



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, January 24, 2019

Time: 5:30 PM

Type of Meeting: Regular

Location: Council Chambers
City Hall, 1000 City Center Circle

A. CALL TO ORDER

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

B. DISCUSSION/ACTION

5. Consideration of Minutes
6. Case No. 18-20000007
SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE (FLU)
AMENDMENT/WOODHAVEN PUD
North of Pioneer Tr., between Williamson Blvd. and I-95

A request by the applicant to change the Future Land Use (FLU) designation for ±6.3-acres within Woodhaven Planned Unit Development (PUD) from *Conservation* to *Mixed-Use Center*.

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

7. Case No. 18-40000003
SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT
DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL
DEVELOPMENT PLAN
North of Pioneer Tr., between Williamson Blvd. and I-95

A request by the applicant for the Second Amendment to the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to modify the landscape planting requirement for the landscape buffer along Williamson Boulevard for Phase 1, allow for either an 8-foot tall opaque PVC fence or a landscape buffer adjacent to I-95, reduce the buffer width along Pioneer Trail between Williamson Boulevard and I-95 from 400-feet to 200-feet, and add language referencing the Land Development Code (LDC) Subdivision Variance process for future requests to modify the Williamson Blvd. landscape buffer.

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.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
DECEMBER 13, 2018

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Newton White at 5:31 pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Joseph Fazzie
Newton White, Chairman
Thomas Jordan
Lance Green

Absent: Darrel “Bo” Bofamy (Excused)
Maria Mills-Benat (Excused)

Also Present: Matt Jones, Deputy City Attorney
Shelby Field, Assistant City Clerk

DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve meeting minutes from November 15, 2018 was made by Commissioner Thomas Jordan and Seconded by Commissioner Joe Fazzie. Motion carried unanimously by voice vote.

5. Case No. 18-50000004
SUBDIVISION PLAT & PLANS/BELLA OAKS SUBDIVISION
4068 Carlisle Drive

A request by the applicant to approve the Final Plat and Subdivision plans for the Bella Oaks Subdivision, to subdivide +/- 18.21 acres into 138 multi-family townhome lots, along with associated subdivision improvements.

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

Chairman Newton White read Form 8B, Memorandum of Voting Conflict, for Commissioner Lance Green. Commissioner Green addressed his conflict stating he is employed by Paytas Homes.

Gwen Perney, Community Development Planner, discussed the details of the project.

Motion to approve was made by Commissioner Joe Fazzie and seconded by Commissioner John Junco. Motion carried 3-1 with Commissioner Thomas Jordan voting no. Commissioner Lance Green abstained.

6. Case No. 18-25000008
LDC TEXT AMENDMENT/CHAPTER 15, SECTION 4 AND 7

Amendment to Chapter 15, Section 4 and 7 of the Land Development Code (LDC), to allow manual changeable copy signs to be installed in a residential subdivision.

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

Briana Conlan-King, Community Development Planner, discussed the proposed LDC amendment and answered questions from the Commissioners.

Motion to approve was made by Commissioner Lance Green and seconded by Commissioner Thomas Jordan. Motion carried unanimously by roll call vote.

7. Case No. 18-25000009
LDC TEXT AMENDMENT/CHAPTER 13

Amendment to Chapter 13 of the Land Development Code, to update the landscaping requirements for residential lots.

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

Tim Burman, Community Development Director, discussed the proposed LDC amendment and answered questions from the Commissioners.

Motion to approve was made by Commissioner Thomas Jordan and seconded by Commissioner John Junco. Motion carried unanimously by roll call vote.

8. Case No. 18-25000010
LDC TEXT AMENDMENT/CHAPTER 2, 16, and 18

Amendment to Chapter 2, 16, and 18 of the Land Development Code, to update the regulations in the LDC related to personal wireless communication facilities siting.

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

Mr. Burman discussed the proposed LDC amendment and answered questions from Commissioners. He discussed the requirements that will need to be met in order to apply for and build any cellphone towers.

Motion to approve was made by Commissioner John Junco and seconded by Commissioner Thomas Jordan. Motion carried unanimously by roll call vote.

OTHER BUSINESS

9. Commissioner Comments

Commissioners wished everyone and their families Happy Holidays.

Commissioner Junco inquired as to the status of the repairs on Taylor Road. Mr. Burman responded he would have to look into it and get back to him.

Chairman White asked Mr. Burman about the new 7/11 at the intersection of Madeline and Nova and if the City has addressed the unfinished parking lot. Mr. Burman explained the City has been in contact with 7/11 and they are waiting on the neighboring property to finish their part of the parking lot connection.

10. **Staff Comments** – there were none.

PUBLIC COMMENTS- there were none.

ADJOURNMENT- 6:08 p.m.

Chairman Newton White



STAFF REPORT

Small-Scale Comprehensive Plan Future Land Use Amendment/Woodhaven PUD
CASE NO. 18-20000007

REQUEST:	Change the Comprehensive Plan Future Land Use (FLU) designation for ±6.3 acres from <i>Conservation</i> to <i>Mixed-Use Center</i> .
LOCATION:	North of Pioneer Tr., between Williamson Blvd. and I-95 (Figure 1 - Location Map)
OWNER:	CC Woodhaven, LLC; Pioneer Investments of Port Orange, Inc.; and Pioneer Community Development District
APPLICANT:	Richard Smith, ICI Homes
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	January 24, 2019

INTRODUCTION

The applicant is requesting to change the Future Land Use (FLU) designation for ±6.3-acres from *Conservation* to *Mixed-Use Center*. If approved, the applicant intends to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Woodhaven Planned Unit Development (PUD) to reduce the Pioneer Trail buffer width from 400-foot to 200-foot, consistent with the proposed FLU amendment.

Currently, the City's Comprehensive Plan, Future Land Use Element, Policy 3.2.3, caps the maximum square-footage of non-residential uses allowed within the Mixed-Use node and the total residential dwelling units within the overall PUD west of I-95. The proposed amendment does not change this policy and does not increase the allowable intensity or density for the Woodhaven PUD.

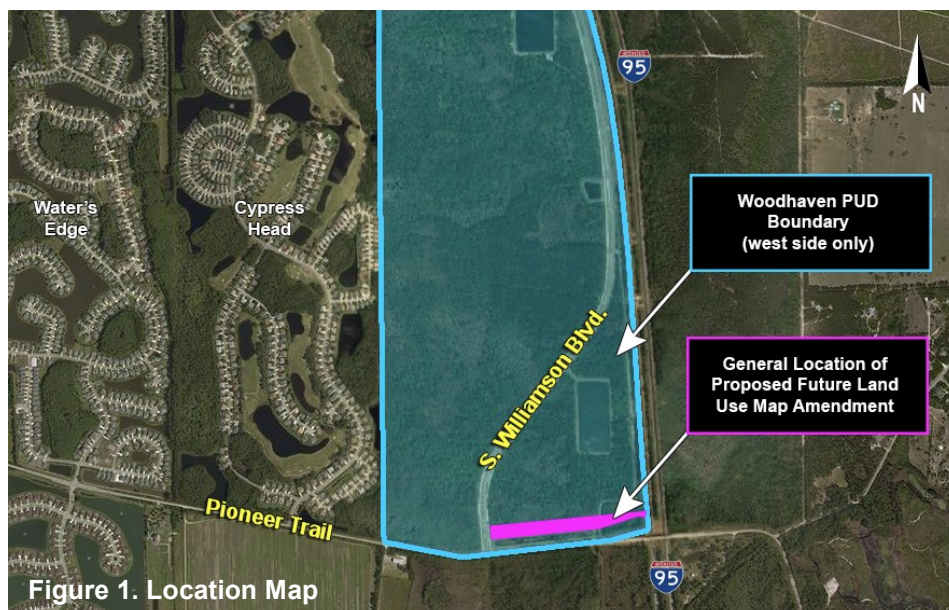


Figure 1. Location Map

BACKGROUND

The *Conservation* FLU designation in this area was added to the City's FLU map as part of a larger FLU amendment adopted in 2009 for the Woodhaven PUD project. The placement of the *Conservation* FLU designation along Pioneer Trail, between Williamson Boulevard and I-95, was at the request of the City of New Smyrna Beach to buffer the future Woodhaven Mixed-Use node from Pioneer Trail with a 400'-wide landscape buffer.

The environmental analysis prepared as part of the 2009 FLU amendment (updated in 2012, 2017, and 2019) states that the area north of Pioneer Trail, between the Williamson Boulevard right-of-way and I-95, consists of upland and wetlands, but the wetlands are not of uniform quality. The study states the wetlands have been degraded over the years from past timber harvest/practices, construction of access roads, use of power line easements, the drainage ditch along Pioneer Trail, and construction of Williamson Boulevard (Completed 2015). The study further states the wetlands located between Williamson Boulevard and I-95 are lower functional wetlands and the higher quality connected wetlands are located on the west side of Williamson Boulevard. The proposed amendment does not include any land west of Williamson Boulevard and the current *Conservation* FLU designation west of Williamson Boulevard will remain over the higher quality connected wetland system.

In addition, text was added to the Future Land Use Element (Policy 3.2.3) as part of the 2009 FLU amendment that states parking facilities and commercial structures are not permitted within the Pioneer Trail buffer but passive recreational uses (pedestrian paths, decks, and rail/fence features), stormwater retention ponds, signage, landscaping and similar uses could be constructed or installed. No changes are proposed to Policy 3.2.3 regarding the development requirements for the Pioneer Trail buffer as part of the proposed FLU amendment.

In July 2018, the City of New Smyrna Beach approved the Shell Pointe Colony PUD, directly across Pioneer Trail from the subject amendment area (Woodhaven PUD). The Shell Pointe Colony PUD was approved with a requirement to install a minimum 25'-wide landscape buffer along Pioneer Trail and a minimum 200' building setback from Pioneer Trail. Therefore, the applicant is requesting the proposed FLU amendment to allow the Woodhaven PUD 400'-wide landscape buffer/building setback requirement along Pioneer Trail to be adjusted to 200'-wide, which would be generally consistent with the requirements on the south side of Pioneer Trail recently approved by the City of New Smyrna Beach. The applicant has also submitted an amendment to the Woodhaven PUD to adjust to the Pioneer Trail landscape buffer width and building setback from 400' to 200'.

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

designation of the adjacent properties is identified on Exhibit B. The current zoning classification of the subject property and adjacent properties is identified on Exhibit C.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	vacant	Mixed-Use Center	Woodhaven PUD
South	Pioneer Trail	Right-of-way	Right-of-way
East	I-95	Right-of-way	Right-of-way
West	Williamson Boulevard	Right-of-way	Right-of-way

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±6.3-acres from *Conservation* to *Mixed-Use Center*. The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and maximum allowable density/intensity and net change in density/intensity (Table 3).

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

	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Conservation	6.3	0	- 6.3
Mixed-Use Center	0	6.3	+6.3
TOTAL ACREAGE	6.3	6.3	0

According to Policy 3.2.3 in the Future Land Use Element of the City's Comprehensive Plan, the following non-residential square-footage and density limits apply to the Woodhaven PUD. The overall square-footage for the Mixed-Use node (located along Pioneer Trail) cannot exceed 650,000 square-feet of non-residential uses and the number of residential dwelling units for the portion of the PUD located west of I-95 cannot exceed 1,338 dwelling units. The non-residential square-footage and residential density limits were adopted in 2009 and the proposed 2019 Future Land Use amendment would not change the allowed square-footage and density limits for the Woodhaven PUD.

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

	Current FLU [Theoretical Maximum Density/Intensity]	Proposed FLU	Net Change in FLU
Conservation	0	0	0
Mixed-Use Center	0	0	0
TOTAL	0	0	0

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

The proposed amendment would not create any new impacts to public infrastructure and services since the maximum development limits for square-footage of non-residential uses and residential density established in Future Land Use Element Policy 3.2.3 is not being changed. The proposed amendment does not change this policy and does not increase the allowable intensity (square-footage) or density in the Woodhaven PUD.

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use	Proposed Future Land Use	Net Change*
	Theoretical Maximum		
Square-footage or Dwelling Units	0	0*	0
P.M. Peak Hour Trips/Daily Trips ²	0	0*	0
Sanitary Sewer (gallons/day) ³	0	0*	0
Potable Water (gallons/day) ⁴	0	0*	0
Solid Waste (lbs./day) ⁵	0	0*	0
Recreation/Open Space (acres/person) ⁷	0	0*	0

*The City's Comprehensive Plan, Future Land Use Element, Policy 3.2.3, caps the maximum square-footage allowed at 650,000 square feet of non-residential uses in the Mixed-Use node and the number of residential dwelling units at 1,338 for the PUD area west of I-95.

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.

ENVIRONMENTAL CONDITIONS

An environmental analysis was prepared for the Woodhaven PUD in 2009 and has been updated in 2012, 2017, and in January 2019 for the subject FLU amendment. The report states that the area north of Pioneer Trail, between the Williamson Boulevard right-of-way and I-95, consisted of upland and wetlands, but the wetlands are not of uniform quality. The study states the wetlands have been degraded over the years from past timber harvest/practices, construction of access roads, use of power line easements, the drainage ditch along Pioneer Trail, and construction of Williamson Boulevard (Completed 2015). The study further states the wetlands located between Williamson Boulevard and I-95 are lower functional wetlands and the higher quality connected wetlands are located on the west side of Williamson Boulevard. The proposed amendment does not include any land west of Williamson Boulevard and the current *Conservation* FLU designation west of Williamson Boulevard will remain over the higher quality connected wetland system. Any future 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. There are no new impacts to public facilities from the proposed amendment and 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 part of the Woodhaven PUD that is being master planned. The amendment area is adjacent to right-of-way to the south, east, and west, and other Woodhaven PUD land to the north. (see Table 1 – page 2).

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

Staff finding: The proposed amendment does not create any additional impacts on public facilities, infrastructure, or services that have not already been planned for. According to Policy 3.2.3 in the Future Land Use Element of the City's Comprehensive Plan, the maximum square-footage for non-residential uses allowed within the Mixed-Use node of the PUD is 650,000 square feet and the maximum number of residential dwelling units allowed in the PUD, west of I-95, is 1,338. The proposed Future Land Use amendment does not change the current density and intensity (sq.ft.) limits in the Comprehensive Plan and therefore no new impacts are created.

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 on 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 part of an existing planned development, with access to existing infrastructure.

PUBLIC NOTICE

On January 7, 2019, staff posted the property notifying the public of the proposed amendment. The proposed amendment has also been advertised in the *News-Journal* pursuant to Florida Statutes.

STAFF RECOMMENDATION

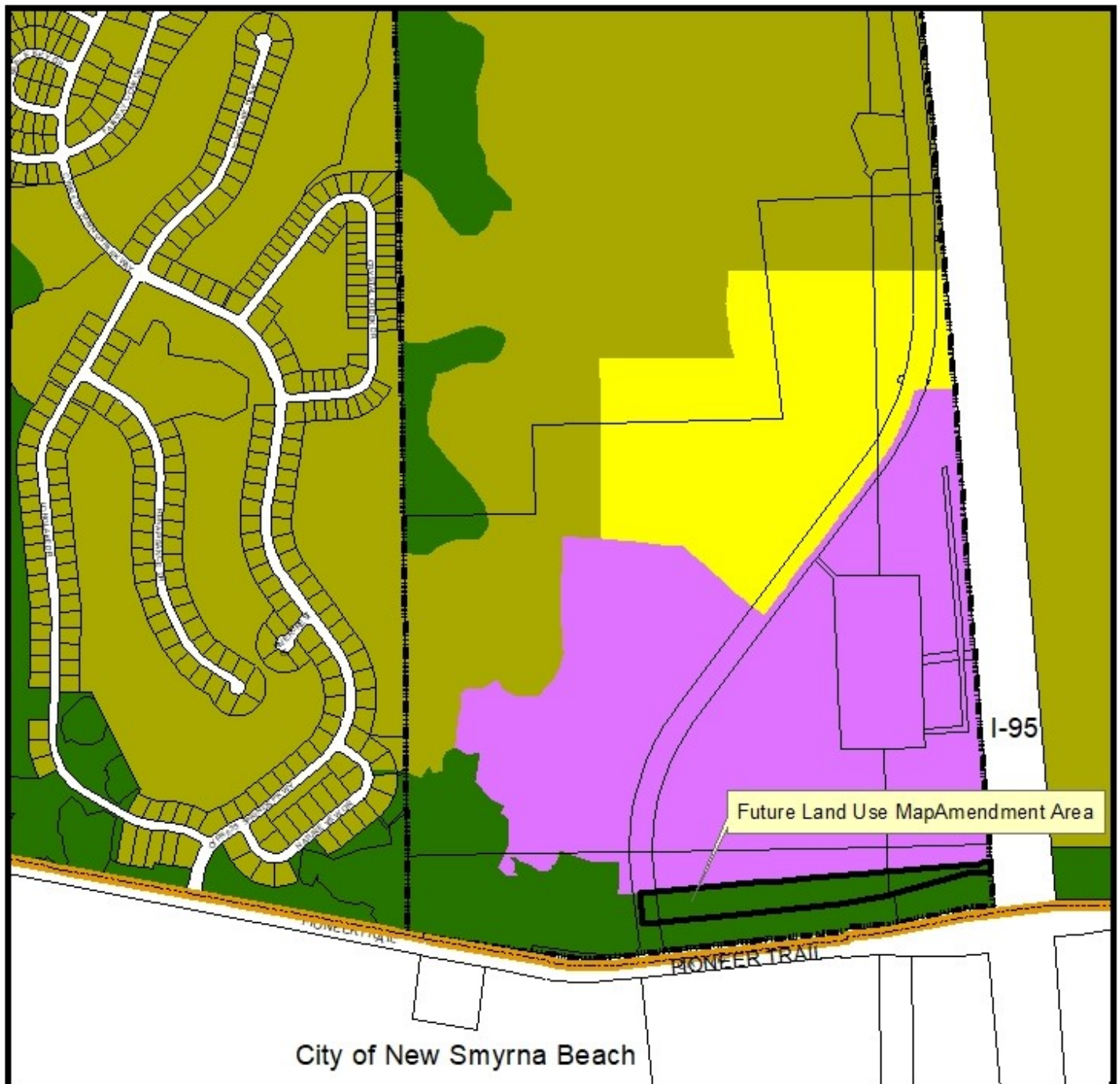
Staff recommends **approval** of the request to change the FLU designation of ±6.3 acres from *Conservation* to *Mixed-Use Center*, and authorization for staff to send the amendment to the required review agencies.

ATTACHMENTS

Exhibit A – Current Future Land Use Map

Exhibit B – Proposed Future Land Use Map

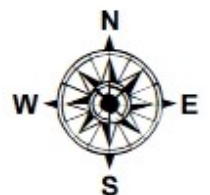
Exhibit C – Current Zoning Map

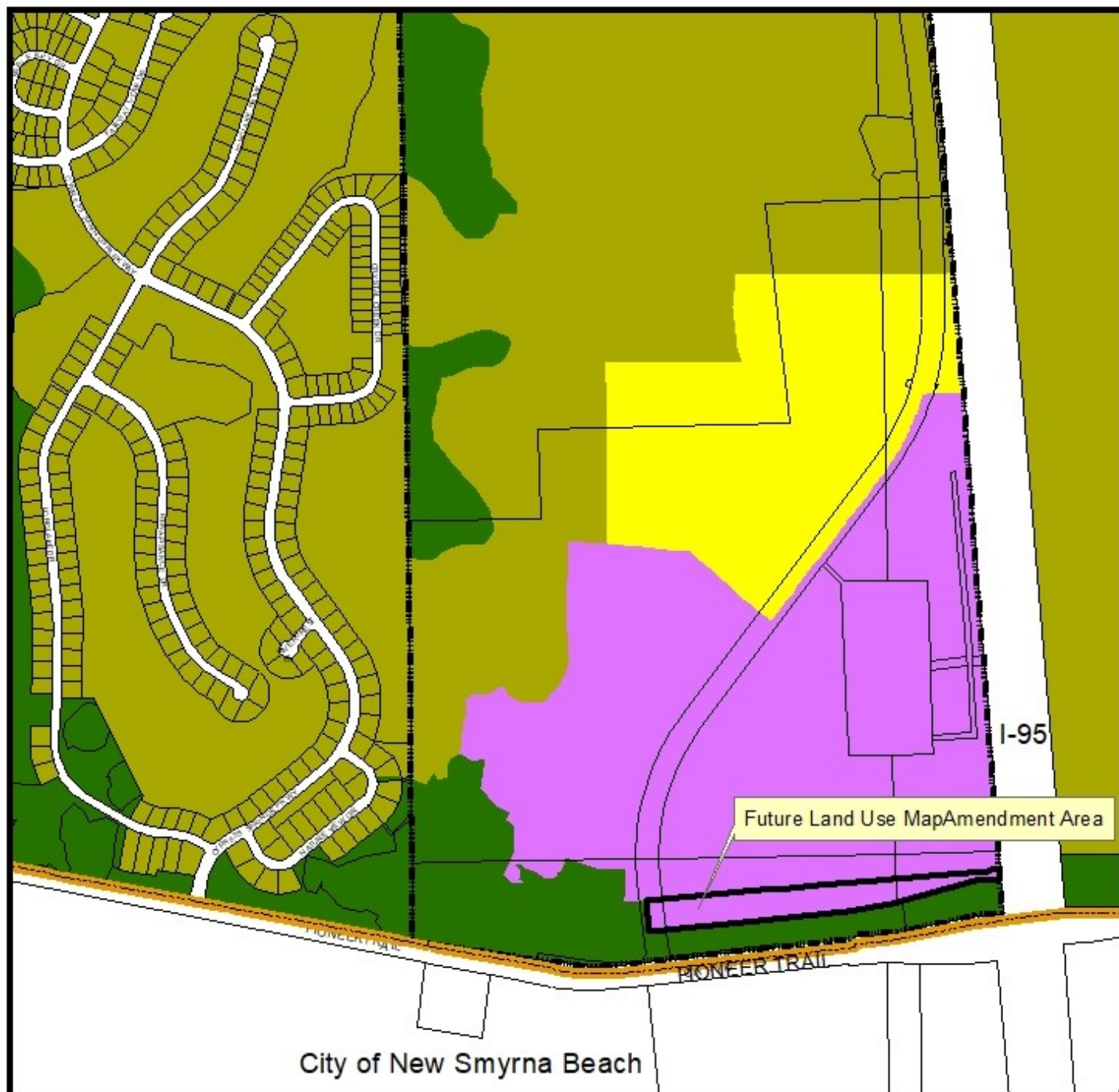


- | | |
|--|---|
|  City of Port Orange Boundary |  Mixed-Use Center |
|  Woodhaven PUD Boundary (westside only) |  Rural Transition |
|  Future Land Use Map Amendment Area |  Suburban Residential |
|  Conservation | |



Exhibit A - Current Future Land Use
CITY OF PORT ORANGE
 DEPARTMENT OF COMMUNITY DEVELOPMENT

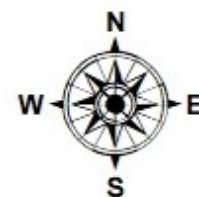


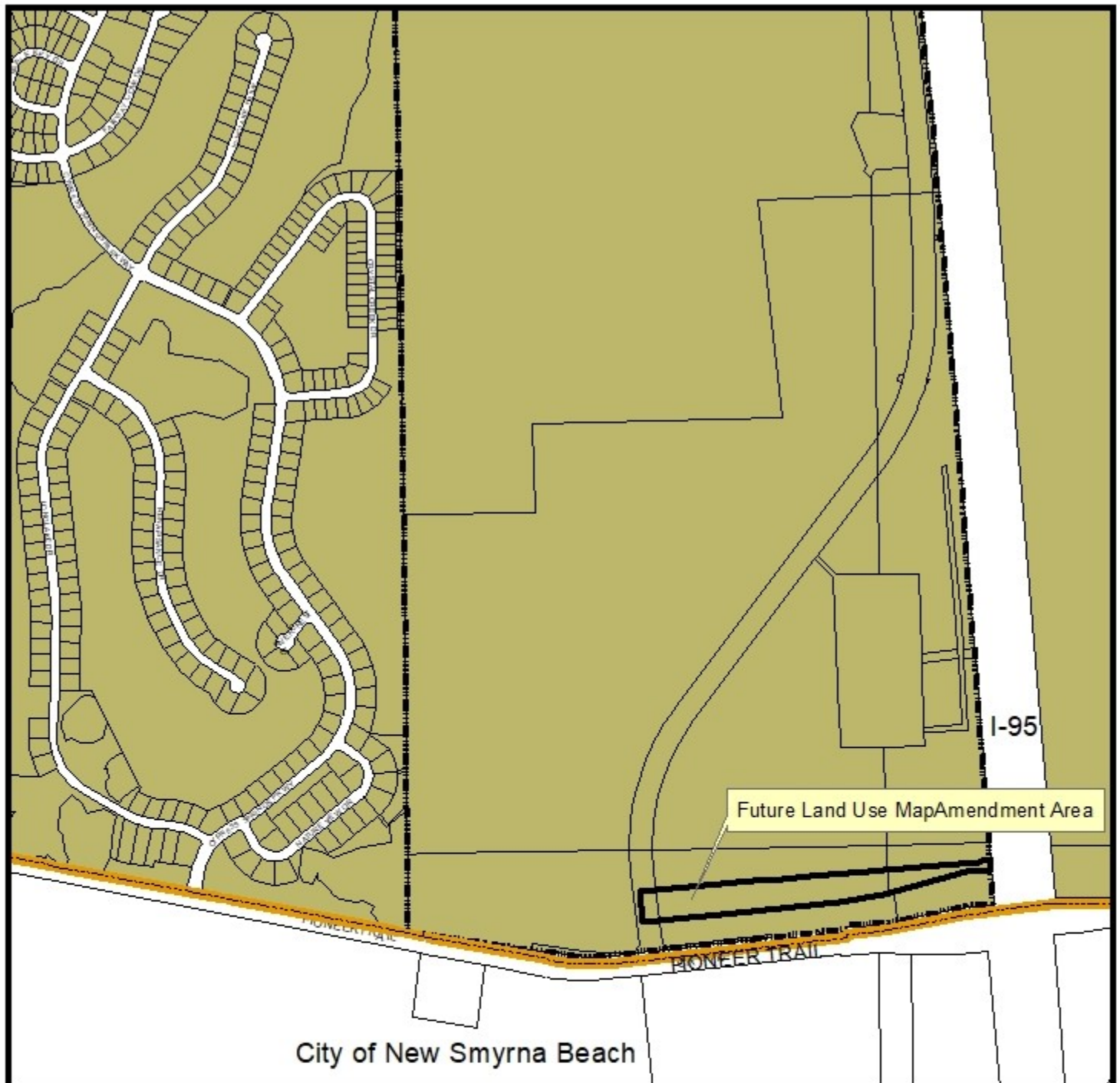


- | | |
|--|---|
|  City of Port Orange Boundary |  Mixed-Use Center |
|  Woodhaven PUD Boundary (westside only) |  Rural Transition |
|  Future Land Use Map Amendment Area |  Suburban Residential |
|  Conservation | |



Exhibit B - Proposed Future Land Use
CITY OF PORT ORANGE
 DEPARTMENT OF COMMUNITY DEVELOPMENT



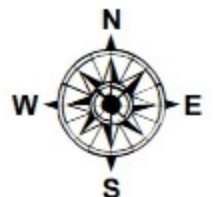


City of New Smyrna Beach

-  City of Port Orange Boundary
-  Woodhaven PUD Boundary (westside only)
-  Planned Unit Development



Exhibit C - Current Zoning Map
CITY OF PORT ORANGE
 DEPARTMENT OF COMMUNITY DEVELOPMENT





STAFF REPORT

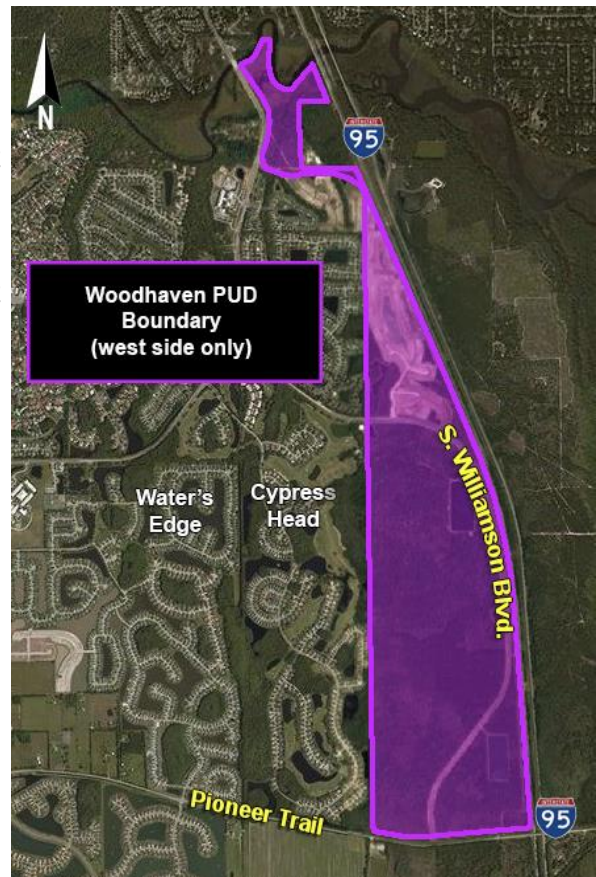
2nd Amendment to the Woodhaven PUD Master Development Agreement and Conceptual Development Plan
CASE NO. 18-40000003

REQUEST:	To amend the Woodhaven PUD Master Development Agreement and Conceptual Development Plan for the Woodhaven Planned Unit Development (PUD)
LOCATION:	North of Pioneer Trail, between I-95 and the Cypress Head Subdivision
OWNER:	CC Woodhaven, LLC; Pioneer Investments of Port Orange, Inc.; and Pioneer Community Development District
APPLICANT:	Richard Smith, ICI Homes
STAFF CONTACT:	Penelope Cruz, Planning Manager (386)506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION DATE:	January 24, 2019

INTRODUCTION

The applicant is requesting the proposed 2nd Amendment to the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to modify the landscape planting requirement for shade and understory trees in the 50-foot wide landscape buffer along Williamson Boulevard for Phase 1, allow for either an 8-foot tall opaque PVC fence or a landscape buffer along I-95, to reduce the buffer width along Pioneer Trail between Williamson Boulevard and I-95 from 400-feet to 200-feet, and add language referencing the Land Development Code Subdivision Variance process for future request to modify the Williamson Boulevard landscape buffer.

The subject MDA and CDP amendment is consistent with the proposed Future Land Use (FLU) Map Amendment (Case No. 18-20000007) being processed to change the FLU designation of ±6.3-acres along Pioneer Trail between Williamson Boulevard and I-95 from *Conservation* to *Mixed-Use Center*. The FLU amendment is needed to reduce the Pioneer Trail landscape buffer width from 400-feet to 200-feet.



DISCUSSION

The following is an analysis of the requested deviations from the Land Development Code (LDC) or changes to the Woodhaven Master Development Agreement (MDA) and Conceptual Development Plan (CDP) proposed in the Second Amendment.

Williamson Boulevard Buffer

The applicant is requesting language specific to Phase 1 that would not require shade trees or understory trees to be installed within the 50' wide landscape buffer along Williamson Boulevard in Phase 1. According to the applicant, the general location of the 50-foot wide landscape buffer is ± 6 -feet below Williamson Boulevard and a majority of the buffer area includes a portion of the subdivision's stormwater system. In lieu of installing trees in the Phase 1 Williamson Boulevard landscape buffer, the developer is proposing to install an entry feature (signage and landscaping) at the north boundary to the Woodhaven development within the Williamson Boulevard right-of-way.

According to the applicant, if the PUD amendment is approved, the design of Phase 1 along Williamson Boulevard will consist of a landscaped/gated entry feature into Phase 1, along with a podocarpus hedge (minimum 6' tall opaque after 1 to 2 planting season). The applicant states that the request to not install trees within the Williamson Boulevard buffer is due to the grade change which would create a challenge to physically install the trees and will result in lack of screening at the sight level of passing motorist and pedestrians. The applicant has planted podocarpus adjacent to the Williamson Boulevard right-of-way where the ground level (elevation) is similar to the ground level of the road. Within a planting season or two the podocarpus hedge will exceed 6' tall and fill in to create a continuous, dense, evergreen living wall.

The applicant believes that putting a design focus into the entry feature of the subdivision and entry feature into the PUD development (north end) would provide a more impactful design for the PUD than installing trees that would not be visible from the roadway for a number of years.

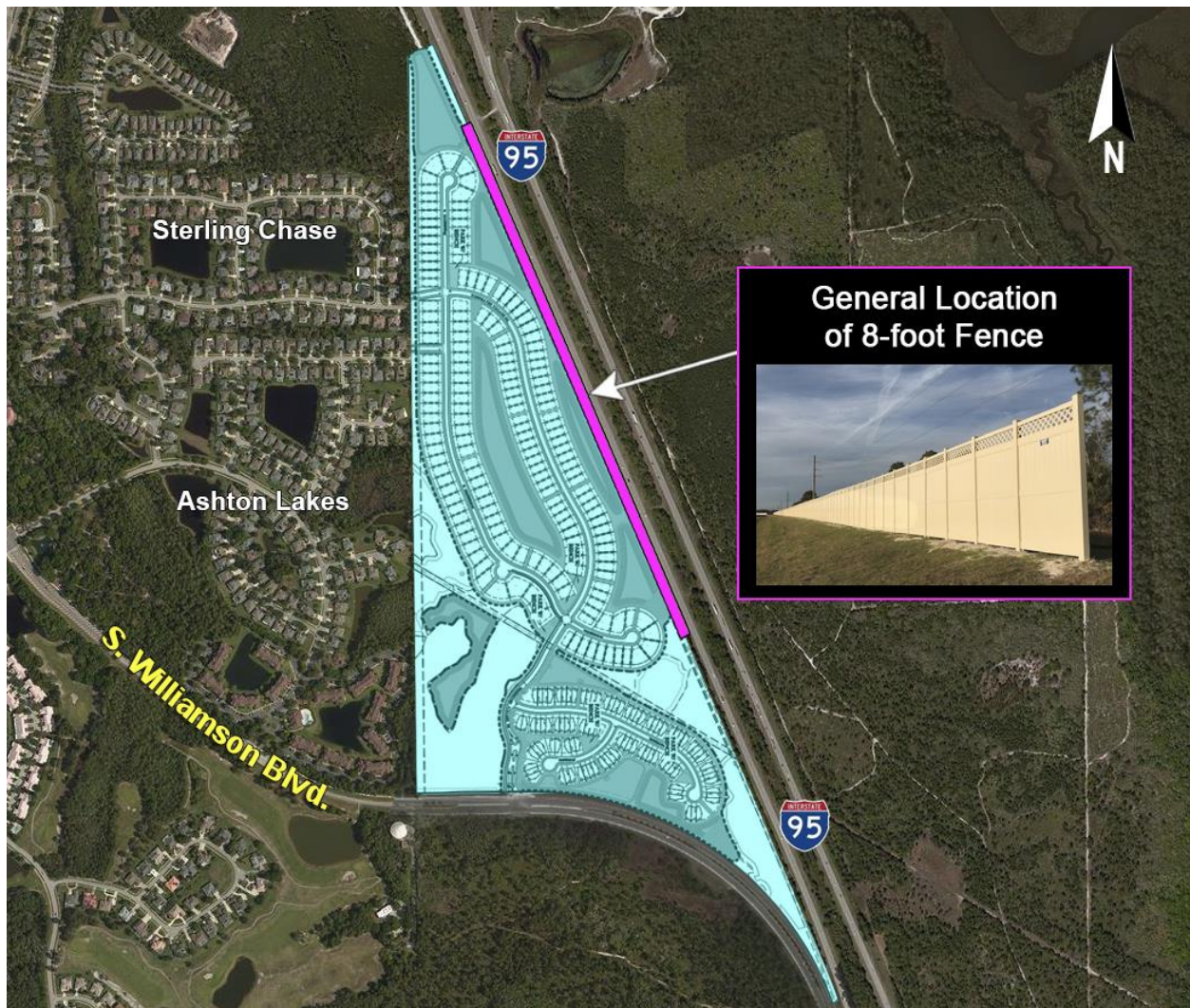


Figure 2. Entry on Williamson Boulevard at north end of PUD

I-95 Buffer

The applicant is requesting to have the option to install an 8-foot tall opaque PVC fence or a landscape buffer adjacent to I-95. The current MDA only requires a landscape buffer to be installed adjacent to I-95. The proposed amendment adds the option for either an 8-foot tall fence or landscaping to be installed in the 50-foot wide common area. The requirement to maintain a 50-foot wide common area between I-95 will still be required.

According to the applicant, the ability to install a fence adjacent to I-95 will provide a uniform, solid screening from I-95 compared to a typical landscape buffer. The amendment would allow for the developer to choose between the installation of a fence or landscaping (trees and shrubs) depending on the type of development built adjacent to I-95 in the Woodhaven PUD. The applicant states that the intent of the 50-foot wide landscape buffer in the Second Amendment and Restatement of the Woodhaven PUD was to screen I-95 from developed properties in the PUD. However, after Phase 1 (residential subdivision) was completed, the applicant believes that an 8-foot tall PVC fence would provide a uniform, opaque screening for the single-family lots adjacent to I-95 than a typical landscape buffer.



Location map showing general location of 8-foot fence.

The developer has already installed the 8-foot tall PVC fence along the boundary of Phase 1 adjacent to I-95 and understands that if the proposed amendment is not approved the required landscaping in the 50-foot wide buffer would need to be installed.

Subdivision Variance Provision

The applicant is requesting to add language in the MDA to allow deviations from the Williamson Boulevard right-of-way landscape buffer to be processed as a subdivision variance instead of having to process a PUD amendment. The applicant states that there are portions of the PUD that Williamson Boulevard traverses where the roadway is elevated at least 6-feet above the grade of the future development sites in the PUD. According to the applicant, there are anticipated landscape buffer design issues that may arise with future phases in the PUD due to the road elevation of Williamson Boulevard. The proposed amendment adds the standard language regarding subdivision variances from the LDC so that future phases of the Woodhaven PUD have the option to apply for a Subdivision Variance if needed and follow the Subdivision Variance review process provided for in the LDC.

Similar to the approval of a subdivision plat and plan development application, a subdivision variance requires a recommendation by Planning Commission and approval by the City Council. The variance criteria used to evaluate the request will be the variance criteria in the LDC. The subdivision variance would only apply to the number and location of trees and shrubs. The required width of the buffer would not be subject to the subdivision variance.

Pioneer Trail Buffer

The applicant is requesting to have the landscape buffer and building setback along Pioneer Trail between Williamson Boulevard and I-95 reduced from 400-feet to 200-feet wide. The requirement for the 400-foot wide buffer along Pioneer Trail was approved as part of the Second Amendment and Restatement of the Woodhaven PUD to be consistent with the 2009 FLU amendment adopted for the Woodhaven PUD project. During the review of the FLU amendment, the City of New Smyrna Beach requested the future Woodhaven Mixed-Use node be buffered with a minimum 400-foot wide landscape buffer along Pioneer Trail, between Williamson Boulevard and I-95.

In July 2018, the City of New Smyrna Beach approved the Shell Pointe Colony PUD, on the south side of Pioneer Trail, directly across from the Woodhaven PUD. The Shell Pointe Colony PUD was approved with a requirement to install a minimum 25-foot wide landscape buffer along Pioneer Trail and a minimum 200-foot building setback from Pioneer Trail.

The applicant is requesting the amendment to adjust the landscape buffer and building setback requirement along Pioneer Trail to be 200-feet wide so they are similar to the requirements for property on the south side of Pioneer Trail. According to the applicant, the significant difference between the buffer and building setback requirements could put the Port Orange property at a disadvantage in attracting commercial tenants.

The proposed 200-foot wide landscape buffer and building setback would exceed the minimum landscape buffer and building setback required by the LDC along Pioneer Trail. The LDC requirement for Pioneer Trail is a 20-foot wide landscape buffer and building setback and the proposed landscape buffer and building setback in the MDA would be 200-feet wide.

RECOMMENDATION

Staff recommends approval of the Second Amendment to the Woodhaven PUD Master Development Agreement and Conceptual Development Plan.

ATTACHMENTS

Exhibit A – Second Amendment to the Woodhaven PUD Master Development Agreement and Conceptual Development Plan

Exhibit A

Second Amendment to the Woodhaven Planned Unit Development Master Development Agreement and Conceptual Development Plan



REVISED

SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT

This Agreement, is entered into by and between the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, FL 32129 (hereinafter the “City”) and CC WOODHAVEN, LLC, PIONEER INVESTMENTS OF PORT ORANGE, INC, and PIONEER COMMUNITY DEVELOPMENT DISTRICT (the “Owners”) and MHK OF VOLUSIA COUNTY, INC., (the “Developer”) whose address is 2379 Beville Road, Daytona Beach, FL 32119, shall constitute the second amendment to the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) hereinafter referred to the Second Amendment.

WHEREAS, the City and Stanaki Partnership, a Florida general partnership (the “Prior Owner”) entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled “Stanaki Planned Unit Development Master Development Agreement”, recorded in Official Records Book 4213, Page 1610, Public Records of Volusia County, Florida (the “Original MDA”); and

WHEREAS, the City and Prior Owner entered into the “First Amendment to the Stanaki Planned Unit Development Master Development Agreement” (the “Amended MDA”), recorded in Official Records Books 4794, Page 4301, Public Records of Volusia County, Florida; and

WHEREAS, the City, the Owners and Intervest Construction, Inc., entered into the “Second Amendment and Restatement to the Stanaki Planned Unit Development Master Development Agreement and Conceptual Plan” (restated as the “Woodhaven Planned Unit Development Master Development Agreement”), recorded in Official Records Books 6939, Page 1453, Public Records of Volusia County, Florida; and

WHEREAS, the City, the Owners and Intervest Construction, Inc., entered into the “First Amendment to the Woodhaven Planned Unit Development Master Development Agreement” (the “First Amended MDA”), recorded in Official Records Books 7280, Page 1824, Public Records of Volusia County, Florida; and

WHEREAS, the property subject to this Second Amendment remains unchanged from that of Woodhaven MDA recorded in Official Records Book 7280, Page 1824, Public Records of Volusia County, Florida, and consists of approximately 983 +/- acres of real property located within the municipal limits of the City of Port Orange, Florida, a description of which is attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the City, the Owners, and the Developer agree to amend the Woodhaven MDA Agreement by this Second Amendment to reflect the Comprehensive Plan amendment to adjust the area shown on the City's Future Land Use Map as Conservation.

NOW THEREFORE, the parties hereby agree as follows:

1. The above recitals are hereby incorporated into this Second Amendment as if fully set forth herein.
2. This Second Amendment complies with the City's Comprehensive Plan.
3. Woodhaven MDA, Exhibit B, Section G. Buffering and Landscaping: The third paragraph of this section under the subtitle "**Perimeter Buffer**":

Woodhaven shall maintain a ~~400~~200-foot wide buffer/passive area along Pioneer Trail adjacent to the Mixed-use Pod (between S. Williamson Blvd. and I-95) identified on the City's Future Land Use Map as Conservation. Parking facilities and commercial structures shall not be permitted within this buffer area; however, pursuant to Future Land Use Element Policy 3.2.3, passive recreation uses (pedestrian paths, decks, and rail/fence features), stormwater retention ponds, signage, landscaping and similar uses may be permitted in this area.

4. Woodhaven MDA, Exhibit B, Section G. Buffering and Landscaping: The sub-section "**Roadway Buffer**" shall be amended and replaced in its entirety with the following:

Roadway Buffer:

Interstate I-95

Woodhaven shall provide a landscape buffer not less than fifty (50) feet in width consisting of eight (8) shade trees, eight (8) understory trees, and sixty (60) shrubs per 100 linear feet along the development's boundary with Interstate I-95 or install a minimum 8' tall opaque fence along the development's boundary with Interstate I-95.

Williamson Boulevard Buffer:

Except as otherwise stated herein, a 50-foot wide buffer consisting of eight (8) shade trees, eight (8) understory trees, and sixty (60) shrubs per 100 linear feet shall be located along the development's boundary with South Williamson Boulevard.

As to the Williamson Boulevard Buffer only, where unique considerations exist on a specific subdivision phase which do not reasonably permit installation of all landscape materials (shrubs, understory trees, and shade trees) required for a right-of-way landscape buffer by Chapter 13 (Landscaping and Buffers) of the Land Development Code (LDC), Developer may request a variance from requirements in Chapter 13 (Landscaping and Buffers) may be granted by the City Council, upon recommendation of the Planning Commission through the subdivision development plan approval process. The variance criteria used to evaluate the request shall be the criteria in Chapter 19 (Variance) of the LDC. Any approved reduction in landscape materials approved by the City Council shall be noted on the approved landscape plan.

Williamson Buffer in Phase 1:

Due to the grade difference between S. Williamson Boulevard in Phase 1 along with the drainage improvements located within the 50' buffer area, the following will apply for

the S. Williamson Boulevard buffer in Phase 1. In lieu of the S. Williamson Boulevard buffer described above, in Phase 1 a 50-foot wide buffer consisting of sixty (60) shrubs per 100 linear feet shall be located along S. Williamson Boulevard. A 6' tall opaque podocarpus hedge shall also be installed and established in the S. Williamson Boulevard right-of-way adjacent to Phase 1 through an approved and recorded agreement with Volusia County.

As part of the landscape improvements for Phase 1 a project entry feature shall be constructed within S. Williamson Boulevard right-of-way at the north limit of the PUD as general shown in Exhibit "C" of this Second Amendment. A building permit will be required to construct the signage, hardscape, and landscaping. The project entry feature shall be permitted prior to the 1st Certificate of Occupancy being issued in Phase 1.

5. Woodhaven MDA, Exhibit C, Sheet 2: The Woodhaven Conceptual Development Plan is attached hereto and incorporated herein as Exhibit "B" of this Second Amendment, amended to reduce the buffer/passive area along Pioneer Trail adjacent to the Mixed-Use Pod, between S. Williamson Blvd. and I-95, from 400 feet to 200 feet deep, and subsequently increase the area of the adjacent Mixed-Use Pod.
6. Conformance With Laws: The Owners agrees that in developing the Woodhaven PUD Property the Owners or the Owners' successors in interest shall be required:
 - a. To develop the Woodhaven PUD Property according to all regulations of the City to the extent those regulations are not inconsistent with this Agreement.
 - b. To be bound by all City codes and ordinances that are not in conflict with the provision of this Agreement.
7. Enforceability: If any provision of this Amendment is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Amendment unless the holding so states.
8. Prior Agreements: The Woodhaven Planned Unit Development Master Development Agreement (formerly known as the "Second Amendment and Restatement to the Stanaki Planned Unit Development Master Development and Conceptual Plan") recorded in Official Records Book 6939, Page 1453, and the First Amendment to the Woodhaven Planned Unit Development Master Development Agreement, recorded in Official Records Book 7280, Page 1824, shall continue in full force and effect except with respect to those matters specifically amended by this Second Amendment. With respect to those matters specifically amended, this Second Amendment shall govern.
9. Police Power: Nothing contained in this Amendment shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules and regulations. Further, nothing contained in this Amendment shall be construed as a waiver of the attempted waiver by

the City of its sovereign immunity under the constitution and laws of the State of Florida.

10. Effective Date and Expiration.

- a. This Agreement shall be effective upon recording by the City at the Owners' expense in the public records of Volusia County, Florida. The Second Reading of the Ordinance for this Agreement shall not take place until the Owners has provided an executed copy of the MDA to the City Clerk addressing all issues discussed prior to the scheduled Second Recording. If there are no additional requirements, corrections or conditions attached by the City Council at the Second Reading, the Agreement shall be signed by the Mayor and City Clerk and recorded.
- b. Development of the Woodhaven PUD Property shall commence within five (5) years from the effective date of this Agreement and it shall be completed within thirty (30) years from the date of execution. Failure to comply with the schedule set out above shall cause this Agreement to lapse unless the schedule is modified by mutual agreement of the Owners, Developer, and the City. The term "Development" shall have the meaning as set forth in the LDC.

IN WITNESS WHEREOF, the parties have executed this Amendment to the MDA Agreement by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

**CITY OF PORT ORANGE, a Florida
Municipal Corporation**

Printed Name

By: _____
Donald O. Burnette, Mayor

Printed Name

Printed Name

Attest _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Donald O Burnette, Mayor of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Robin L. Fenwick, CMC, City Clerk, of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. She is personally known to me and did not take and an oath.

Notary Public, State of Florida at Large

Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:

CC WOODHAVEN, LLC, a Florida
limited liability company

By: CC North Central, LLC, a Florida
limited liability company, its sole member

Witness 1

Print Name of Witness 1

By: _____
Morteza Hosseini-Kargar, President

Witness 2

Date: _____

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me the ____ day of _____, 2019, by Morteza Hosseini-Kargar, as President, of CC North Central, LLC, a Florida limited liability company, sole member of CC Woodhaven, LLC, a Florida limited liability company. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:
PIONEER INVESTMENTS OF PORT
ORANGE, INC, a Florida Corporation

Witness 1

Print Name of Witness 1

Witness 2

Print Name of Witness 2

By: _____
Morteza Hosseini-Kargar, President

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me the ____ day of _____, 2019, by Morteza Hosseini-Kargar, as President, of Pioneer Investments of Port Orange, Inc., a Florida Corporation. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER:
PIONEER COMMUNITY
DEVELOPMENT DISTRICT

Witness 1

Print Name of Witness 1

Witness 2

Print Name of Witness 2

By: _____

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me the ____ day of _____,
2019, by _____, as _____, of Pioneer Community
Development District. He/She is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

Signed, sealed and delivered
in the presence of:

OWNER/DEVELOPER:
MHK OF VOLUSIA COUNTY, INC., a
Florida corporation

Witness 1

By: _____
Morteza Hosseini-Kargar, President

Print Name of Witness 1

Witness 2

Date: _____

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me the ____ day of _____, 2019, by Morteza Hosseini-Kargar, as President of MHK OF VOLUSIA COUNTY, INC., a Florida corporation. He is personally known to me and did not take an oath.

Notary Public, State of Florida at Large
Printed Name, Commission Seal and Term Expiration Date

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT

(Page 1 of 4)

A PART OF SECTIONS 29, 32 AND 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST, AND A PART OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL AND THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE N 01°21'03" W, ALONG THE WEST LINE OF THE EAST ONE HALF OF SAID SECTION 8, 384.60 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE N 00°38'02" W, ALONG THE WEST LINE OF THE EAST ONE HALF OF SAID SECTION 5, A DISTANCE OF 5316.53 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 00°43'04" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 32, A DISTANCE OF 5281.63 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE N 00°25'15" W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 29, A DISTANCE OF 1322.31 FEET TO THE NORTH-EAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29; THENCE N 01°24'22"E, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 579.693 FEET TO A POINT LYING 100 WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, A FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 2980, PAGE 0441, THENCE N 23°21'45" W AND PARALLEL TO SAID EASEMENT A DISTANCE OF 32.01 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING OF N 56°41'11" W AND A CHORD LENGTH OF 1043.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 66°38'52", AN ARC DISTANCE OF 1105.06 FEET TO A POINT THAT IS 100 FEET SOUTHERLY OF, AS MEASURED PERPENDICULAR TO, ABOVE DESCRIBED FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 89°59'23" W, PARALLEL TO SAID EASEMENT A DISTANCE OF 249.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 15°14'06", AN ARC DISTANCE OF 159.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 36°19'20", AN ARC DISTANCE OF 443.76 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N 68°55'23" W A DISTANCE OF 488.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 05°58'50", AN ARC DISTANCE OF 82.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE N 15°17'59" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD A DISTANCE OF 436.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1100.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 42°32'50", AN ARC DISTANCE OF 816.85 FEET; THENCE N 27°14'51" W A DISTANCE OF 364.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 31,436.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 01°05'48", AN ARC DISTANCE OF 601.89 FEET, MORE OR LESS, TO THE SOUTH LINE OF SPRUCE CREEK; THENCE ALONG THE SOUTH LINE OF SPRUCE CREEK, IN A GENERALLY NORTHERLY DIRECTION, TO INTERSECT WITH THE NORTH LINE OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE S 89°59'01" E ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 226.11 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SPRUCE CREEK; THENCE ALONG SPRUCE CREEK, SOUTHERLY AND NORTHERLY, TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95 (S.R. 9), AS SHOWN OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 79002-2407; THENCE S 23°21'45" E, ALONG SAID RIGHT-OF-WAY LINE, 870 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE S 89°

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 2 of 4)

58°07' W, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, 828.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE S 00°24' 16" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, 1320.13 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE N 89°59' 23" E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, A DISTANCE OF 1187.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE S 23°21'45" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5925.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 11,359.30 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04°21'58", AN ARC DISTANCE OF 865.83 FEET TO THE NORTHERLY LINE OF A 50.00 FOOT F.D.O.T HAUL ROAD ACCESSING BORROW PIT NO. 6, AS DESCRIBED IN OFFICIAL RECORD BOOK 1897, PAGES 97 THROUGH 99; THENCE S 66°38'15" W, ALONG SAID HAUL ROAD 301.47 FEET TO THE NORTH LINE OF BORROW PIT NO. 6; THENCE S 89°28'15" W, ALONG THE NORTH LINE OF BORROW PIT NO. 6, 435.33 FEET TO THE WEST LINE OF BORROW PIT NO. 6; THENCE S 00°31'45" E, ALONG THE WEST LINE OF BORROW PIT NO. 6, 500.00 FEET TO THE SOUTH LINE OF BORROW PIT NO. 6; THENCE N 89°28'15" E, ALONG THE SOUTH LINE OF BORROW PIT NO. 6, 500.00 FEET TO THE EAST LINE OF BORROW PIT NO. 6; THENCE N 00°31'45" W, ALONG THE EAST LINE OF BORROW PIT NO. 6, 348.41 FEET; THENCE N 23°21'45" W, 118.55 FEET TO THE SOUTHERLY LINE OF AFORESAID 50.00 FOOT HAUL ROAD; THENCE N 66°38'15" E, ALONG SAID HAUL ROAD, A DISTANCE OF 297.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, SAID POINT LYING IN A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 11,359.30 FEET; A CHORD BEARING OF S 11°37'02" E, AN A CHORD LENGTH OF 2817.95 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 14°15'01", AN ARC DISTANCE OF 2825.23 FEET; THENCE S 04°29'32" E, 2954.25 FEET TO THE NORTHERLY LINE OF AN F.D.O.T HAUL ROAD ACCESSING BORROW PIT NO. 5, AS DESCRIBED IN OFFICIAL RECORD BOOK 1897, PAGES 97-99; THENCE S 85°30'28" W, ALONG SAID HAUL ROAD, 322.12 FEET TO THE EAST LINE OF BORROW PIT NO. 5; THENCE N 01°11'32" W, ALONG THE EAST LINE OF BORROW PIT NO. 5, 449.92 FEET TO THE NORTH LINE OF SAID BORROW PIT; THENCE S 88°48'28" W, ALONG THE NORTH LINE OF SAID BORROW PIT, 400.00 FEET TO THE WEST LINE OF SAID BORROW PIT; THENCE S 01°11'32" E, ALONG THE NORTH LINE OF SAID BORROW PIT, 900.00 FEET TO THE SOUTH LINE OF SAID BORROW PIT; THENCE N 88°48'28" E, ALONG THE SOUTH LINE OF SAID BORROW PIT, 400.00 FEET TO THE EAST LINE OF SAID BORROW PIT; THENCE N 01°11'32" W, ALONG THE EAST LINE OF SAID BORROW PIT, 400.00 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED 50.00 FOOT HAUL ROAD; THENCE N 85°30'28" E, ALONG THE SOUTHERLY LINE OF SAID HAUL ROAD, 325.00 FEET TO THE WESTERLY LINE OF INTERSTATE 95; THENCE S 04°29'32" E, ALONG SAID RIGHT-OF-WAY LINE, 1455.88 FEET TO THE NORTHERLY LINE OF THE I-95 LIMITED ACCESS RIGHT-OF-WAY; THENCE, ALONG SAID RIGHT-OF-WAY, S 84°44'18" W, A DISTANCE OF 125.61 FEET; THENCE S 79°01'40" W, A DISTANCE OF 502.49 FEET; THENCE S 84°44'18" W, A DISTANCE OF 210.19 FEET; THENCE S 08°04'28" E, A DISTANCE OF 20.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER TRAIL; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY OF PIONEER TRAIL, S 83°53'59" W, A DISTANCE OF 1170.06 FEET; THENCE S 84°37'22" W, A DISTANCE OF 174.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 795.59 FEET; THENCE, ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 13°34'54", AN ARC DISTANCE OF 188.59 FEET; THENCE N 81°47'44" W, A DISTANCE OF 119.32 FEET; THENCE N 80°38'20" W, A DISTANCE OF 696.51 FEET; THENCE N 79°05'49" W, A DISTANCE OF 696.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH:

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 3 of 4)

OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE,
VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BOOK: 4**
Page: 4

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST AND THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL; THENCE N 17°11' 56" W ALONG THE NORTHERLY LINE OF PIONEER TRAIL A DISTANCE OF 572.58 FEET; THENCE N 17°22'20" W A DISTANCE OF 435.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 363.92 FEET, A CHORD BEARING OF N 44°32'43" W AND A CHORD LENGTH OF 332.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 54°20'47", AN ARC DISTANCE OF 345.19 FEET TO INTERSECT WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE I-95 LIMITED ACCESS RIGHT-OF-WAY; THENCE N 19°03'29" W, A LONG SAID RIGHT-OF-WAY LINE, 24.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIMITED ACCESS RIGHT-OF-WAY, SAID POINT LYING ON A CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 431.97 FEET, A CHORD BEARING OF N 82°28'32" W AND A CHORD LENGTH OF 172.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 23°01'57", AN ARC DISTANCE OF 173.65 FEET; THENCE N 03°58'28" W, A DISTANCE OF 10.00 FEET; THENCE S 85°04'48" W, A DISTANCE OF 295.84 FEET; THENCE S 88°53'39" W, A DISTANCE OF 601.33 FEET; THENCE S 85°04'48" W, 124.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9); THENCE N 04°08'45" W, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 5070.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 5904.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 18°52'13", AN ARC DISTANCE OF 1944.69 FEET; THENCE N 23°00' 58" W A DISTANCE OF 5325.67 FEET; THENCE N 17°58'25" W, A DISTANCE OF 853.30 FEET; THENCE N 13°59'11" E A DISTANCE OF 502.04 FEET TO THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE S 89°39'50" E, ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, 684.29 FEET TO THE NORTHEAST CORNER OF THE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE S 00°04'58" E, ALONG THE EAST LINE OF THE WEST ONE HALF THE THE SOUTHEAST ONE-QUARTER, 1834.12 FEET; THENCE S 89°37'45" E A DISTANCE OF 1332.18 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE S 00°05' 29" E ALONG THE EAST LINE OF SECTION 29 A DISTANCE OF 812.94 FEET TO THE NORTH-EAST CORNER OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE S 00° 14'52" E ALONG THE EAST LINE OF SECTION 32 A DISTANCE OF 1304.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE S 89°57'51" E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1324.08 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00°09'18" E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 1298.76 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00°16'26" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1306.92 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 33; THENCE N 89°47'25" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 1320.92 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 33; THENCE S 00° 03'41" E ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 33 A DISTANCE OF 1307.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE S 00°58'55" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4 A DISTANCE OF 2039.28 FEET; THENCE S 89°23'12" W A DISTANCE OF 176.00 FEET; THENCE S 00°58'55" E A DISTANCE OF 578.00 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4; THENCE S 89° 23'12" W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4 A DISTANCE OF 178.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4; THENCE S 00°58'55" E ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 4 A DISTANCE OF 2624.38 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST; THENCE S 00°42'24" E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1582.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

ABOVE DESCRIBED LANDS CONTAINING 1208 ACRES, MORE OR LESS

EXHIBIT "A"

LEGAL DESCRIPTION WOODHAVEN PLANNED UNIT DEVELOPMENT (Page 4 of 4)

Less and Except the following property now part of the Doris Leeper Spruce Creek Preserve:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF
INTERSTATE HIGHWAY 95:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH,
RANGE 33 EAST, TOGETHER WITH THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4, LESS THE NORTH 511 FEET THEREOF, OF SAID SECTION 29, TOGETHER
WITH THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 16 SOUTH, RANGE 33 EAST, TOGETHER WITH THE SOUTHWEST
1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST
1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST
1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 16 SOUTH, RANGE 33
EAST, VOLUSIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 16
SOUTH, RANGE 33 EAST; THENCE, ALONG THE EAST LINE OF SAID SECTION
32, S00°34'53"E, 1,304.47 FEET TO THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE, ALONG THE NORTH LINE
OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 33, N89°40'17"E, 1,324.49 FEET TO THE NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION
33; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER,
S00°30'04"E, 1,298.69 FEET TO THE NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION
33; THENCE, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER,
S00°28'23"E, 1,306.90 FEET TO THE NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER,
N89°25'46"E, 1,321.44 FEET TO THE NORTHEAST CORNER OF SAID
SOUTHEAST QUARTER; THENCE, ALONG THE EAST LINE OF SAID
SOUTHEAST QUARTER, S00°25'12"E, 979.77 FEET; THENCE S89°26'15"W,
2,062.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF
INTERSTATE HIGHWAY 95 (STATE ROAD 9), SAID POINT ALSO BEING THE
BEGINNING OF A NON TANGENT CURVE CONCAVE WEST, HAVING A
RADIUS OF 5,904.65 FEET, A CENTRAL ANGLE OF 13°41'21" AND A CHORD
BEARING OF N16°32'46"W; THENCE NORTHERLY ALONG SAID RIGHT-OF-
WAY LINE, AND ALONG THE ARC OF SAID CURVE, 1,410.74 FEET; THENCE,
CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N23°23'27"W, 5,326.34 FEET;
THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N18°20'54"W,
853.30 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE,
N13°32'28"E, 501.56 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE, ALONG
SAID NORTH LINE, N89°57'32"E, 687.27 FEET TO THE NORTHEAST CORNER
OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29;
THENCE, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST
QUARTER, S00°26'01"E, 1,833.77 FEET TO THE SOUTH LINE OF THE NORTH
511 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SAID SECTION 29; THENCE ALONG SAID SOUTH LINE, S89°59'41"E, 1,332.93
FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29; THENCE, ALONG
SAID EAST LINE, S00°26'50"E, 812.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 225.000 ACRES, MORE OR LESS.

EXHIBIT “B”

WOODHAVEN CONCEPTUAL DEVELOPMENT PLAN

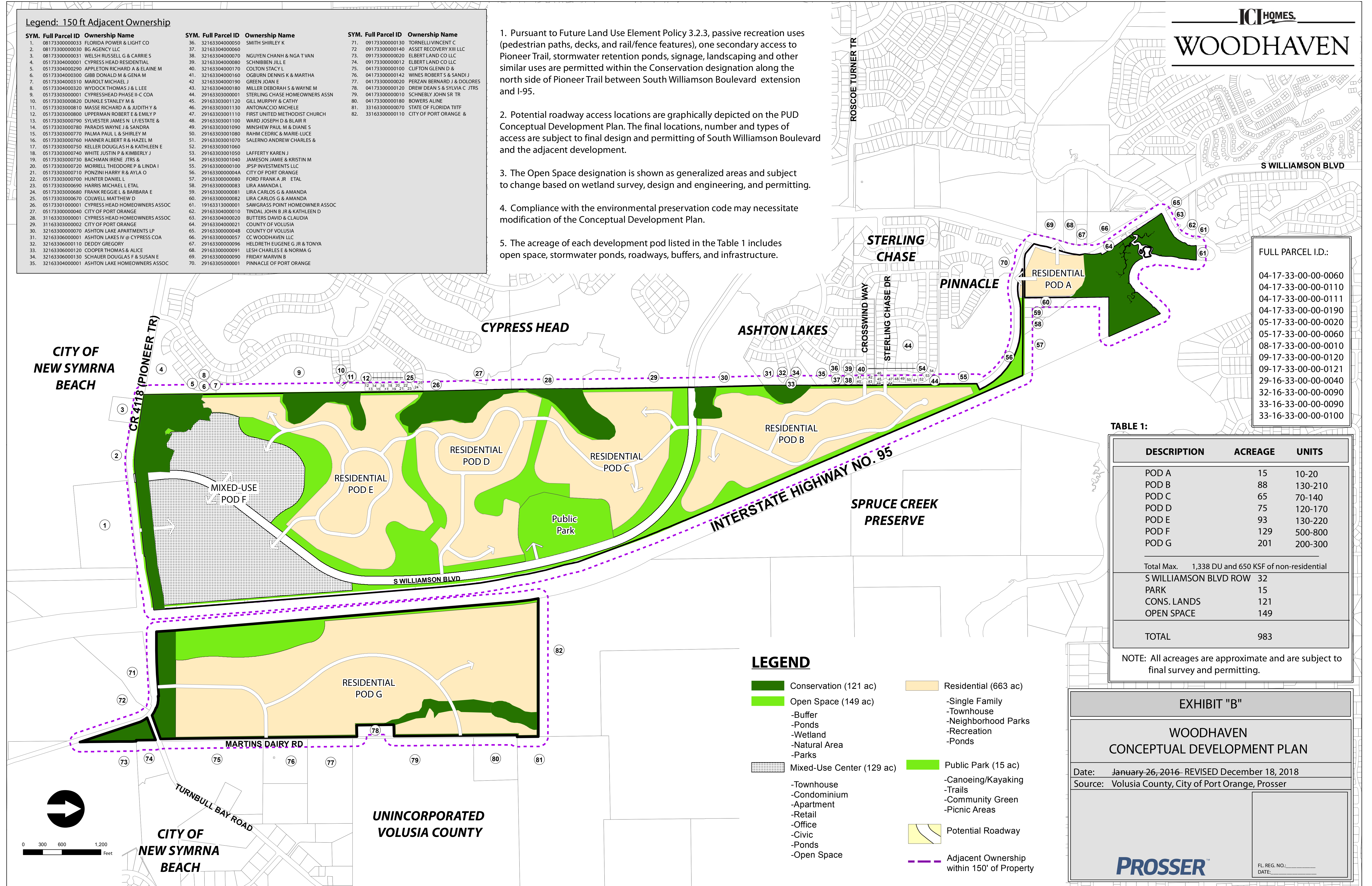
Legend: 150 ft Adjacent Ownership

SYM.	Full Parcel ID	Ownership Name
1.	08173300000033	FLORIDA POWER & LIGHT CO
2.	08173300000030	BG AGENCY LLC
3.	08173300000031	WELSH RUSSELL G & CARRIE S
4.	05173304000001	CYPRESS HEAD RESIDENTIAL
5.	051733040000290	APPLETON RICHARD A & ELAINE M
6.	051733040000300	GIBB DONALD M & GENA M
7.	051733040000310	MAROLT MICHAEL J
8.	051733040000320	WYDOCK THOMAS J & L LEE
9.	051733030000001	CYPRESSHEAD PHASE II-C COA
10.	051733030000020	DUNKLE STANLEY M &
11.	0517330300000810	MASSE RICHARD A & JUDITH Y &
12.	0517330300000800	UPPERMAN ROBERT E & EMILY P
13.	051733030000790	SYLVESTER JAMES N LF/ESTATE &
14.	051733030000780	PARADIS WAYNE J & SANDRA
15.	051733030000770	PALMA PAUL L & SHIRLEY M
16.	051733030000760	HANNER ALBERT R & HAZEL M
17.	051733030000750	KELLER DOUGLAS H & KATHLEEN E
18.	051733030000740	WHITE JUSTIN P & KIMBERLY J
19.	051733030000730	BACHMAN IRENE JTRS &
20.	051733030000720	MORRELL THEODORE P & LINDA I
21.	051733030000710	PONZINI HARRY R & AYL A O
22.	051733030000700	HUNTER DANIEL L
23.	051733030000690	HARRIS MICHAEL L ETAL
24.	051733030000680	FRANK REGGIE L & BARBARA E
25.	051733030000670	COLWELL MATTHEW D
26.	05173301000001	CYPRESS HEAD HOMEOWNERS ASSOC
27.	051733000000040	CITY OF PORT ORANGE
28.	311633030000001	CYPRESS HEAD HOMEOWNERS ASSOC
29.	311633030000002	CITY OF PORT ORANGE
30.	321633000000070	ASHTON LAKE APARTMENTS LP
31.	321633060000001	ASHTON LAKES IV @ CYPRESS COA
32.	321633060000110	DEDDY GREGORY
33.	321633060000120	COOPER THOMAS & ALICE
34.	321633060000130	SCHAUER DOUGLAS F & SUSAN E
35.	321633040000001	ASHTON LAKE HOMEOWNERS ASSOC

SYM.	Full Parcel ID	Ownership Name
36.	321633040000050	SMITH SHIRLEY K
37.	321633040000060	
38.	321633040000070	NGUYEN CHANH & NGAT T VAN
39.	321633040000080	SCHNIBBEN JILL E
40.	321633040000170	COLTON STACY L
41.	321633040000160	OGBURN DENNIS K & MARTHA
42.	321633040000190	GREEN JOAN E
43.	321633040000180	MILLER DEBORAH S & WAYNE M
44.	291633030000001	STERLING CHASE HOMEOWNERS ASSN
45.	2916330300001120	GILL MURPHY & CATHY
46.	2916330300001130	ANTONACCIO MICHELE
47.	2916330300001110	FIRST UNITED METHODIST CHURCH
48.	2916330300001100	WARD JOSEPH D & BLAIR R
49.	2916330300001090	MINSHAW PAUL M & DIANE S
50.	2916330300001080	RAHM CEDRIC & MARIE-LUCE
51.	2916330300001070	SALERNO ANDREW CHARLES &
52.	2916330300001060	
53.	2916330300001050	LAFFERTY KAREN J
54.	2916330300001040	JAMESON JAMIE & KRISTIN M
55.	291633000000100	JSP INVESTMENTS LLC
56.	29163300000004A	CITY OF PORT ORANGE
57.	291633000000080	FORD FRANK A JR ETAL
58.	291633000000083	LIRA AMANDA L
59.	291633000000081	LIRA CARLOS G & AMANDA
60.	291633000000082	LIRA CARLOS G & AMANDA
61.	191633130000001	SAWGRASS POINT HOMEOWNER ASSOC
62.	291633040000010	TINDAL JOHN B JR & KATHLEEN D
63.	291633040000020	BUTTERS DAVID & CLAUDIA
64.	291633040000021	COUNTY OF VOLUSIA
65.	29163300000004B	COUNTY OF VOLUSIA
66.	291633000000057	CC WOODHAVEN LLC
67.	291633000000096	HELDRETH EUGENE G JR & TONYA
68.	291633000000091	LESH CHARLES E & NORMA G
69.	291633000000090	FRIDAY MARVIN B
70.	291633050000001	PINNACLE OF PORT ORANGE

SYM.	Full Parcel ID	Ownership Name
71.	091733000000130	TORNELL VINCENT C
72.	091733000000140	ASSET RECOVERY XIII LLC
73.	091733000000020	ELBERT LAND CO LLC
74.	091733000000012	ELBERT LAND CO LLC
75.	041733000000100	CUFTON GLENN D &
76.	041733000000142	WINES ROBERT S & SANDI J
77.	041733000000020	PERZAN BERNARD J & DOLORES
78.	041733000000120	DREW DEAN S & SYLVIA C JTRS
79.	041733000000010	SCHNEBLY JOHN SR TR
80.	041733000000180	BOWERS ALINE
81.	331633000000070	STATE OF FLORIDA TITF
82.	331633000000110	CITY OF PORT ORANGE &

1. Pursuant to Future Land Use Element Policy 3.2.3, passive recreation uses (pedestrian paths, decks, and rail/fence features), one secondary access to Pioneer Trail, stormwater retention ponds, signage, landscaping and other similar uses are permitted within the Conservation designation along the north side of Pioneer Trail between South Williamson Boulevard extension and I-95.
2. Potential roadway access locations are graphically depicted on the PUD Conceptual Development Plan. The final locations, number and types of access are subject to final design and permitting of South Williamson Boulevard and the adjacent development.
3. The Open Space designation is shown as generalized areas and subject to change based on wetland survey, design and engineering, and permitting.
4. Compliance with the environmental preservation code may necessitate modification of the Conceptual Development Plan.
5. The acreage of each development pod listed in the Table 1 includes open space, stormwater ponds, roadways, buffers, and infrastructure.



FULL PARCEL I.D.:

04-17-33-00-00-0060
04-17-33-00-00-0110
04-17-33-00-00-0111
04-17-33-00-00-0190
05-17-33-00-00-0020
05-17-33-00-00-0060
08-17-33-00-00-0010
09-17-33-00-00-0120
09-17-33-00-00-0121
29-16-33-00-00-0040
32-16-33-00-00-0090
33-16-33-00-00-0090
33-16-33-00-00-0100

TABLE 1:

DESCRIPTION	ACREAGE	UNITS
POD A	15	10-20
POD B	88	130-210
POD C	65	70-140
POD D	75	120-170
POD E	93	130-220
POD F	129	500-800
POD G	201	200-300
Total Max. 1,338 DU and 650 KSF of non-residential		
S WILLIAMSON BLVD ROW	32	
PARK	15	
CONS. LANDS	121	
OPEN SPACE	149	
TOTAL	983	

NOTE: All acreages are approximate and are subject to final survey and permitting.

LEGEND

- Conservation (121 ac)

Open Space (149 ac)

-Buffer

-Ponds

-Wetland

-Natural Area

-Parks

Mixed-Use Center (129 ac)

-Townhouse

-Condominium

-Apartment

-Retail

-Office

-Civic

-Ponds

-Open Space
- Residential (663 ac)

-Single Family

-Townhouse

-Neighborhood Parks

-Recreation

-Ponds

Public Park (15 ac)

-Canoeing/Kayaking

-Trails

-Community Green

-Picnic Areas

Potential Roadway

Adjacent Ownership within 150' of Property

EXHIBIT "B"

WOODHAVEN CONCEPTUAL DEVELOPMENT PLAN

Date: January 26, 2016- REVISED December 18, 2018
Source: Volusia County, City of Port Orange, Prosser

EXHIBIT "C"

WOODHAVEN NORTH BOUNDARY ENTRY FEATURE

WOODHAVEN

Revised Entry Concept 1

