



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, October 25, 2018

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 August 23, 2018 Minutes
5. Case No. 18-50000003
DEVELOPMENT ORDER MODIFICATION/KING'S LANDING PHASE 1
East side of Hensel Rd., between East Hensel Drive and Hills Blvd.

A request by the applicant to amend the previously approved Subdivision Plat & Plans for King's Landing, to create phases for developing the previously approved 71 single-family lots. The proposed initial phase (Phase 1) requested by the applicant consists of 24 single-family lots (23 one-acre lots and one (1) 20,000 square-foot lot), along with tracts of land for common area, stormwater, and future single-family lots.

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

6. Case No. 18-20000006
SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE
AMENDMENT/NEW PORT APARTMENTS
1400 Reed Canal Road

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for +/-9.91 acres from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Urban Medium Density* (4-8 units/acre).

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

7. Case No. 18-65000002
REZONING WITH MASTER DEVELOPMENT AGREEMENT (MDA) AND
CONCEPTUAL DEVELOPMENT PLAN (CDP)/NEW PORT APARTMENTS
1400 Reed Canal Road

A request by the applicant to rezone ±29.7 acres from City of Port Orange Planned Commercial Development (PCD) and Volusia County Rural Agriculture (A-2) to Planned Unit Development (PUD), and approve the New Port Apartments Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to establish the parameters for the development of a 310-unit multi-family development.

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

C. OTHER BUSINESS

- 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 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 PREFERABLY 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 7-1-1 or 1-800-955-8771. UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Green, Lance		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning Commission	
MAILING ADDRESS 6469 Longlake Dr.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port Orange	COUNTY Volusia	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 8-23-18		NAME OF POLITICAL SUBDIVISION: City of Port Orange	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Lance Green, hereby disclose that on August 23rd, 20 18:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

8/24/18

Signature

Lance Green

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
COUNCIL CHAMBERS
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 23, 2018

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman Newton White at 5:30p.m.

Pledge of Allegiance

Silent Prayer

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

Also Present: Matt Jones, Deputy City Attorney
Deanna Massey, City Clerk's office

B. DISCUSSION/ACTION

4. Consideration of July 26, 2018 Minutes

Motion to approve the July 26, 2018 Minutes as presented was made by Commissioner Arminio and Seconded by Commissioner Mills-Benat. Motion carried unanimously by roll call vote.

5. Case No. 18-90000004
Variance/4068 Carlisle Drive.

(Continued from July 26, 2018 Planning Commission Meeting)

A request by the applicant for variances from the Land Development Code to allow only one point of access for a subdivision, reduce the minimum right-of-way width, provide a sidewalk on one side of the right-of-way, reduce the minimum required lot area, reduce the rear building setback, reduce the minimum open space per lot, and increase maximum building coverage per lot. If the variances are approved, the property owner

plans to change the Bella Oaks townhome development from a multifamily site development project to a residential subdivision with individual townhome lots.

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

Commissioner Green is abstaining from voting on case No. 18-90000004 due to a conflict of interest with the applicant.

Penelope Cruz, Planning Manager, provided an overview of the variances requested by the applicant to the LDC to allow only one point of access for a subdivision, reduce the minimum required lot area, reduce the rear building setback, reduce the minimum open space per lot, and increase maximum building coverage per lot.

Glenn Storch, applicant, provided details with a PowerPoint presentation on the Bella Oaks Subdivision. Some of the topics he touched on were the proposed plan, landscaping, rear yard setbacks, and some of the reasons for the requested changes which include allowing for homeownership of property and yard and providing residents with a better sense of community. He encouraged residents to contact the office if they have any questions or concerns.

Vice Chairman Jordan asked what the special conditions include and if they could do a subdivision development and meet all of the LDC requirements.

Mr. Storch replied he isn't aware of any other piece of property that sits with a single point of access at the corner that has existing residential around it and is attempting to make use of the property conditions as they are. Also, the existing development and the inconsistencies in the code are what is driving these changes.

Commissioner Arminio likes the idea of increasing the buffers.

Commissioner Mills-Benat asked if the Board will be voting on the variances individually or together.

Mr. Storch replied the variances are interrelated with each other so if one is denied the others will no longer work.

Commissioner Junco spoke on his concern in regard to parking. Many families have more than one car and you don't want people parking in the street. If they park two cars back to back, they need to make sure they don't hang over the sidewalk.

Ms. Cruz spoke to the concerns on parking and stated they will be offering one car garage and a driveway that meets the requirements for one vehicle without obstructing the sidewalk.

Mr. Storch stated there will be 35 spaces for guest parking along with the two spots available to the residents.

Chairman White expressed his concerns of the rules of the homeowner's association not being as strong as the condominium association rules.

Jim Paytas, Paytas Homes, addressed the concerns about the homeowner's association and stated the developer will be in control and do the best they can until they turn it over to the association.

Teresa Newton, 4060 Carlisle Dr. expressed her concern with excess water and drainage issues since the land has been cleared. She would like some assurance that the construction from this development will not make the issue worse.

Commissioner Junco stated the developer does have to submit a drainage plan prior to staff approving the development.

Commissioner Mills-Benat stated that when the construction is completed the retention pond will help with the excess water issues.

Vice Chairman Jordan stated if we allow cutting back on variances with this development then we will have to do the same for other developers.

Commissioners Bofamy and Junco feel the circumstances for this development are unique and have already been submitted and approved.

Motion to approve Case No. 18-90000004 was made by Commissioner Mills-Benat and Seconded by Commissioner Arminio. Motion carried 4-1 with Commissioner Mills-Benat, Commissioner Junco, Commissioner Arminio, Chairman White voting yes, Vice Chairman Jordan voting no, and Commissioner Green abstaining.

6. Case No. 1852000001

MODIFICATION TO AN APPROVED DEVELOPMENT
ORDER/WESTPORT RESERVE PHASE 4

North side of Town West Boulevard, East of Tomoka Farms Road

A request by the applicant to amend the previously approved Subdivision Plat & Plans for Westport Reserve Phase 4 to reduce the number of single-family lots from 78 to 71 single-family lots, along with associated subdivision improvements.

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

Gwen Perney, Planner, provided an overview of the request for modification to an approved development order/Westport Reserve phase 4 and stated that staff recommends approving the request.

There was no discussion from the Board or public comments.

Motion to approve Case No. 18-52000001 was made by Commissioner Arminio and Seconded by Vice Chairman Jordan. Motion carried unanimously by roll call vote.

7. Case No. 18-25000006.

MORATORIUM/PERSONAL WIRELESS COMMUNICATIONS GOVERNED
BY CHAPTER 16, SECTION 9 OF THE LDC

A 3-month moratorium on the submittal of site plans, subdivisions, conditional use, special exception, and change of use applications and the issuance of development orders, building permits, or zoning verification letters for personal wireless communications governed by Chapter 16, Section 9 of the Port Orange Land Development Code.

Staff Contact: Tim Burman (386) 5065675/tburman@portorange.org

Tim Burman, Community Development Director, provided an overview of the request for a 3-month moratorium on the submittal of documents for personal wireless communications governed by Chapter 16, Section 9 of the LDC.

Commissioners Junco and Mills-Benat agree that this is a great idea and they have no issues with a 3-month moratorium.

Matthew Jones, Deputy City Attorney, stated the City is currently working with AT&T and is looking for another piece of isolated property for the location of the tower.

Vice Chairman Jordan asked if the three months will be enough time.

Mr. Jones replied if the time comes and an extension is needed the City Council can extend the timeframe with a resolution.

Chairman White stated when the City's current regulations were written it was prior to cell phone towers being built, and he would like to see some up to date revisions come from this.

Mr. Jones replied all regulations in Chapter 16, Section 9 in the Land Development Code will be considered but it is too early to determine what those revisions will be.

Walt Cagney, 830 Pine Forest Trail West, asked who initially tests the towers and who writes the specifications for the City.

Commissioner Junco stated a licensed engineer would calculate and test the tower and submit everything to the City which will then review and ask any questions they may have before issuing a permit.

Motion to approve Case No. 18-25000006 was made by Commissioner Junco and Seconded by Vice Chairman Jordan. Motion carried unanimously by roll call vote.

8. Case No.18-25000007
LDC TEXT AMENDAMENT/CHAPTER 17, SECTION 26.

Amendment to Chapter 17, Section 26, of the Land Development Code, to remove the requirement for a public hearing to establish a permitted use in the Government/Public Use (GPU) zoning district.

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

Ms. Cruz provided an overview of the amendment to the Land Development Code (LDC) Chapter 17, Section 26 to remove the requirement for a public hearing to establish a permitted use in the GPU zoning district.

Chairman White asked if applicants apply for a change will notices and signs still go out.

Ms. Cruz replied the only time that signs are posted, and notices are sent out is if the applicant is applying for a rezoning or land use change or asking for a variance or something special.

Motion to approve Case No. 18-25000007 was made by Vice Chairman Jordan and Seconded by Commissioner Arminio. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

9. Commissioner Comments

Commissioner Green spoke on his concerns with multiple land uses on one property.

Mr. Burman stated as long as the property is zoned for those uses and they meet the requirements of the code they can have multiple uses on that property.

Commissioner Green expressed his concerns for U.S. Food trucks being parked in the median in the dark with their lights off.

Mr. Jones stated he would pass that information along to US Foods.

Commissioner Green stated the WAWA near Nova Rd. has a pot hole in the driveway and he would like it fixed. He spoke on businesses using decorative walk lights on Dunlawton Avenue and wonders why we allow these because of the wires everywhere.

Mr. Burman will get with the Public Works Department to take a look at those and possibly move to the next phase of replacing them.

Commissioner Arminio spoke on the traffic and danger of the BJ'S entrance left turning lane heading West towards Taylor Road.

The Board discussed the dangers of people making a left turn onto Yorktowne Boulevard from behind the WAWA gas station and believe it should be a right turn only exit.

Commissioner Junco is proud of his fellow Commissioners for keeping the best interest of the City first.

10. Staff Comments- There were none.

D. PUBLIC COMMENTS There were none.

E. ADJOURNMENT 7:11PM

Chairman Newton White



STAFF REPORT

SUBDIVISION PLAT & PLANS /KING'S LANDING -

Phase 1

CASE NO. 18-50000003

REQUEST: Approval of the King's Landing Subdivision Plat and Plans (Phase 1)

LOCATION: East side of Hensel Road, between East Hensel Hill Drive and Hills Boulevard (See Figure 1)

OWNER/APPLICANT: Coventry Partners, LLC

STAFF RECOMMENDATION: Approval

STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675

PLANNING COMMISSION DATE: October 25, 2018

DISCUSSION

The applicant requests to modify the previously approved Subdivision Plat and Plans for the King's Landing Subdivision. The applicant's current proposal is to subdivide the +/- 82.2-acre property into separate phases. The initial phase (Phase 1) includes 24 single-family lots (23 one-acre lots and 1 - 20,000 square-foot lot), along with tracts for tree preservation, stormwater retention, future residential development, and open space. Any future phases to develop additional single-family lots will be separately evaluated at the time development applications for the future phases are submitted for review.

Figure 1: Location Map



The +/- 82.2-acre subject property is currently designated Rural Residential (RR) and R-20 Single-Family Residential (R-20SF) on the City's Zoning Map (Figure 2) and designated *Rural Transition* (0-2 units/acre) and *Suburban Residential* (2-4 units/acre) on the City's Future Land Use Map (Figure 3).

- The 23 one-acre single-family lots are proposed to be developed on the west side of the subject property where the Future Land Use designation is *Rural Transition* (0-2 units/acre) and the zoning designation is Rural Residential (RR).
- The one (1) - 20,000 square-foot lot is proposed to be developed along the north property boundary, east of the 1-acre lots of the subject property where the Future Land Use designation is *Suburban Residential* (2-4 units/acre) and the zoning designation is R-20 Single-Family Residential (R-20SF).

Figure 2: Current Zoning Map and Proposed Subdivision Layout

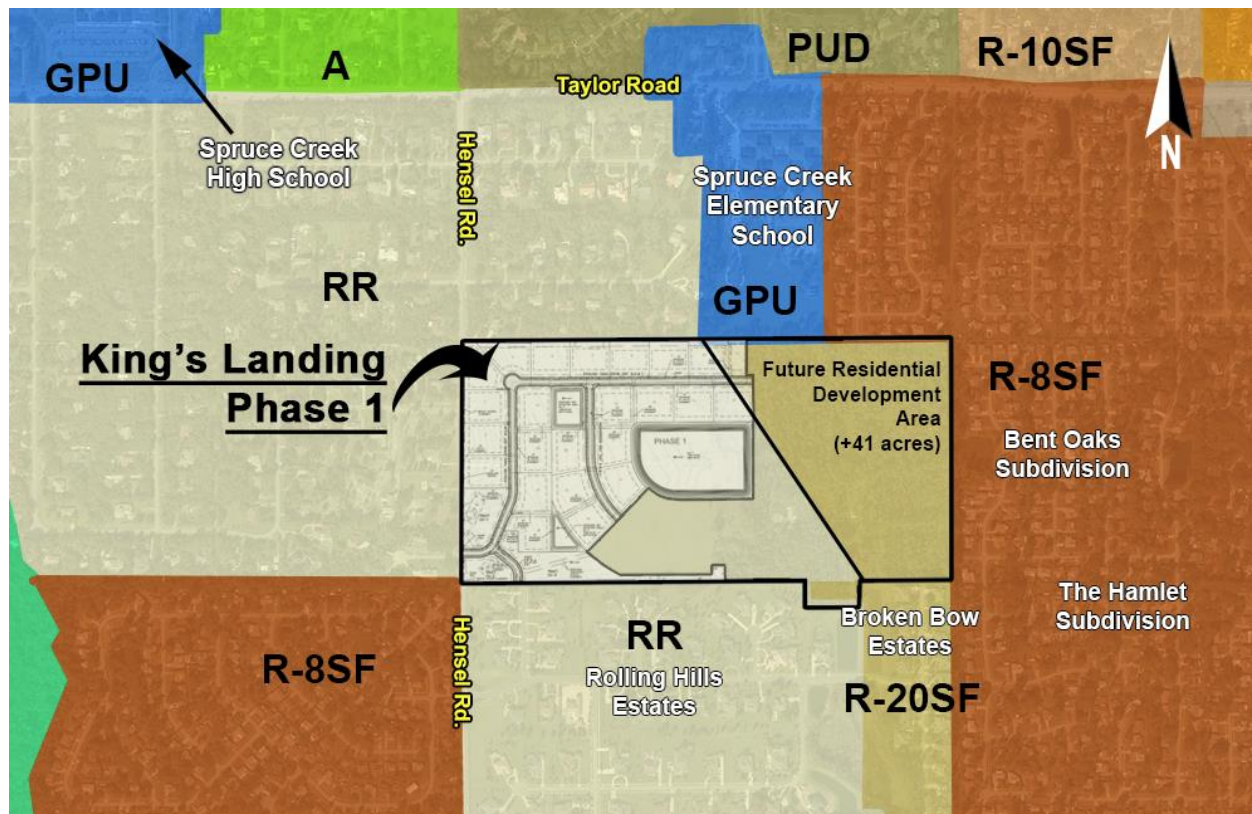
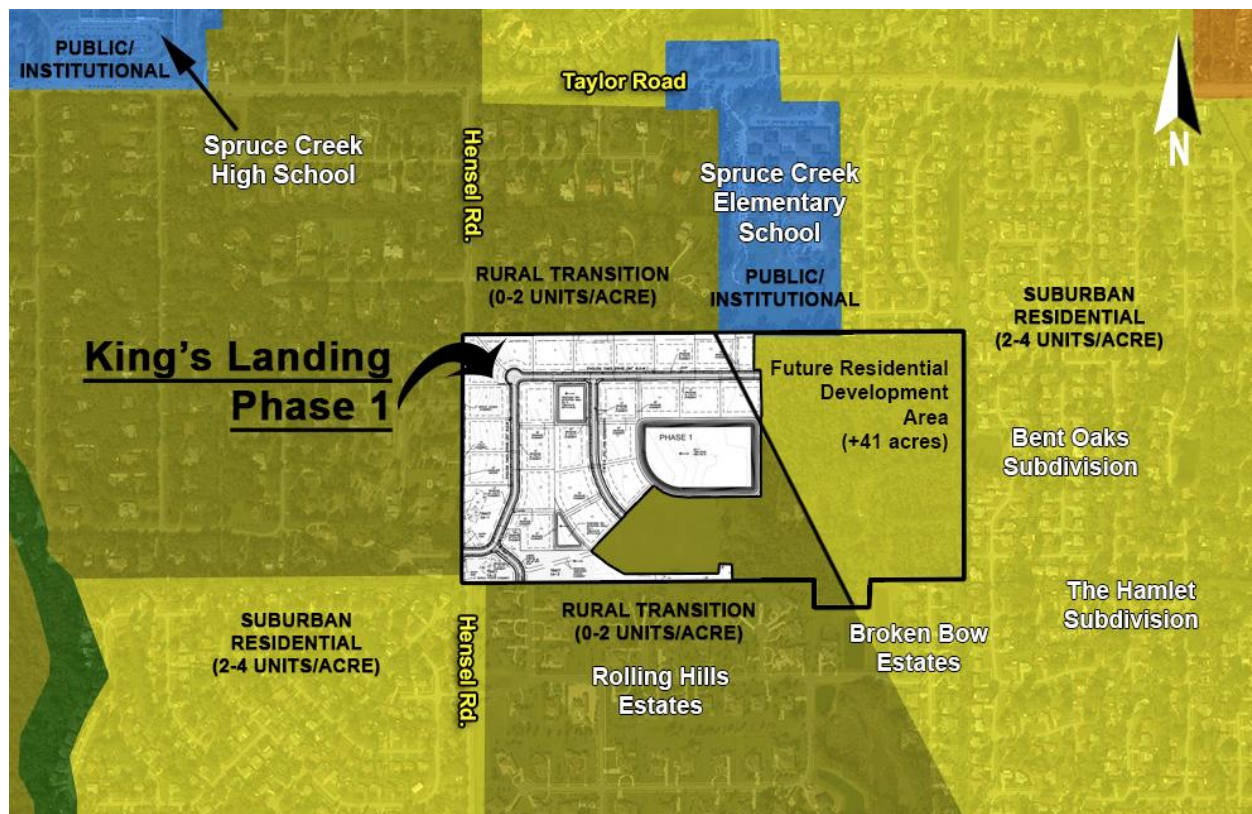


Figure 3: Current Future Land Use Map and Proposed Subdivision Layout



According to the City's Land Development Code (LDC), a plat and associated subdivision plans are to be designed according to the subdivision requirements in the LDC for stormwater, streetlights, roadways and sidewalks, utilities, easements, lot dimensions, roadway landscape buffers, and tree protection. The plat and subdivision plans (Exhibit A and B) have been designed according to the requirements of the City's LDC and the dimensional standards outlined in the RR and R-20SF zoning districts of the LDC (Table 1).

Table 1: Developmental Standards for the RR Zoning District

LOT DEVELOPMENT STANDARDS	RR ZONING DISTRICT	R-20SF ZONING DISTRICT
Minimum lot size	1 acre or 43,560 SF	20,000 SF
Minimum lot width (ft.)	100'	100'
Front setback (ft.)	40'	30'
Side setback (ft.)	15'	10'
Rear setback (ft.)	30'	25'
Maximum building coverage	20%	30%
Minimum open space	60%	60%
Maximum building height (ft.)	35'	35'
Minimum floor area (SF)	1,400 SF	1,400 SF

The following subdivision improvements will be constructed before or simultaneously with the development of the first lot:

- Access onto Hensel Road, roadway connection to adjacent tracts;
- Temporary cul-de-sac at the end of English Oaks Drive and Highgarden Way. English Oaks Drive is proposed to be extended and connect to the English Oaks Drive in Bent Oaks Subdivision and Highgarden Way is proposed to be extended and connect to Broken Bow Lane in the Broken Bow Subdivision as part of a future phase;
- Common Areas with Tree Conservation Easements for specimen trees being saved;
- Water, sewer, and reclaimed water infrastructure;
- Public local streets (Rocko Road, English Oaks Drive, and Highgarden Way) within the subdivision;
- Stormwater drainage infrastructure;
- Sidewalks and streetlights along Rocko Road, English Oaks Drive, and Highgarden Way;
- 10' landscape buffer with a 6' tall PVC white fence along Hensel Road; and
- Entry signage and landscaping at the Hensel Road entrance.

CONCURRENCY REVIEW

According to the Land Development Code (LDC), public facilities and services, such as roads, public infrastructure, schools, and recreational facilities, are to be reviewed to verify sufficient capacity exists above the adopted level-of-service (LOS) to accommodate the impacts for all proposed residential subdivision.

Public facilities and services are currently available to serve the proposed 24 single-family lots. Any future phases will be separately evaluated for concurrency at the time of subdivision review. The following discussion summarizes the impacts the proposed 24 single-family lots will have on the public facilities and services.

Table 2: Infrastructure Impact Assessment for 24 Single-Family Lots

DEVELOPMENT VARIABLE	IMPACTS
Population ¹	54
P.M./Daily Peak Hour Trips ²	18/24/228 trips
Sanitary Sewer (gallons per day) ³	3,840 gallons
Potable Water (gallons per day) ⁴	4,320 gallons
Solid Waste (lbs. Per day) ⁵	173.3 lbs.
Stormwater Drainage ⁶	See Note

DEVELOPMENT VARIABLE	IMPACTS
Recreation & Open Space ⁷	
• Parkland	0.38 acres
• Ball Fields	0.011 acres
• Basketball Courts	0.014 acres
• Multipurpose Courts	0.015 acres
• Tennis Courts	0.014 acres
• Neighborhood Centers	0.003 acres

Notes:

1. **Population:** 2.25 persons per household (per 2010 Census)
2. **Transportation:** 0.77 AM peak hour trips per unit; 1.02 PM peak hour trips per unit; 9.52 daily trips per unit; Single-family (210), ITE Trip Generation Manual, 10th Edition
3. **Sanitary Sewer:** 160 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
4. **Potable Water:** 180 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
5. **Solid Waste:** 3.21 pounds per person per day; 10 lbs. per 1,000 square feet of non-residential development per day
6. **Stormwater Drainage:** LOS standard = 25 year, 24-hour event. Drainage system will be designed to meet the requirements of the Land Development Code.
7. **Rec. & Open Space:**
 - Parkland: 7 acres per 1,000 persons (0.007 acres/person)
 - Ball Fields: 1 field per 5,000 persons (0.0002 ball fields/person)
 - Basketball Courts: 1 court per 4,000 persons (0.00025 basketball courts/person)
 - Multipurpose Fields: 1 field per 3,500 persons (0.0002857 multipurpose fields/person)
 - Tennis Courts: 1 court per 4,000 persons (0.00025 tennis courts/person)
 - Neighborhood Centers: 1 facility per 15,000 persons (0.0000666 neighborhood centers/person)

Water, Sewer, Reclaimed Water

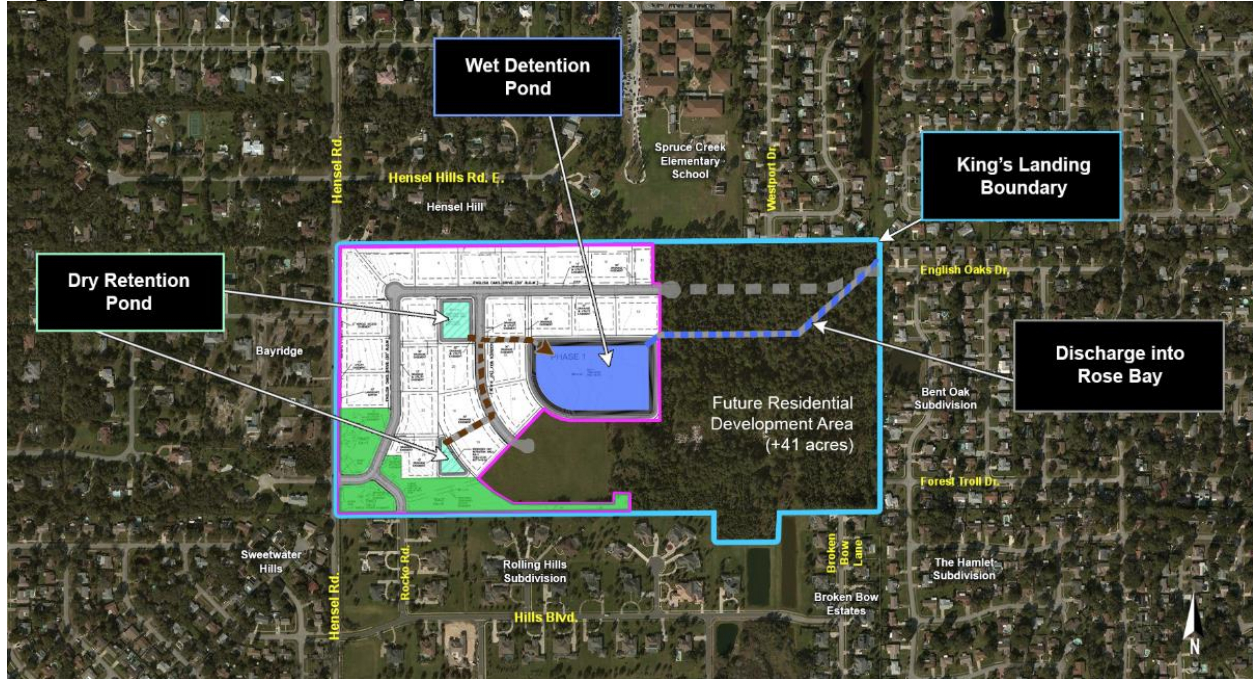
The City has available sanitary sewer and potable water capacity to accommodate the proposed 24 lots. The City's adopted level-of-service (LOS) standard for sanitary sewer is 160 gallons per day per single-family house and for potable water is 180 per day per single-family household.

The proposed 24 lots will be served by potable water, sanitary sewer, and reclaimed water. Potable water and reclaimed water lines are available along Hensel Road and connections will be at the intersection of Hensel Road and English Oaks Drive. Sanitary sewer connection will be where English Oaks Drive abuts the east boundary line of the subject property. The developer will construct potable water, sanitary sewer, and reclaimed water lines throughout the proposed subdivision in accordance with the utility plan for this project. All lots will be provided with stub-outs for utilities.

Stormwater Drainage

The drainage areas shown on the plans will provide the required stormwater drainage for the 24 single-family lots on the +/- 82.2-acre property. The design and size of the stormwater system complies with the stormwater requirements in the City's Land Development Code and the St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) for a site that discharges stormwater into Rose Bay. The proposed drainage system for Phase 1 consists of two (2) dry Pre-treatment retention areas for the removal of Nitrogen and Phosphorus from the stormwater pollutant prior to going into the wet detention pond. Eventually the stormwater from the wet detention pond is discharged into a series of pipes, swales, canals, and ponds and eventually enters into Rose Bay.

Figure 4: Stormwater Drainage



The City's adopted level-of-service standard for stormwater drainage requires that all new retention/detention facilities be able to treat and convey the runoff from the 25-year, 24-hour storm event without causing flooding or pollution of receiving waterbodies. There must be no net loss of stormwater retention function as a result of development; therefore, the subdivision property must have the same ability to store and discharge water after development as it does before development occurs. In addition, the post-development runoff rates shall be less than the pre-development runoff rates.

According to the project engineer, it is anticipated that the usable fill dirt removed from the ponds will be used to bring the grade of the Phase 1 site up to comply with the City's and SJRWd stormwater requirements. If there is additional usable fill not needed for Phase 1 the developer can have it removed from the site or store it on the future phases. The storage of fill on the future phases will be required to comply with all applicable City and SJRWd stormwater requirements.

Recreation Facilities

The City's adopted level-of-service for recreational facilities includes acreage of parkland, and number of ball fields, basketball courts, multi-purpose fields, tennis courts, and neighborhood centers. According to the City's 2017 Concurrency Management Report, the City is not deficient in any of the recreational facilities categories and there are sufficient facilities to support the anticipated 54 people from the proposed 24 lots.

School Capacity

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.

Transportation

According to the King's Landing Traffic Impact Analysis (TIA) prepared by Lassiter Transportation Group, Inc., the 24 single-family homes are expected to generate 18 AM peak-hour trips, 24 PM peak-hour trips, and 228 daily trips. The TIA indicates that all roadway segments and intersections identified in the TIA study area will operate within the adopted Level-of-Service standards with the traffic generated from the 24 single-family home subdivision (Phase 1).

Consistency with the Comprehensive Plan

The +/- 82.2-acre subject property is designated *Rural Transition* (0-2 units/acre) and *Suburban Residential* (2-4 units/acre) on the City's Future Land Use Map. As shown on Exhibit B, the majority of the +/- 82.2-acre property has a Future Land Use (FLU) designation of *Rural Transition* (0-2 units/acre).

- The 23-one-acre lots are proposed to be developed on the west side of the +/- 82.2 area property where the Future Land Use designation is *Rural Transition* (0-2 units/acre). Specifically, the Comprehensive Plan states that the *Rural Transition* category includes rural-scale or large-lot (usually 1 to 2 acres) residential development situated between Agricultural lands and areas of higher density/intensity. The residential development is limited to no more than two units per acre.
- The 1 - 20,000 square-foot lot is proposed to be developed on the north side of the property, east of the 1-acre lots where the Future Land Use designation is *Suburban Residential* (2-4 units/acre). Specifically, the Comprehensive Plan states that the *Suburban Residential* category includes residential development on lots one quarter-acre in size. The residential development is limited to no more than four units per acre.

The development of the proposed 24 single-family lots is consistent with the intent of the FLU designations and permitted uses in the RR and R-20SF zoning districts. Based on the current subdivision (phase 1), conceptual plans for the future phases proposed by the applicant, and development applications and reports the applicant anticipates the overall 82.2 acres to be developed with a total of 69 lots and a density of 1.19 residential units per acre.

REMAINING COMMENTS

The Staff Development Review Committee (SDRC) has reviewed the proposed Subdivision Plat and Plans and the applicant will need to address some minor technical comments with the plat and plans prior to this item being considered by City Council.

RECOMMENDATION

Staff recommends approval of the final plat and plans for Phase 1 of the King's Landing Subdivision, subject to the following:

1. Review by the City Attorney as to legal form and content; and
2. Resolution of all remaining comments prior to City Council.

ATTACHMENTS

1. Exhibit A - Subdivision Plat
2. Exhibit B - Subdivision Plans

EXHIBIT A



KING'S LANDING - PHASE I

LOCATED IN THE CITY OF PORT ORANGE, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 27, ROLLING HILLS ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 302, 303 AND 304, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RUN THENCE NORTH 70°07'21" E ALONG THE EAST RIGHT-OF-WAY LINE OF HENSEL ROAD A DISTANCE OF 1,324.91 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2641, PAGE 2642, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE NORTH 89°37'07" E ALONG SAID NORTH LINE A DISTANCE OF 2,673.22 FEET TO THE SOUTHWEST CORNER OF LOT 33, RAINTEE SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGE 193, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 89°37'07" E ALONG SAID EAST LINE A DISTANCE OF 1,321.61 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", BENT OAK SUBDIVISION, AS RECORDED IN PLAT BOOK 40, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 89°37'27" W ALONG THE NORTH LINE OF SAID ROLLING HILLS ESTATES PHASE 2, A DISTANCE OF 289.93 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID ROLLING HILLS ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 302, 303 AND 304, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE SOUTH 89°37'27" W ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 150.96 FEET TO THE NORTHEAST CORNER OF TRACT "C", ROLLING HILLS ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 302, 303 AND 304, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE SOUTH 89°37'27" W ALONG THE WEST LINE OF SAID ROLLING HILLS ESTATES PHASE 2, A DISTANCE OF 289.93 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID ROLLING HILLS ESTATES PHASE 2, SAID POINT BEING A POINT ON THE EAST LINE OF LOT 12, SAID ROLLING HILLS ESTATES PHASE 2; THENCE NORTH 70°07'21" E ALONG SAID EAST LINE AND THE EAST LINE OF LOT 13, SAID ROLLING HILLS ESTATES PHASE 2, A DISTANCE OF 149.98 FEET TO THE NORTHEAST CORNER OF LOT 13, SAID ROLLING HILLS ESTATES PHASE 2; SAID POINT BEING A POINT ON SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 89°32'48" W ALONG SAID SOUTH LINE, A DISTANCE OF 1,875.76 FEET TO THE POINT OF BEGINNING.

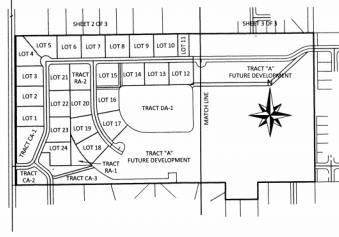
CONTAINS 3,582.585 SQUARE FEET OR 82.245 ACRES MORE OR LESS.

GENERAL NOTES

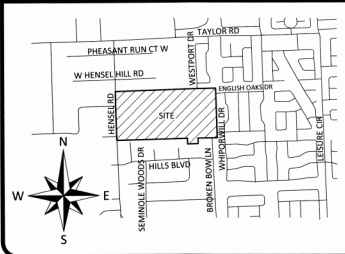
GENERAL NOTES

1. MONUMENTATION
 - a. DENOTES A PERMANENT REFERENCE MONUMENT, A 4"X4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PM 18 4475", UNLESS OTHERWISE NOTED.
 - b. DENOTES A PERMANENT CONTROL POINT, A NAIL WITH A BRASS DISC MARKED "PM 18 4475" UNLESS OTHERWISE NOTED.
 - c. DENOTES FOUND SECTION CORNER WITH A CERTIFIED CORNER RECORD MARKED AS SHOWN.
 - (NR) - DENOTES A LINE NOT RADIAL RELATIVE TO ADJACENT CURVE.
 - d. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ACCURACY
 - a. THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 - b. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
3. BEARINGS SHOWN HERE ON ARE RELATIVE TO STATE PLANE COORDINATES FLORIDA 83-20.
4. NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. FOOT OF THE NUMBER AND OPERATION OF THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 83/21-1-2883333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED THAT ARE NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO TREE CONSERVATION, DRAINAGE, UTILITY, MAINTENANCE, LANDSCAPING AND EMERGENCY SERVICES, GRANTED HEREON.
7. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, NATURAL GAS, FIBER OPTIC, TELECOMMUNICATION.
8. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, AND SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
9. TREES THEREIN, ACTIONS DETRIMENTAL TO TREE HEALTH AND SURVIVAL WITHIN THE BOUNDARIES OF THE EASEMENT ARE PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT. NOTHING HEREIN SHALL, HOWEVER, BE CONSTRUED TO PREVENT NATURAL VEGETATION WITHIN THE EASEMENT AREA FROM BEING CLEARED BY HAND TO PROVIDE A NEAT, MAINTAINED APPEARANCE. IN ADDITION, NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE PLACEMENT OF SOIL, IRRIGATION AND LANDSCAPE PLANTS OR TO PREVENT NATURAL LAWN MAINTENANCE SUCH AS MOWING, EDGING AND WEEDING NOT HARMFUL TO THE OBJECTIVE OF TREE PRESERVATION WITHIN THE EASEMENT AREA. ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
12. BUILDING REQUIREMENTS:
 - LOTS ZONED RR (RURAL RESIDENTIAL), LOTS 1 THROUGH 10 AND 12 THROUGH 24
 - MINIMUM LOT AREA: 1 ACRE
 - MINIMUM LOT WIDTH: 100.00 FEET
 - MINIMUM BUILDING COVERAGE: 20%
 - MINIMUM OPEN SPACE: 70%
 - LOTS ZONED R-20SF (SINGLE FAMILY RESIDENTIAL), LOT 11
 - MINIMUM LOT AREA: 20,000 SQUARE FEET
 - MINIMUM LOT WIDTH: 100.00 FEET
 - MINIMUM BUILDING COVERAGE: 30%
 - MINIMUM OPEN SPACE: 60%

KEYMAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)



LEGEND

ASUG ACCESS, DRAINAGE, UTILITY,
GOVERNMENT AND EMERGENCY
SERVICES EASEMENT
CERIFIED CORNER RECORD
CENTRAL ANGLE
CONCORT MONUMENT
NT NOT TANGENT
ORR OFFICIAL RECORDS BOOK
PLR PLAT BOOK
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
POL POINT OF LINE

L LICENSED BUSINESS
LBR LICENSED BUSINESS REFERENCE
N&L & DISK
NR NOT RADIAL
NT NOT TANGENT
ORR OFFICIAL RECORDS BOOK
PLR PLAT BOOK
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
POB POINT OF BEGINNING
POL POINT OF LINE

PRC POINT OF REVERSE
CURVATURE
PRM PERMANENT REFERENCE
MONUMENT
PSM PROFESSIONAL SURVEYOR
AND MAPPER
PT POINT OF TANGENCY
R RADIUS
IN IN
B/W RIGHT-OF-WAY
SQUARE FEET
T TOTAL
TCE TREE CONSERVATION FEE
VAC VEHICLE ACCESS CONTROL



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net

PHONE: (407) 858-6314

FAX: (407) 858-6314

WEBSITE: www.AccurightSurveys.net

DATE: 8/12/18

SHEET 1 OF 3

PLAT
BOOK

PAGE

KING'S LANDING - PHASE I
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COVENANT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED KING'S LANDING, LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. ALL STREETS AND ROAD RIGHTS-OF-WAY, SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, DEDICATED TO THE CITY OF PORT ORANGE. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER MAINS CONSTRUCTED WITHIN THE AREA ENCOMPASSED WITHIN THE PLAT ARE GRANTED TO THE CITY OF PORT ORANGE. ALL TREE CONSERVATION, DRAINAGE, MAINTENANCE AND UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF PORT ORANGE. ALL EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE ALSO, UNLESS OTHERWISE INDICATED, GRANTED TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS 1A-1, CA-1, CA-2, CA-3, RA-1, RA-2 AND DA-1 ARE GRANTED FOR THE PURPOSES DESCRIBED IN GENERAL NOTES TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE BENEFIT OF ALL OWNERS OF RECORDS, SUCCESSORS AND ASSIGNS, OF THE LAND SHOWN AND DESCRIBED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET MY HAND AND THIS DAY OF A.D. 2018.

OWNER: COVENANT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:

MITCHEL SABINA, MANAGER

SIGNED AND SEALED IN THE PRESENCE OF:

(PRINT NAME) (SIGNATURE)

(PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT

COUNTY OF VOLUSIA

THIS IS TO CERTIFY, THAT ON THIS DAY OF A.D. 2018, BEFORE ME, PERSONALLY APPEARED MITCHEL SABINA, MANAGER, ON BEHALF OF COVENANT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE DEDICATION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A AS IDENTIFICATION AND WHO (DID/DID NOT) TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

PRINTED NAME

COMMISSION NO.

EXPIRATION:

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES IN FORM AND CONTENT WITH ALL REQUIREMENTS STATED IN CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON AT A.M. / P.M.

FILE NO.

CLERK OF CIRCUIT COURT

VOLUSIA COUNTY, FLORIDA

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I HEREBY CERTIFY TO THE CITY, THAT I HAVE REVIEWED THE FOREGOING PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR AND MAPPER OF RECORD A LIST OF REVISIONS, IF ANY, FROM SUCH REQUIREMENTS.

(SIGNATURE) DATE:

(PRINT NAME) PGM. NO.:

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED KING'S LANDING, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177 PART 1, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

Dated: 8/12/18 Signed: James D. Bray, PSM 6507

Registration Number: LB 44475 Accountant Surveys of Orlando, Inc.

2012 East Robinson Street Orlando, Florida 32803

CITY COUNCIL CERTIFICATE OF APPROVAL

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED KING'S LANDING WAS APPROVED BY THE PORT ORANGE CITY COUNCIL ON

BY: MAYOR OF THE CITY OF PORT ORANGE ATTEST: CITY CLERK OF THE CITY OF PORT ORANGE

PLANNING COMMISSION CERTIFICATE OF APPROVAL

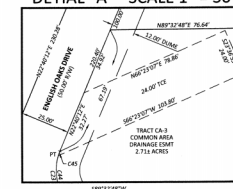
THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED KING'S LANDING WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION ON

BY: CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION

LOCATED IN THE CITY OF PORT ORANGE, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.



DETIAL "A" - SCALE 1" = 30'

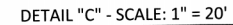
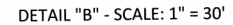


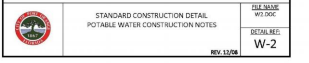
PAGE

- ACCURIGHT**

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2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314
SHEET 2 OF 3

LOCATED IN THE CITY OF PORT ORANGE, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.

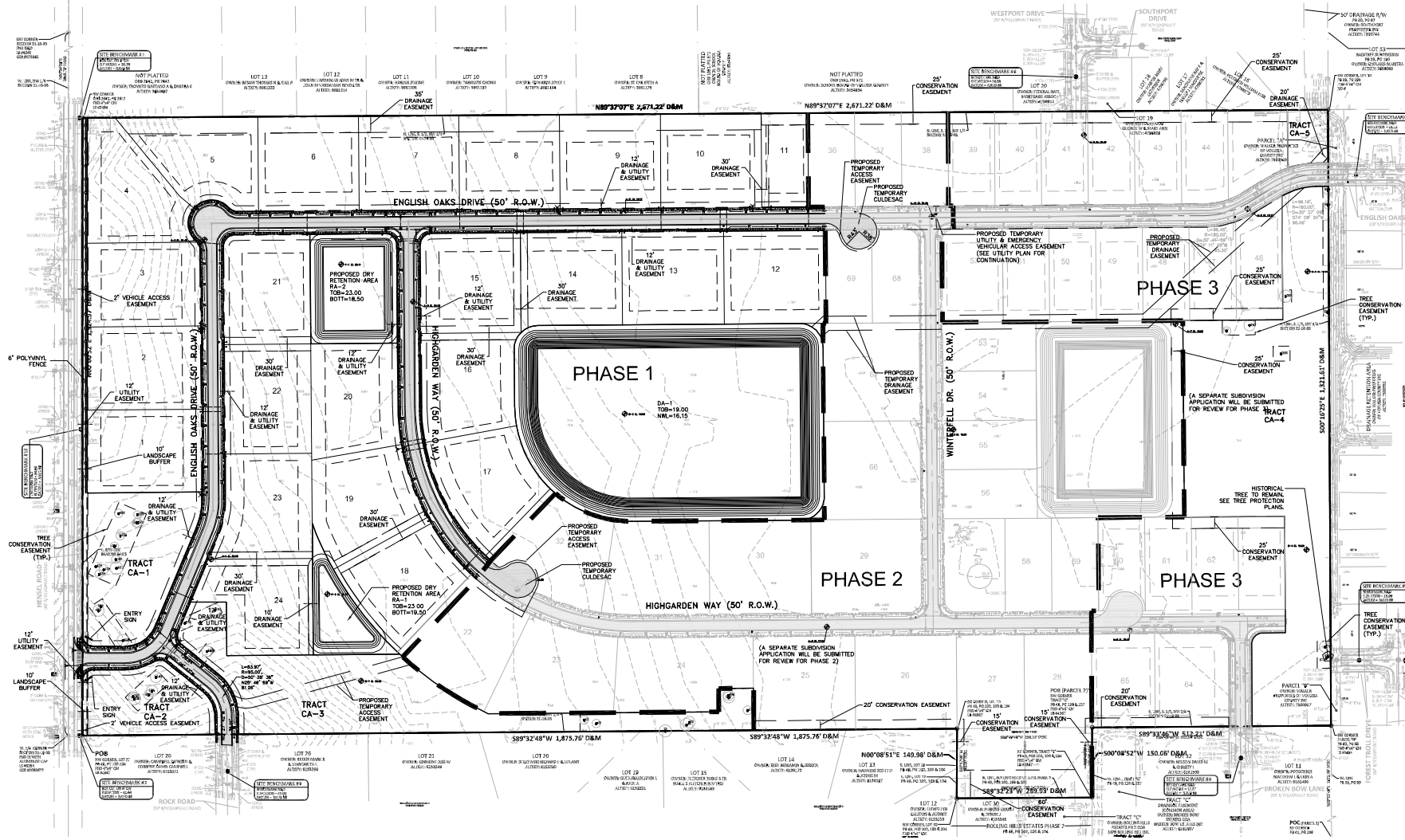
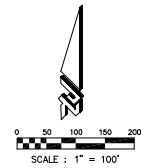
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TRACT NO.	AREA (AC)	TRACT OWNERSHIP	MAINTENANCE RESPONSIBILITY
ROW	4.008	CITY OF PORT ORANGE	CITY OF PORT ORANGE
CA-1	1.730	HOA	HOA
CA-2	0.866	HOA	HOA
CA-3	2.707	HOA	HOA
RA-1	0.498	HOA	HOA
RA-2	1.000	HOA	HOA
DA-1	0.069	HOA	HOA

PROGRAM DATA	AREA
TOTAL AREA	82.245 ACRES
R/W AREA - PHASE 1	4.005 ACRES
LOT AREA - PHASE 1	23.503 ACRES
STORMWATER AREA - PHASE 1	7.556 ACRES
NATURAL PRESERVATION AREA	12.51 ACRES*
NUMBER OF LOTS PROPOSED - PHASE 1	24 LOTS
*PARCEL NUMBERS:	6371-00-00-0071 6371-00-00-0074

	PROPERTY BOUNDARY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
15	PROPOSED LOT NUMBER
	PROPOSED SETBACK
	SPECIMEN TREE TO REMAIN



**ZEV COHEN
& ASSOCIATES, INC.**
CHL ENGINEERS • LANDSCAPE ARCHITECTS
225-2919 • 110 021
HARTFORD • TRANSPORTATION • ENVIRONMENT
WWW.ZEV-CO-EN.COM

ORMOND BEACH
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
(386) 877-2462 FAX (386) 877-2525

EDGEWATER
1943 AIRPARK ROAD
EDGEWATER, FL 32122
(386) 877-2482 FAX (386) 877-2006

[illegible]

**KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
OVERALL DEVELOPMENT PLAN**

PROJECT NO:	15082X
ISSUE DATE:	09-05-18
DESIGNED BY:	JBM/G
DRAFTED BY:	CM
CHECKED BY:	RMH
DRAWING FILE:	15082X-ODP.DWG
XREF#:	15082X-GAS.DWG
XREF#:	15082X-SURV.DWG

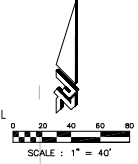
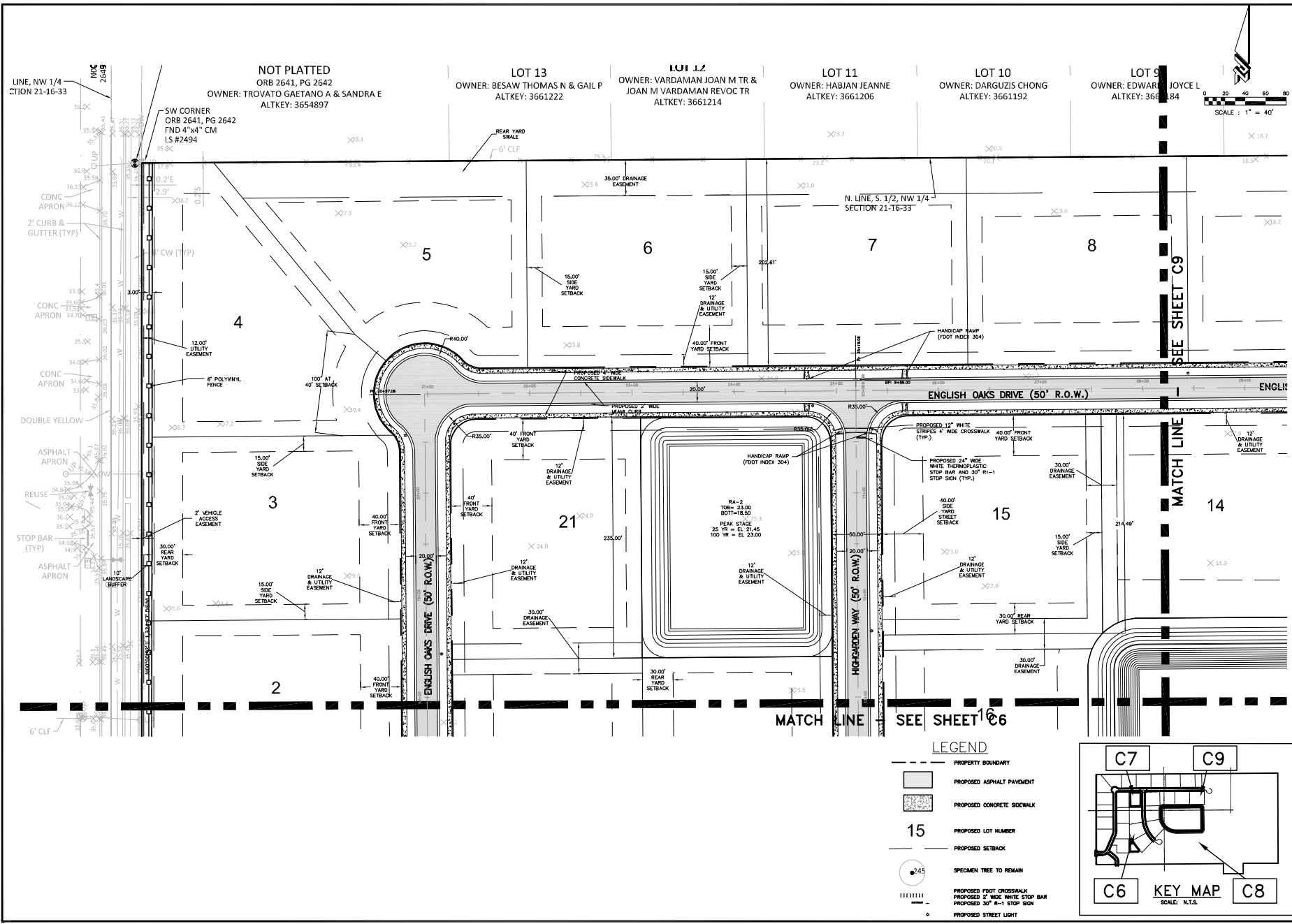


RANDY M. HUDAK, P.J., IOL 45003

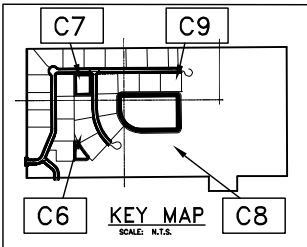
1000

SCALE: 1"=100'

SHEET: C4 OF 33



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - 15 PROPOSED LOT NUMBER
 - PROPOSED SETBACK
 - SPECIMEN TREE TO REMAIN
 - PROPOSED FOOT CROSSWALK
 - PROPOSED 2' WIDE WHITE STOP BAR
 - PROPOSED 30" R-1 STOP SIGN
 - PROPOSED STREET LIGHT



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS + ARCHITECTS
PLANNERS + LANDSCAPE ARCHITECTS
10001 W. 11TH AVENUE, SUITE 100
DENVER, CO 80233
(303) 733-1100

**KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
GEOMETRY, STRIPING & SIGNAGE PLAN**

PROJECT NO: 15080X
ISSUE DATE: 09-26-18
DESIGNED BY: BMD
CHECKED BY: CM
DATE: 09-26-18
DRAWN BY: BMD
DATE: 09-26-18
SCALE: 1"=40'

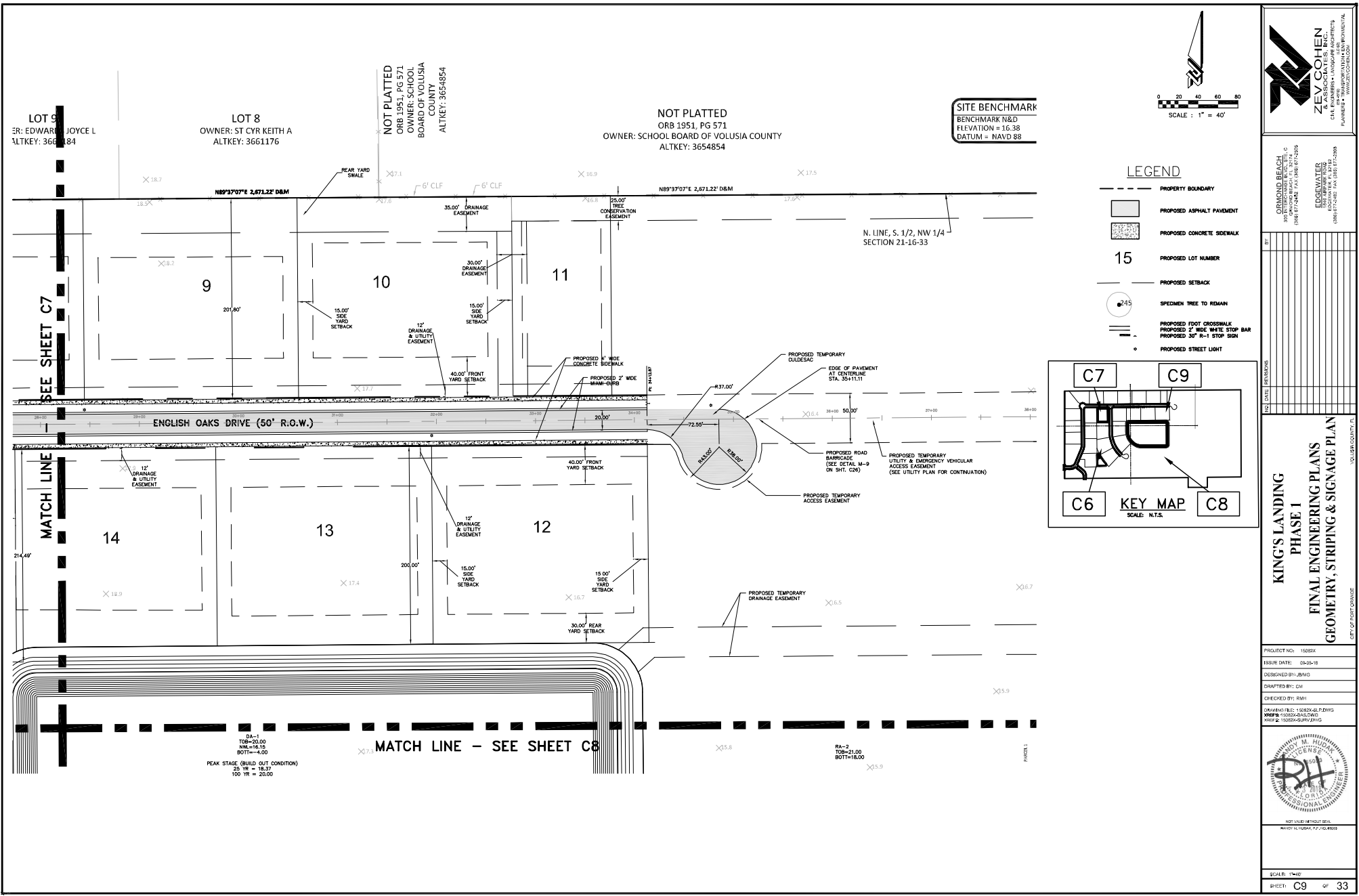
ORION BEACH
CIVIL ENGINEERS + ARCHITECTS
10001 W. 11TH AVENUE, SUITE 100
DENVER, CO 80233
(303) 733-1100

EDGEMASTER
CIVIL ENGINEERS + ARCHITECTS
10001 W. 11TH AVENUE, SUITE 100
DENVER, CO 80233
(303) 733-1100

PROFESSIONAL ENGINEER
STATE OF COLORADO
NO. 15080X-0001
DATE: 09-26-18

NOT VALID WITHOUT SEAL
NORTH ARROW, P.C. - 10/1/18

SHEET: C7 OF 33



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • TRAFFIC CONSULTANTS
1101 N. W. 10th Ave., Suite 100
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Phone: (954) 571-1234
Fax: (954) 571-1235
www.zcassoc.com

ORLANDO BEACH
3000 ORLANDO BEACH BLVD., SUITE 200
ORLANDO BEACH, FL 32766
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Fax: (407) 924-1235
www.orlandobeach.com

EDGEWATER
1000 EDGEWATER BLVD., SUITE 100
EDGEWATER, FL 33138
Phone: (772) 234-1234
Fax: (772) 234-1235
www.edgewater.com

KING'S LANDING PHASE 1
FINAL ENGINEERING PLANS
GEOMETRY, STRIPING & SIGNAGE PLAN

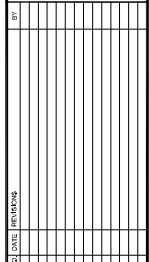
PROJECT NO.: 1000000
ISSUE DATE: 09-05-18
DESIGNED BY: JMD
CHECKED BY: CM
CHECKED BY: RMH
DRAWN BY: JMD
DATE: 09-05-18
FILE: 1000000-001-001

NOT VALID WITHOUT SEAL
NOTED BY: JMD, P.E. 10/05/18

SCALE: 1"=40'

SHEET: C9 OF 33

LOT 9
OWNER: EDWARD
ALTKEY: 368



**KING'S LANDING
PHASE I
FINAL ENGINEERING PLANS
PAVING, GRADING & DRAINAGE PLAN**

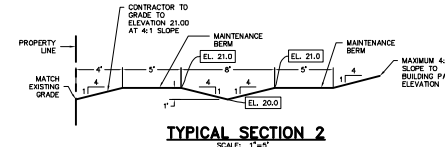
PROJECT NO: 15082X
ISSUE DATE: 09-05-18
DESIGNED BY: JBM/G
DRAFTED BY: CM
CHECKED BY: RMH
DRAWING FILE: 15082X-PODD.WG
XREFS: 15082X-BAS.DWG
XREFS: 15082X-SURV.DWG



NOT VALID WITHOUT SEAL
RANDY M. HUDAK, P.F., IOL 08003

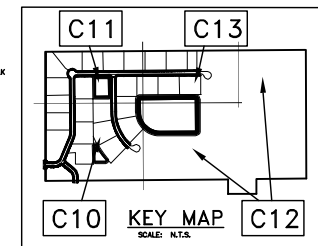
11/11/2016

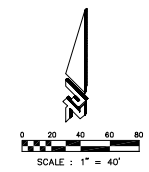
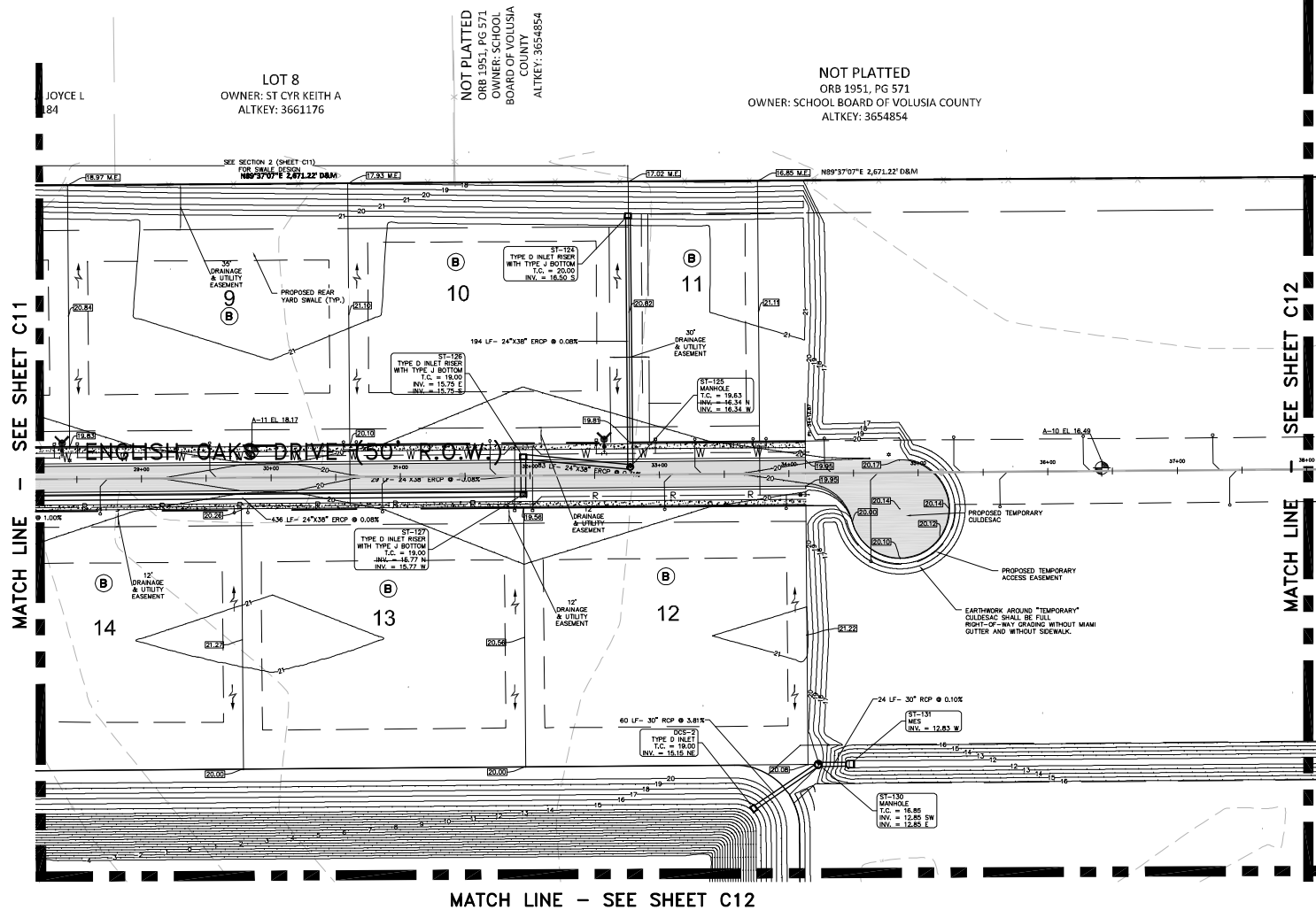
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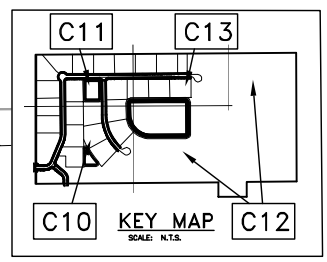
NOTES:
1) PLEASE SEE SHEET C27 FOR POND CROSS-SECTIONS.

- ## LEGEND
- | | |
|---|---|
|  | PROPOSED LIGHT DUTY ASPHALT PAVEMENT |
|  | PROPOSED REGULAR DUTY CONCRETE SIDEWALK |
|  | PROPOSED TYPE C INLET & PIPE |
|  | PROPOSED JUNCTION BOX |
|  | PROPOSED MANS |
|  | PROPOSED TYPE 2 INLET |
|  | PROPOSED GRADE ELEVATION |
|  | DIRECTION OF OVERLAND FLOW |
|  | EXISTING CONTOUR |
|  | FINISH FLOOR ELEVATION |
|  | LOT GRADING TYPE |





- LEGEND**
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - PROPOSED REGULAR DUTY CONCRETE SIDEWALK
 - PROPOSED TYPE C INLET & PIPE
 - PROPOSED JUNCTION BOX
 - PROPOSED MANHOLE
 - PROPOSED TYPE 2 INLET
 - PROPOSED GRADE ELEVATION
 - DIRECTION OF OVERLAND FLOW
 - EXISTING CONTOUR
 - FFE
 - LOT GRADING TYPE



NOTES:
1) PLEASE SEE SHEET C27 FOR POND CROSS-SECTIONS.



ORMOND BEACH
M. COHEN, P.E.
LANDSCAPE ARCHITECT
ORMOND BEACH, FL 32136
(407) 871-1100 FAX (407) 871-1101
EDGEMONT
J. EDGEMONT, P.E.
CIVIL ENGINEER
EDGEMONT, FL 32136
(407) 871-1100 FAX (407) 871-1101

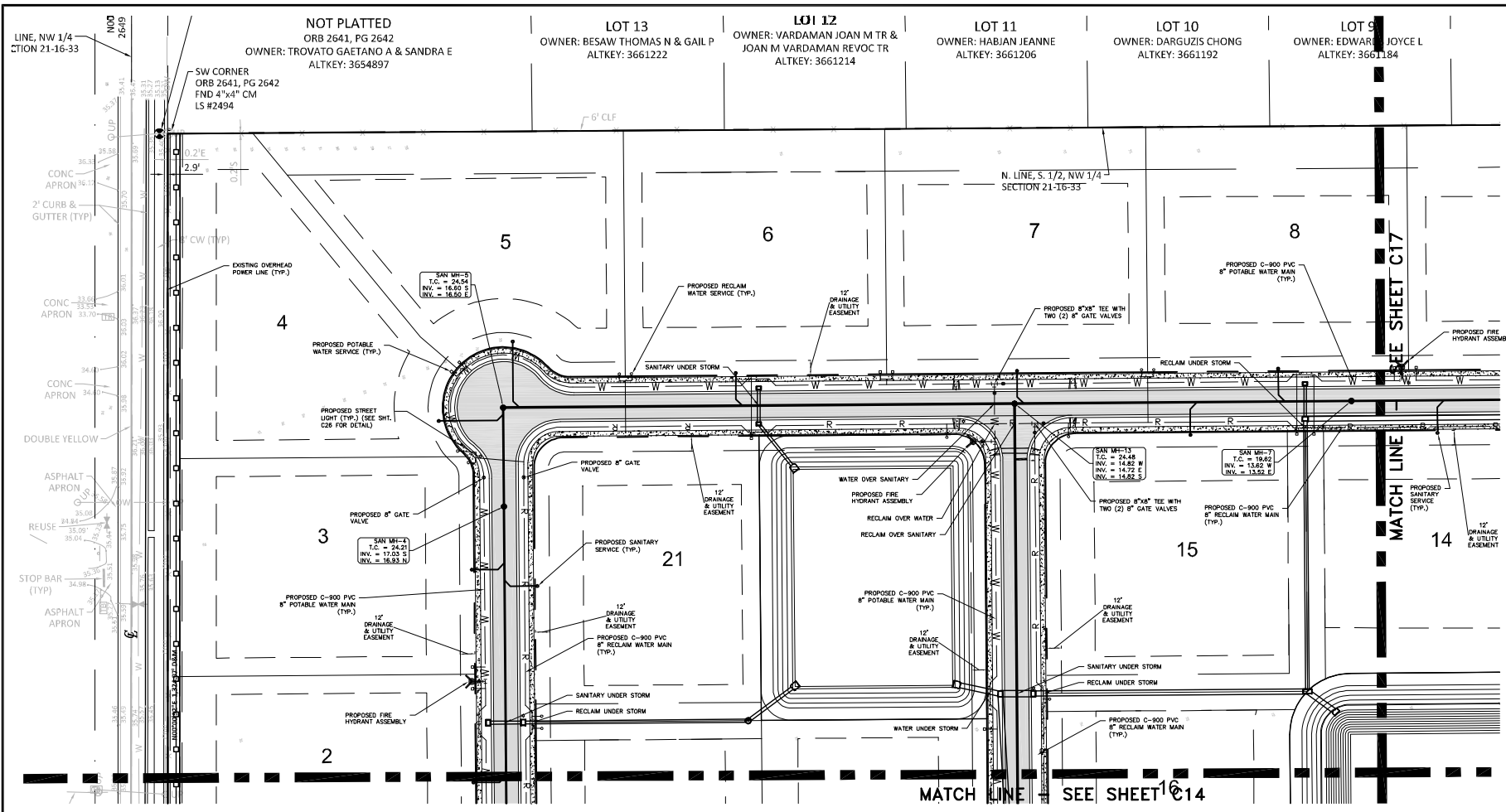
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**KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
PAVING, GRADING & DRAINAGE PLAN**

PROJECT NO.: 15050X
ISSUE DATE: 05-05-18
DESIGNED BY: BMD
CHECKED BY: CM
DRAWING FILE: ORMOND\ORLAND\ORLAND\15050X\15050X.DWG
PLOT R: 15050X-050518.DWG



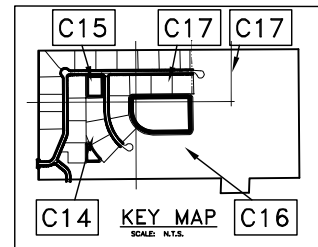
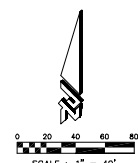
NOT VALID WITHOUT SEAL
PLOT R: 15050X-050518.DWG
SCALE: 1"=40'
SHEET: C13 OF 33



MATCH LINE SEE SHEET 16

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED REGULAR DUTY CONCRETE SIDEWALK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED WATER LINE
- PROPOSED RECLAIM WATER LINE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED DOUBLE RECLAIM WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED SINGLE RECLAIM WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED SANITARY MANHOLE & SEWER MAIN
- PROPOSED STORMWATER INLET & PIPE
- PROPOSED STORMWATER MANHOLE & PIPE



ORLANDO BEACH
 301 N. W. 10th St.
 ORLANDO BEACH, FL 32701
 (407) 77-2445 FAX (407) 77-2446

EDGEWATER
 1000 W. W. 10th St.
 ORLANDO BEACH, FL 32701
 (407) 77-2445 FAX (407) 77-2446

NO.	DATE	REVISION
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KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
UTILITY PLAN

PROJECT NO.: 1505X
 ISSUE DATE: 09-05-18
 DESIGNED BY: JMD
 CHECKED BY: CM
 CHECKED BY: RMH
 SUBMITTER: DESEAL, LLC
 1505X-01-0000
 1505X-01-0000



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 PRINTED IN FLORIDA, U.S.A.

SCALE: 1"=40'
 SHEET: C15 OF 33

MATCH LINE - SEE SHEET C17

MATCH LINE - SEE SHEET C14

LOT 14
OWNER: EKEY BENJAMIN & JESSICA

LOT 13

E. LINE, LOT 13

NE CORNER, LOT 13
PB 49, PG 102, 1034
FND 4"x4" CM
LB #4567

5' WF

5' WF

S89°32'48"W 1,875.70' D&M

S89°32'48"W 1,875.70' D&M

N00°08'51"E 149.98' D&M

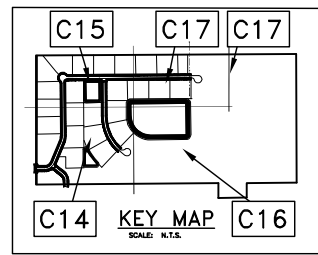
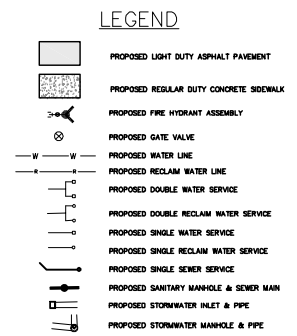
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R 0.00' DEC

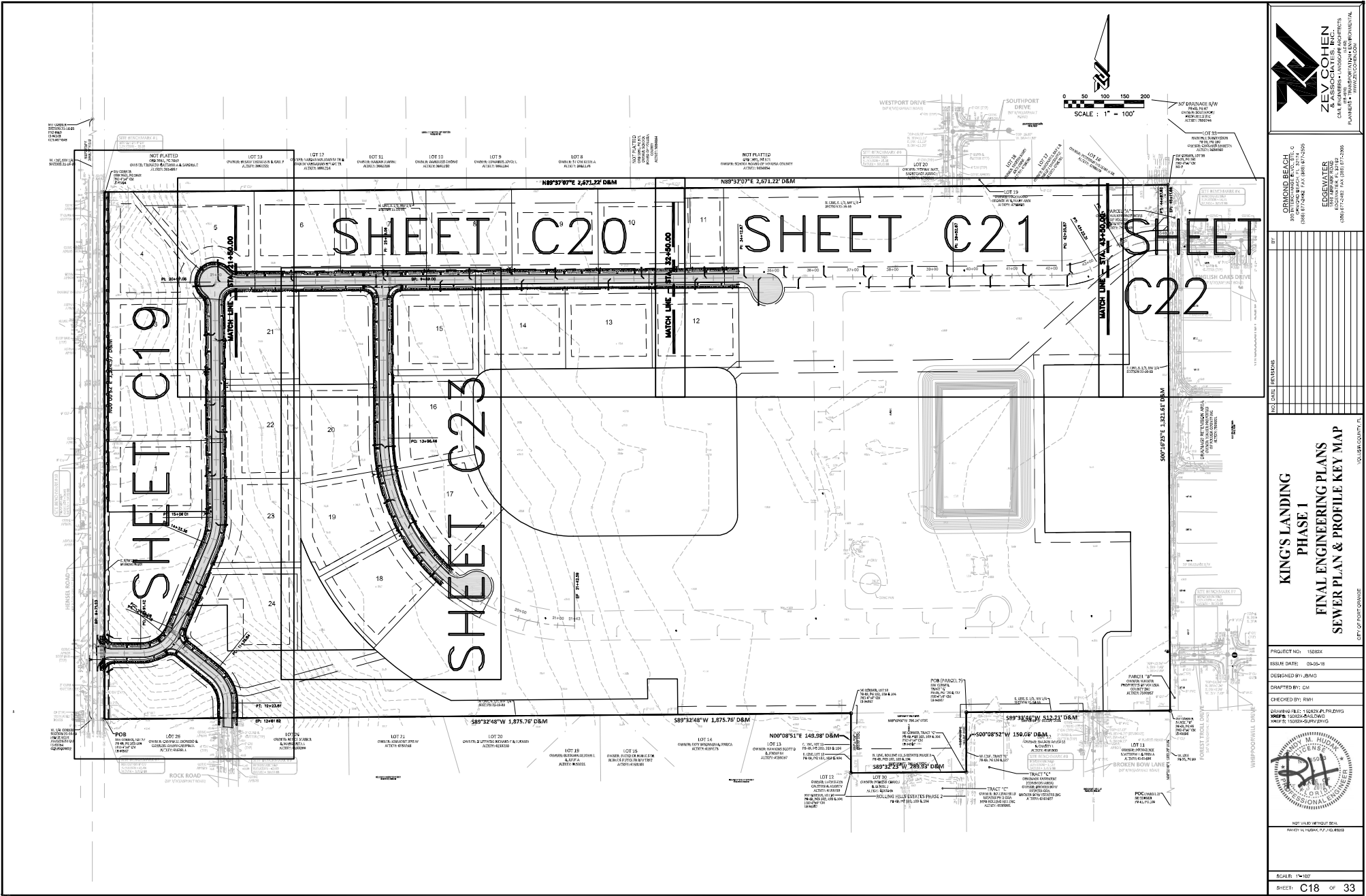
0.2'E

5' WF

5' 1/2, N 1/4
T 21-16-3

LOT 20
SKI RICHARD E & LUEANN
BY: 6153

[illegible]



ORMOND BEACH
3000 ORMOND BEACH BLVD., SUITE 200
ORMOND BEACH, FL 32136
TEL: 407-854-1100 FAX: 407-854-1101
WWW.ZEVCOHEN.COM

EDGEWATER
10000 W. 10TH AVE., SUITE 100
EDgewater, FL 33120
TEL: 772-248-1100 FAX: 772-248-1101
WWW.ZEVCOHEN.COM

NO.	DATE	DESCRIPTION
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29	05-15-18	ISSUED FOR PERMIT
30	05-15-18	ISSUED FOR PERMIT

**KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
SEWER PLAN & PROFILE KEY MAP**

PROJECT NO.: 1808X
ISSUE DATE: 05-15-18
DESIGNED BY: JMD
CHECKED BY: CM
CHECKED BY: RMH

OWNERS: LINDSEY & JAMES
3000 ORMOND BEACH BLVD., SUITE 200
ORMOND BEACH, FL 32136
TEL: 407-854-1100 FAX: 407-854-1101
WWW.ZEVCOHEN.COM

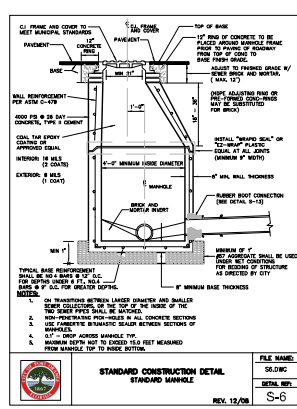
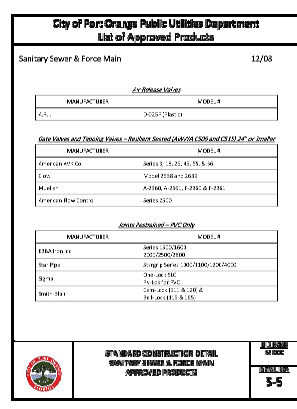
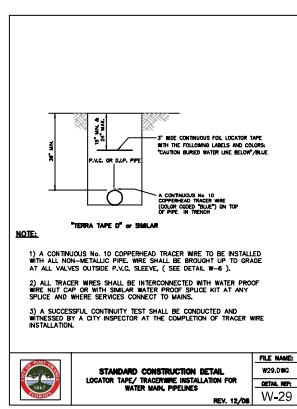
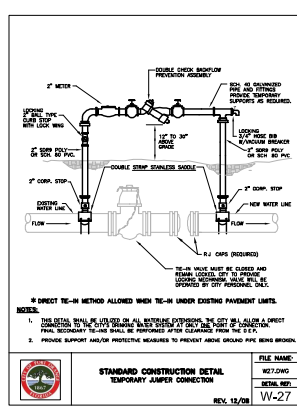
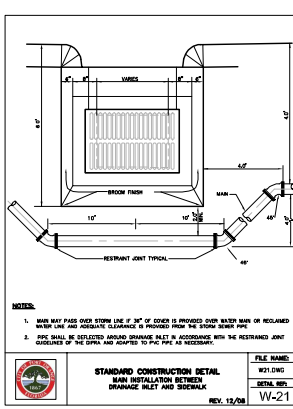
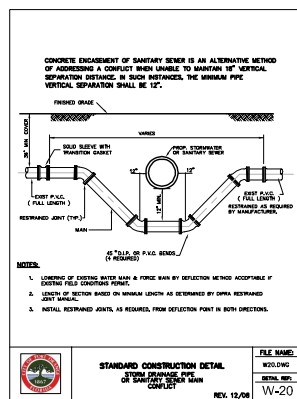
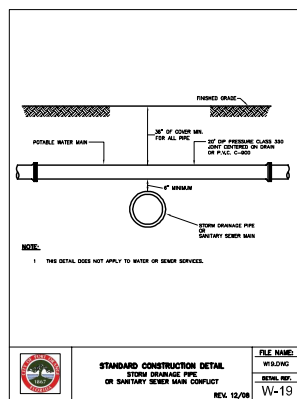
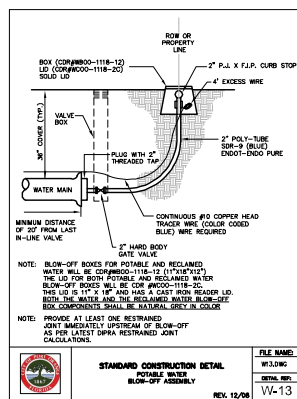
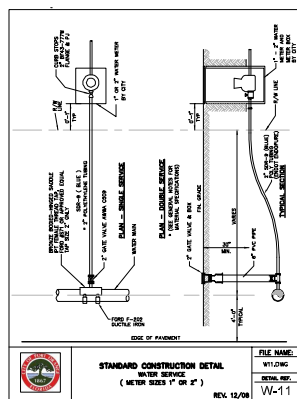
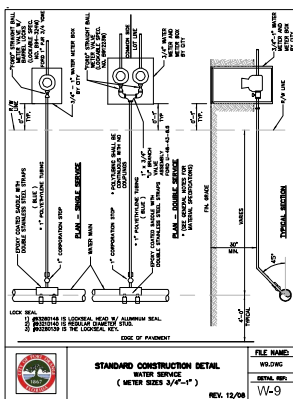
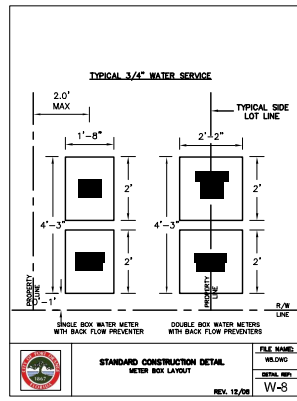
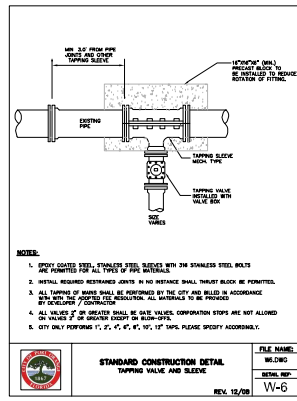
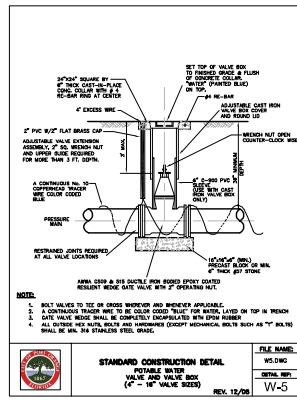
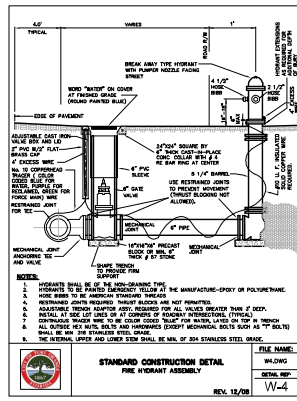


NOT VALID WITHOUT SEAL
PROJECT NO. 1808X, P. 1 OF 18

SCALE: 1"=100'

SHEET: C18 OF 33

City of Port Orange Public Utilities Department List of Approved Products			
Potable Water			
AP Approved Products			
MANUFACTURER	MODEL #		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		
AP Approved Products			
MANUFACTURER	MODEL #		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		
AP Approved Products			
MANUFACTURER	MODEL #		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		
APR 10/10/10	APR 10/10/10		



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PLANNERS • TRANSPORTATION ENGINEERS

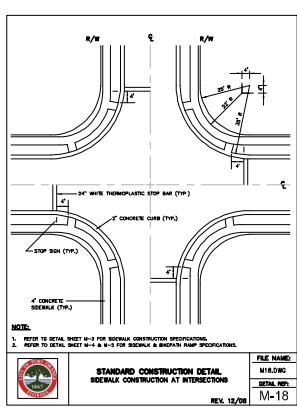
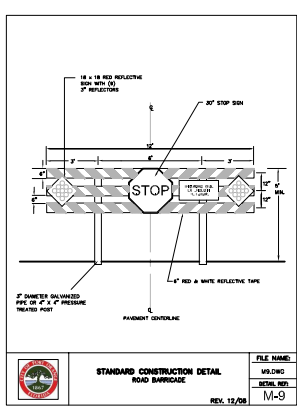
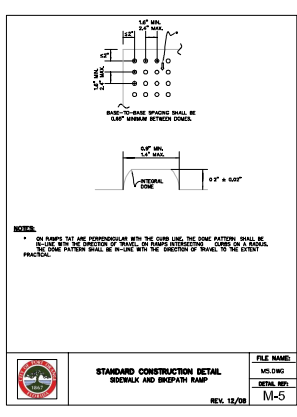
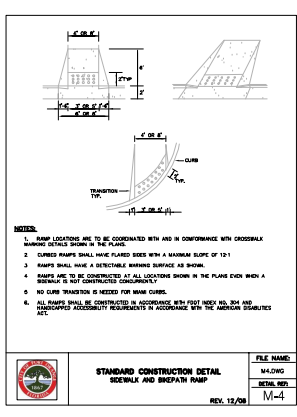
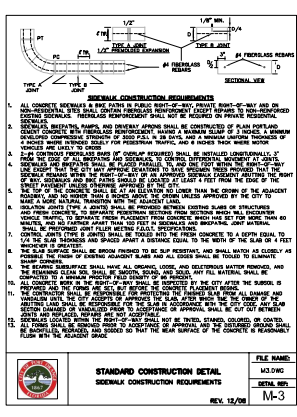
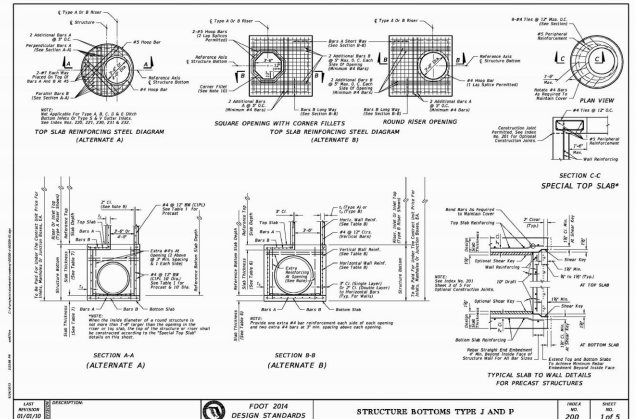
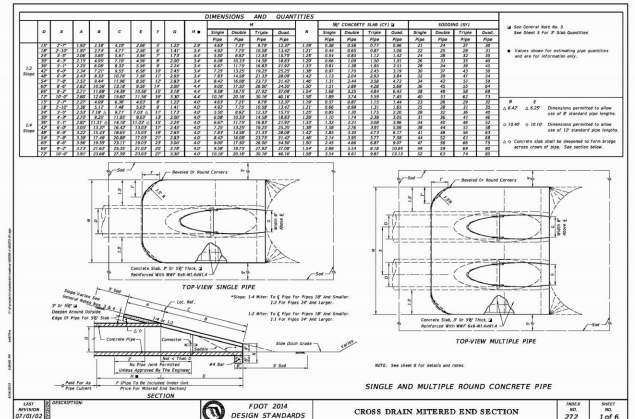
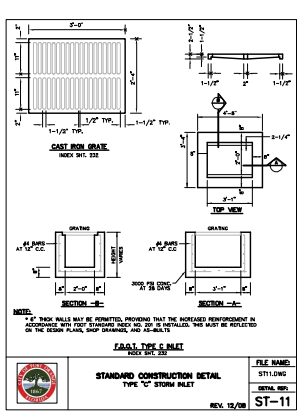
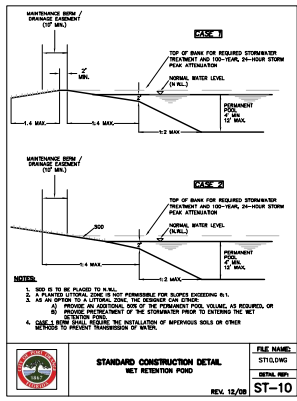
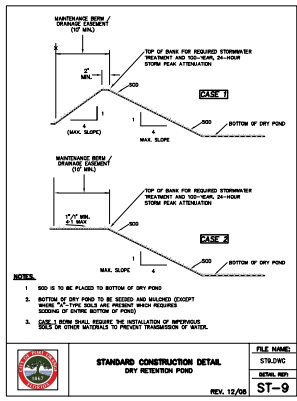
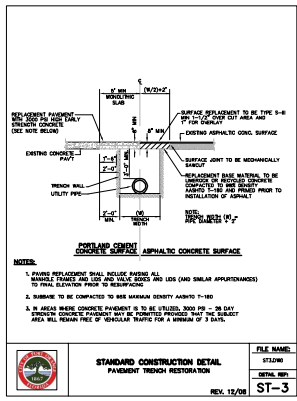
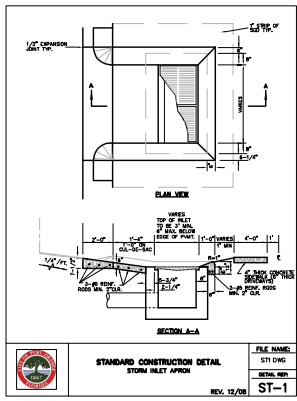
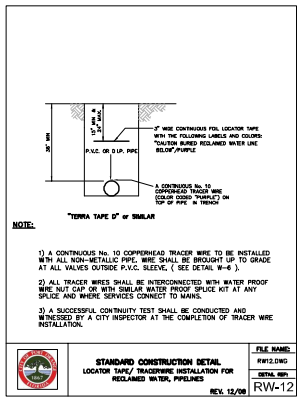
ORLANDO BEACH, FLORIDA 32809
3050 W. US HWY 1, SUITE 100
ORLANDO, FLORIDA 32809
(407) 241-1100
FAX (407) 241-1100

KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

PROJECT NO.: 15082X
ISSUE DATE: 09-05-18
DESIGNED BY: RMC
CHECKED BY: RMC
DATE: 09-05-18
DRAWN BY: RMC

NOT VALID WITHOUT SEAL
NOTED IN FLORIDA, P.E. 15082X

SCALE: N.T.S.
SHEET: C24 OF 33





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PLANNERS • TRANSPORTATION DESIGNERS

OFFICE: 10000 N. 19TH AVENUE, SUITE 100, DENVER, CO 80202
TELEPHONE: (303) 751-1000
FAX: (303) 751-1001
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KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

SCALE: N.T.S.

SHEET: C26 OF 33

PROJECT NO.: 15082X
ISSUE DATE: 09-05-18
DESIGNED BY: JMD
CHECKED BY: RMH
DATE: 09-05-18
DRAWN BY: JMD
DATE: 09-05-18
NOT VALID WITHOUT SEAL
NOTED IN FLUOR, P.J., 10-05-18

NOTES: 1. ALL ROADWAY DESIGN SHALL MEET THE MINIMUM REQUIREMENTS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS (LATEST EDITION), AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.	LEGEND: <table border="0"> <tr> <td>C.L.</td> <td>CENTER-LINE</td> </tr> <tr> <td>INT.</td> <td>INTERSECTION</td> </tr> <tr> <td>LONG.</td> <td>LONGITUDINAL</td> </tr> </table>	C.L.	CENTER-LINE	INT.	INTERSECTION	LONG.	LONGITUDINAL
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INT.	INTERSECTION						
LONG.	LONGITUDINAL						

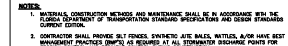
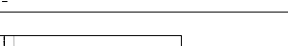
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|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| DESIGN SPEED (MPH) | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 |
| SIGHT DISTANCE (FT)
(MINIMUM) | 200 | 250 | 300 | 350 | 400 | 450 | 500 | 550 |



- | | | |
|---|-------------------------------------|----------------------------|
|  | STANDARD CONSTRUCTION DETAIL | FILE NAME
RD.DWG |
|---|-------------------------------------|----------------------------|



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|---|-------------------------------------|-----------------------------|
|  | STANDARD CONSTRUCTION DETAIL | FILE NAME
R11.DWG |
|---|-------------------------------------|-----------------------------|



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R22.000 |
|---|-------------------------------------|-----------------------------|



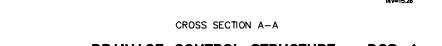
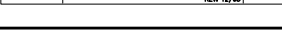
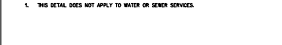
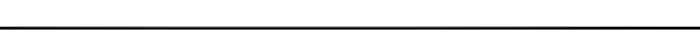
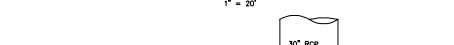
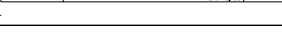
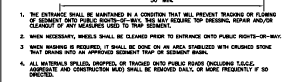
WALKWAY LIGHTS: (HEIGHT: 10 TO 30 FEET)

1. ALONG DUNLAP AVENUE:
A. WEST OF I-405
THE FLORIDIAN (SEE DETAIL M-16)
B. FROM I-405 TO SPRUCE CREEK ROAD:
DUMPO LIGHTING (SEE DETAIL M-14)
C. EAST OF SPRUCE CREEK ROAD:
LINIC LIGHTING (SEE DETAIL M-17)

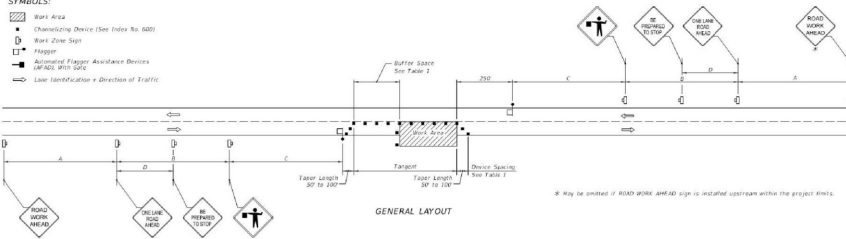
2. ALONG BRIDGEWOOD AVENUE TO THE SOUTHERN CITY LIMITS SOUTH TO WESSLER PLACE:
LINIC LIGHTING (SEE DETAIL M-17)

3. IN LOCATIONS OTHER THAN DUNLAP AVENUE, THE WALKWAY LIGHTS SHALL BE ANY OF THE THREE FOLLOWING TYPES: BRIDGEWOOD AVENUE: BRIDGEWOOD LIGHTING; I-405: I-405 WALKWAY LIGHTING; I-305/I-75 OR COLONIAL AVENUE: BEST-17 LIGHT. ALL CITY-MANAGED WALKWAY LIGHTS ARE TO BE FLORIDA POWER AND LIGHT (FPL) SUPPLIED LIGHTS, UTILIZING 120 WATT LPS.

- COMMUNITY DEVELOPMENT DEPT. FOR APPROVAL



- SYMBOLS:**
- Work Area
 - Channelizing Device (See Note No. 100)
 - Work Zone Sign
 - Flagger
 - Automated Flagging Assistance Device (AFAD) With 500
 - Line Identification & Direction of Traffic



GENERAL LAYOUT

- GENERAL NOTES:**
- Special conditions may be required in accordance with these notes and the following sheets.
 - If the work area encroaches on the Centerline, use the lowest of the Temporary Lane Shift to Shoulder on Sheet 2 only if the Passing Paved Shoulder width is sufficient to provide for at least 10 feet between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
 - Temporary Raised Rumble Strips:**
 - Use when both of the following conditions are not concurrently met:
 - Passing Paved Shoulder is 30 feet or greater.
 - Work extends to taper for more than 400 feet.
 - Use a continuous strip of rumble strips throughout the work zone.
 - Place only Rumble Strips Set Transverse Across the Lane at locations shown.
 - Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
 - Additional advance warning may be provided by the following means:
 - Flag-carrying vehicle.
 - Official vehicle.
 - Police vehicle.
 - Traffic signal.
 - When flaggers are the sole means of one-way control, the flaggers must be in sight of each other at all times and communication at all times.
 - When a side road intersects the highway within the TTC zone, place advance TTC devices in accordance with other applicable TCE indexes.
 - The two channelizing devices directly in front of the work area may be omitted providing vehicles in the work area have high-visibility clothing, flashing, oscillating, or stroke lights operating.

- When Buffer Space cannot be obtained due to geometric constraints, use the greatest attainable length, not less than 300 ft.
- Railroad crossings:**
 - If an active railroad crossing is located closer to the Work Area than the same length plus 500 feet, extend the Buffer Space as shown on Sheet 2.
 - If the proximity of vehicles across an active railroad crossing cannot be avoided, provide a continuous traffic control officer or flagger at the approach and grade crossing to prevent vehicles from stopping within the approach and grade crossing, even if automatic train warning devices are in place.
- ROAD WORK AHEAD and the BE PREPARED TO STOP sign may be omitted if all of the following conditions are met:**
 - Work operations are 40 minutes or less.
 - There are no sight obstructions to vehicles approaching the work zone for a distance equal to the Buffer Space shown in Table 1.
 - Devices in the work area have high-visibility clothing, flashing, oscillating, or stroke lights operating.
 - Vehicle and compliance of the roadway has been considered.
 - If a railroad crossing is present, vehicles will not cross across the crossing.
- AFADs are not in use.
- See Table 100 for general TCE requirements and additional information.
- Automated Flagging Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 2.

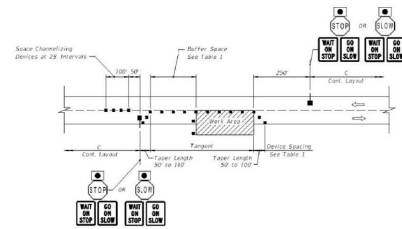
TABLE 1

Project Speed	DEVICE SPACING		Distance Between Signs		Buffer Space	
	Maximum Spacing of Tubes or Tubes	Maximum Spacing of Type 1 or Type 2 Baricades/Pennels/Orbials	A	B	C	D
25	200	200	200	200	200	150
30	200	200	200	200	200	200
35	200	200	200	200	200	250
40	200	200	200	200	200	300
45	200	200	200	200	200	350
50	200	200	200	200	200	400
55	200	200	200	200	200	450
60	200	200	200	200	200	500
65	200	200	200	200	200	550
70	200	200	200	200	200	600

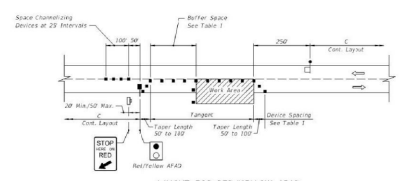
CONDITIONS
WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRUSHE THE AREA BETWEEN THE CENTERLINE AND A LINE 2 OUTSIDE THE EDGE OF TRAVEL LANE.

LAST REVISION	DESCRIPTION	2016	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
07/01/15		FDOT DESIGN STANDARDS		603	1 of 3

- AUTOMATED FLAGGER ASSISTANCE DEVICES NOTES:**
- Minimize the flagging stream when the AFAD is used in response.
 - When the AFAD is not in use, remove or lower signs and move AFAD device outside the work zone or shield it with a barrier or crash cushion.
 - Only qualified flaggers who have been trained in the operation of the AFAD can operate the AFAD. When in use, each AFAD must be in view of and attended at all times by the flagger operating the device. Use two flaggers and one of the following methods in the deployment of AFADs:
 - Method 1: Place an AFAD at each end of the temporary traffic control zone.
 - Method 2: Place an AFAD at one end of the temporary traffic control zone and a flagger at the opposite end.
 - A single flagger may simultaneously operate two AFADs (Method 1) or may operate a single AFAD as one end of the temporary traffic control zone while being the flagger at the opposite end of the temporary traffic control zone (Method 2). If all four of the following conditions are present:
 - The flagger has an unobstructed view of the AFADs.
 - The flagger has an unobstructed view of approaching traffic in both directions.
 - For Method 1: The AFADs are less than 800 ft apart. For Method 2, the AFAD and the flagger are less than 800 ft apart.
 - Two trained flaggers are available to provide normal flagging operations should an AFAD malfunction.



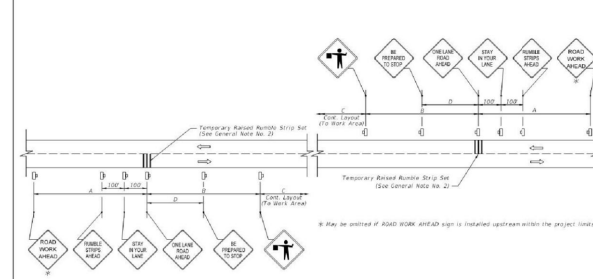
LAYOUT FOR STOP/SLOW AFAD METHOD 1 - 2 AFADs



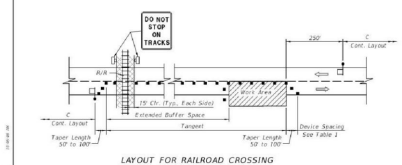
LAYOUT FOR RED/YELLOW AFAD METHOD 2 - 1 AFAD & FLAGGER

AUTOMATED FLAGGER ASSISTANCE DEVICES (AFADs)

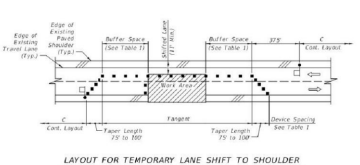
LAST REVISION	DESCRIPTION	2016	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
07/01/15		FDOT DESIGN STANDARDS		603	3 of 3



LAYOUT FOR TEMPORARY RAISED RUMBLE STRIPS WHEN REQUIRED WITH ADDITIONAL SIGNS

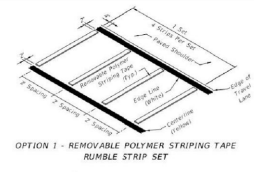


LAYOUT FOR RAILROAD CROSSING BUFFER SPACE EXTENSION

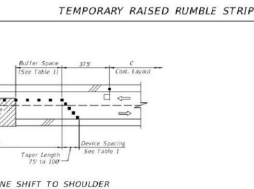


LAYOUT FOR TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCRUSHE ON THE CENTERLINE

TEMPORARY RAISED RUMBLE STRIPS



OPTION 1 - REMOVABLE POLYMER STRIPING TAPE RUMBLE STRIP SET



OPTION 2 - MOLDED ENGINEERED POLYMER RUMBLE STRIP SET

LAST REVISION	DESCRIPTION	2016	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
07/01/15		FDOT DESIGN STANDARDS		603	2 of 3



ORMOND BEACH
3000 ORMOND BEACH BLVD, SUITE 200
ORMOND BEACH, FL 32136
(407) 777-2485 FAX (407) 777-1088

EDGEWATER
1000 EDGEWATER BLVD, SUITE 200
EDGEWATER, FL 33138
(305) 417-2485 FAX (305) 417-1088

NO.	DATE	REVISION
1	07/01/15	ISSUED FOR CONSTRUCTION

KING'S LANDING PHASE 1
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

PROJECT NO.: 15088X
ISSUE DATE: 08-25-15
DESIGNED BY: JMD
CHECKED BY: RMC
CHECKED BY: RMC
DRAWING FILE: 15088X-NOTING
Sheet 2



NOT VALID WITHOUT SEAL
NOTED BY: JMD, P.E., 10-1-2015

SCALE: N.T.S.

SHEET: C29 OF 33

NOT PLATTED
ORB 2641, PG 2642
OWNER: TROVATO GAETANO A & SANDRA E
ALTKEY: 3654897

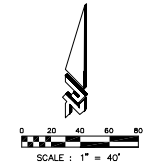
LOT 13
OWNER: BESAW THOMAS N & GAIL P
ALTKEY: 3661222

LOT 12
OWNER: VARDAMAN JOAN M TR &
JOAN M VARDAMAN REVOC TR
ALTKEY: 3661214

LOT 11
OWNER: HABIAN JEANNE
ALTKEY: 3661206

LOT 10
OWNER: DARGUZIS CHONG
ALTKEY: 3661192

LOT 9
OWNER: EDWARD
ALTKEY: 3661186

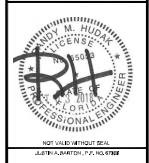


ORMOND BEACH
300 ORMOND BEACH BLVD., SUITE 200
ORMOND BEACH, FL 32136
TEL: 407-859-1234
FAX: 407-859-1235
WWW.ZEVCOHEN.COM

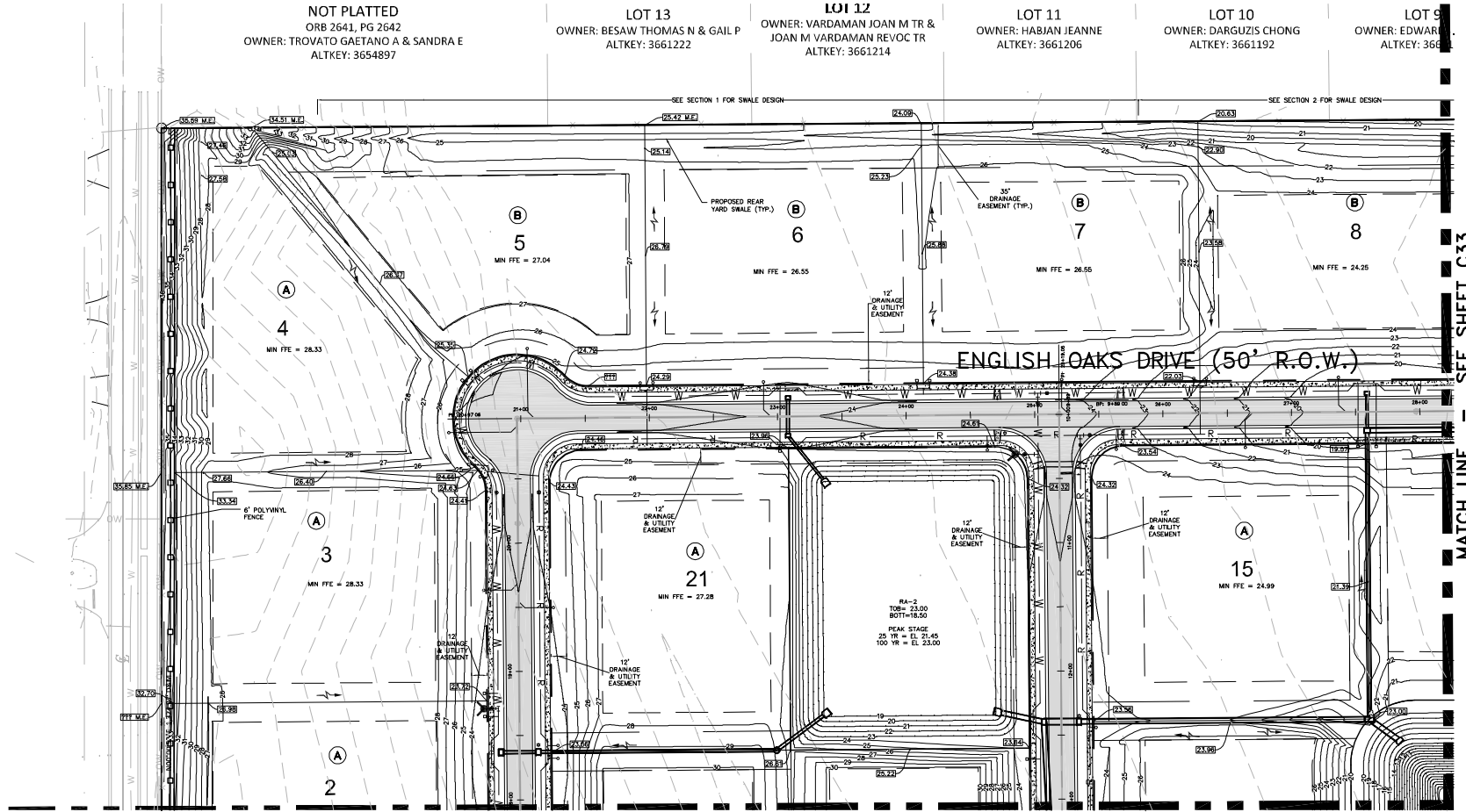
NO.	DATE	REVISION
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**KING'S LANDING
PHASE 1
FINAL ENGINEERING PLANS
BUILDERS GRADING PLAN**

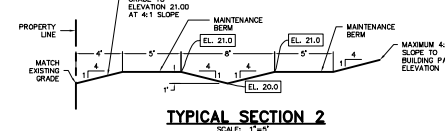
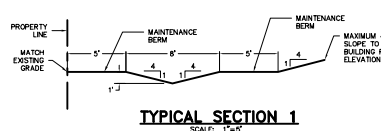
PROJECT NO: 1505K
ISSUE DATE: 04-25-18
DESIGNED BY: JMD
CHECKED BY: RL
APPROVED BY: JMD
DATE: 04-25-18



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JAMES M. DUNN, P.E.
SCALE: 1"=40'
SHEET: C31 OF 33

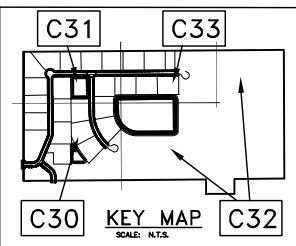


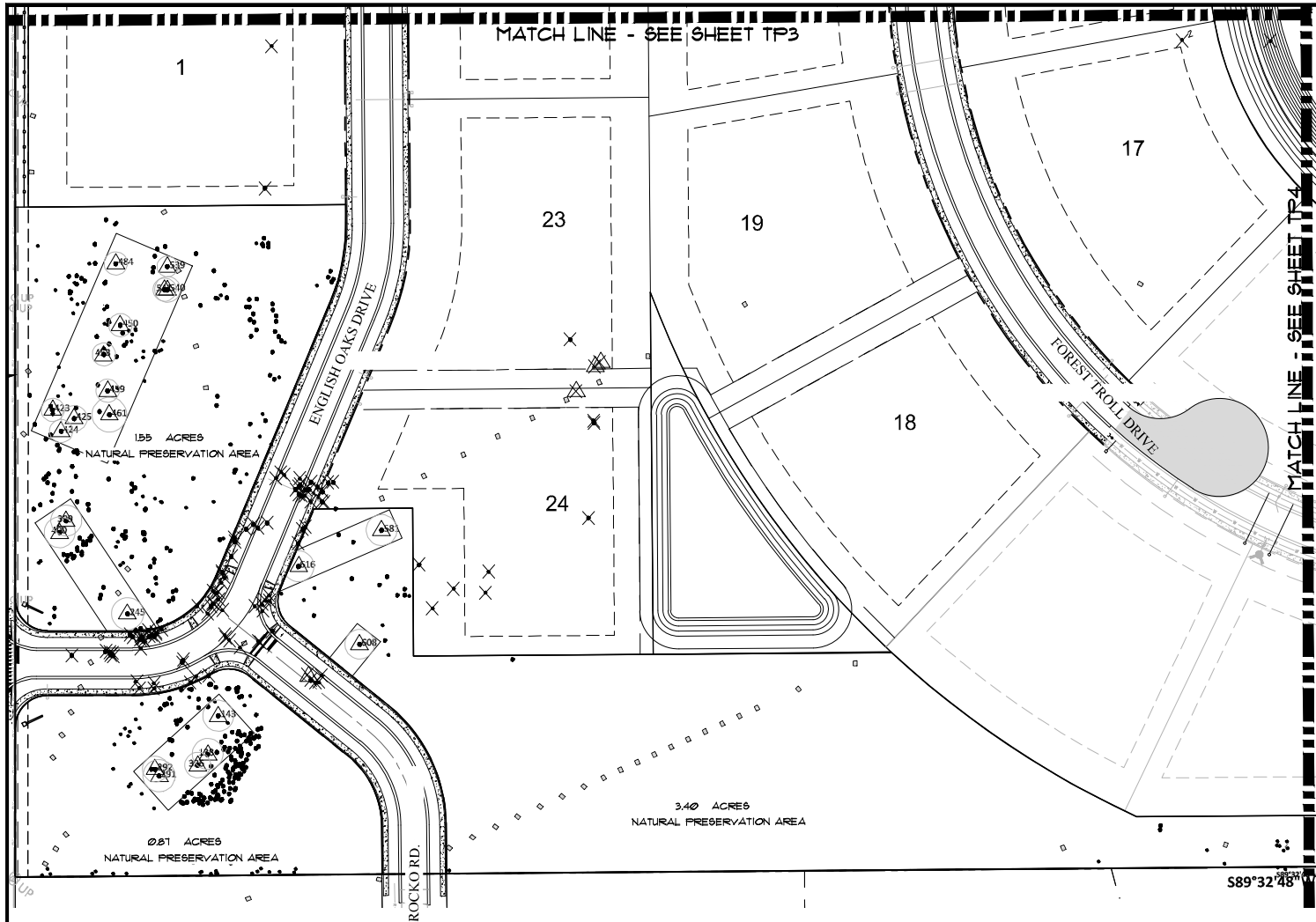
MATCH LINE - SEE SHEET C30



NOTES:
1) PLEASE SEE SHEET C27 FOR POND CROSS-SECTIONS.

- LEGEND**
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - PROPOSED REGULAR DUTY CONCRETE SIDEWALK
 - PROPOSED TYPE C INLET & PIPE
 - PROPOSED JUNCTION BOX
 - PROPOSED MHS
 - PROPOSED TYPE 2 INLET
 - PROPOSED GRADE ELEVATION
 - DIRECTION OF OVERLAND FLOW
 - EXISTING CONTOUR
 - FINISH FLOOR ELEVATION
 - LOT GRADING TYPE





LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED FUTURE REMOVAL OF SPECIMEN TREES IN PHASE 2 AND 3 TO BE ADDRESSING DURING REVIEW OF THE SUBDIVISION PLAN AND PLANS FOR PHASE 1 AND 2
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- IDENTIFY ROOT ZONE PROTECTION AREA REQUIRED
- IDENTIFY NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- IDENTIFY EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR DETAIL

15% NATURAL PRESERVATION

TOTAL SITE AREA	863 ACRES
TOTAL PRESERVATION AREA REQUIRED	129.45 ACRES
CALCULATION: 863 AC. X 15% = 129.45 AC.	
UNRESTRICTED NATURAL PRESERVATION AREA	129.45 ACRES

MINIMUM ON SITE TREES

MINIMUM TREES REQUIRED ON SITE	1,000
CALCULATION: MINIMUM OF 1,000 TREES = 1,000	
SIZE OF THE REQUIRED MINIMUM NUMBER OF TREES TO BE PROVIDED	1,000
NUMBER OF TREES PROVIDED ON LANDSCAPE PLAN	40
NUMBER OF TREES PROVIDED ON 1/4" SCALE LOT 16	40
CALCULATION: 1/4" SCALE TREE X 40 LOTS = 40	
NUMBER OF TREES PROVIDED ON 1/4" SCALE ZONED LOT 16	164
CALCULATION: 1/4" SCALE TREE X 16 LOTS = 164	
TOTAL NUMBER OF TREES EXISTING PLUS PROVIDED	1,040

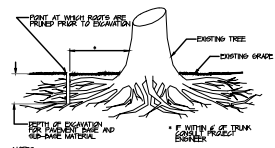
NOTE:
1. TREES WITHIN THE NATURAL VEGETATION AREAS SHALL BE COUNTED TOWARDS ANY DEFICIT OF REQUIRED TREES ON SITE.
2. NO TREES IN PHASE 1 OR 2 ROADWAY EXCEPT FOR IN THE 50' ENLIGHTENING RUN AND THE 30' TEMPORARY DRAINAGE EXISTING IN PHASE 1, WILL BE REMOVED WITH THE DEVELOPMENT OF PHASE 1. TREE REMOVAL IN PHASE 2 AND 3 WILL BE ADDRESSING DURING SUBDIVISION PLAN AND PLAN APPLICATION IS SUBMITTED FOR EACH PHASE.

SPECIMEN TREE CALCULATIONS

SPECIMEN TREES ON SITE	50
SITE ACREAGE	863
SPECIMEN TREES PER ACRE	58
SPECIMEN TREES REQUIRED TO BE PROVIDED (CALCULATION OF TREES X 863 = 40 TREES)	40
SPECIMEN TREES TO REMAIN	40

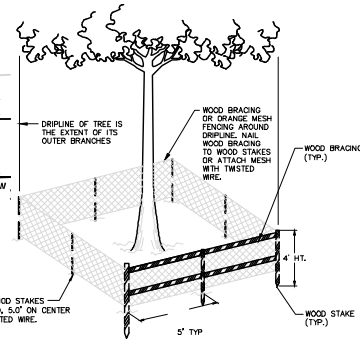
EXISTING VEGETATION

DATE: 12/12/2018	DATE: 12/12/2018
TIME: 10:00 AM	TIME: 10:00 AM
LOCATION: 15000 S. 15000 S.	LOCATION: 15000 S.
SCALE: 1" = 40'	SCALE: 1" = 40'



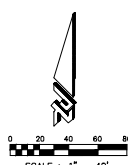
ROOT PRUNING DETAIL

1. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
2. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
3. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
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TREE PROTECTION BARRICADE DETAIL

1. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
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6. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
7. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
8. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
9. PRUNE ROOTS AT POINTS OF OBSTRUCTION.
10. PRUNE ROOTS AT POINTS OF OBSTRUCTION.



OSMOND BEACH
1000 W. BEACH BLVD., SUITE 200
OSMOND BEACH, FL 32174
TEL: 407.777.7777
FAX: 407.777.7777

ST. AUGUSTINE
1000 W. BEACH BLVD., SUITE 200
ST. AUGUSTINE, FL 32080
TEL: 407.777.7777
FAX: 407.777.7777

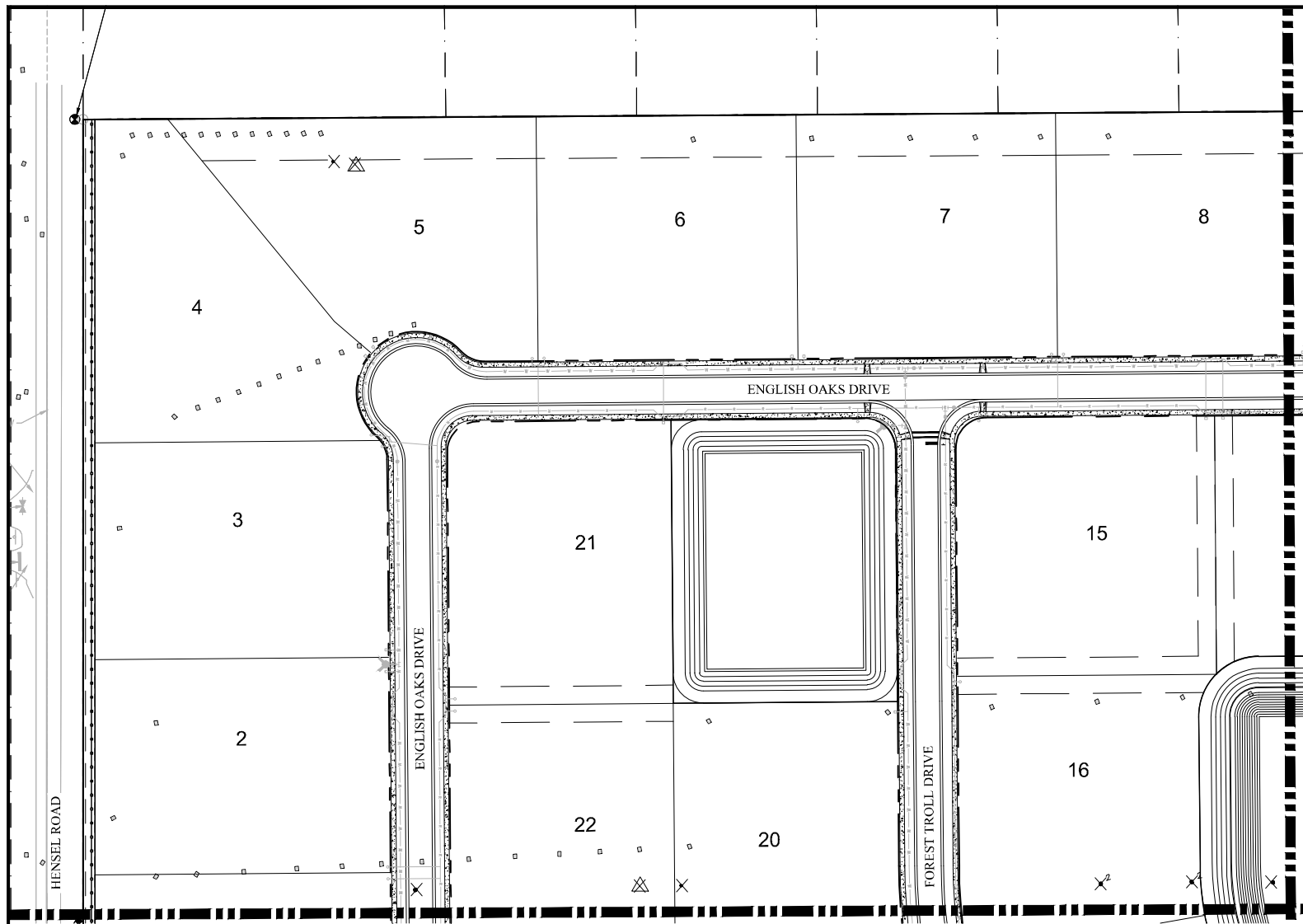
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KINGS LANDING
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS
CITY OF PORT CHARLIE
VOLusia COUNTY, FLORIDA

PROJECT NO. 15062X
ISSUE DATE: 05/19
DESIGNED BY: JES
CHECKED BY: JES
DRAWN BY: 15062X-01
DATE: 05/19/2018

FILE NAME: R23.DWG
DETAIL REF: R-23
REV. 12/08

NOT FOR CONSTRUCTION
— STEPHEN K. BURNS, R.L.A. NO. 900
SCALE: 1" = 40'
SHEET: TP2 OF 7



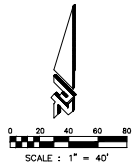
LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED FUTURE REMOVAL OF SPECIMEN TREES IN PHASE 1 AND 2 TO BE ADDRESSSED DURING REVIEW OF THE SUBDIVISION PLAT AND PLANS FOR PHASE 1 AND 2
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- DESIGNATED ROOT ZONE PROTECTION AREA REQUIRED
- DESIGNATES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- DESIGNATES EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR DBH

MATCH LINE - SEE SHEET TP3

MATCH LINE - SEE SHEET TP2



ZEV COHEN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
 10000 W. BOULEVARD, SUITE 100
 TAMPA, FLORIDA 33613
 (813) 887-7588 FAX (813) 887-7586

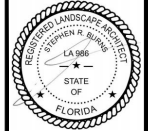
OSMOND BEACH
 3000 OSMOND BEACH BLVD., STE. C
 OSMOND BEACH, FLORIDA 32174
 (386) 877-2588 FAX (386) 877-5888

ST. AUGUSTINE
 801 W. PALM BLVD., SUITE 100
 ST. AUGUSTINE, FLORIDA 32080
 (904) 775-1818 FAX (904) 775-1883

NO.	DATE	REVISION	BY	CHKD.
1	08/26/2011	ISSUED FOR PERMIT	JES	
2	08/26/2011	REVISED PER COMMENTS	JES	
3	08/26/2011	REVISED PER COMMENTS	JES	
4	08/26/2011	REVISED PER COMMENTS	JES	
5	08/26/2011	REVISED PER COMMENTS	JES	
6	08/26/2011	REVISED PER COMMENTS	JES	
7	08/26/2011	REVISED PER COMMENTS	JES	
8	08/26/2011	REVISED PER COMMENTS	JES	
9	08/26/2011	REVISED PER COMMENTS	JES	
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20	08/26/2011	REVISED PER COMMENTS	JES	
21	08/26/2011	REVISED PER COMMENTS	JES	
22	08/26/2011	REVISED PER COMMENTS	JES	

KINGS LANDING
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS
 CITY OF PORT CHARLIE
 VOLusia COUNTY, FLORIDA

PROJECT NO.	15062X
ISSUE DATE	08/26
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	SB
DATE	08/26/2011



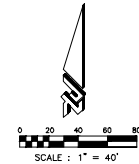
NOT VALID WITHOUT SEAL
STEPHEN R. BURNS, R.L.A. NO. 986
SCALE: 1" = 40'
SHEET: TP3 OF 7

PHASE 2

FOREST TROLL DRIVE

S89°32'48"W 1,875.76' D&M

LEGEND	
	DO NOTING TREE TO BE REMOVED
	EXISTING SPECIMEN TREE TO BE REMOVED
	IMPROVED FUTURE REMOVAL OF SPECIMEN TREES IN PHASE 5 AND 6 TO BE MONITORED DURING REVIEW OF THE SUBSEQUENT PLAN AND PLANT FOR PHASE 1 AND 5
	EXISTING HISTORIC TREE
	EXISTING SPECIMEN TREE
	PROTECTED ROOT ZONE PROTECTION AREA REQUIRED
	PROTECTED NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
	PROTECTED EXISTING TREE
NOTE:	SEE TREE LEMEND FOR SPECIES AND PLAN YES FOR DPM



ORMOND BEACH
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ORMOND BEACH, FL 32174
(386) 877-2482 FAX (386) 877-2505

ST. AUGUSTINE
2372 AIA SOUTH, STE. A-102 OFFICE
ST. AUGUSTINE, FL 32089
(804) 787-1810 FAX (386) 877-2505

EDGEWATER
1628 AIRPORT RD.
EDGEWATER, FL 32132
(386) 877-2482 FAX (386) 877-2505

[illegible]

**KINGS LANDING
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS**

PROJECT NO: 15062X
ISSUE DATE: 9/5/18
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SB
DRAWING FILE: 15062X-TP XREFS: 15062X-MODIFIEDTRISURV XREFS:

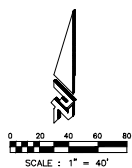
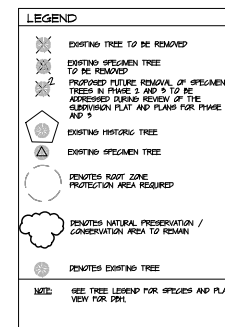


NOT VALID WITHOUT SEAL

STEPHEN R. BURNS, R.L.A. NO. 995

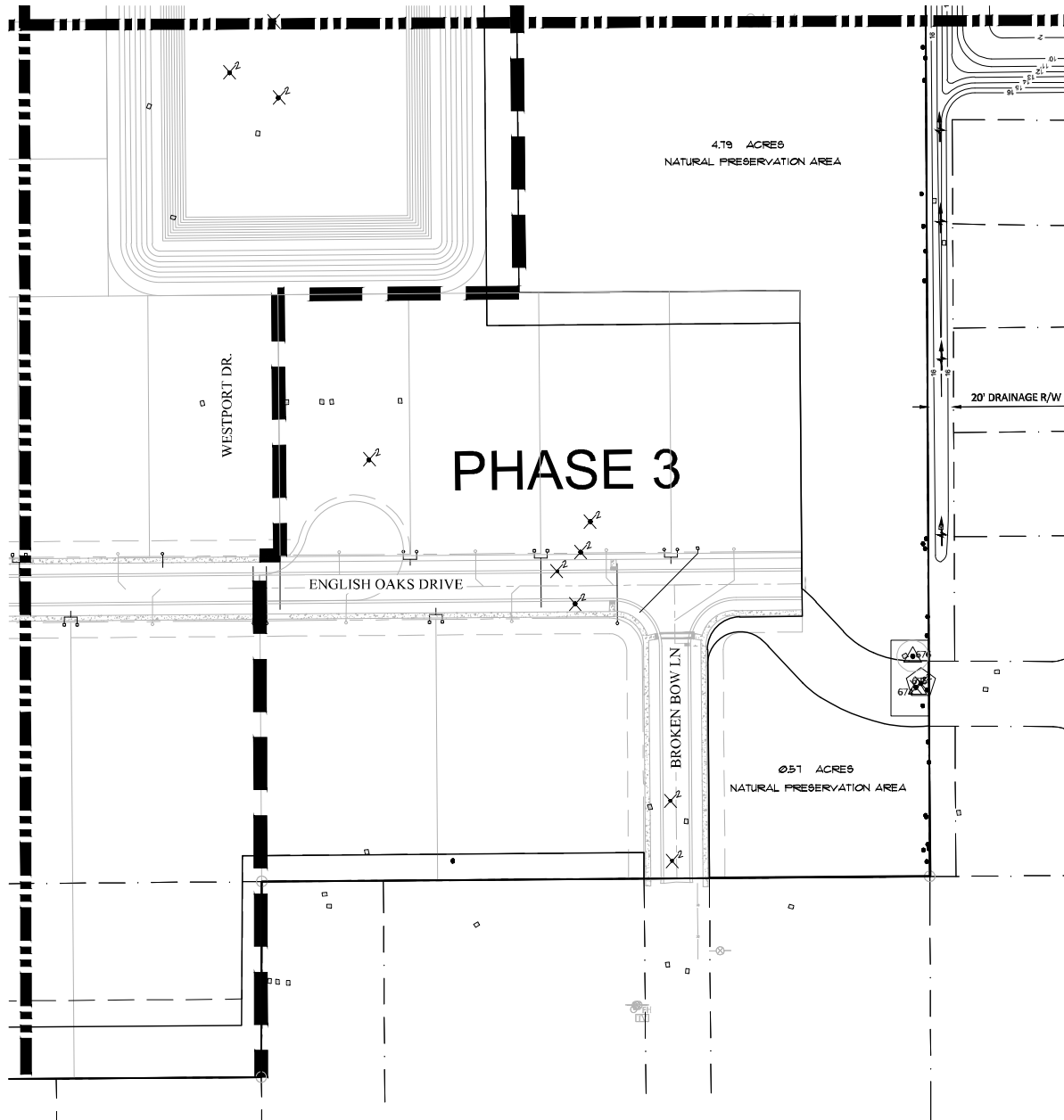
SCALE: 1" = 40'

SHEET: TP4 OF 7

[illegible]

MATCH LINE - SEE SHEET TP4

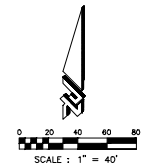
MATCH LINE - SEE SHEET TP1



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- PROPOSED FUTURE REMOVAL OF SPECIMEN TREES IN PHASE 1 AND 2 TO BE ADDRESSED DURING REVIEW OF THE SUBDIVISION PLAT AND FILED FOR PHASE 1 AND 2
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- DENOTES ROOT ZONE PROTECTION AREA REQUIRED
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- DENOTES EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR DBH



KINGS LANDING
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS

PROJECT NO. 19062X
ISSUE DATE: 05/19
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SB
DRAWN BY: 19062X-TP
VFP: 19062X-TP-TP6
KRP: 19062X-TP-TP6

NOT VALID WITHOUT SEAL

STEPHEN K. BURNS, R.L.A. NO. 900

SCALE: 1" = 40'

SHEET: TP6 OF 7

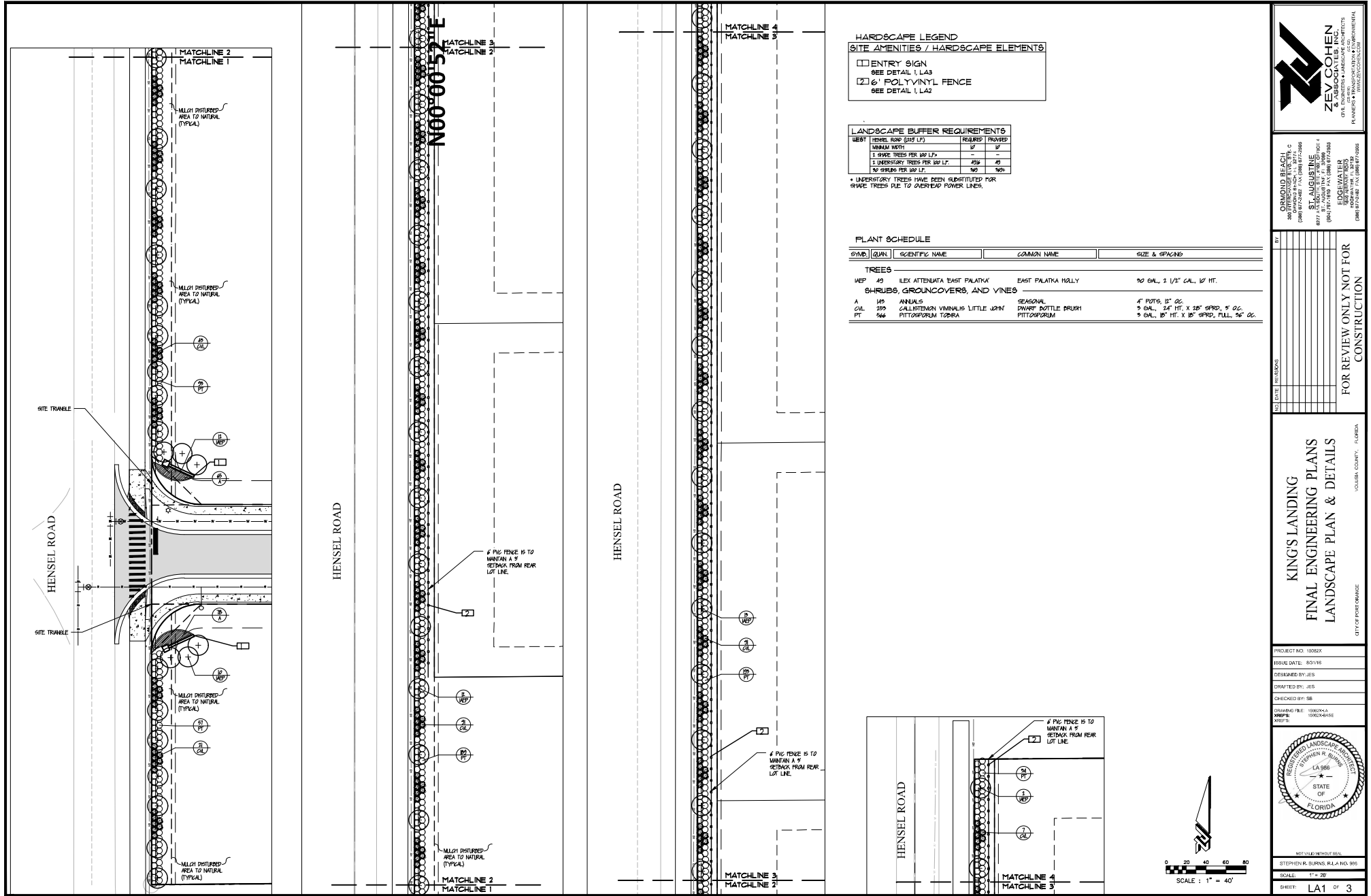
ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • ENVIRONMENTAL SCIENTISTS

ORMOND BEACH
300 W. ORMOND BEACH BLVD., STE. C
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VOLusia COUNTY, FLORIDA
CITY OF PORT ORANGE



HARDSCAPE LEGEND	
SITE AMENITIES / HARDSCAPE ELEMENTS	
	ENTRY SIGN SEE DETAIL 1, LA3
	6' POLYVINYL FENCE SEE DETAIL 1, LA2

LANDSCAPE BUFFER REQUIREMENTS			
NEST	HENSEL ROAD (100' LF)	REQUIRED	PROVIDED
MINIMUM WIDTH		10'	10'
1 SHRUB TREES PER 100' LF		-	-
1 UNDERSTORY TREES PER 100' LF		450	45
30 SHRUBS PER 100' LF		50	500

* UNDERSTORY TREES HAVE BEEN SUBSTITUTED FOR SHRUB TREES DUE TO OVERHEAD POWER LINES.

PLANT SCHEDULE

SYMB	QUAN	SCIENTIFIC NAME	COMMON NAME	SIZE & SPACING
TREES				
WEP	45	ILEX ATTENUATA EAST PALATKA	EAST PALATKA HOLLY	30 GAL., 2 1/2' CAL., 10' HT.
SHRUBS, GROUNDCOVERS, AND VINES				
A	105	ANNUALS	SEASONAL	4" POTS, 12" OC.
CVL	250	CALLISTEMON VIMINALIS LITTLE JOHN	DWARF BOTTLE BRUSH	3 GAL., 24" HT. X 25" SPREAD, 9' OC.
PT	500	PITTOCOLOM TIDORA	PITTOCOLOM	3 GAL., 18" HT. X 18" SPREAD, FULL 34" OC.

ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
PLANNERS • ENVIRONMENTAL SCIENTISTS
10000 W. BOULEVARD, SUITE 100
FORT MYERS, FLORIDA 33907
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OSMOND BEACH
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ST. AUGUSTINE
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FORT MYERS, FLORIDA 33907
(888) 877-5688

SEMI-ANNUALS
10000 W. BOULEVARD, SUITE 100
FORT MYERS, FLORIDA 33907
(888) 877-5688

FOR REVIEW ONLY NOT FOR CONSTRUCTION

KING'S LANDING
FINAL ENGINEERING PLANS
LANDSCAPE PLAN & DETAILS

CITY OF PORT ORANGE
VOLusia COUNTY, FLORIDA

PROJECT NO.: 1000X
ISSUE DATE: 01/18
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SB
DRAWING FILE: 1000X-1
XREFS: 1000X-1
XREFS: 1000X-1

NOT SCALE METHOD: 800'

STEPHEN R. BURNS, R.L.A. NO. 900

SCALE: 1" = 20'

SHEET: LA1 OF 3

FLORIDA BE: ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 10 (BETTER IN QUALITY AS DESIGNATED IN THE MOST RECENT EDITIONS OF "TREES AND SHRUBS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND MECHANIZATION).

1. **EXISTING PLANTS:** IF EXISTING LANDSCAPE INTERESTS WITH PROPOSED PLANTINGS SHOWN ON THE PLAN, THE EXISTING LANDSCAPE IS TO BE REMOVED IN FAVOR OF THE NEW PLANTINGS, UNLESS OTHERWISE INDICATED. IF THE EXISTING VEGETATION IS REQUIRED TO REMAIN, PROPOSED PLANTINGS SHALL BE LOCATED AS FAR AWAY FROM PLANTS AS ITS INTENDED LOCATION.

2. **MULCH:** ALL PLANTING BEDS SHALL BE TOP DRESSED WITH 3" PINE MULCH, MULCH 5" OR BETTER, ALL TREES NOT IN BEDS SHALL HAVE A 5" DIAMETER MULCH RING, ALL PALMS NOT IN BEDS SHALL HAVE A 5" DIAMETER MULCH RING.

3. **SOIL:** SOIL SHALL BE BAKA UNLESS OTHERWISE SPECIFIED ON THE PLANS AS ARGENTINE BAKA, ALL SOIL TO BE USED SHALL BE COMPLETED AND DELIVERED TO THE PROJECT SITE PRIOR TO STARTING ACTIVITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SOIL IS FREE OF WEEDS UPON INSTALLATION AND FOR THE DURATION OF THE 30 DAY MAINTENANCE PERIOD. SOIL QUANTITY/INTEGRITY REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

4. **QUANTITIES:** THE POINT OF A DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN LIST AND THE ACTUAL QUANTITY OF PLANT SHOWN ON THE PLAN, THE PLAN SHALL CONTROL.

5. **UNFORESEEN CIRCUMSTANCES:** CONTRACTOR SHALL NOT WILLFULLY INITIATE ANY PORTION OF THE LANDSCAPE PLAN AS SHOWN ON THE DRAWINGS WHEN IT IS OBSERVED IN THE FIELD THAT UNFORESEEN CIRCUMSTANCES, SUCH AS DIFFERENCES, SHADING WATER, SOIL CONDITIONS OR OTHER UNFORESEEN CIRCUMSTANCES, REQUIRE AN ANALYSIS AND REQUEST TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. **SUBSTITUTIONS:** NO SUBSTITUTIONS OR VARIATIONS OF ANY PLANT MATERIAL, OR ITS INSTALLED LOCATION WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

7. **CONTAINERS:** IF GALLONAGE FOR PLANTS OR TREES IS SHOWN THEY SHALL BE CONTAINER GROWN AND THE SIZE SHOWN SHALL REPRESENT THE MINIMUM ALLOWABLE GALLONAGE. IN ALL CASES THE PLANT SPECIFIED SIZE SHALL GROWN OVER THE GALLONAGE INDICATED.

8. **PLANTING SOIL:** CONTRACTOR SHALL VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO THE PLANTS SPECIFIED. IF SOIL CONDITIONS ARE UNSUITABLE, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SOIL. ANY SOIL CORRECTIONS OR SUBSTITUTIONS SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL REMOVE ALL SOIL CORRECTIONS FROM THE PROJECT SITE. ALL PLANTS TO BE PLANTED IN LANDSCAPE AREAS MUST HAVE A 30 INCH GAP BETWEEN BEDS AND TO BE GROWN IN NATURE, AND BE FREE OF PESTS AND DISEASES.

9. **TERRACE:** TERRACE MATERIALS, INCLUDING MULCH, SHALL BE PLACED REVERSE SIDE DOWN IN DRAINAGE CANALS. PLANT, FLOW, AND DRAINAGE SHALL BE PROTECTED. CONTRACTOR SHALL PROTECT ANY UNDESIRABLE PLANTS OR MATERIAL WHICH MAY BE DAMAGED, FOR GROWTH, AND SHALL BE CERTIFIED AS STEADY.

10. **NEEDS:** IF PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY NEEDS FROM PLANTS AND SOIL AREAS PRIOR TO THE INSTALLATION OF PLANTS. THE OWNER REPRESENTATIVE MAY REQUEST THE CONTRACTOR TO REMOVE ANY NEEDS AND SOIL FREE OF NEEDS FOR THE DURATION OF THE 30 DAY MAINTENANCE PERIOD.

11. **GRADING:** UNLESS OTHERWISE STATED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED AND FINISH GRADING OF NOTED THE OWNER REPRESENTATIVE. MAINTAINING SUITABLE GRADING SHALL BE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REGRADING WASHOUT AREAS CAUSED BY PLANTS UNTIL PLANT MATERIAL IS PLANTED.

12. **STAKES:** ALL TREES AND PLANTS ARE TO BE STAKED ACCORDING TO THE DETAILS IN THESE PLANS. IF THE CONTRACTOR PREFERS TO USE OTHER STAKING METHODS THAN SHOWN IN THE DETAILS, HE OR SHE MUST GLENT PROPOSED STAKING METHODS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REPAIR, AND/OR REPLACE ANY PLANTS DAMAGED BY PALMERS TO EXCESSIVE STAKE OR BUY ANY TREES ON SITE, AT THEIR OWN EXPENSE.

13. **ROOT LINES:** LANDSCAPE BEDS ARE TO BE EXERCISED WITH SMOOTH FLOWING LINES. STRAIGHT LINE LANDSCAPE BEDS ARE TO BE EXERCISED IN A STRAIGHT LINE PARALLEL TO PARKING LOTS AND STRUCTURES UNLESS DESIGNATED OTHERWISE.

14. **FERTILIZERS:** ORGANIC/SLOW RELEASE FERTILIZER OR EQUIVALENT SHALL BE APPLIED TO ALL TREE, SHRUB, AND ORNAMENTAL PLANTING AREAS AT THE RATE OF 3% (1) TONS/1000 PER 1 SQ. FT. OF PLANTING AREA.

15. **PAVING AND GRASS:** THE LANDSCAPE ARCHITECT SHALL ENSURE THAT THIS WORK DOES NOT INTERRUPT EXISTING OR PROPOSED DRAINAGE PATTERNS AND GRASS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SUITABLE GRASS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPE/SOIL AREAS TO PROPERLY TRAIN AWAY FROM BUILDINGS/STRUCTURES.

16. **UTTERANCES:** THE LANDSCAPE ARCHITECT SHALL BE PERMITTED THE RIGHT DURING INSTALLATION TO RECTIFY ANY AND ALL PLANTING AND GRASSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY UTTERANCES PERMITTED.

17. **PLANTING AREAS:** NATURAL VEGETATION PRESERVATION AREAS SHALL BE CLEARED UP INCLUDING BUT NOT LIMITED TO THE REMOVAL OF ANY PERMS OR WEEDS AND PRUNING OF PINE OR YELLOW DRUMMAES AND PALM FRUITS. MULCH EXPOSED OF NATURAL AREA SHALL BE REMOVED.

18. **WALKWAY INSTALLATION:** UNLESS NOTIFIED BY THE GLENT OR CONTRACTOR, IN WRITING, LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES TO PROPOSED PLANT MATERIAL, CAUSED BY PEDESTAL OR OTHER ANIMALS. UPON NOTIFICATION OF PEDESTAL ANIMAL DISTURBANCE PROPOSED PLANT SUBSTITUTIONS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

19. **TURNERS:** CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR A TURNER DATE TO INCLUDE A WALK-THROUGH AND GRADING OF WORK. IF THE LANDSCAPE ARCHITECT HAS ANY CONCERNS, THE WORK SHALL BE CORRECTED IMMEDIATELY AND RESPECTED AS ACCEPTED.

20. **MAINTENANCE:** CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE TO BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE FOR THE DURATION OF THE 30 DAY MAINTENANCE PERIOD. MAINTENANCE INCLUDING: MOWING, REPLACEMENT OF GRASS OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY IN ORDER TO MAINTAIN PROPER PLANT HEALTH.

21. **GUARANTEE:** CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL, FOR ONE (1) CALENDAR YEAR, STARTING FROM THE TURNER DATE. AFTER NINE MONTHS, ANY CORRECTED WORK SHALL HAVE A PROPORTIONAL EXTENSION OF GUARANTEE. ONCE THE TURNER DATE HAS PASSED, THE OWNER AGREES THAT THE CONTRACTOR SHALL BE CORRECTED IMMEDIATELY, BUT NOT BE RESPONSIBLE TO HONOR ANY WARRANTY FOR THE LOSS OF ANY PLANT MATERIAL, CAUSED BY FLOODING, PEST, DISEASE, TEMPERATURE, OR OTHER CAUSE. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ANY LOSS/DAMAGE CAUSED BY VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

22. **CALL BEFORE YOU DIG:** CONTRACTOR SHALL NOTIFY SUNSHINE AND HAVE UTILITIES LOCATED PRIOR TO DIGGING, BY CALLING 811. CONTRACTOR SHALL NOT PLANT TREES WITHIN 5' OF AN UNDERGROUND UTILITY, EITHER AS LOCATED OR AS SHOWN ON THE

1. AN AUTOMATIC TIME CONTROLLED IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW PLANTINGS. IRRIGATION PLAN SHALL BE PROVIDED UPON SUBSTANTIAL SITE PLAN APPROVAL.

- 2. **DIMENSIONS** ALL LAYOUT DIMENSIONS ARE TO BE OF DIMENSIONS UNLESS OTHERWISE NOTED.
- 3. **LAYOUT** ALL LAYOUT DIMENSIONS SHOWN ON DETAILS ARE APPROXIMATE.
- 4. **CONCRETE** REFER TO CIVIL DRAWINGS FOR CONCRETE DESIGN SPECIFICATIONS AS WELL AS ALL OTHER CONSTRUCTION SPECIFICATIONS.
- 5. **ACCESSIBILITY** ALL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS FOR HANDICAP ACCESSIBILITY AS OUTLINED UNDER THE AMERICANS WITH DISABILITIES ACT (ADAAA).
- 6. **STANDARD LAYOUTS** THE CONTRACTOR SHALL STAY AND ADAPT ALL IMPROVEMENTS TO THE STANDARD LAYOUTS OF THE CITY OF CHICAGO. THE CONTRACTOR SHALL MAINTAIN THE COMPLETLY STAY AND VERIFY THE ALIGNMENT BOTH VERTICAL AND HORIZONTAL, AND TO INSURE THE PROPER LOCATION OF ALL IMPROVEMENTS AND UNIFORMITY AND APPROVAL OF ANY IMPROVEMENT THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY IMPROVEMENTS ARE NOT IN ACCORD WITH THE CITY OF CHICAGO.
- 7. **EXISTING IMPROVEMENTS** THE CONTRACTOR SHALL REPAIR OR REPLACE TO BE EQUAL TO OR BETTER CONDITION ALL EXISTING IMPROVEMENTS LOCATED OUTSIDE OF THE LIMITS OF WORK TO BE PERFORMED BY THE CONTRACTORS CONTRACTOR ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- 8. **EXISTING UTILITIES** THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.
- 9. **CONSTRUCTION NOTES** CALL ALL NOTES BEFORE PAINTING.
- 10. **PAIN** COLOR FOR PAINTED SURFACES SHALL BE AS INDICATED ON THESE PLANS OR SELECTED BY OWNER OR OWNER'S REPRESENTATIVE. FINAL PAINT COLOR SELECTED BY OWNER SHALL BE SUBMITTED TO THE CITY OF CHICAGO AND BE APPLIED AND APPROVED BY SAME PRIOR TO THE INSTALLATION OF SOME LETTERS.
- 11. **TRAIL** ALL LIGHTS AND SIGNALS ARE TO BE REMOVED FROM SITE EITLY.
- 12. **NOTES** THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS BEFORE CONSTRUCTION.
- 13. **EXIST DRAWINGS** THE CONTRACTOR SHALL PROVIDE, SHOWN DRAWINGS INDICATING REQUIRED STRUCTURAL DESIGN SPECIFICATIONS TO THE OWNER THAT ARE SHOWN AND SEALED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF ILLINOIS.

FASTENER NOTES

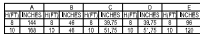
1. BOLTS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION 1-207 (HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS), TYPE 1, AND HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM SPECIFICATION A-95 (ZINC COATING HOT DIP ON IRON AND STEEL HARDWARE). BOLTS SHALL BE SPACED EQUALLY AND SHALL NOT BE CLOSER THAN 4 BOLT DIAMETERS FROM THE EDGE OF THE MEMBER.

2. FASTENERS GALVANIZED TO MEET ASTM A 193 CLASS D ARE ACCEPTABLE FOR USE WITH TREATED LUMBER. STAINLESS STEEL FASTENERS ARE ALSO ACCEPTABLE.

1. ALL ALUMINUM MEMBERS ARE TO BE PAINTED WITH AN ELECTROSTATIC POWDER COAT. COLOR AS INDICATED ON THESE PLANS.



- | | | |
|-------------------------------------|---|-----------------------|
| ☐ |  | FRENCH GOTHIC • V558F |
| ☐ |  | TEARDROP • V55TD |
| ☐ |  | COACHMAN • V56CM |
| ☐ |  | BALL • V55BC |
| ☐ |  | SOLAR • V55P |
| ☒ |  | SOLAR • V55O |
| ☐ |  | NEW ENGLAND • V55NE |
| ☐ |  | FLAT • V55FD |



2. AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (35 COLOR VINYL WOODGRAND) & AUTHENTIC WOODGRAINS

V300-8,10
8", 10" H X 8" W V300

3705-022 SEE ACCOMPANYING SPECIFICATIONS FOR MORE INFORMATION
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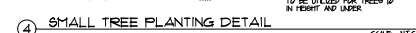
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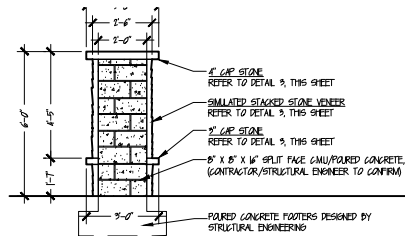


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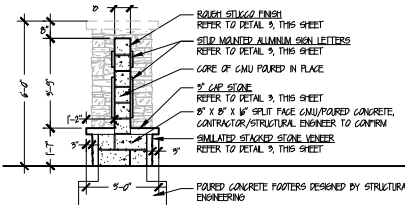


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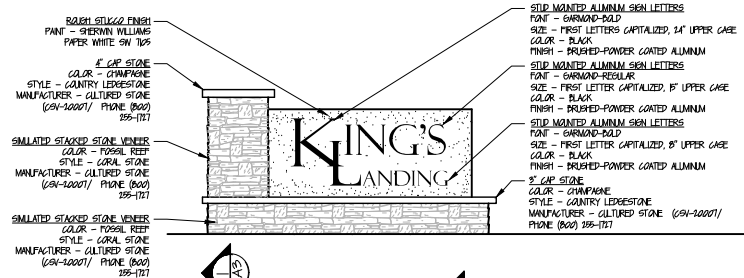
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ISSUE DATE: 8/31/16	
DESIGNED BY: JES	
DRAFTED BY: JES	
CHECKED BY: SB	
DRAWING FILE: 100824A.DWG	
XREFS: 1000X415E	
PREFS:	
	
NOT VALID WITHOUT THIS SEAL	
STEPHEN R. BURNS, R.L.A. NO. 966	
SCALE: 1" = 20'	
DATE:	LA2 OF 3



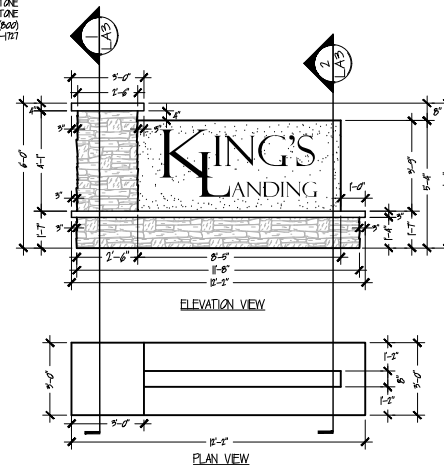
① ENTRANCE FEATURE SECTION
 * CONTRACTOR TO ENSURE THIS WALL BE CONSTRUCTED TO COMPLY WITH THE
 MANUM WHO LAPS PER CHS OF THE FLORIDA BUILDING CODE. SCALE: N.T.S.



② ENTRANCE FEATURE SECTION
 * CONTRACTOR TO ENSURE THIS WALL BE CONSTRUCTED TO COMPLY WITH THE
 MANUM WHO LAPS PER CHS OF THE FLORIDA BUILDING CODE. SCALE: N.T.S.



③ ENTRANCE FEATURE DETAIL
 * CONTRACTOR TO ENSURE THIS WALL BE CONSTRUCTED TO COMPLY WITH THE
 MANUM WHO LAPS PER CHS OF THE FLORIDA BUILDING CODE. SCALE: N.T.S.



DESIGN INTENT DRAWINGS ONLY
 CONTRACTOR TO SUBMIT SHOP
 DRAWINGS FOR CONSTRUCTION PERMITS



OSMOND BEACH
 1000 W. BEACH BLVD., SUITE 100
 OSMOND BEACH, FL 32174
 (407) 877-2688 FAX (407) 877-2689
 ST. AUGUSTINE
 1000 W. BEACH BLVD., SUITE 100
 ST. AUGUSTINE, FL 32080
 (407) 877-2688 FAX (407) 877-2689
 TAMPA
 1000 W. BEACH BLVD., SUITE 100
 TAMPA, FL 33606
 (813) 877-2688 FAX (813) 877-2689

NO.	DATE	REVISIONS
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KING'S LANDING
 FINAL ENGINEERING PLANS
 LANDSCAPE PLAN & DETAILS
 CITY OF PORT ORANGE
 VOLUSIA COUNTY, FLORIDA

PROJECT NO.: 1000X
 ISSUE DATE: 8/1/18
 DESIGNED BY: JES
 CHECKED BY: SB
 DRAWING FILE: 1000X-18-01
 VEP# 1: 1000X-18-01
 VEP# 2: 1000X-18-01



NOT SCALE HEREIN
 STEPHEN R. BURNS, R.L.A. NO. 900
 SCALE: N.T.S.
 SHEET: LA3 OF 3

1.0 GENERAL

- 1.7 MAINTENANCE:
- A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
 - a. Two sprinkler head bodies of each size and type.
 - b. Two nozzles for each size and type.
 - c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:

- 2.2 SPRINKLER HEADS:
A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM

- B. Control wire shall be UL listed, color coded copper conductor direct burial size 18. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire.

2.4 VALVES

- A. Electric Valves:
 - 1. Make and model shown on Drawings.
- B. Gate valves:
 - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
 - 1. Make and model shown on Drawings.
- D. Backflow Preventer:
 - 1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES

1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION

- 3.1 PREPARATION:**
A. Protection:
1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.
- 3.2 INSTALLATION:**
A. Trenching and Backfilling:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, oil-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.



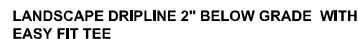
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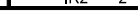
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SCALE: 1-5



NOT TO SCALE





STAFF REPORT

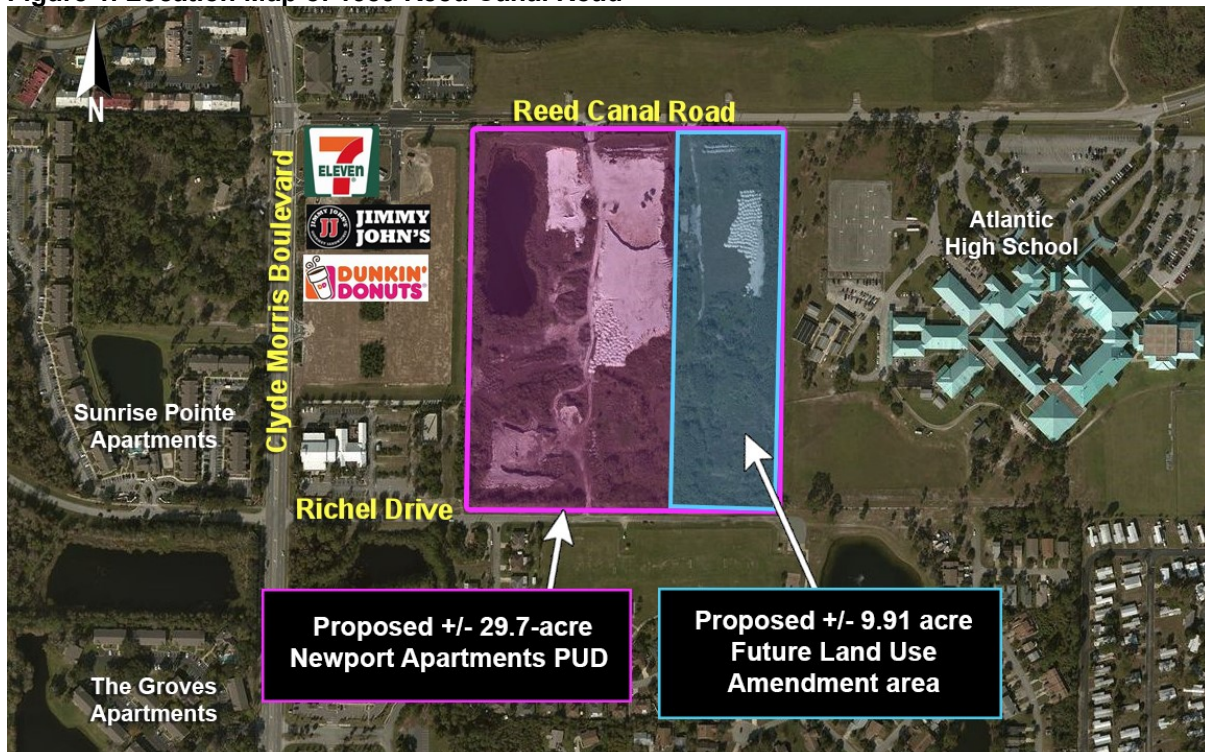
Small-Scale Comprehensive Plan Future Land Use
Amendment/1389 Reed Canal Rd. (New Port
Apartments)
CASE NO. 18-20000006

REQUEST:	Change the Comprehensive Plan Future Land Use (FLU) designation for ± 9.91 acres from <i>Volusia County Urban Low Intensity (0.2-4 units/acre)</i> to <i>City of Port Orange Urban Medium Density (4-8 units/acre)</i> .
LOCATION:	1389 Reed Canal Road (Figure 1 - Location Map)
APPLICANT/OWNER:	POA Development LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	October 25, 2018
CITY COUNCIL DATE:	November 13, 2018

INTRODUCTION

The applicant is requesting to change the Future Land Use (FLU) designation for a recently annexed ± 9.91 -acre parcel from Volusia County *Urban Low Intensity (ULI)* (0.2 – 4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre). If approved, the applicant intends to include the 9.91-acre subject property as part of an overall ± 29.7 -acre development site and rezone the 29.7-acre site to Planned Unit Development (PUD), to allow the construction of a multi-family development.

Figure 1. Location Map of 1389 Reed Canal Road



DISCUSSION

The following discussion will examine the proposed amendment, the impacts of the proposed amendment, and the existing environmental conditions.

PROPERTY OVERVIEW

The subject property is currently vacant with rock/concrete debris piles scattered throughout. The subject property was used as a construction and debris disposal facility until 1992.

The surrounding existing land uses, Future Land Use designations, and Zoning classifications are identified in Table 1. The current adopted and proposed FLU designation for the subject property and the current FLU designation of the adjacent properties is identified on Exhibit A. The current and proposed zoning classification of the subject property and adjacent properties is identified on Exhibit B.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	offices; multi-family (Legacy at Crystal Lake Apartments)	Commercial; Office/Residential Transition; Urban Medium Density Residential	Crystal Lake PUD
South	Southwinds soccer fields; single-family	Urban Medium Density Residential	Southwinds PUD
East	Atlantic High School	Public/Institutional	Government/Public Use (GPU)
West	commercial; house of worship (Covenant United Methodist Church)	Commercial; Office/Residential Transition	Community Commercial (CC); Professional Office (PO)

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±9.91-acres from Volusia County *Urban Low Intensity* (ULI) (0.2 – 4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre). The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and maximum allowable density and net change in density (Table 3).

Table 2. Current & Proposed Future Land Uses – Acreage by Category

	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Volusia County Urban Low Intensity (ULI) (0.2 – 4 units/acre)	9.91	0	- 9.91
City of Port Orange Urban Medium Density Residential (4-8 units/acre)	0	9.91	+9.91
TOTAL ACREAGE	9.91	0	0

Table 3. Current & Proposed Future Land Uses – Maximum Density/Intensity by Category

	Current FLU	Proposed FLU	Net Change in FLU
	[Theoretical Maximum Dwelling Units]		
Volusia County Urban Low Intensity (ULI) (0.2 – 4 units/acre)	39	0	-39
City of Port Orange Urban Medium Density Residential (4-8 units/acre)	0	79	+79
TOTAL	39	79	+40

INFRASTRUCTURE IMPACT ASSESSMENT

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation. The following seven public facilities and services were examined (Table 4).

- | | |
|-------------------|------------------------|
| 1. Transportation | 5. Stormwater Drainage |
| 2. Sanitary Sewer | 6. Recreation |
| 3. Potable Water | 7. Schools |
| 4. Solid Waste | |

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use	Proposed Future Land Use	Net Change
	Theoretical Maximum		
Dwelling Units	39	79	+40
P.M. Peak Hour Trips/Daily Trips ²	40/371	53/525	+13/+154
Sanitary Sewer (gallons/day) ³	6,240	12,640	+6,400
Potable Water (gallons/day) ⁴	7,020	14,220	+7,200
Solid Waste (lbs./day) ⁵	282	571	+289
Recreation/Open Space (acres/person) ⁷	0.6	1.2	+0.6

Notes:

- | | |
|-------------------------|--|
| 1. Population: | 2.25 persons per household (per 2010 Census) |
| 2. Transportation: | ITE Trip Generation Manual, 9th Edition: 1.02 PM peak hour trips per unit and 9.52 daily trips per unit, Single-family (210); 0.67 PM peak hour trips per unit and 6.65 daily trips per unit, apartments (220) |
| 3. Sanitary Sewer: | 160 gallons per day per Equivalent Residential Unit |
| 4. Potable Water: | 180 gallons per day per Equivalent Residential |
| 5. Solid Waste | 3.21 pounds per person per day |
| 6. Stormwater Drainage: | LOS standard = 25-year, 24-hour event. Drainage system is required to be designed to meet the requirements of the Land Development Code during subdivision or site plan review. |
| 7. Rec. & Open Space: | 7 acres/1,000 persons (0.007 acres/person) |

The proposed amendment results in increased impacts to public infrastructure and services based on the theoretical maximum impact analysis.

TRANSPORTATION

An increase in the number of daily trips and P.M. peak hour trips is a result of the proposed FLU amendment. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the proposed *Suburban Residential* FLU designation could generate an additional ±13 P.M. peak hour trips and ±154 daily trips above the current FLU designation based on the theoretical maximum development of 79 units.

According to the latest traffic counts for the area, there is sufficient roadway capacity for the traffic that could be generated by the proposed development of the subject property.

Table 1. Roadway Capacity

Roadway Segment	Adopted Level-of-Service Standard	Maximum Capacity	Vehicles per Day	Remaining Capacity	Percentage of Roadway Capacity Used
Reed Canal Rd. (Nova Rd.-Clyde Morris Rd.)	E	13,640	7,050	6,590	51.69%
Clyde Morris Blvd. (N. City Limits to Madeline Ave.)	E	37,970	24,230	13,740	63.81%
Clyde Morris Blvd. (Madeline Ave. to Willow Run)	E	37,970	23,240	14,730	61.21%

Source: Volusia County 2017 Traffic Counts (most current available data)

No deficiencies have been identified on the existing and future roadway network in this area in the short term (2019) or the long-term (2030).

SANITARY SEWER

The City has available sewer capacity to accommodate the proposed land use change. The City's adopted level-of-service (LOS) standard for sanitary sewer is 160 gallons per day per Equivalent Residential Unit. Using this standard, the proposed FLU designation would generate a net increase of 6,400 gallons of waste water per day based on the theoretical maximum development analysis.

POTABLE WATER

The City has available well and Consumptive Use Permit (CUP) capacity to serve the proposed land use change (Exhibit C). The City's adopted LOS standard for potable water is 180 gallons per day per Equivalent Residential Unit. Using this standard, the proposed FLU designation would demand a net increase of 7,200 gallons of potable water per day based on the theoretical maximum development analysis.

SOLID WASTE COLLECTION

There is available capacity at the landfill to address the City's solid waste disposal needs. Solid waste generated within the City of Port Orange is delivered to the Volusia County landfill, a 3,000-acre Class I landfill with a projected life span to the year 2050. The City's adopted LOS standard for solid waste is 3.21 pounds per person per day. Using this standard, the proposed FLU designation would generate a net increase of 289 pounds per day of solid waste based on the theoretical maximum development analysis.

STORMWATER DRAINAGE

There is no anticipated impact to the City's drainage system from the proposed land use change. Stormwater management in the City of Port Orange deals with both quality and quantity. The City's adopted LOS standard for stormwater is the 25-year, 24-hour storm event. More specifically, the stormwater facilities must be capable of treating and conveying the runoff from such a storm without causing flooding of adjacent properties or polluting any receiving water bodies. In addition, the Comprehensive Plan and Land Development Code require that there be no net loss of stormwater retention function as a result of development. In other words, a given parcel must have the same ability to store and discharge water after development as it does before development occurs. Any future development of the property will be required to address stormwater retention on the property in accordance with these City standards.

RECREATION AND OPEN SPACE

According to the City's 2017 Concurrency Management Report, the City has an excess of 68 acres of parkland beyond the currently adopted level-of-service requirement for parkland. The proposed FLU designation would require no additional parkland. There is available capacity at existing park facilities to accommodate the proposed land use change.

SCHOOLS

The Volusia County School District reviewed the proposed FLU amendment for impacts to school capacity. The School District determined that there is adequate school capacity for the estimated students anticipated to be generated by the proposed FLU amendment (Exhibit D).

ENVIRONMENTAL CONDITIONS

According to the project engineer, there are no wetlands or surface waters, or critical habitats within the subject property. No listed species were observed on the property. No previously recorded cultural resources have been found on the property either. Any subsequent development will be required to comply with all federal, state, regional and local regulations pertaining to the protection and preservation of valuable environmental resources.

REVIEW CRITERIA AND STAFF FINDINGS

1. *Consistency with the City's Comprehensive Plan.*

Staff finding: The proposed FLU amendment is generally consistent with the pertinent Goals, Objectives, and Policies of the City's Comprehensive Plan. The proposed FLU designation is compatible with adjacent parcels. All public facilities have adequate capacity to accommodate the proposed amendment.

2. *Compatibility with land use designations for adjacent parcels and neighborhoods.*

Staff finding: The proposed FLU amendment is compatible with the adjacent properties. Compatibility is defined in the Comprehensive Plan as a condition in which dissimilar land uses can co-exist in relative proximity to one another in a stable fashion over time, such that neither use is unduly negatively impacted by the other. The subject property is adjacent to multi-family and office uses to the north, the Southwinds soccer fields and single-family homes to the south, vacant land zoned for multi-family and commercial uses to the west, and Atlantic High School to the east (see Table 1 – page 2).

3. *Impacts on public facilities/infrastructure/services.*

Staff finding: The proposed amendment results in increased impacts to public infrastructure, but all public facilities have adequate capacity to accommodate the proposed amendment.

4. *Whether the amendment increases the clearance time for evacuation of the population in the Hurricane Vulnerability Zone above twelve hours.*

Staff finding: The subject property is not located within the Hurricane Vulnerability Zone and will not have any negative impact the clearance time for evacuation of the population in the Hurricane Vulnerability Zone.

5. *Whether the amendment discourages the proliferation of urban sprawl.*

Staff finding: The proposed amendment will not encourage sprawl. The amendment area is adjacent to existing development, with access to existing infrastructure.

PUBLIC NOTICE

In July 2018, staff posted the property notifying the public of the proposed amendment. The proposed amendment has also been advertised in the *New-Journal* pursuant to Florida Statutes.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to change the FLU designation of ±9.91 acres from Volusia County *Urban Low Intensity* (ULI) (0.2 – 4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre), and authorization for staff to send the amendment to the required review agencies.

ATTACHMENTS

- Exhibit A – Current and Proposed Future Land Use Map
- Exhibit B – Current and Proposed Zoning Map
- Exhibit C – SJRWMD Potable Water Availability Worksheet
- Exhibit D – School District Review Letter

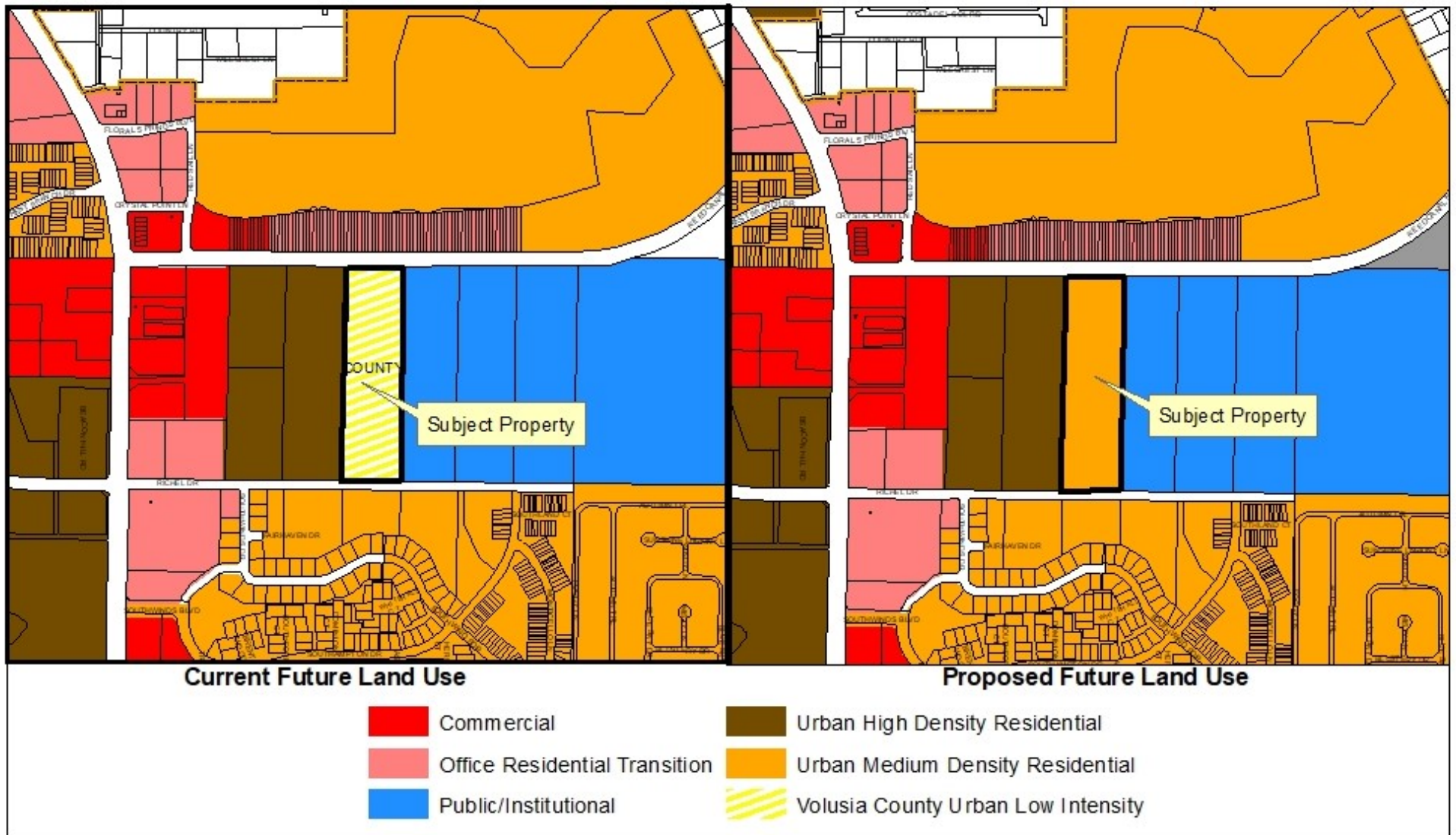
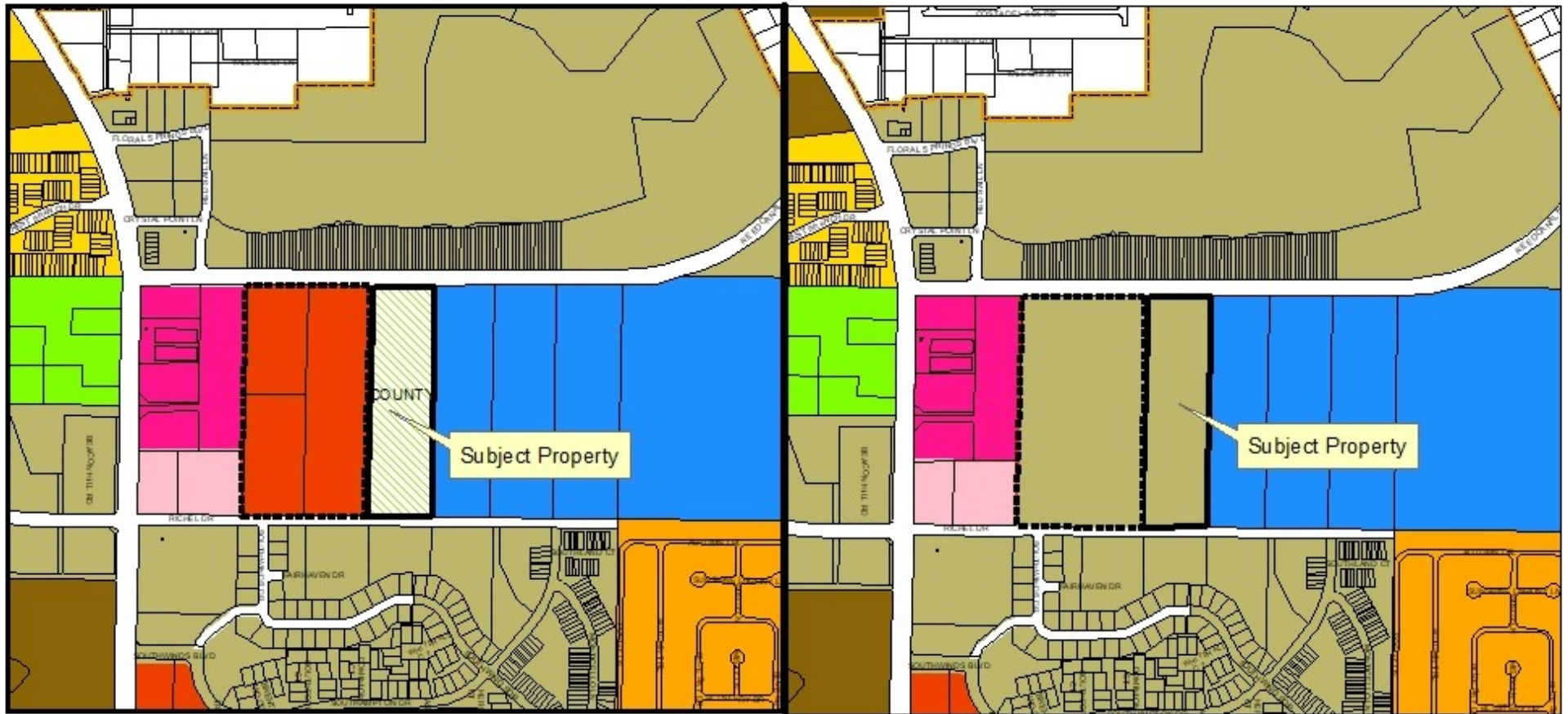


EXHIBIT A

CASE NO. 18-20000006

DEPARTMENT OF COMMUNITY DEVELOPMENT





Current Zoning

Proposed Zoning



EXHIBIT B

CASE NO. 18-20000006

DEPARTMENT OF COMMUNITY DEVELOPMENT





St. Johns River Water Management District Potable Water Availability Worksheet

This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development. Instructions and St. Johns River Water Management District (SJRWMD) staff contact information are attached.

1. General Information

Date: October 2018 Case No. 18-20000006 (1389 Reed Canal Rd.)
 Contact name: Penelelope Cruz Phone: 386-506-5671 E-mail: pcruz@port-orange.org
 Local government: City of Port Orange
 Potable water supplier: City of Port Orange

2. Infrastructure Information

Water treatment plant permit number: 3641044 Permitting agency: FDEP
 Permitted capacity of the water treatment plant(s): 15 million gallons a day (mgd)
 Total design capacity of the water treatment plant(s): 15 mgd
 Are distribution lines available to serve the property? Yes ☒ No ☐
 If not, indicate how and when the lines will be provided: _____

 Are reuse distribution lines available to serve the property? Yes ☒ No ☐
 If not, indicate if, how and when the lines will be provided: _____

3. SJRWMD Consumptive Use Permit (CUP) Information

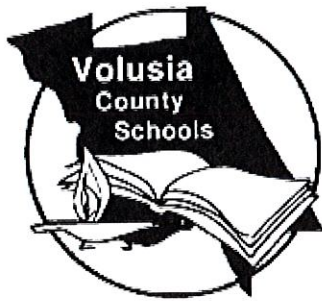
CUP number: 8595 Expiration date: 6/1/22
 Total CUP duration (years): 20
 CUP allocation in last year of permit: 8.97 MGD (annual average)
 Current status of CUP: In compliance ☒ Not in compliance ☐
 Allocations to other local governments: Ponce Inlet as a whole sale customer; Daytona Beach Shores & Volusia County are partially served as retail customers; No specific water usage amount has been recorded or agreed for these local governments
 Reserved capacity: 0.096 MGD (Based on a estimated 601 ELUs that are permitted but unbuilt at 180 GPD/ELU.) Total committed capacity built and unbuilt is 7.43 MGD - based on 46,434 ELUs at 180 GPD/ELU.

4. Consumptive Use Analysis

	Designate mgd ☒ or mgy ☐
A. Current year CUP allocation:	<u>8.74</u>
B. Consumption in the previous calendar year:	<u>6.01</u>
C. Reserved capacity ☐ or growth projection ☒ (check the one used):	<u>0.18</u>
D. Projected consumption by proposed comprehensive plan amendment areas	<u>0.00</u>
E. Amount available for all other future uses (A - B - C - D = E):	<u>2.55</u>

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: Please note for "C" - the growth projection is based a historical growth rate of 0.15 MGD - 0.18 MGD calculated from monthly operating reports data (MORs, DEP form 17.1.122 (40)) of the City's Garnsey Water Plant.

This worksheet is available electronically at http://www.sjrwmd.com/programs/outreach/local_gov/



James T. Russell
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/734-7190 FAX: 386/506-5056

Page 1 of 2

EXHIBIT D

School Board of Volusia County

Mrs. Linda Cuthbert, Chairman
Dr. John Hill, Vice-Chairman
Mrs. Melody Johnson
Mr. Carl Persis
Mrs. Ida D. Wright

School Adequate Capacity Determination Finding of Adequate Capacity Letter

24 September 2018

Mr. Steve R. Buswell P.E.
Parker Mynchenberg & Associates
1729 Ridgewood Ave.
Holly Hill, FL 32117

RE: New Port Apartments CPA and Land Use Change - City of Port Orange
School Capacity Case #18-09-11-001-A

Dear Mr. Buswell:

The County Charter requires any Comprehensive Plan Amendment or Rezoning allowing increased residential density be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

The School District has reviewed the information for the proposed Land Use change and Comprehensive Plan Amendment associated with a total of +/- 29.7 acres of property located on Reed Canal Road adjacent to Atlantic High School within the City of Port Orange. The proposed changes would result in an increase in density of 40 multi-family dwelling units, from the currently allowed density of 285 to a maximum of 325 units, however the proposed PD is requesting a total of 310 units.

The district uses county wide Student Generation Rates (SGRs) of (.104) for multi-family dwelling units. By applying the SGR to the use types in Table 1, we find the project could generate thirty-two (32) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.305	0	0
Multifamily Dwelling Unit	.104	310	32.2
	Total		32

New Port Apartments CPA and Land Use Change - City of Port Orange
24 September 2018

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Table 2

Schools	18/19 SY Enrollment	% of Permanent Capacity	Plans for capacity increase long-term	Students projected
Sugarmill Elementary	670	108%	N	14
Silver Sands Middle	1221	105%	N	8
Atlantic HS	1351	98%	N	10

Long term plans for the area include a new elementary school on land currently owned by the school board. At the middle school level program changes and rezoning attendance boundaries can be used to balance enrollments; therefore, the school district has no objections to the proposed PD.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at that time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time. No Student Reservations have been made at this time.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

If you should have additional questions please contact me at (386) 947-8786, extension 50810.

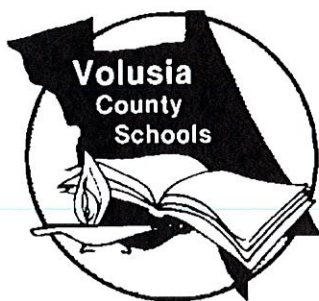
Sincerely,

Eric A. Kozielski 24 SEPT 2018

Eric A. Kozielski

Planning & GIS Specialist

Cc: James Russell, Superintendent of Schools
Penelope Cruz, City of Port Orange
Project File



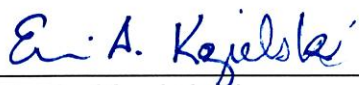
Finding of Adequate School Capacity **Volusia County School Board**

Project Information	
Project Name	New Port Apartments
VCSB Project #	#18-09-11-001-A
Jurisdiction Project#	
Parcel ID Numbers:	6306-01-00-0030; 6306-01-00-0031; 6306-01-00-0040; 6306-01-00-0050;
Project Location:	Reed Canal Road adjacent to Atlantic High School
Potential Residential Units:	310
Property Owner/Applicant:	Steve R. Buswell P.E., Parker Mynchenberg & Associates for POA Development LLC

Notes: Additional review will be required at time of subdivision/site plan submittal(s). No Student Reservations have been made.

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.


Eric A. Kozielski,
Planning & GIS Specialist

24 SEPT 2018
Issue Date



STAFF REPORT

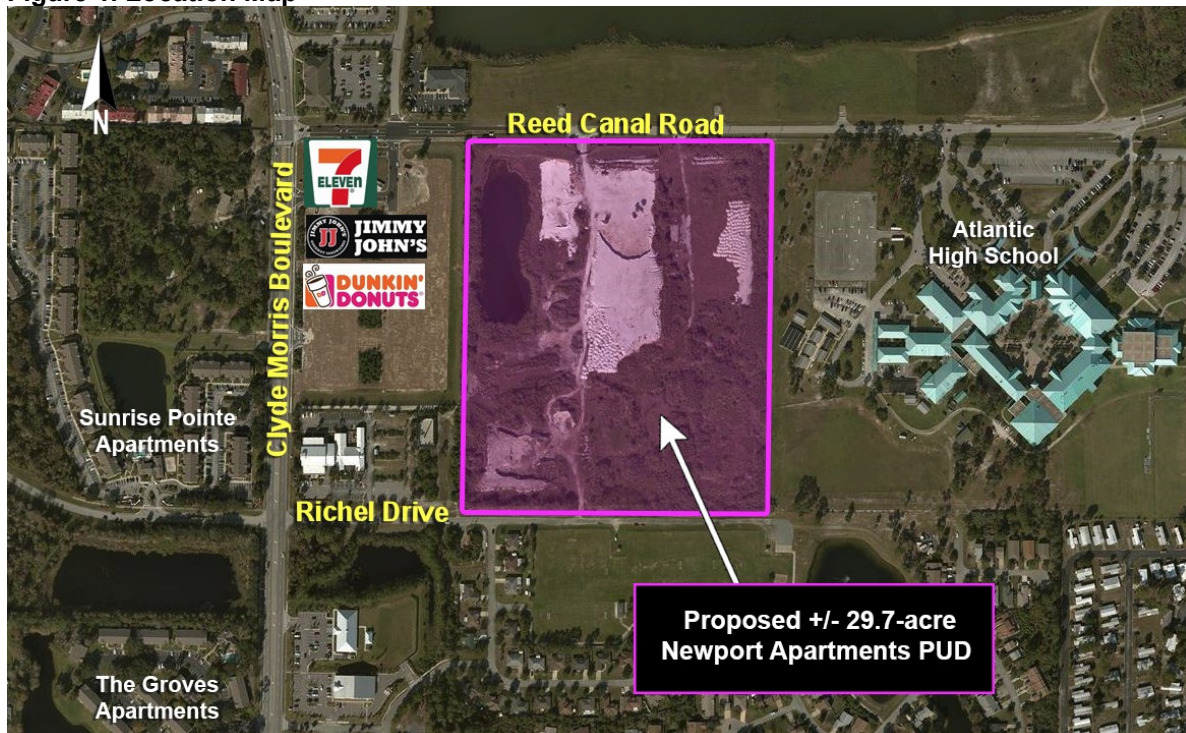
PUD Rezoning and New Port Apartments Master Development Agreement and Conceptual Development Plan
CASE NO. 18-65000002

REQUEST:	Rezone ± 29.7 acres to Planned Unit Development (PUD) and approve the New Port Apartments Master Development Agreement (MDA) and Conceptual Development Plan (CDP).
LOCATION:	South side of Reed Canal Road, between Clyde Morris Boulevard and Atlantic High School
APPLICANT/OWNER:	POA Development, LLC
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION DATE:	October 25, 2018

INTRODUCTION

The applicant requests to rezone ± 29.7 -acres from City of Port Orange Planned Commercial Development (PCD) and Volusia County Rural Agriculture (A-2) to City of Port Orange Planned Unit Development (PUD) and approval of the New Port Apartments Master Development Agreement (MDA) and Conceptual Development Plan (CDP). If approved, the applicant intends to develop the subject property as a 310-unit multi-family development along with associated site improvements. The subject property is located on the south side of Reed Canal Road, between Clyde Morris Boulevard and Atlantic High School (Figure 1 - Location Map).

Figure 1. Location Map



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. The CDP is an exhibit to the proposed MDA that includes the dimension requirements, and general location of parking, open space, landscape buffers, utilities, and drainage areas.

Specific site development requirements listed in 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 and sewer lines, roadway design, and other development requirements are finalized with the site plan. The site 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 site plan for the New Port Apartments is required to be designed to meet the requirements of the LDC and the proposed MDA. At this time a site plan has not been submitted.

CONSISTENCY WITH COMPREHENSIVE PLAN

The applicant has applied to change the Future Land Use (FLU) designation of a recently annexed ±9.91-acre parcel from Volusia County *Urban Low Intensity* (ULI) (0.2 – 4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre). The remaining acreage of the proposed development site has a FLU designation of *Urban High Density* (8-16 units/acre). The proposed rezoning to PUD and the MDA and CDP are consistent with the type of land use and density allowed by the FLU designations. The proposed MDA would allow a maximum of 310 multi-family units (10.44 units/acre) and is consistent with the overall density allowed by the FLU designations.

The current adopted and proposed FLU designation for the subject property and the current FLU designation of the adjacent properties is identified on Exhibit 1. The current and proposed zoning classification of the subject property and adjacent properties is identified on Exhibit 2.

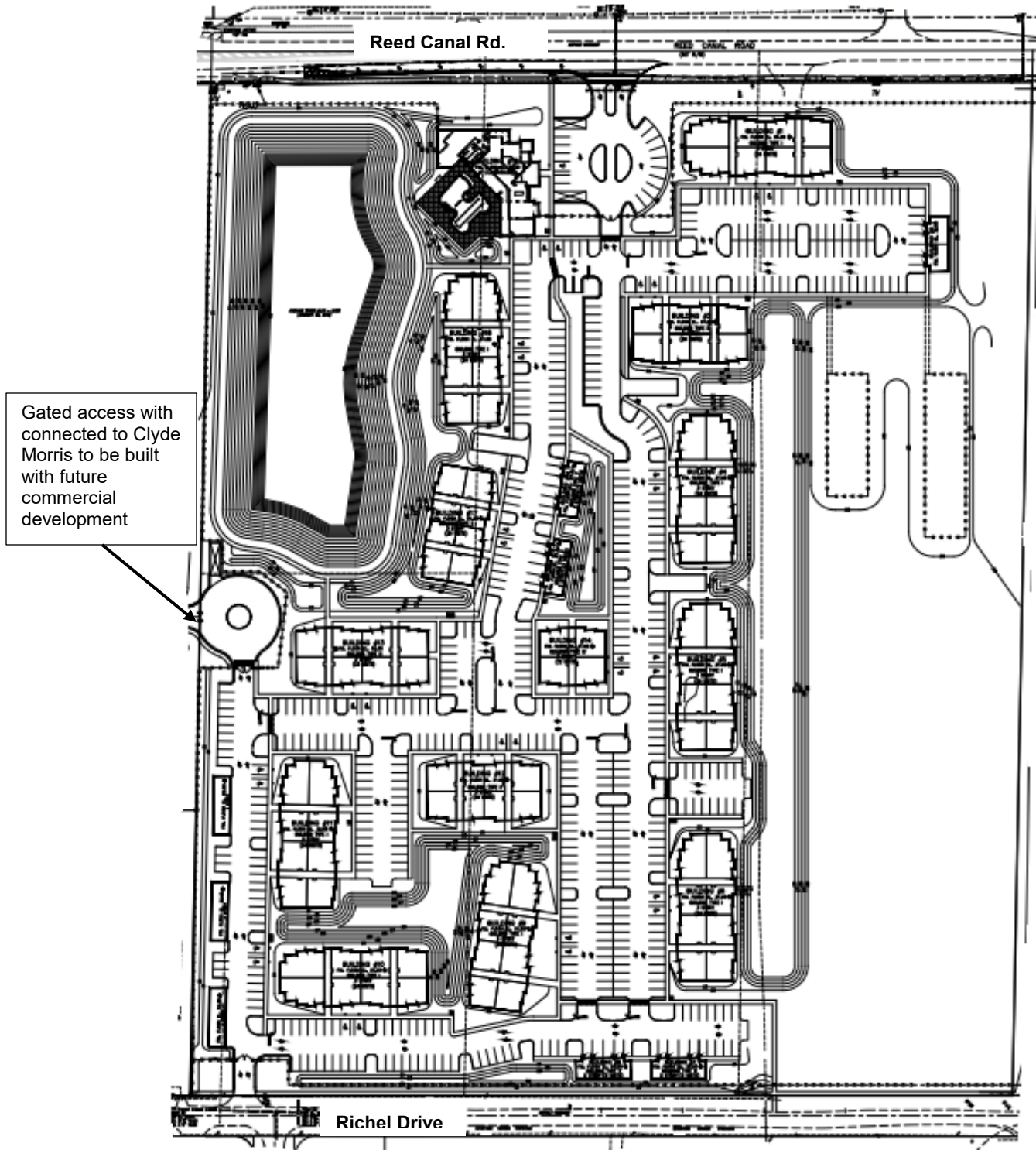
DEVELOPMENT PROPOSAL

If approved, the New Port Apartment MDA and the CDP (Exhibit 4) will provide the regulatory framework for the development of the subject property with a maximum of 310 multi-family units. The following discussion will focus on the significant aspects of the proposed MDA and CDP such as general site layout, access, dimensional requirements, landscape buffers, traffic and other infrastructure capacity. There are no deviations from the development regulations in the LDC as part of the proposed New Port MDA. The applicant chose to rezone to Planned Unit Development (PUD) rather than conventional zoning for flexibility in calculating gross density across the development.

General Layout

The Conceptual Development Plan (CDP) shows the general lot layout for the proposed 310 multi-family development (Figure 2 of the Staff Report and Exhibit B of the MDA). The general layout and improvements associated with this development will comply with the requirements of the LDC and the MDA.

Figure 2. New Port Apartments Conceptual Development Plan



Dimensional Requirements

The proposed MDA provides the dimensional requirements for the proposed development. The proposed building setback and open space in the MDA are generally consistent with City's conventional zoning districts that permit multi-family dwelling units (Table 1).

Table 1. Dimensional Requirements Comparison

Zoning	Minimum Living Area	Minimum Lot Width	Maximum Building Coverage	Minimum Open Space	Front Setback	Side Setback	Rear Setback	Maximum Building Height
New Port Apartments (Proposed PUD)	730 Sq.Ft.	150 Ft.	30%	60%	30 Ft.	25 Ft.*	20 Ft.**	45 Ft.
Low density multifamily residential (R-3L) district	750 Sq.Ft.	100 Ft.	40%	60%	30 Ft.	25 Ft.*	25 Ft.*	35 Ft.
Moderate density multifamily residential (R-3M) district	600 Sq.Ft.	150 Ft.	40%	60%	30 Ft.	25 Ft.*	25 Ft.*	45 Ft.
High density multifamily residential (R-3H) district	600 Sq.Ft.	150 Ft.	50%	50	30	25 Ft.*	25 Ft.*	45 Ft.

*Or equal to or greater than the building height

**This is considered a secondary front and the setback is based on the roadway landscape buffer requirement.

Access

Access to the development will be provided from a gated entrance off Reed Canal Road; a gated entrance to Clyde Morris Boulevard that is accessed through the commercial development at the south east corner of the Clyde Morris/Reed Canal intersection via an access easement; and a gated emergency access at Richel Drive. A new five foot (5') wide sidewalk will be constructed along Richel Drive for the entire length of the PUD property and throughout the development to connect to the new sidewalk and the existing sidewalk along Reed Canal Road.

Traffic

If the PUD rezoning is approved, the proposed site plan will be required to comply with the City's Concurrency Management requirements in the LDC. According to the traffic engineer for the proposed development, TEDS, Traffic Engineering Data Solutions, Inc., the proposed 310-unit multi-family development could generate ± 162 P.M. peak hour trips and $\pm 2,303$ daily trips.

According to the latest traffic counts for the area, there is roadway capacity for traffic that could be generated by the proposed development along the roadways adjacent to the development site (see Table 2). As with all development, the specific site development proposal for the property will be subject to concurrency regulations at the time of development requiring adequate transportation facilities to be provided or to mitigate the impacts.

Table 2. Roadway Capacity

Roadway Segment	Adopted Level-of-Service Standard	Maximum Capacity	Vehicles per Day	Remaining Capacity	Percentage of Roadway Capacity Used
Reed Canal Rd. (Nova Rd-Clyde Morris Rd.)	E	13,640	7,050	6,590	51.69%
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Clyde Morris Blvd. (Madeline Ave. to Willow Run)	E	37,970	23,240	14,730	61.21%

Source: Volusia County 2017 Traffic Counts (most current available data)

Transit services are also available just west of the site, on Clyde Morris Boulevard, via Votran route 12, which provides service between the Pavilion at Port Orange shopping center and Beach Street (Daytona Beach).

Open Space

The proposed MDA and the LDC requires 60% open space and 65% is provided. The proposed MDA and the LDC requires 20% common open space and over 20% is provided. The proposed common open space includes a pet park, sidewalk around the pond, and a clubhouse and pool for recreation.

Tree Preservation, Landscaping, and Wetlands

The proposed development will comply with the landscaping and tree preservation requirements of the City's LDC, including a 20' landscape buffer along Reed Canal Road and Richel Drive, the 15% tree preservation area, and the number of trees required (1/2,500 sq.ft.) for a multi-family development. A formal review of the landscaping and tree preservation will occur with the review of the site plan to verify compliance with the LDC.

Potable Water and Sanitary Sewer

The proposed subdivision will be served by potable water and sanitary sewer. The developer will construct potable water and sanitary sewer lines in accordance with the utility plan for this LDC. Irrigation will be provided by a private well and/or stormwater.

Stormwater Management

Stormwater will be retained as generally depicted on the CDP through a stormwater pond located in the north west corner of the property. The City's Comprehensive Plan and Land Development Code require that there be no net loss of stormwater retention function as a result of development. A given parcel must have the same ability to store and discharge water after development as it does before development occurs. The future development will be required to address stormwater retention on the property in accordance with City standards.

Schools

The Volusia County School District determined that there is adequate school capacity for the estimated students anticipated to be generated by the proposed 310-unit multi-family development (Exhibit 3).

RECOMMENDATION

Staff recommends approval of the rezoning for the New Port Apartments PUD and the Master Development Agreement and Conceptual Development Plan, subject to the following:

1. Approval of the Future Land Use amendment (Case No. 18-20000006); and
2. Review and approval of the MDA and CDP by the City Attorney's Office for legal form and content.

ATTACHMENTS

- Exhibit 1 – Current and Proposed Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map
- Exhibit 3 – School District Review Letter
- Exhibit 4 – New Port Apartments PUD Master Development Agreement and
Conceptual Development Plan

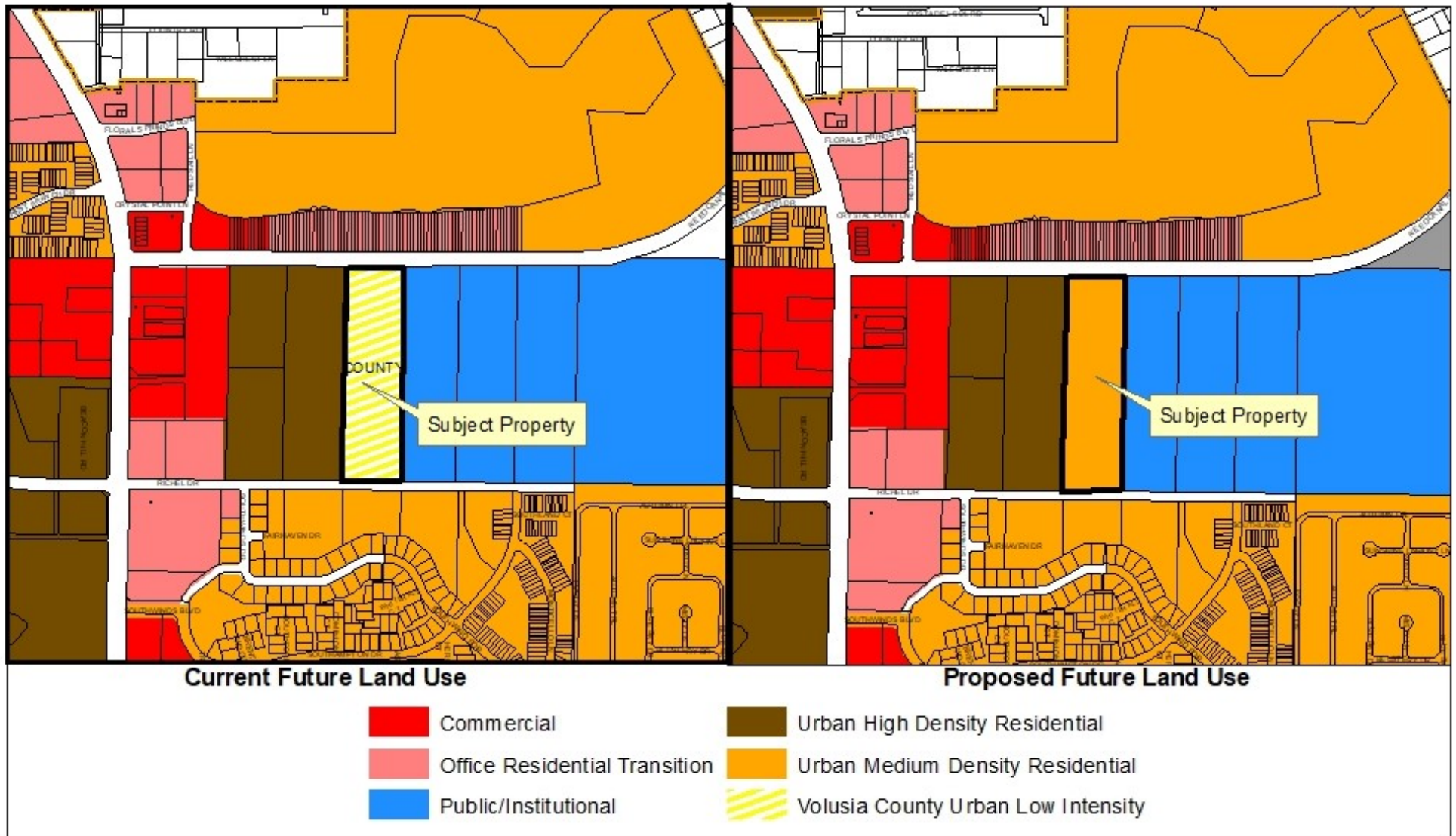
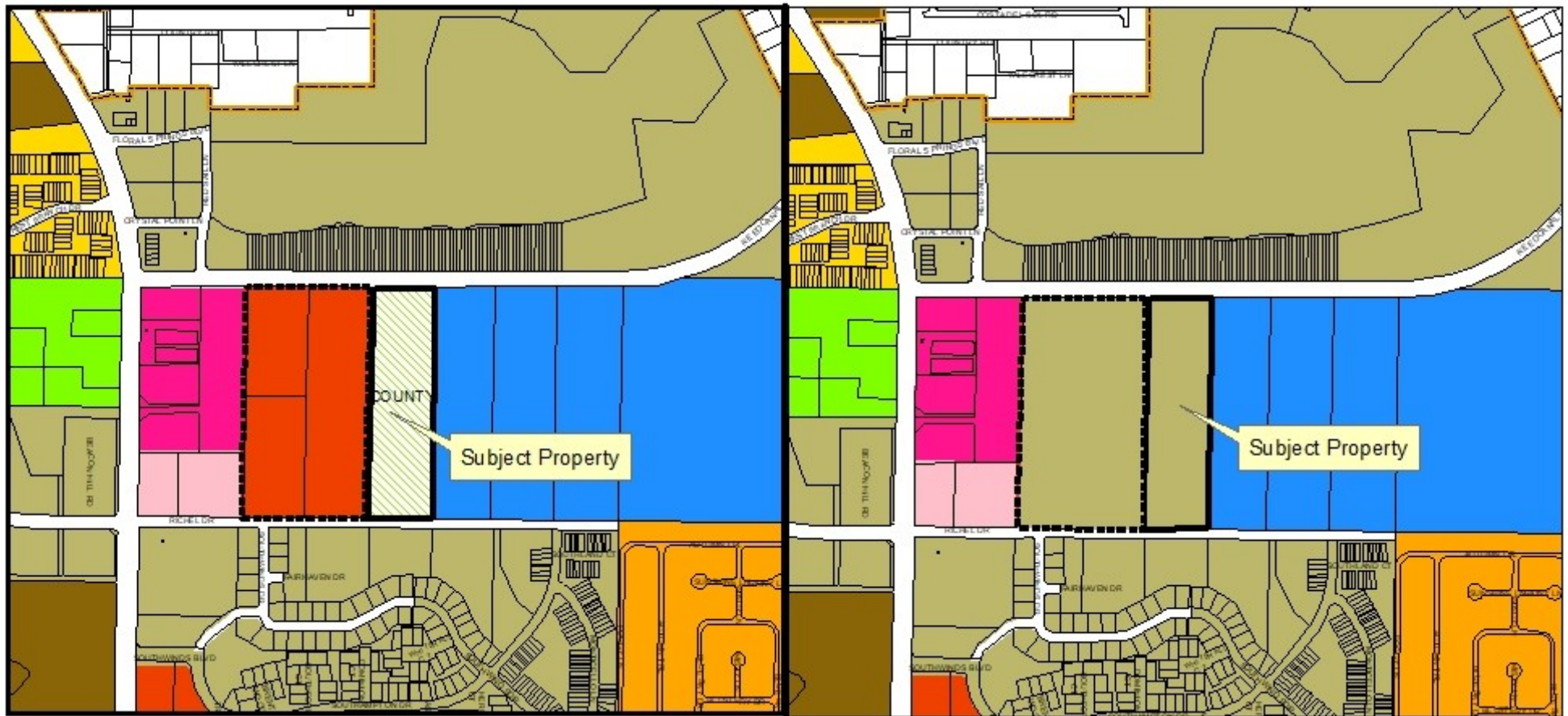


EXHIBIT 1

CASE NO. 18-65000002

DEPARTMENT OF COMMUNITY DEVELOPMENT





Current Zoning

Proposed Zoning

- | | | |
|---|--|---|
|  Agriculture |  Planned Commercial Development |  R-3L Multi-Family Residential |
|  Community Commercial |  Planned Unit Development |  R-3M Multi-Family Residential |
|  Government/Public Use |  Professional Office |  Residential Mobile Home |
| | |  Volusia County A-2 |

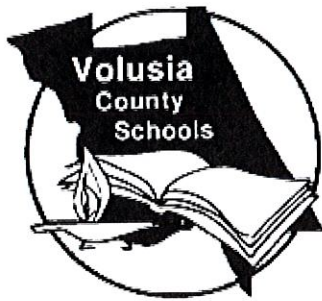


EXHIBIT 2

CASE NO. 18-65000002

DEPARTMENT OF COMMUNITY DEVELOPMENT





James T. Russell
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/734-7190 FAX: 386/506-5056

Page 1 of 2

EXHIBIT 3

School Board of Volusia County

Mrs. Linda Cuthbert, Chairman
Dr. John Hill, Vice-Chairman
Mrs. Melody Johnson
Mr. Carl Persis
Mrs. Ida D. Wright

School Adequate Capacity Determination Finding of Adequate Capacity Letter

24 September 2018

Mr. Steve R. Buswell P.E.
Parker Mynchenberg & Associates
1729 Ridgewood Ave.
Holly Hill, FL 32117

RE: New Port Apartments CPA and Land Use Change - City of Port Orange
School Capacity Case #18-09-11-001-A

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The district uses county wide Student Generation Rates (SGRs) of (.104) for multi-family dwelling units. By applying the SGR to the use types in Table 1, we find the project could generate thirty-two (32) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.305	0	0
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New Port Apartments CPA and Land Use Change - City of Port Orange
24 September 2018

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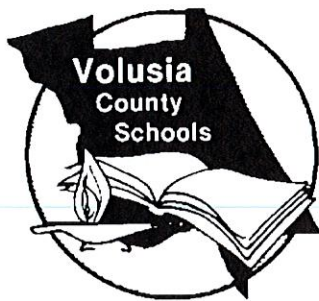
Sincerely,

Eric A. Kozielski 24 SEPT 2018

Eric A. Kozielski

Planning & GIS Specialist

Cc: James Russell, Superintendent of Schools
Penelope Cruz, City of Port Orange
Project File



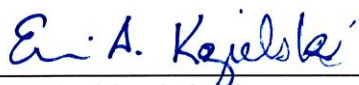
Finding of Adequate School Capacity **Volusia County School Board**

Project Information	
Project Name	New Port Apartments
VCSB Project #	#18-09-11-001-A
Jurisdiction Project#	
Parcel ID Numbers:	6306-01-00-0030; 6306-01-00-0031; 6306-01-00-0040; 6306-01-00-0050;
Project Location:	Reed Canal Road adjacent to Atlantic High School
Potential Residential Units:	310
Property Owner/Applicant:	Steve R. Buswell P.E., Parker Mynchenberg & Associates for POA Development LLC

Notes: Additional review will be required at time of subdivision/site plan submittal(s). No Student Reservations have been made.

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.


Eric A. Kozielski,
Planning & GIS Specialist

24 SEPT 2018
Issue Date



**NEW PORT APARTMENTS PLANNED UNIT DEVELOPMENT
A RESIDENTIAL PUD
MASTER DEVELOPMENT AGREEMENT**

REVISED

CITY OF PORT ORANGE, a Florida municipal corporation ("City"), and **POA DEVELOPMENT LLC** a Florida Limited Liability Company ("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 "NEW PORT APARTMENTS", involves approximately ±29.7 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 POA Development LLC 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 New Port Apartments PUD provides for an apartment residential development that offers for lease apartments, 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 rent an apartment 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 the clubhouse, accesses, apartment buildings, and other planned features or improvements to

the Property. 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 will be developed as a single, unified site. The Property shall be used for residential purposes and developed as a leased apartment residential community with open space and other buffers as specified herein. The project shall be developed for a maximum of 310 apartments for a maximum density of ±10.44 dwelling units per acre. When considered in light of other housing and community choices in the vicinity the New Port Apartments PUD will provide

for a compatible residential development that is consistent with surrounding land use pattern, while providing an additional 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 the development, upon site plan and building permit approval. The sales office shall be for the purpose of leasing apartments within the New Port Apartments. 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

The minimum lot area is 29.7 acres. A Unity of Title shall be recorded to combine existing lots prior to issuance of a Site Plan Development Order.

D. Number of Units/Density

The total number of residential units in the development shall not exceed three hundred and ten (310) dwelling units or a gross project density of ±10.44 dwelling units per acre.

E. Open Space

The New Port Apartment PUD complies with the LDC requirement of a minimum of sixty percent (60%) of the total project area as open space.

F. Maximum Lot Coverage

- | | | |
|----|----------------------------------|-----|
| 1. | Maximum Building Lot Coverage: | 30% |
| 2. | Maximum Impervious Lot Coverage: | 40% |

G. Maximum Building Height

The maximum building height shall not exceed forty-five feet (45')

H. Dimensional Requirement

1. Minimum Building Setbacks (principal structure):

A. Clubhouse/Apartments

- | | | |
|----|-------------------------|---|
| 1. | Front (Reed Canal Road) | 30 ft. from adjacent right-of-way; |
| 2. | Rear (Richel Drive) | 20 ft. from the rear property line; and adjacent right-of-way |
| 3. | Side | 25 ft. or equal to or greater than the building height |
| 4. | Side Corner | Equal to front setback |

2. Special Setbacks

No accessory structures or pools shall be allowed in the required setback area. A fence or wall are permitted to be installed on the site perimeter, subject to compliance with the standards established by the LDC.

3. Minimum Lot Dimensions

- | | |
|---------------------------------|-----------------------|
| A. Lot Area: | 29.7 acres |
| B. Lot Width: | 150 ft. |
| C. Minimum Apartment Floor Area | 730 sf. per apartment |

5. ARCHITECTURAL STANDARDS AND REVIEW

The overall architectural theme of the project shall be consistent with preliminary architectural plans as illustrated in “Exhibit C”. All colors, materials, signage, building orientation, and architectural styles shall be consistent with “Exhibit C.”

6. PHASING

Development of the Property will occur in one (1) phase.

7. SANITARY WASTE, STORMWATER, AND POTABLE WATER

It is anticipated that Developer will extend water and sewer lines to serve the 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 and detained as generally 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. All utilities shall be designed and constructed to meet the latest Code of Ordinance Land Development Code and City Standard Construction Details. . Reclaimed water is owned and maintained by Volusia County and is not considered available for use at the proposed site. The Property will be developed as a single, unified site without regard to platted lot lines; and, as such, Developer will not be required to construct stub-outs to property boundaries or unserved open space within the Property. Two potable water master meters will service the development. The water master meters will be located off Reed Canal Road and Richel Drive.

8. ROADS, SIDEWALKS, PARKING, AND CONNECTIVITY

Roads, drives, parking lots, and sidewalks within the New Port Apartments PUD shall be private. The development of the New Port Apartments PUD shall comply with the transportation concurrency management requirements established in the City of Port Orange Comprehensive Plan and LDC. Access to New Port Apartments is provided through three (3) access points

1. Gated Entrance: Reed Canal Road.
2. Gated Entrance: Access Easement to Clyde Morris Boulevard.
3. Emergency Access at Richel Drive.

Developer may be required to rebuild existing sidewalk on Reed Canal Road to meet ADA requirements and install a minimum five foot (5') wide sidewalk on Richel Drive for the entire length of the PUD and within the development, as shown on the concept plan "Exhibit B." All roads and sidewalks will be built to City standards. All improvements in Reed Canal Road right-of-way to be constructed to Volusia County standards.

Parking areas shall, be provided on site as permitted by the LDC, and be permitted 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.

10. MAINTENANCE OF OPEN SPACE AND FACILITIES

Developer will operate, maintain, and control, subject to other documents of record, the open space, and common facilities, including but not limited to all sidewalks, parking lots and access driveways, all of the lakes and storm water drainage systems within the PUD and the entrance features and areas to the PUD. The owner/developer will have the authority and means to hire, supervise, and regulate persons employed by them for the maintenance, repair, and operation of open space areas and facilities. If the owner/developer 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 twenty feet (20') along portions of Reed Canal Road and Richel Drive property boundaries and a width of twenty feet (20') along the east and west property boundary, 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 site plans shall account for the removal and mitigation of trees within the perimeter buffers. No structures, primary or accessory, will be allowed within the twenty-foot (20') perimeter buffer installed as depicted in the Conceptual Plan. Installation of the twenty-foot (20') landscape buffer along Reed Canal Road and Richel Drive must be installed prior to approval of the first Certificate of Occupancy in the development. The landscape buffers shall be part of the open space. Maintenance and repair of the landscape buffers within said open space shall be the responsibility of the owner/developer. A perimeter fence or wall may be permitted within the landscape buffer.

12. FENCING ALONG EXISTING RIGHTS-OF-WAY

A six foot (6') high ornamental aluminum or PVC fence shall be constructed along the roadway landscape buffer of Reed Canal Road and Richel Drive to provide security for portion of

the New Port Apartments PUD, as shown on the Conceptual Plan. Construction of the six feet (6') high aluminum or PVC fence along Reed Canal Road and Richel Drive will be located outside the twelve-foot (12') Utility/Drainage/Access Easement. Maintenance and repair of the six feet (6') ornamental fences shall be the responsibility of the owner/developer.

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 New Port Apartments 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 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 _____, 2018.

Signed, sealed and delivered
in the presence of

Witness 1 Signature

Print Name of Witness 1

Witness 2 Signature

Print Name of Witness 2
STATE OF FLORIDA
COUNTY OF VOLUSIA

CITY OF PORT ORANGE,
a Florida municipal corporation

By: Donald O. Burnette, Mayor

Attest:

By: Robin Fenwick, City Clerk

The foregoing instrument was acknowledged before me this _____ day of __, 2018, 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 __, 2018, 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:

POA Development LLC

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, Nathan Collier as Manager of POA Development LLC. He is personally known to me OR has produced _____ as identification.

Notary Type, Print or Stamp Name
My commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 3 AND 4

LOTS 3 AND 4, BENNETT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 11 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LOT 5

LOT 5, BENNETT SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIO 16 SOUTH, RANGE 33 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 11 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LEGAL DESCRIPTION

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT 'A'

EXHIBIT "B"

CONCEPTUAL DEVELOPMENT PLAN

NEW PORT APARTMENTS

CONCEPTUAL DEVELOPMENT PLAN

PORT ORANGE, FLORIDA

VOLUSIA COUNTY, FLORIDA

RECEIVED
9-20-18

CITY OF PORT ORANGE
Community Development

REVISED

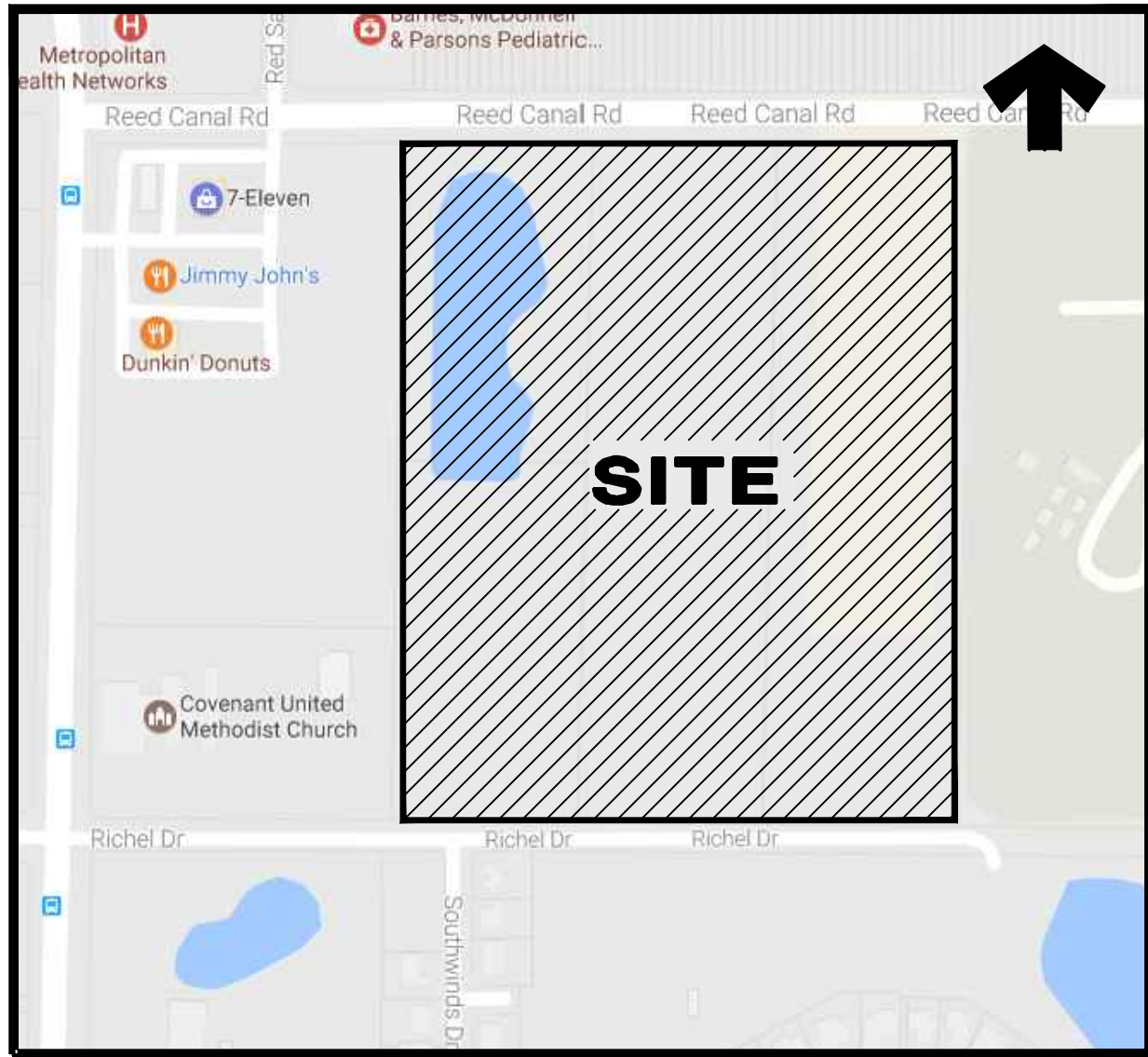
GENERAL NOTES

- BOUNDARY, TOPOGRAPHY, AND TREE LOCATION BASED ON SURVEY PREPARED BY SLIGER & ASSOCIATES INC., J.E. ZAPERT PLS #4046 DATED: 02-06-2018 (JOB NUMBER: 18-0093)
- CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO DESIGN ENGINEER.
- WHERE EXISTING GRADES ARE SHOWN TO BE INCREASED BY FILL IN AREAS OF EXISTING UTILITIES, ALL VALVES AND BOXES, MANHOLES LIDS AND COVERS AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH THE FINISHED GRADE.
- POTABLE WATER MAINS LARGER THAN 4" DIA. AND GREATER ARE TO BE PVC DR-18 C-900. 2" POTABLE WATER SERVICES SHALL BE POLYETHYLENE TUBING (BLUE UNLESS OTHERWISE INDICATED). RECLAIMED WATER MAINS ARE TO BE PURPLE P.V.C. DR-18 C-900. 1-1/2" REUSE WATER SERVICES SHALL BE POLYETHYLENE TUBING (PURPLE).
- BENCHMARK REFERENCE TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD29) PER MEASUREMENTS FROM BENCHMARK NO. 27, ELEVATION 24.33 AND BENCHMARK NO. 25, ELEVATION 26.03 AS ESTABLISHED AND PUBLISHED BY THE CITY OF PORT ORANGE.
- TRAFFIC CONTROL SIGNS TO BE IN ACCORDANCE WITH FDOT STANDARDS & SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF PORT ORANGE STANDARD CONSTRUCTION DETAILS LATEST VERSION UNLESS OTHERWISE SPECIFICALLY APPROVED.
- THE UTILITY COMPANIES WITH SERVICE IN THE AREA ARE LISTED BELOW:

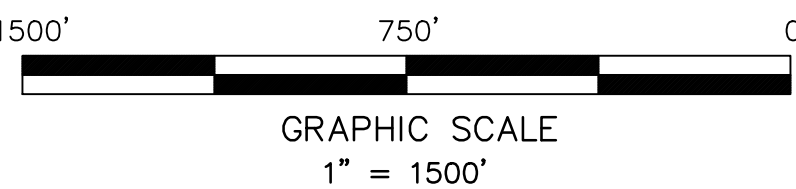
SPECTRUM	(386) 760-9941
TECO PEOPLE GAS INC.	(386) 671-2253
BELL SOUTH	(386) 252-7913
VOLUSIA COUNTY SIGNAL SHOP	(386) 239-6537
FPL FIBER NET LLC	(305) 522-3249
MCI TELECOMMUNICATIONS CORP.	(407) 870-7419
FDOT ITS/DASH - MIKE SMITH	(386) 943-5360
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- ALL NON-PAVED AREAS SHALL BE PLANTED, GRASSED, OR MULCHED.
- STAKED TURBIDITY BARRIERS SHOWN ARE THE MINIMUM EROSION CONTROL FEATURES. OTHERS MAY BE NECESSARY DEPENDING ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION.
- PROJECT ADDRESS: 1401 REED CANAL ROAD, PORT ORANGE, FLORIDA 32127
- CONTRACTOR SHALL SCHEDULE A CITY REPRESENTATIVE TO BE PRESENT TO OBSERVE PIGGING OF WATER LINES.
- CONSTRUCTION SEQUENCING NOTES:
 - IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, & TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
 - PRIOR TO THE FILLING ON FUTURE ROADWAY & LOT AREAS, THE REMOVAL OF ANY VEGETATION & TOP SOIL MUST BE PERFORMED.
 - A SIGNED, SEALED, & DATED LETTER FROM A SOILS ENGINEER OR ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIAL MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
 - NO BURYING OF ANY ORGANIC MATERIALS IS PERMITTED.
 - ANY BURNING OF ANY MATERIALS ON-SITE MUST BE APPROVED & PERMITTED BY THE FIRE MARSHALL. A PERMIT MUST BE OBTAINED ON A DAILY BASIS PRIOR TO THE DAY OF THE ANTICIPATED BURNING.
 - ALL FILLING IS TO BE PERFORMED IN ONE FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS & 95% FOR UNPAVED AREAS & FUTURE BUILDING PADS BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
 - TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
 - AT A MINIMUM, STOCKPILES THAT WILL REMAIN IN PLACE IN EXCESS OF 20 DAYS, SHOULD BE SEEDED & MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT AND SHALL HAVE A MAX. HEIGHT OF 6 FEET.
 - SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION & THE IMPACT TO NEIGHBORING COMMUNITIES.
 - UPON COMPLETION OF EACH PORTION OF A PROJECT WITHIN A PHASE OF THE PROJECT, SEEDING & MULCHING AND/OR SODDING IS TO BE PERFORMED PRIOR TO COMMENCING THE NEXT PHASE.
 - ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
 - ALL NON-PAVED AREA MUST BE PLANTED, GRASSED, OR MULCHED.
 - ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 - ALL STORMWATER PIPING CONNECTION JOINTS MUST BE WRAPPED WITH FILTER FABRIC TO PROHIBIT THE SEEPAGE OF SEDIMENTS THROUGH THE JOINT. THE WRAP SHOULD BE A MINIMUM OF 36 INCHES IN WIDTH AND INSTALLED WITH AN OVERLAP OF AT LEAST 18 INCHES.
 - ALL STORMWATER PIPING CONNECTION JOINTS MUST BE WRAPPED WITH FILTER FABRIC TO PROHIBIT THE SEEPAGE OF SEDIMENTS THROUGH THE JOINT. THE WRAP SHOULD BE A MINIMUM OF 36 INCHES IN WIDTH AND INSTALLED WITH AN OVERLAP OF AT LEAST 18 INCHES.
- FLOOD ZONE: "X", PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, PANEL NUMBER 12127C0368H, DATED: FEBRUARY 19, 2014.
- ALL SIGNAGE TO BE APPROVED BY SEPARATE PERMIT.

SPECIFIC NOTES

- THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIALS PLACEMENT, OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT OF WAY IN ACCORDANCE WITH VOLUSIA COUNTY ORDINANCE ARTICLE 1, SECTION 94-1."
- THERE SHALL BE NO DELIVERIES, BLOCKAGES OR RESTRICTIONS OF ANY KIND WITHIN THE COUNTY MAINTAINED THROUGH LANES BETWEEN THE HOURS OF 6 AM TO 9 AM AND 4 PM TO 6 PM, UNLESS OTHERWISE APPROVED BY THE COUNTY TRAFFIC ENGINEER.
- ALL EXISTING SIDEWALKS WITHIN THE COUNTY RIGHT OF WAY SHALL REMAIN OPEN OR PROVISIONS OF A TEMPORARY WALKWAY SHALL BE PROVIDED IN ACCORDANCE WITH VERSION 2006 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX 660." MID BLOCK CLOSURE WITH TEMPORARY WALKWAY" UNLESS OTHERWISE APPROVED BY THE COUNTY TRAFFIC ENGINEER."



VICINITY MAP



APARTMENT BUILDING INFORMATION

8-TYPE I BUILDINGS @ 24 UNITS = 192
3-TYPE II BUILDINGS @ 24 UNITS = 72
1-TYPE III BUILDINGS @ 24 UNITS = 24
1-TYPE IV BUILDING @ 12 UNITS = 12
5-TYPE V BUILDINGS @ 2 UNITS = 10
TOTAL UNITS = 310

PARKING CALCULATION

PARKING REQUIRED:
2 SPACES/UNIT @ 310 UNITS = 620 SPACES

PARKING PROVIDED:
STANDARD = 595 SPACES
HANDICAPPED = 29 SPACES
TOTAL = 624 SPACES*

*(THIS INCLUDES 586 SPACES + 38 GARAGE BAYS)

BICYCLE PARKING REQUIRED = 10% OF THE REQUIRED CAR PARKING
BICYCLE PARKING REQUIRED = (0.10)(624) = 62 SPACES
BICYCLE PARKING PROVIDED: 20 @ 5-BIKE RACKS = 100 SPACES

LAND USE TABULATION

SITE AREA: 1,293,873 S.F. = 29.7 ACRES
DENSITY = 310 DU/29.7 AC. = 10.44 DU/AC.

F.A.R. CALCULATION

TOTAL SQ. FOOTAGE = 442,800
TOTAL SITE AREA = 1,293,873
F.A.R. = 442,800/1,293,873 = 0.3422

SITE COVERAGE CALCULATION

TOTAL SITE AREA = 1,293,873 S.F. = 29.7 ACRES
BUILDING AREA = 156,407 S.F. = 12% COVERAGE

IMPERVIOUS AREA

PARKING AREA = 257,800 S.F.
SIDEWALK/DRIVES = 47,035 S.F.
BUILDING = 156,407 S.F.

TOTAL IMPERVIOUS AREA = 452,201 S.F. = 35%
TOTAL LANDSCAPE AREA = 841,672 S.F. = 65%

VOLUSIA COUNTY USE PERMIT GENERAL NOTES:

- NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
- VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
- COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
- OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
- ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
- DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
- NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
- RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION #00003910

GENERAL INFORMATION

OWNER/APPLICANT:

POA DEVELOPMENT, LLC
NATHAN COLLIER, MANAGING MEMBER
220 N. MAIN STREET
GAINESVILLE, FLORIDA 32601
(352)416-1413 CELL (352)339-1838
EMAIL: carl.cataudella@colliercompanies.com

SITE DESIGNER, ENGINEER & LANDSCAPE ARCHITECT

PARKER MYNCHENBERG & ASSOCIATES, INC.
PARKER MYNCHENBERG P.E. #32645
PARKER MYNCHENBERG L.A. #1553
CERTIFICATE OF AUTHORIZATION #00003910
1729 RIDGEWOOD AVE.
HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114
E-MAIL: info@parkermynchenberg.com

SURVEYOR:

SLIGER & ASSOCIATES, INC.
J.E. ZAPERT, PLS #4046
321 NOVA ROAD
PORT ORANGE, FLORIDA 32127
(386)761-5385
E-MAIL: jzapert@sligerassociates.com

ARCHITECT:

FORUM ARCHITECTURE & INTERIOR DESIGN, INC.
AMANDA FROELICHER, ASSOCIATE A.I.A.
PROJECT MANAGER
237 S. WESTMONTE DRIVE SUITE 220
ALTAMONTE SPRINGS, FLORIDA 32714
(407)830-1400
E-MAIL: afroelicher@forumarchitecture.com

SITE INFORMATION

PROJECT NAME: NEW PORT APARTMENTS

TAX PARCEL NUMBERS: 6306-01-00-0030,
6306-01-00-0031, 6306-01-00-0040,
6306-01-00-0050

EXISTING ZONING:

CITY ZONING: PCD
COUNTY ZONING: A-2

PROPOSED ZONING:

CITY ZONING: PUD

EXISTING FUTURE LAND USE:

CITY:
URBAN HIGH DENSITY RESIDENTIAL (8-16 UNITS/ACRE) = 19.79 AC.

COUNTY:

URBAN LOW DENSITY = 9.91 AC.

PROPOSED FUTURE LAND USE:

CITY:

URBAN HIGH DENSITY RESIDENTIAL (8-16 UNITS/ACRE) = 19.79 AC.

COUNTY:

URBAN MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE) = 9.91 AC.

MAXIMUM DENSITY:

9.91 AC. @ 8 DU/AC = 79.28
19.7932 AC. @ 16 DU/AC = 316.69
396 MAX. = 13.33 DU/AC

PROPOSED DENSITY:

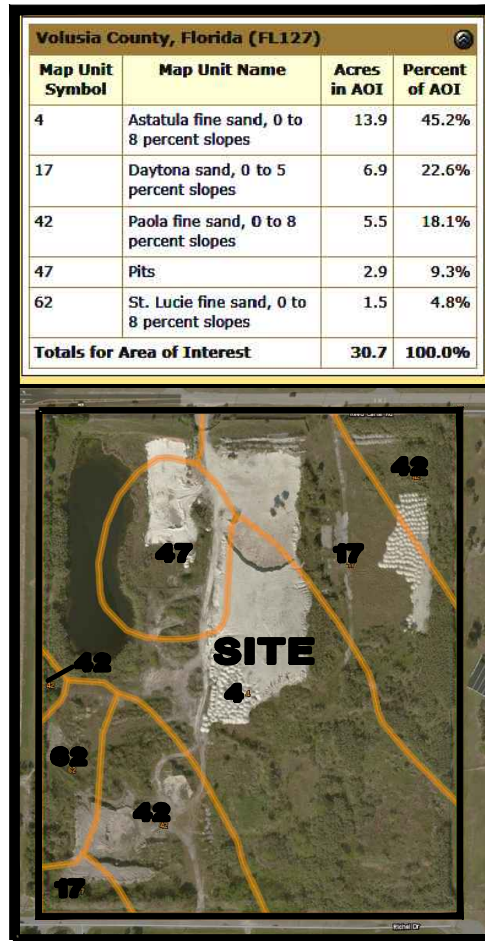
310 DU/29.7 AC. = 10.44 DU/AC.

TOTAL SITE AREA: 1,293,873 S.F. = 29.7 ACRES

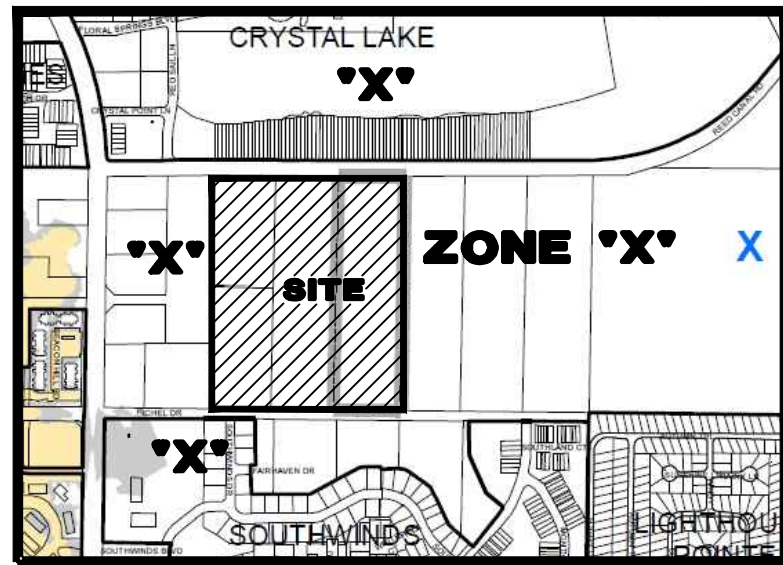
FEMA FLOOD ZONE: X

MINIMUM BUILDING SETBACK REQUIREMENTS

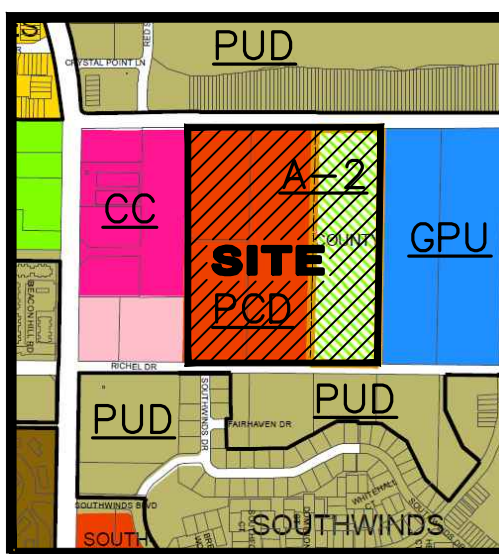
RICHEL DRIVE _____ 20 FT.
REED CANAL ROAD _____ 30 FT.
SIDE _____ 25 FT.*
REAR _____ 20 FT.
SIDE CORNER _____ 20 FT.
*25 FT. OR EQUAL TO OR GREATER THAN THE BUILDING HEIGHT.



SOILS MAP



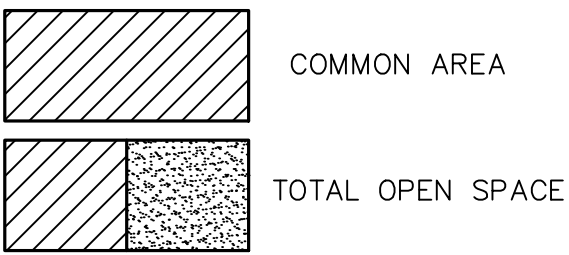
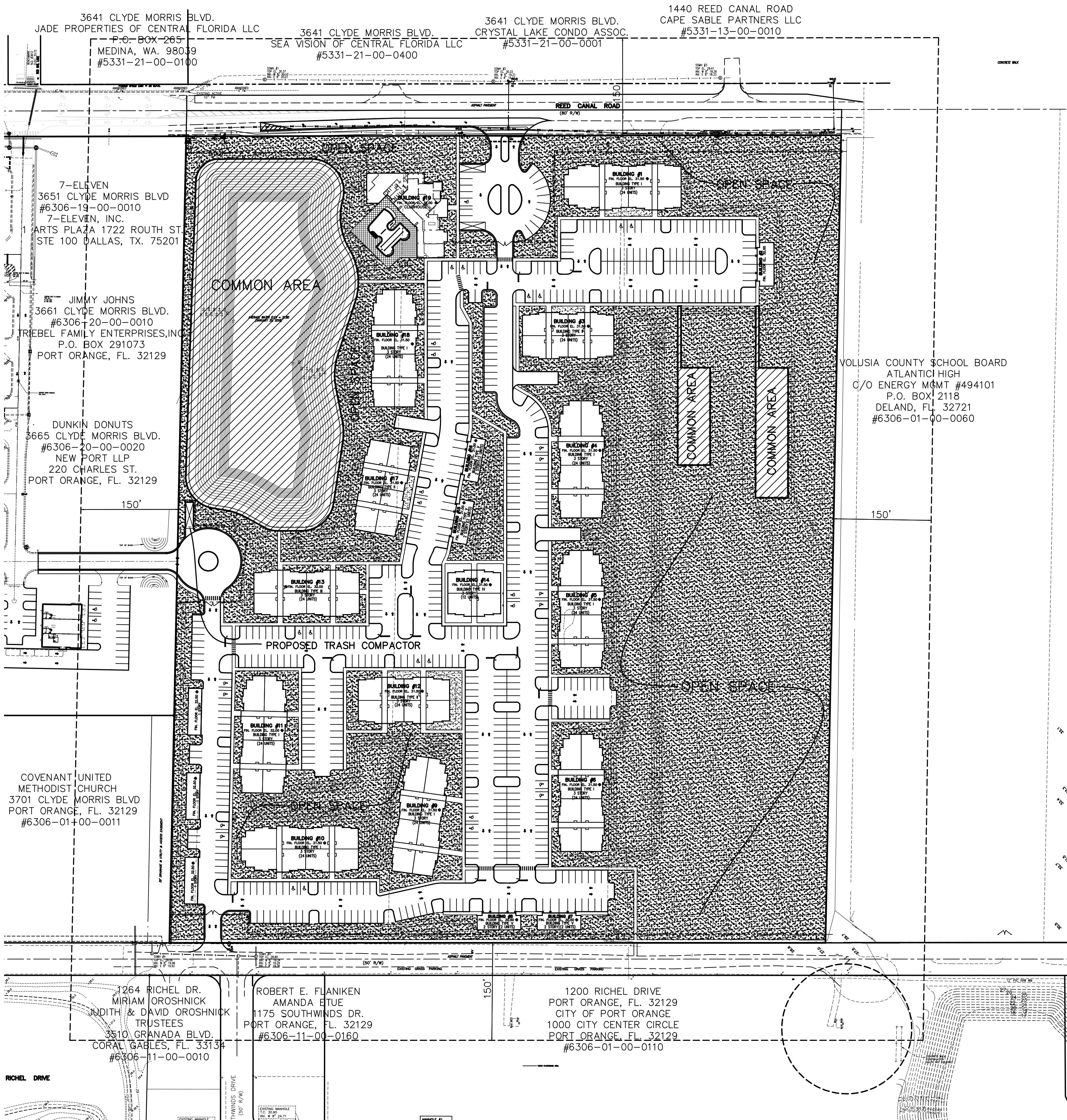
FLOOD MAP



ZONING MAP

NO.	DATE	DESCRIPTION	BY	
REVISIONS				
CONCEPTUAL DEVELOPMENT PLAN				
NEW PORT APARTMENTS				
PORT ORANGE * FLORIDA				
FILE NO.	1734CS.DWG	DESIGNER:	P.MYNCHENBERG	
DATE:	4/6/17	CADD TECH:	BVB	
SCALE:	NONE	SHEET	1 OF 33	SEAL

EXHIBIT B - COVERSHEET



OPEN SPACE CALCULATION:

TOTAL AREA = 29.7 ACRES
IMPERVIOUS AREA = 10.38 ACRES
OPEN SPACE = 19.32 ACRES
OPEN SPACE REQUIRED = 60%
= 17.82 ACRES
OPEN SPACE PROVIDED = 65%
= 19.32 ACRES

COMMON AREA/OPEN SPACE:

COMMON AREA/OPEN SPACE REQUIRED = 20% OF
THE TOTAL OPEN SPACE REQUIRED
COMMON AREA/OPEN SPACE REQUIRED = 17.82 X 20% = 3.564 ACRES
COMMON AREA/OPEN SPACE PROVIDED = 3.587 ACRES

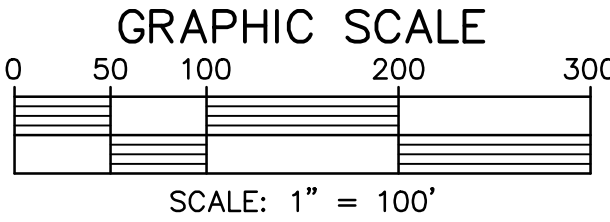
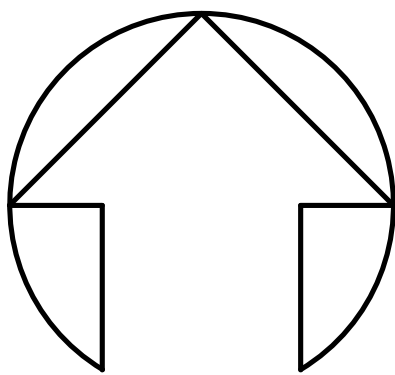
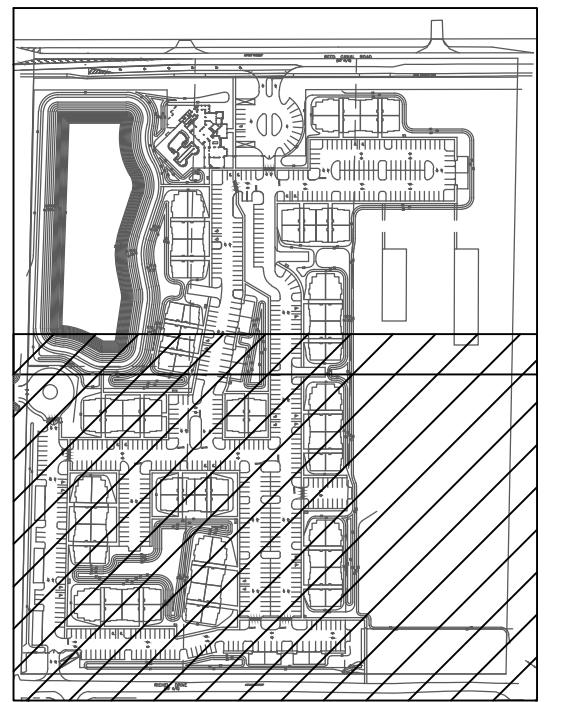
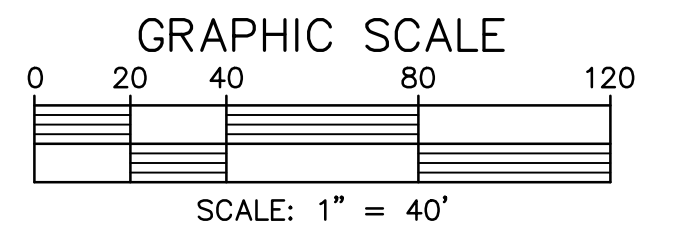
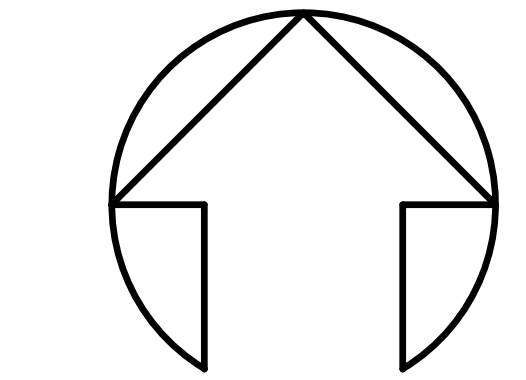
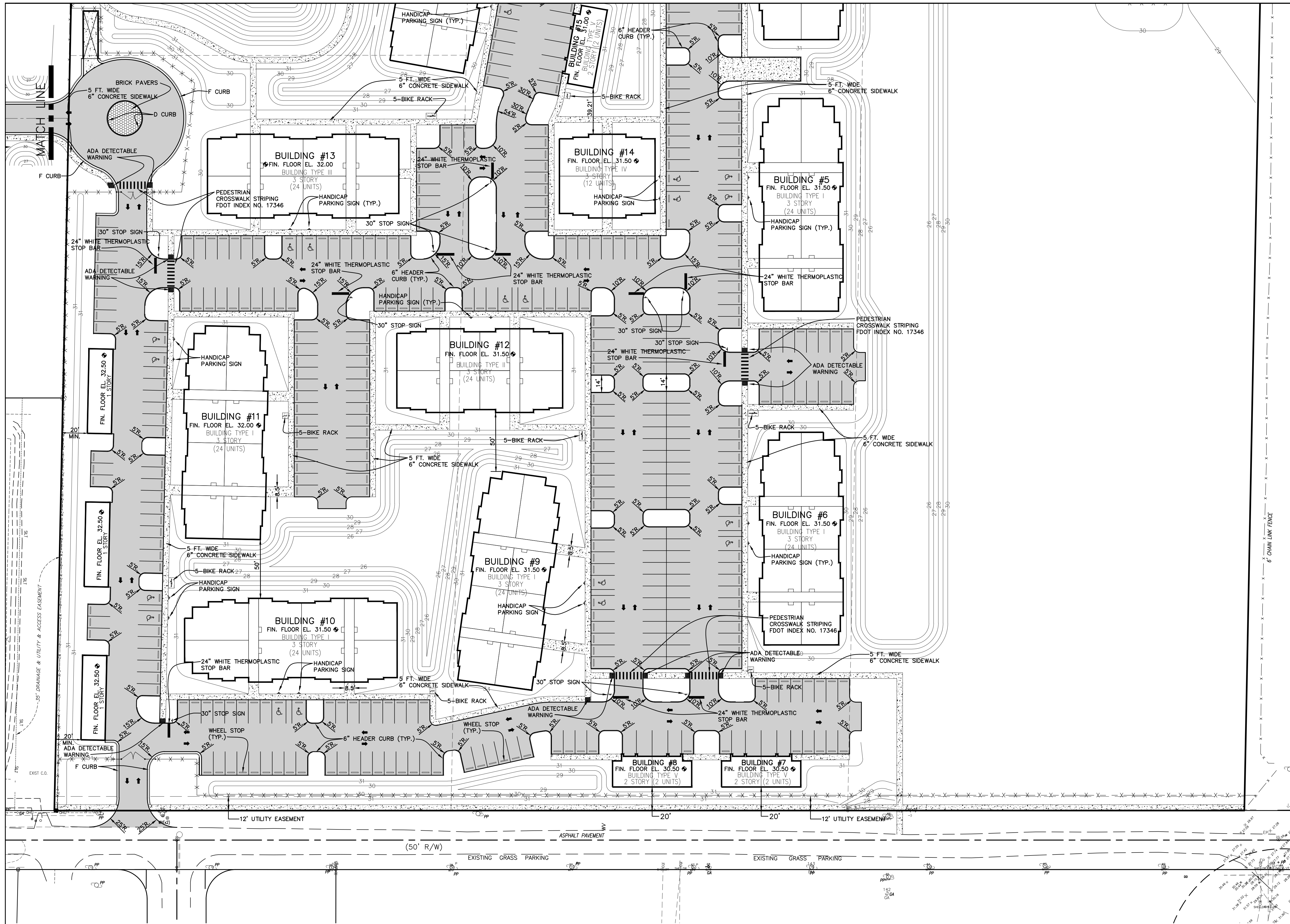


EXHIBIT B – OVERALL PLAN

NO.		DATE	DESCRIPTION		BY
R E V I S I O N S					
PARKER MYNCHENBERG & ASSOCIATES, INC.					
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com CERTIFICATE OF AUTHORIZATION NUMBER: 00003910					
CONCEPTUAL DEVELOPMENT PLAN					
NEW PORT APARTMENTS					
PORT ORANGE * FLORIDA			SEAL		
FILE NO. 1734SP.DWG		DESIGNER: P.MYNCHENBERG			
DATE: 4/6/17		CADD TECH: BVB			
SCALE: 1" = 100'		SHEET 5 OF 33			

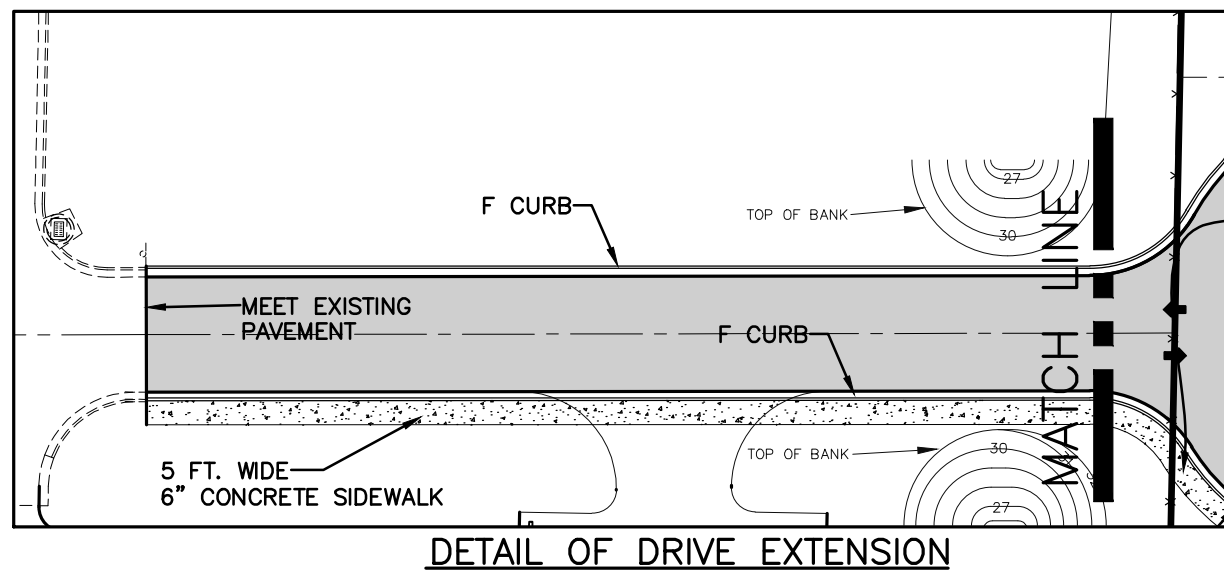


LEGEND

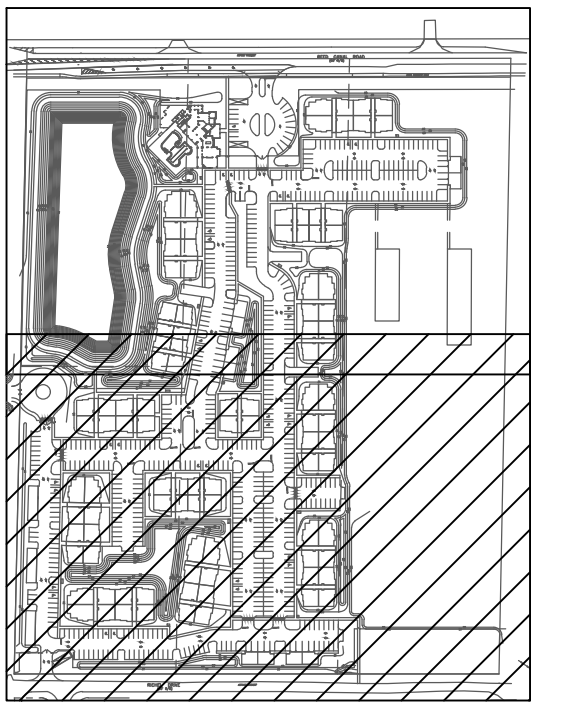
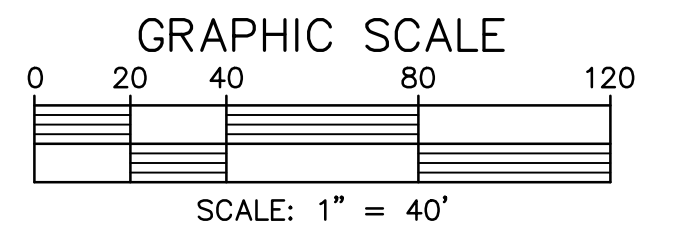
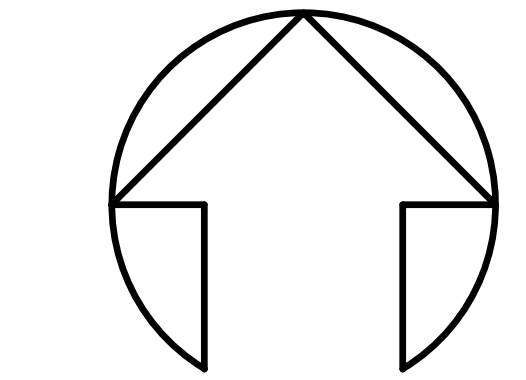
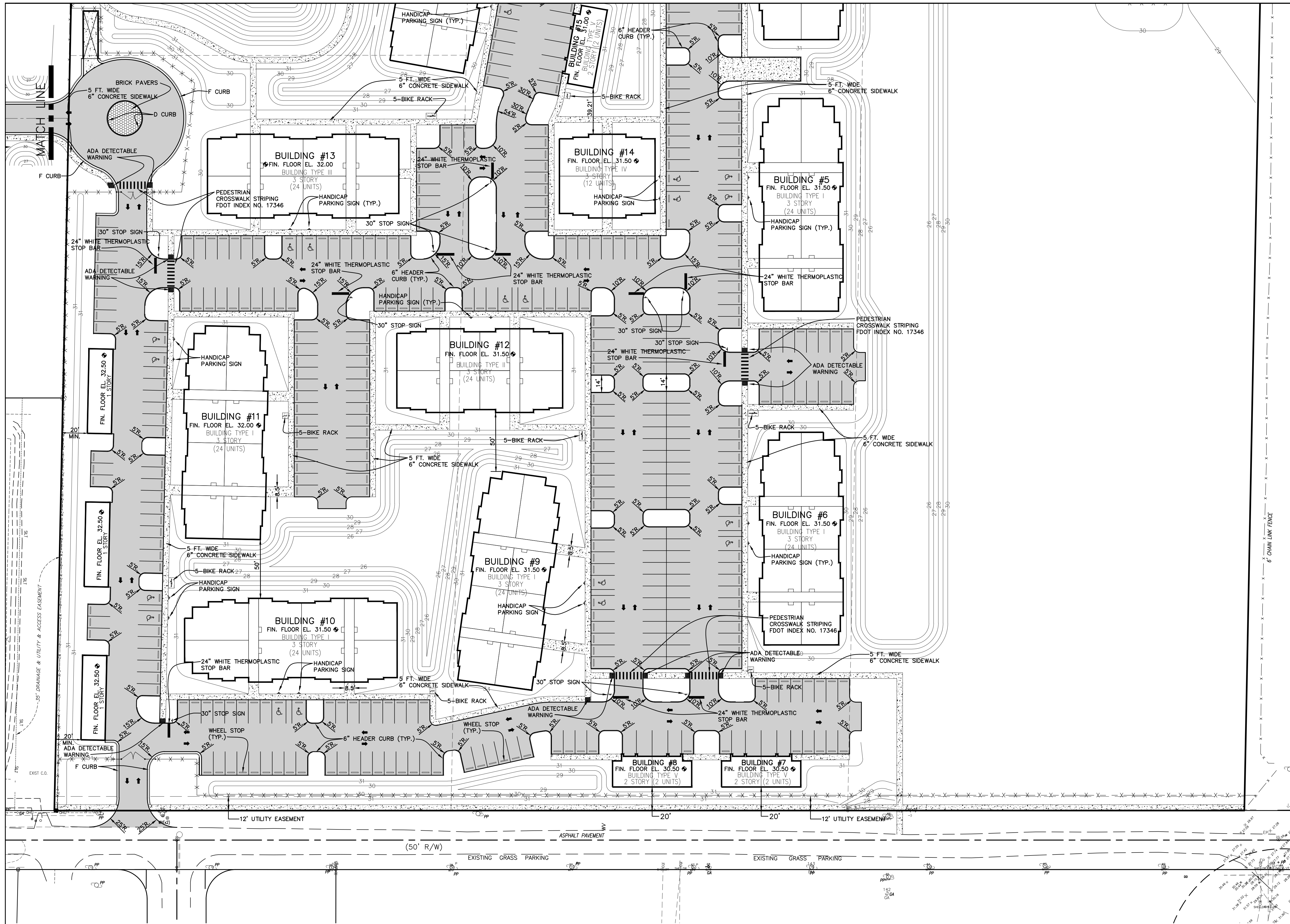
- MINIMUM 1" OF SP-9.5 TL-C ASPHALT @ MAX. 20% RECYCLED MATERIALS
- MINIMUM 2" OF SP-12.5 TL-C ASPHALT @ MAX. 30% RECYCLED MATERIALS
- MIN. 10" CRUSHED CONCRETE FINES COMPACTED TO A 98% MAX. DRY DENSITY PER AASHTO T-180 & CONSTRUCTED IN 2 LIFTS
- MIN. 12" STABILIZED SUBGRADE TO A 75 FBV/LBR 40 & COMPACTED TO A 98% MAX. DRY DENSITY PER AASHTO T-180 IN ONE LIFT
- 1" OF SP-9.5 ASPHALT OVERLAY @ MAX. 20% RECYCLED MATERIALS
- 1-1/2" SP-9.5 ASPHALTIC CONCRETE 6" LIMEROCK BASE (LBR 100) OR CRUSHED CONCRETE (LBR 140) 8" STABILIZED SUBBASE (LBR 40) OR FBV 75 P.S.I.
- 6" CONCRETE 3,500 P.S.I. ON COMPACTED BASE COMPACTED TO 98% PER AASHTO T-180

NOTE:
1. THE DRIVEWAY APRON TO RICHEL DRIVE SHALL BE 6" THICK CONCRETE, 3,000 P.S.I. @ 28 DAYS MINIMUM, GRAY CONCRETE.

EXHIBIT B - SITE PLAN



NO.	DATE	DESCRIPTION	BY
REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com CERTIFICATE OF AUTHORIZATION NUMBER: 00003910			
CONCEPTUAL DEVELOPMENT PLAN			
NEW PORT APARTMENTS			
PORT ORANGE * FLORIDA			
FILE NO. 1734SP4_BVB.DWG		DESIGNER: P. MYNCHENBERG	
DATE: 4/6/17		CADD TECH: BVB	
SCALE: 1" = 40'		SHEET 9 OF 33	
			SEAL

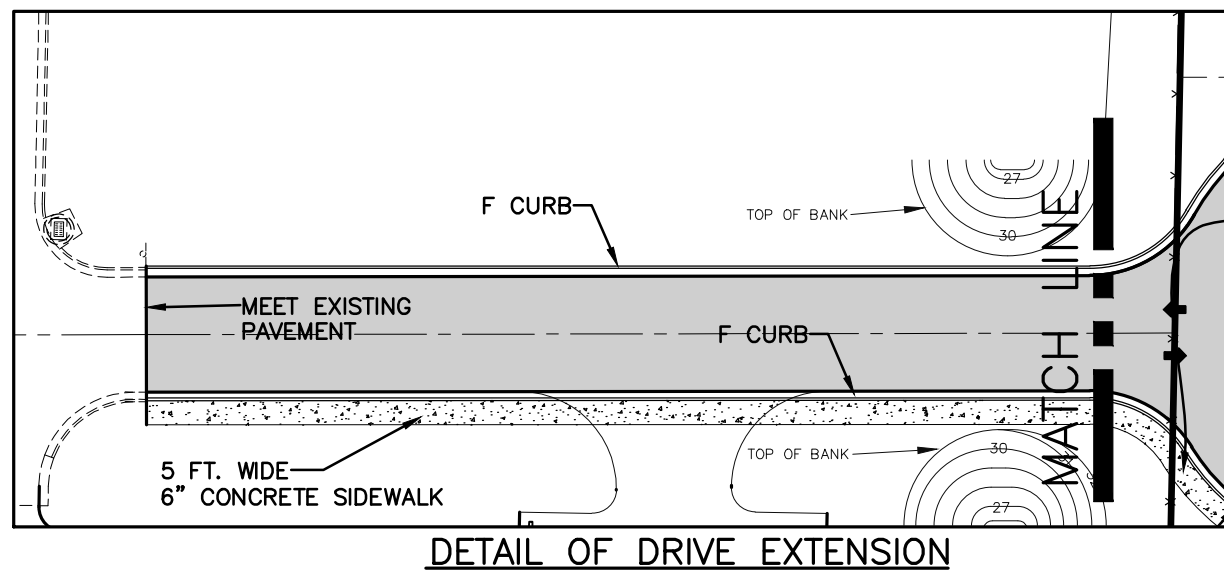


LEGEND

- MINIMUM 1" OF SP-9.5 TL-C ASPHALT @ MAX. 20% RECYCLED MATERIALS
- MINIMUM 2" OF SP-12.5 TL-C ASPHALT @ MAX. 30% RECYCLED MATERIALS
- MIN. 10" CRUSHED CONCRETE FINES COMPACTED TO A 98% MAX. DRY DENSITY PER AASHTO T-180 & CONSTRUCTED IN 2 LIFTS
- MIN. 12" STABILIZED SUBGRADE TO A 75 FBV/LBR 40 & COMPACTED TO A 98% MAX. DRY DENSITY PER AASHTO T-180 IN ONE LIFT
- 1" OF SP-9.5 ASPHALT OVERLAY @ MAX. 20% RECYCLED MATERIALS
- 1-1/2" SP-9.5 ASPHALTIC CONCRETE 6" LIMEROCK BASE (LBR 100) OR CRUSHED CONCRETE (LBR 140) 8" STABILIZED SUBBASE (LBR 40) OR FBV 75 P.S.I.
- 6" CONCRETE 3,500 P.S.I. ON COMPACTED BASE COMPACTED TO 98% PER AASHTO T-180

NOTE:
1. THE DRIVEWAY APRON TO RICHEL DRIVE SHALL BE 6" THICK CONCRETE, 3,000 P.S.I. @ 28 DAYS MINIMUM, GRAY CONCRETE.

EXHIBIT B – SITE PLAN



NO.	DATE	DESCRIPTION	BY
REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com CERTIFICATE OF AUTHORIZATION NUMBER: 00003910			
CONCEPTUAL DEVELOPMENT PLAN			
NEW PORT APARTMENTS			
PORT ORANGE * FLORIDA			
FILE NO. 1734SP4_BVB.DWG		DESIGNER: P.MYNCHENBERG	
DATE: 4/6/17		CADD TECH: BVB	
SCALE: 1" = 40'		SHEET 9 OF 33	
			SEAL

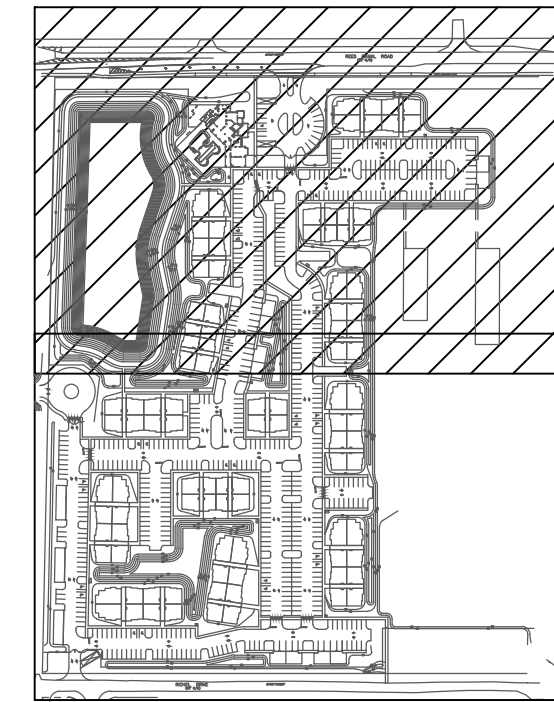
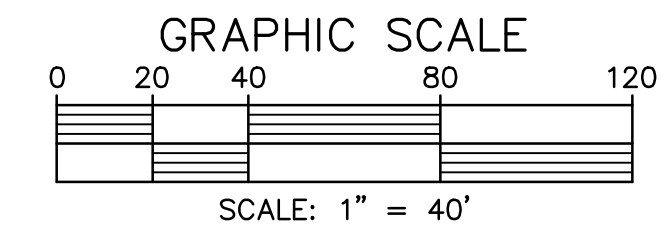
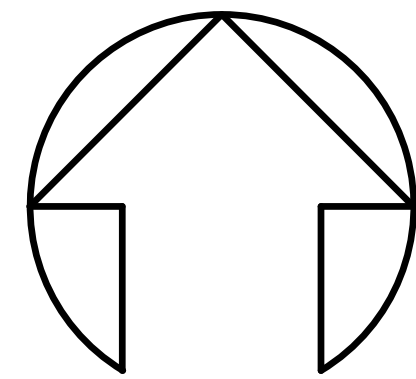
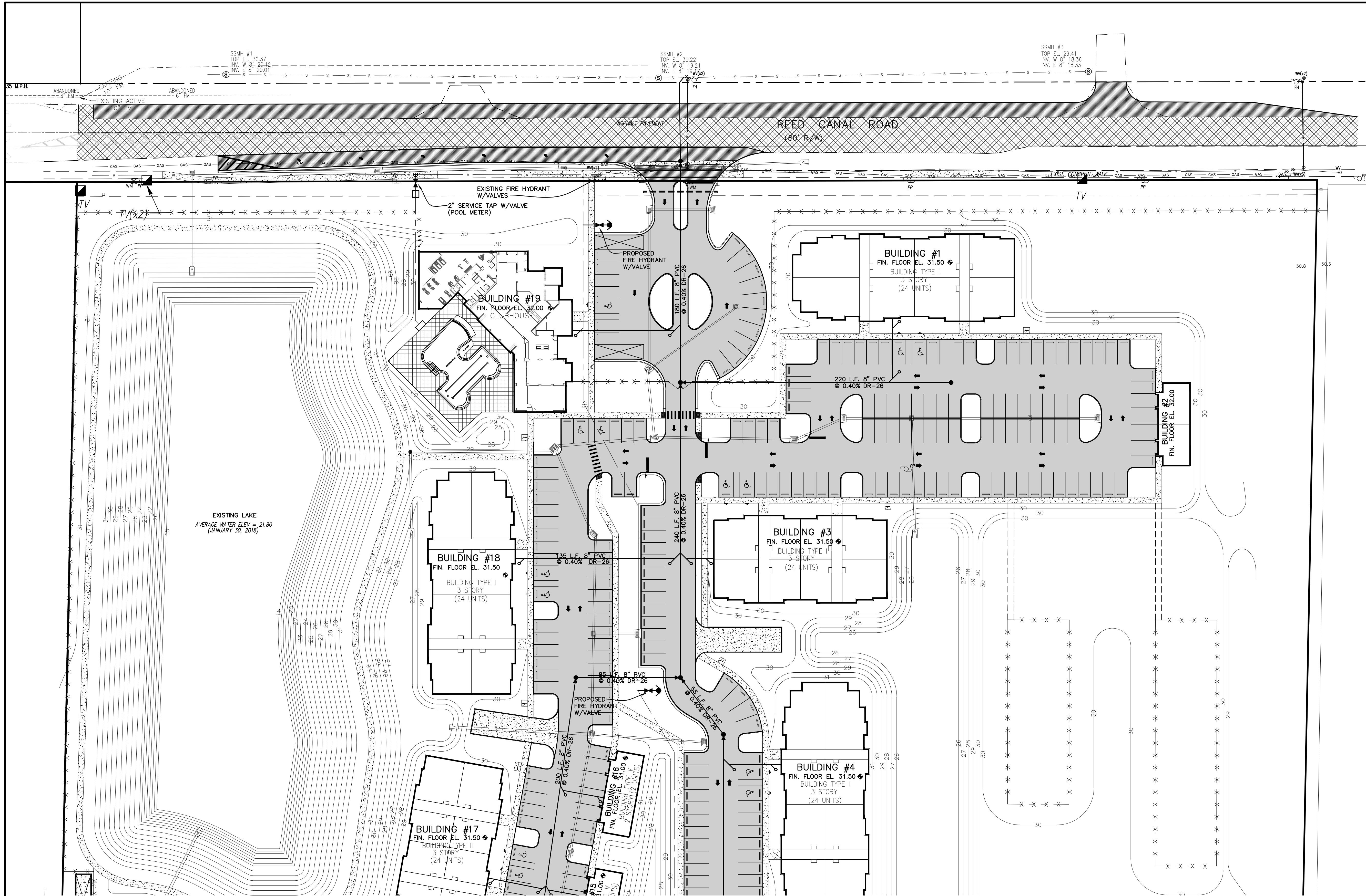
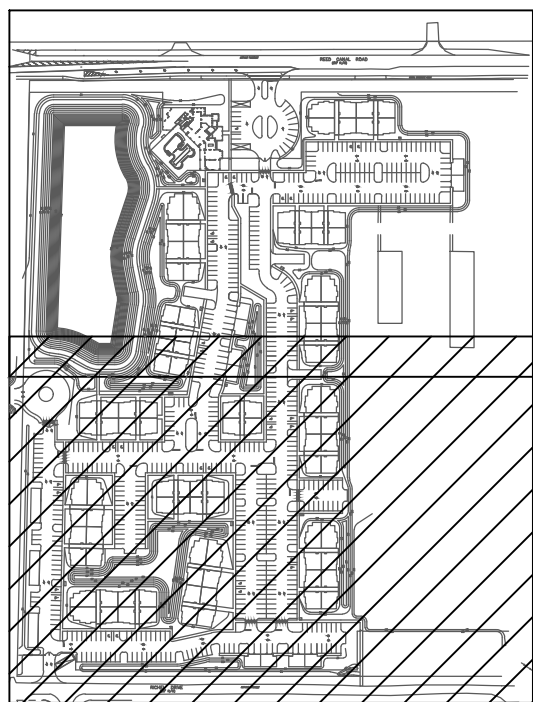
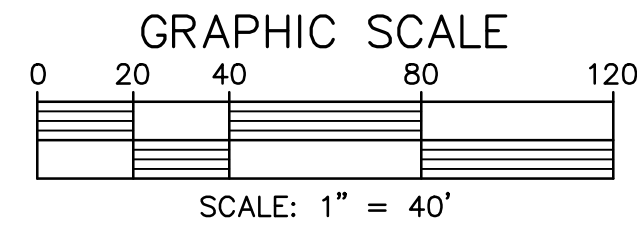
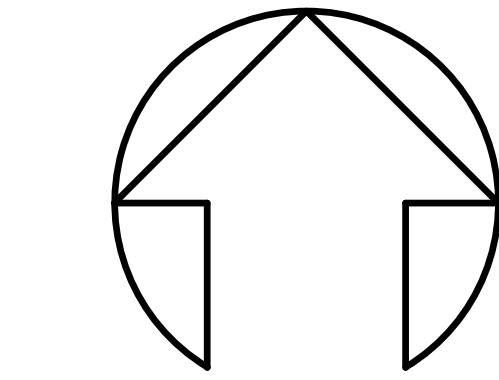
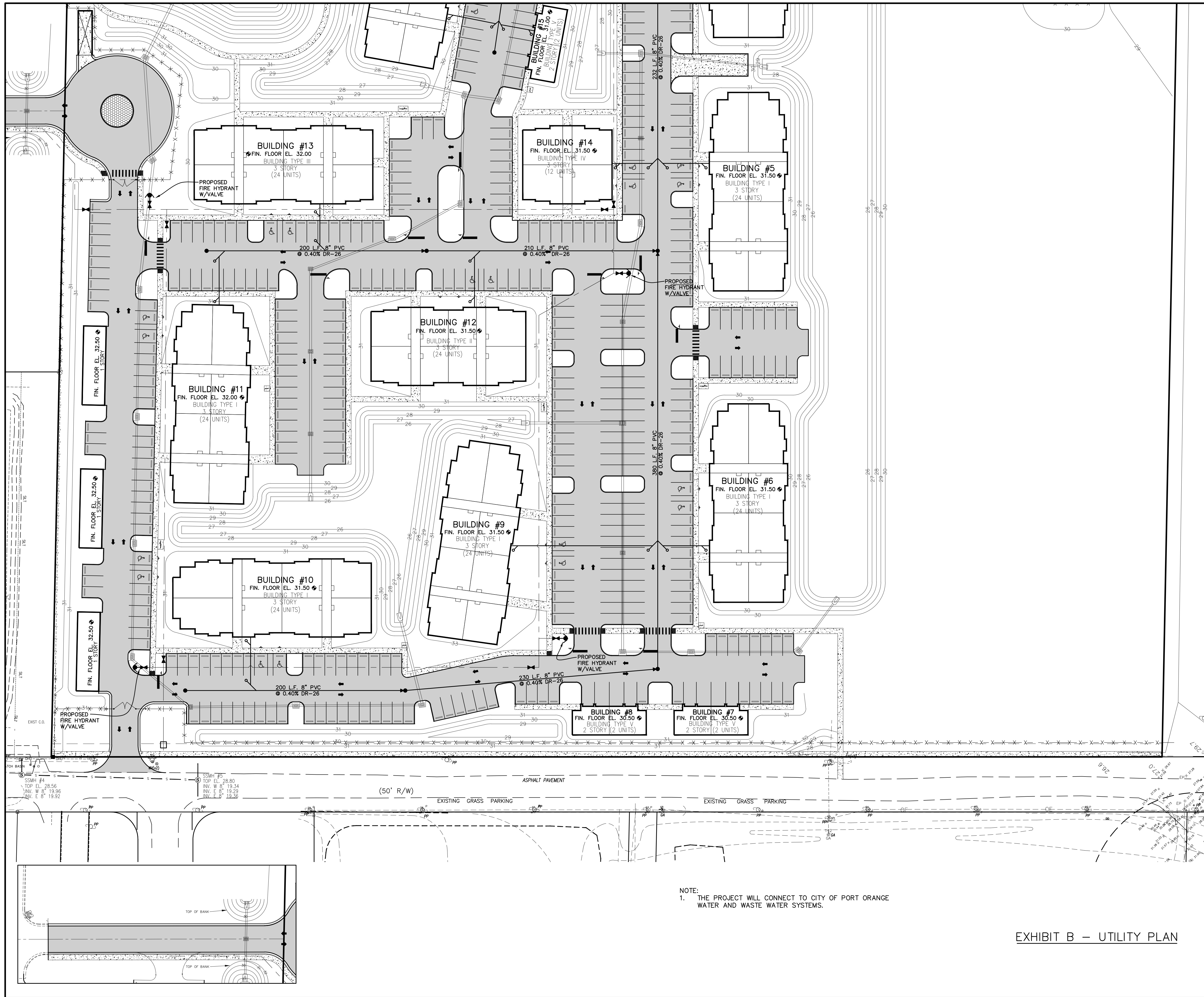


EXHIBIT B – UTILITY PLAN

NO.	DATE	DESCRIPTION	BY
REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS			
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117			
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com			
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910			
CONCEPTUAL DEVELOPMENT PLAN			
NEW PORT APARTMENTS			
PORT ORANGE * FLORIDA			
FILE NO. 1734SP4_BVB.DWG		DESIGNER: P.MYNCHENBERG	
DATE: 4/6/17		CADD TECH: BVB	
SCALE: 1" = 40'		SHEET 12 OF 33	
			SEAL



NOTE:
1. THE PROJECT WILL CONNECT TO CITY OF PORT ORANGE
WATER AND WASTE WATER SYSTEMS.

EXHIBIT B – UTILITY PLAN

NO.	DATE	DESCRIPTION		BY
R E V I S I O N S				
PARKER MYNCHENBERG & ASSOCIATES, INC.				
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS				
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117				
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com				
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910				
CONCEPTUAL DEVELOPMENT PLAN				
NEW PORT APARTMENTS				
PORT ORANGE		* FLORIDA		
FILE NO. 1734SP4_BVB.DWG		DESIGNER: P.MYNCHENBERG		
DATE: 4/6/17		CADD TECH: BYB		
SCALE: 1" = 40'		SHEET 13 OF 33		SEAL

EXHIBIT "C"
ARCHITECTURAL ELEVATIONS



ARCHITECTURAL ELEVATIONS NEW PORT APARTMENTS

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT "C"