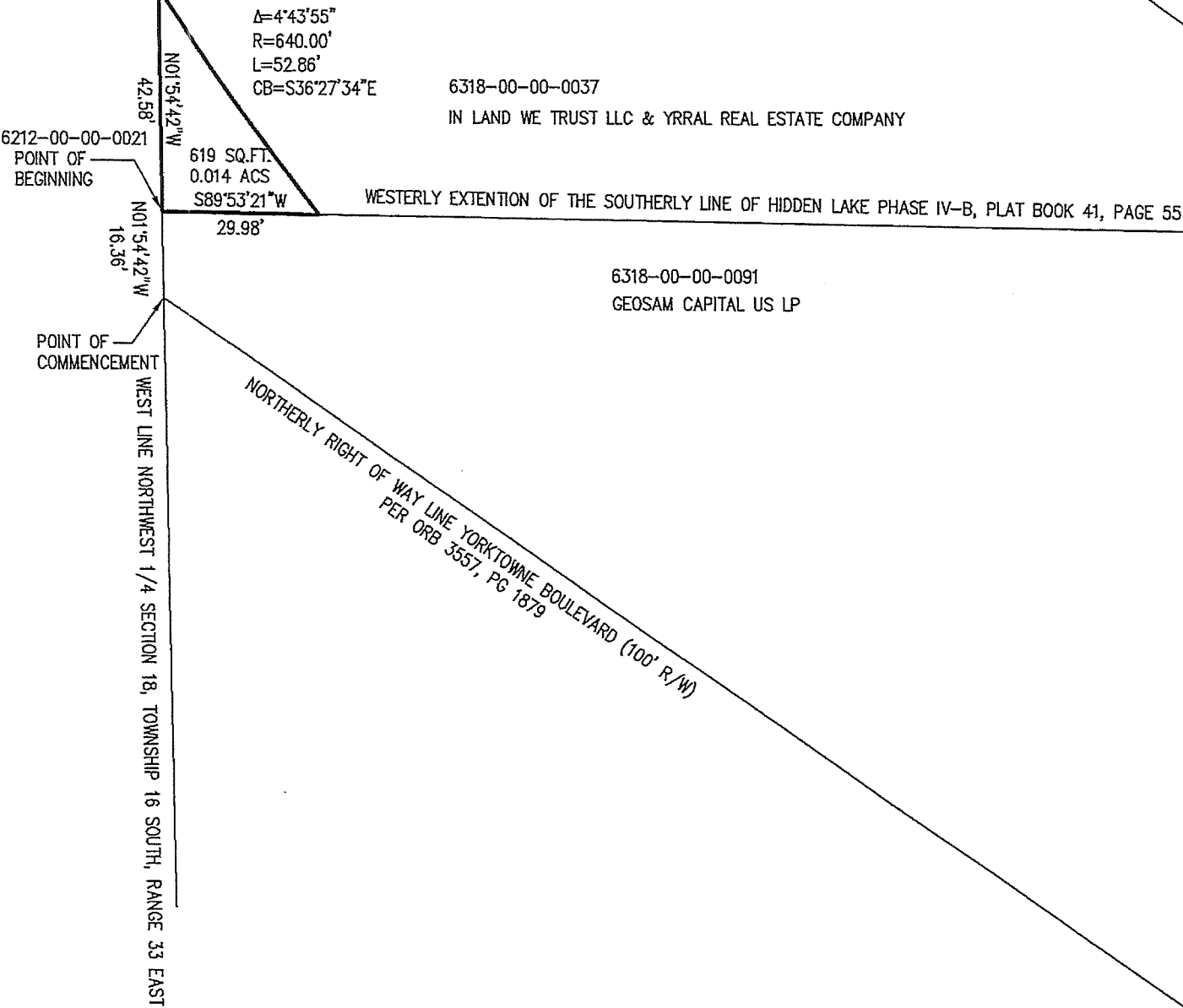
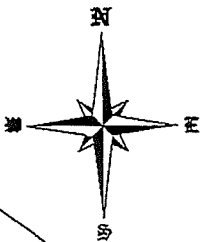
3921 NOVA ROAD

PORT ORANGE, FL. 32127

(386) 761-5385

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SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY
FOR: THE CITY OF PORT ORANGE, FLORIDA
DESCRIPTION: A PORTION OF SECTION
18, TOWNSHIP 16 SOUTH, RANGE 33
EAST. SEE SHEET 2 FOR LEGAL
DESCRIPTION

NORTH R/W
JOB #17-1303

ABBREVIATIONS

(P)	PLATTED DIMENSION
(D)	DEEDED DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
ID	IDENTIFICATION
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
C	CENTERLINE
D	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY

SHEET 1 OF 2

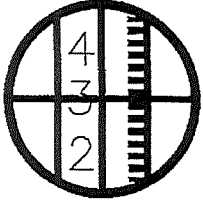
LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION

SCALE: 1"=30'

FIELD BOOK:

PAGE:



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385

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SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE ASSUMED NORTH WITH THE BEARING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST BEING N01°54'42"W.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

DESCRIPTION (NORTH RIGHT OF WAY PARCEL)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 WITH THE NORTHERLY RIGHT OF WAY LINE OF YORKTOWNE BOULEVARD, A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3557, PAGE 1879, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN N01°54'42"W ALONG SAID WEST LINE, 16.36 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF HIDDEN LAKE PHASE IV-B, AS RECORDED IN PLAT BOOK 41, PAGE 55, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE N01°54'42"W, 42.58 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 04°43'55" AND A CHORD BEARING S36°27'34"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 52.86 FEET TO THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF HIDDEN LAKE PHASE IV-B; THENCE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE S89°53'21"W, 29.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 619 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

REFERENCE:

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
SKETCH OF DESCRIPTION	CITY OF PORT ORANGE, FLORIDA	11-7-17	17-1303

SHEET 2 OF 2

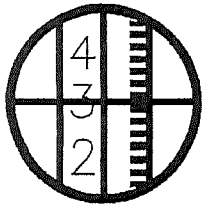
VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

FOR: THE CITY OF PORT ORANGE, FLORIDA

DATE	JOB NO.	P.C.	DRW.	CHECKED BY
NOVEMBER 7, 2017	17-1303 S.R.W.		JZ	JZ
SKETCH OF DESCRIPTION				
BOUNDARY SURVEY				
TOPOGRAPHIC SURVEY				
FOUNDATION LOCATED				
FINAL IMPROVEMENTS				
RECERTIFICATION				
PROPOSED HOUSE LOCATION				

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KRUGER, P.L.S. NO. 4722
C.O. VAN KLEECK JR., P.S.M. NO. 6149
MICHAEL S. MURPHY, P.S.M. NO. 6208



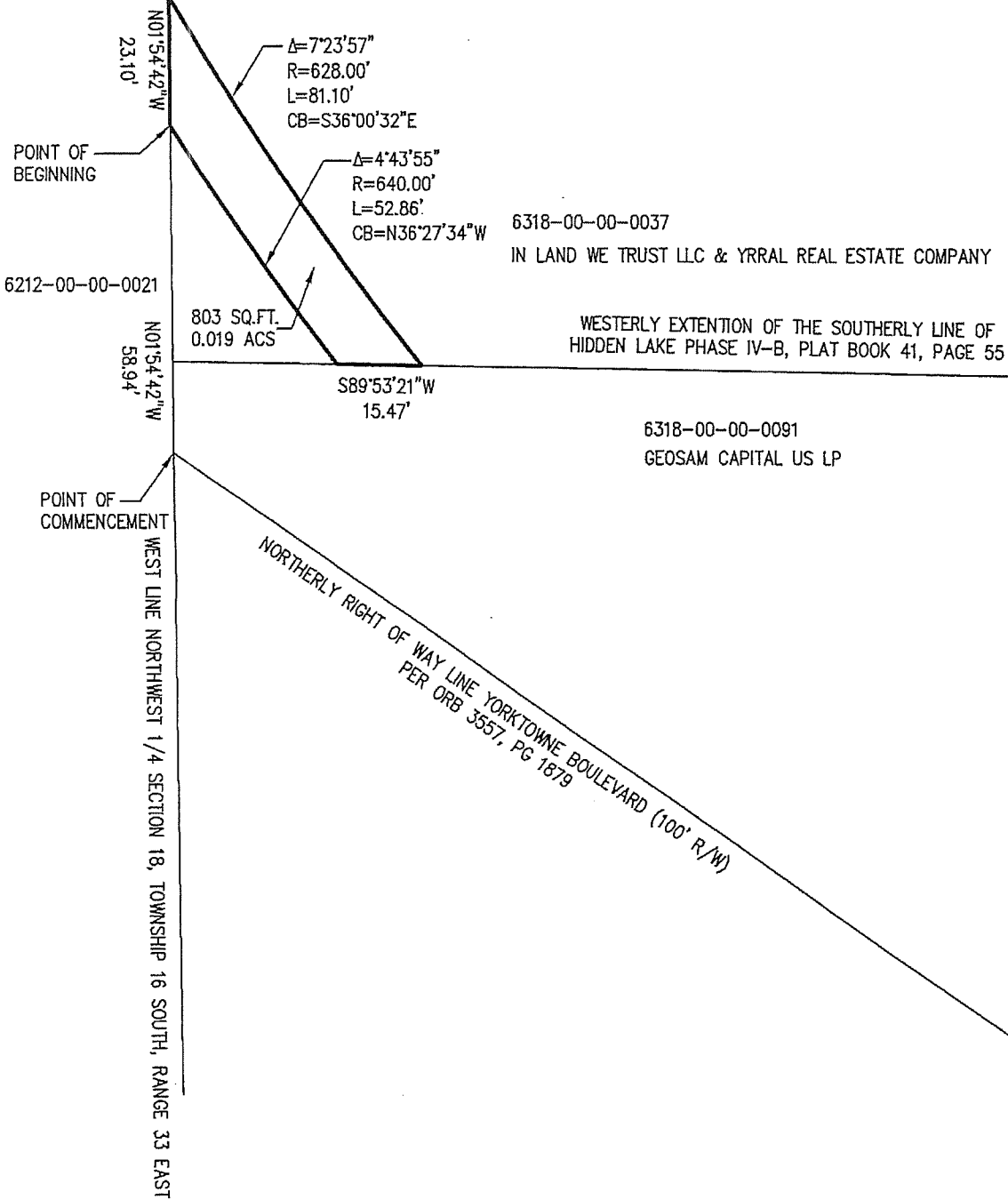
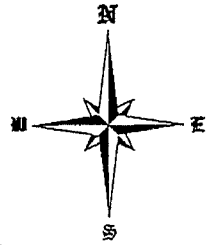
SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385

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SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

FOR: THE CITY OF PORT ORANGE, FLORIDA

DESCRIPTION: A PORTION OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST. SEE SHEET 2 FOR LEGAL DESCRIPTION

NORTH EASEMENT
JOB #17-1303

SCALE: 1"=30'

FIELD BOOK:

PAGE:

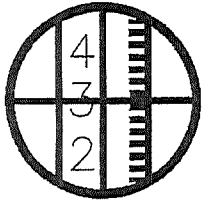
ABBREVIATIONS

(P)	PLATTED DIMENSION
(D)	DEEDED DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
ID	IDENTIFICATION
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
CL	CENTERLINE
D	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY

SHEET 1 OF 2

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION



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SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE ASSUMED NORTH WITH THE BEARING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST BEING N01°54'42"W.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

DESCRIPTION (NORTH EASEMENT)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 WITH THE NORTHERLY RIGHT OF WAY LINE OF YORKTOWNE BOULEVARD, A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3557, PAGE 1879, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN N01°54'42"W ALONG SAID WEST LINE, 58.94 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE N01°54'42"W, 23.10 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 628.00 FEET, A CENTRAL ANGLE OF 07°23'57" AND A CHORD BEARING S36°00'32"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 81.10 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF HIDDEN LAKE PHASE IV-B, AS RECORDED IN PLAT BOOK 41, PAGE 55, SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY LINE S89°53'21"W, 15.47 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 04°43'55" AND A CHORD BEARING N36°27'34"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 52.86 FEET TO THE POINT OF BEGINNING.
CONTAINING 803 SQUARE FEET OR 0.019 ACRES, MORE OR LESS.

REFERENCE:

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
SKETCH OF	CITY OF PORT ORANGE, FLORIDA	11-7-17	17-1303
DESCRIPTION			

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

FOR: THE CITY OF PORT ORANGE, FLORIDA

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION	NOVEMBER 7, 2017	17-1303 S.RW		JZ	JZ
BOUNDARY SURVEY					
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECERTIFICATION					
PROPOSED HOUSE LOCATION					

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

J.E. ZAPERT, P.L.S. NO. 4046
STEVEN T. KROGER, P.L.S. NO. 4722
C.O. VAN KLEECK JR., P.S.M. NO. 6149
MICHAEL S. MURPHY, P.S.M. NO. 6208

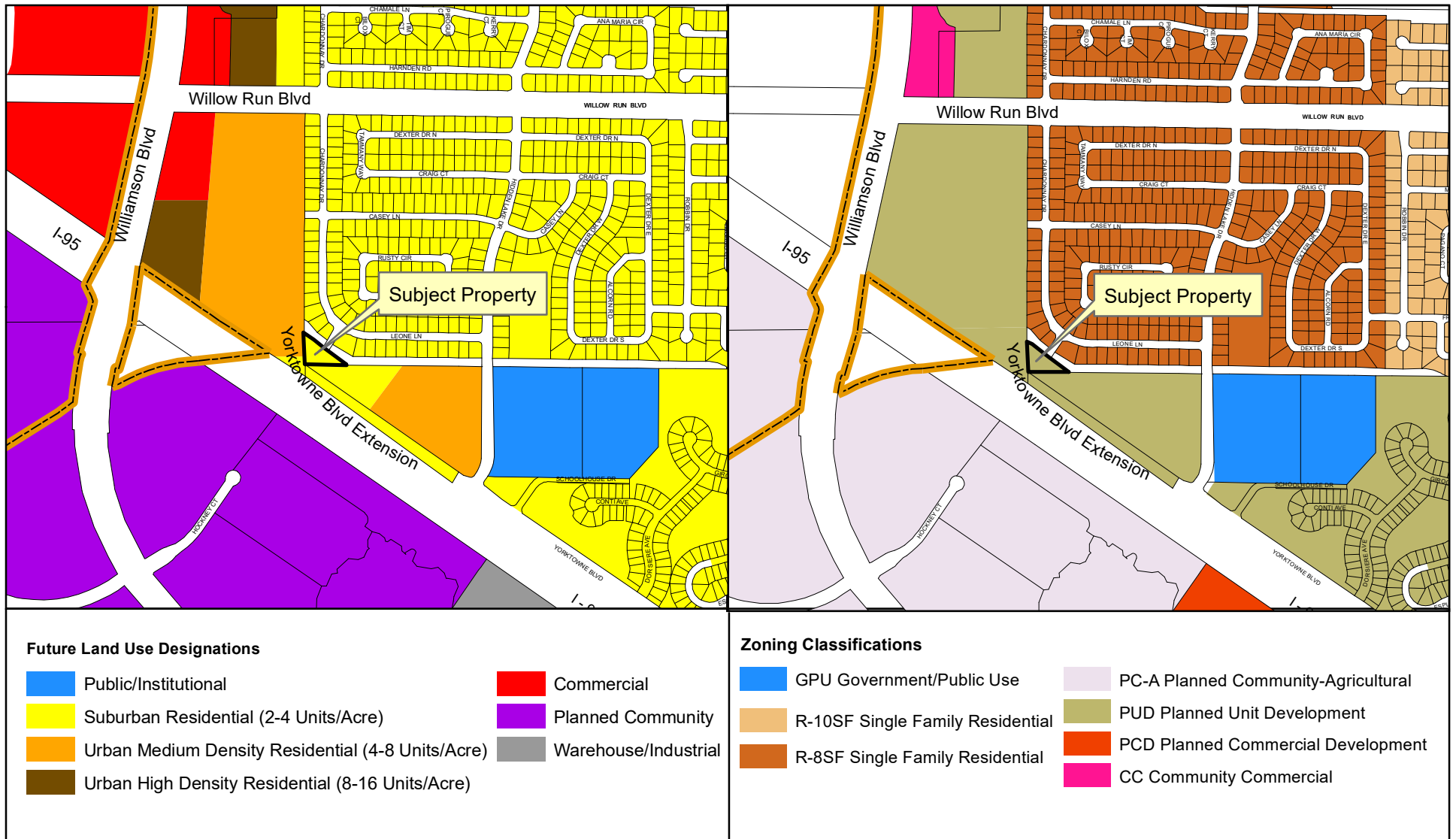


EXHIBIT 2

CASE NO. 17-40000005

DEPARTMENT OF COMMUNITY DEVELOPMENT

