



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, March 28, 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

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. Case No. 19-90000002
VARIANCE/5807 CLOVER LANE

Variance from Chapter 16, Section 3(b)(2)(f) of the Land Development Code (LDC), to allow a 6-foot, 7-inch-tall fence constructed in a secondary front yard to remain in lieu of the required 20-foot setback.

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

C. OTHER BUSINESS

6. Commissioner Comments
7. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **PLANNING COMMISSION** WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED. NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT 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

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
FEBRUARY 28, 2019

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Jordan at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Maria Mills-Benat
Darrel “Bo” Bofamy
Lance Green
Newton White
Thomas Jordan, Chairman

Absent: Joe Fazzie (unexcused)

Also Present: Shannon Balmer, Assistant City Attorney
Shelby Field, Assistant City Clerk

DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the meeting minutes from January 24, 2019 with an amendment to show the applicant would preserve the 6.3 acres in case no. 18-20000007 was made by Commissioner Green and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

5. CASE NO. 19-90000001
VARIANCE/4832 HALIFAX DRIVE

A request by the Applicant for variances from the LDC to: 1) reduce the minimum lot width to 20-feet in lieu of the required +/- 82 feet for property zoned Neighborhood Preservation (NP); and 2) allow for a dock side setback to be 5-feet in lieu of the required 10-feet from a side property line.

Staff Contact: Briana-Conlan King (386) 506-5676/brking@port-orange.org
Shannon Balmer, Assistant City Attorney, read the requirements established by City Council regarding the variance process.

Briana Conlan-King, Community Development Planner, discussed the details of the plan and answered questions from the Commissioners. Two letters of opposition were entered into the record.

Christina Wyatt-Vaeth, applicant, explained her requests for variances to subdivide her lot and answered questions from Commissioners. Ms. Wyatt-Vaeth entered two letters of support into the record. Ms. Wyatt-Vaeth addressed miscommunication between staff and herself about the dock side setback. Penelope Cruz, Planning Manager, clarified that the second dock setback variance is created because of the first lot width variance requested. Commissioner White suggested looking into ways to share the existing dock between two future lot owners through a private easement or agreement.

Motion to approve was made by Commissioner Green and seconded by Commissioner White. Motion denied unanimously by roll call vote.

6. CASE NO. 19-40000001
FIRST AMENDMENT TO THE CATFISH COMMONS PLANNED COMMERCIAL
DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL
DEVELOPMENT PLAN
4085 Ridgewood Avenue and 4108 Halifax Drive

A request by the applicant to amend the Catfish Commons Planned Commercial Development (PCD) Commercial Development Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to allow: 1) a mobile retail unit to be positioned at 4085 Ridgewood Avenue; 2) allow a residential unit above the entry feature at 4108 Halifax Drive to serve as a residence for any business owner/manager of a business within the PCD; and 3) to waive fees associated with future amendments to the MDA or CDP for the PCD property.

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

Gwen Perney, Community Development Planner, discussed the details of the plan and answered questions from the Commissioners.

Brendan Galbreath, Applicant, addressed the Commissioners comments and concerns with the mobile retail unit.

Commissioner Junco motioned to approve case 19-40000001 seconded by Commissioner Mills-Benat.

Commissioner White motioned to amend the motion to include language to limit to retail, no second (motion died)

Commissioner White motioned to amend the motion to include the definition for retail as

*defined by the Land Development Code
Seconded by Commissioner Junco. Motion
carried 4-2 by roll call vote with Commissioner
Jordan and Commissioner Green voting no.*

*Vote on original motion as amended passed 6-0
by roll call vote.*

7. CASE NO. 19-40000002

FIFTH AMENDMENT TO THE WESTPORT STORAGE AND OFFICE BUILDING PLANNED
COMMERCIAL DEVELOPMENT MASTER DEVELOPMENT AGREEMENT
East side of S. Williamson Blvd., south of Taylor Road

A request by the Applicant for the Fifth Amendment to the Westport Storage and Office Park
Planned Commercial Development (PCD) Master Development Agreement to amend the list of
the permitted uses allowed in the PCD.

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

*Penelope Cruz, Planning Manager, discussed the details of the plan and answered questions
from the Commissioners.*

*Motion to approve was made by Vice Chairman
Mills-Benat and seconded by Commissioner
Green. Motion carried unanimously by roll call
vote.*

8. CASE NO. 19-25000001

LDC TEXT AMENDMENT/CHAPTER 9

An amendment to Chapter 9 of the Land Development Code to update the tree survey and
mitigation requirements based on recommendations by the Environmental Advisory Board.

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

*Tim Burman, Community Development Director, discussed the details of the amendment and
answered questions from Commissioners.*

*Savannah Weaver, City Council Candidate, spoke in support of the amendment and the efforts
of the Environmental Advisory Board to preserve the trees.*

*Motion to approve was made by Vice Chairman
Mills-Benat and seconded by Commissioner
White. Motion carried unanimously by roll call
vote.*

C. OTHER BUSINESS

9. Commissioner Comments

Commissioner Bofamy is very happy with how the landscaping looks at the Arby's being built on Dunlawton Avenue.

Commissioner White thanked City staff for all the hard work they do.

Commissioner Green questioned Mr. Burman on the site plan for new golf homes at Cypress Head mentioned in the January Development Activity Report. Mr. Burman explained that the extension on the site plan has been approved but building permits have not been issued. Commissioner Green also inquired about the proposed cell tower plan between Williamson Blvd. and Townwest Blvd. Mr. Burman responded that the City is currently waiting on information from the applicant regarding the location needs analysis. Commissioner Green asked if anything is being done with the lights along Dunlawton Avenue. Mr. Burman responded yes.

10. Staff Comments – there were none.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 7:09pm

Chairman Thomas Jordan



STAFF REPORT

Variance from LDC Chapter 16, Section 3(b)(2)(f)

Case No. 19-90000002

REQUEST:	Variance from Chapter 16, Section 3(b)(2)(f) of the Land Development Code (LDC), to allow a 6-foot, 7-inches-tall fence constructed in a secondary front yard to remain in lieu of the required 20-foot setback.
LOCATION:	5807 Clover Lane (Figure 1 – Location Map)
OWNERS/APPLICANTS:	Mark and Suzanne Belyus
STAFF RECOMMENDATION:	Denial
STAFF CONTACT:	Max Garcia, Planner (386)506-5672
PLANNING COMMISSION DATE:	March 28, 2019

BACKGROUND

The applicants are requesting a variance to allow a 6-foot, 7-inches-tall fence constructed in November 2016 on the subject property, to remain in its current location. The fence was constructed without a building permit. In December 2016, Code Enforcement cited the property owners for constructing a fence without a building permit and the property owners were told a building permit was required for the fence. On May 2, 2017 the property owners submitted the necessary building permit application. During the review of the permit, Planning staff identified that the fence constructed in the secondary front yard (Wales Avenue) is required to be setback 20-feet so it is in line with the front plane of the home at 5807 Clover Lane. After discussion with Planning staff in May 2017, the property owners revised their permit to construct a 4-foot tall fence, setback 5-feet from the Wales Avenue right-of-way and the permit was issued on May 10, 2017.

Over the past year and a half, Code Enforcement has re-inspected the subject property and found that the fence had not been corrected to comply with the approved building permit. To avoid going before the Code Enforcement Magistrate, the property owners would extend the original permit when a Notice of Hearing was issued. After the last Code Enforcement site inspection in January 2019, the property owners applied for a variance to keep the fence in its current location.

According to the Land Development Code (LDC), the subject property is a corner lot because it is adjacent to two public rights-of-way (Wales Avenue and Clover Lane) and therefore has two front yards. The intent of the city-wide setback requirement for a residential 6-foot fence in the front yard is to ensure fences that abut streets in residential subdivisions, with narrow rights-of-way, are setback enough to provide adjacent properties adequate visual sight lines from their home. In this case, Clover Lane is the primary front yard and Wales Avenue is the secondary front yard. (Figure 1.) Both streets are local roads and according to the LDC, a 6-foot tall fence built in a secondary front yard is to be setback in line with the front plane of the home (20-feet from the secondary front lot line) or equal to the zoning district front yard setback (30-feet), whichever is less (Figure 2).

Figure 1. Location Map of 5807 Clover Lane



There is currently an existing single-family home, swimming pool, and wooden deck on the subject property. According to the Volusia County Property Appraiser's Website, these structures were built in 1982. The applicants state that the fence was built at the same time as the home and pool. The City's building permit records do not go back to the mid-80s and there is no record of a permit for the original fence.

According to the applicants' letter (Exhibit A), there is a hardship placed on corner lot owners and corner lots should have as much a right to privacy as homes on interior lots. The LDC requires that corner lots be 15 percent wider than the minimum width required by the code to accommodate the setback requirements for the secondary front yards. According to the applicants' property survey (Exhibit B), the lot is 9,600 square feet and measures 96-feet in width (Clover Lane) by 100-feet in depth (Wales Avenue). The subject property is zoned R-8SF and exceeds the minimum lot width requirement of the R-8SF zoning district by 20 percent. The corner lots in the Cambridge Villas subdivision are larger (96 x 100 feet) than the interior lots (75 x 100) to accommodate the secondary front yard setback requirement (Exhibit C).

The applicants' letter also states that there are 6-foot fences along Spruce Creek Road and Taylor Road. However, the 6-foot tall fences are located on the rear lot lines of the properties referenced. These properties are through lots and the LDC allows for a 6-foot fence along the rear lot lines of through lots. The LDC also allows for a 6-foot fence in the secondary front yard setback, 5-feet from the property line, if the adjacent right-of-way is classified as either an arterial or collector road. According to the City of Port Orange Comprehensive Plan, Taylor Road classified as arterial, Spruce Creek Road is classified as an arterial road north of Taylor Road and a collector road south of Taylor Road; and Wales Avenue and Clover Lane are local streets. The 6-foot tall fence provisions for corner lots adjacent to arterial and collector roadways were established to provide for additional buffering adjacent to these roadways that have a significantly higher traffic

counts than local streets. The applicants' fence is located on the secondary front lot line abutting a local street in an 80-lot single-family home subdivision.

The applicants are requesting the variance to allow the rebuilt fence to remain in its current location because it was rebuilt in the same location as the previous fence on the subject property. The applicants state that the previous fence had been on the property for at least 30 years and was damaged during Hurricane Matthew. This prompted the applicants to rebuild the fence in the same location as the previous location.

Figure 2. Diagram from LDC, Chapter 16, Section 3(b)(2)(f) showing allowable location of 6-foot fences along certain road classifications of corner lots.

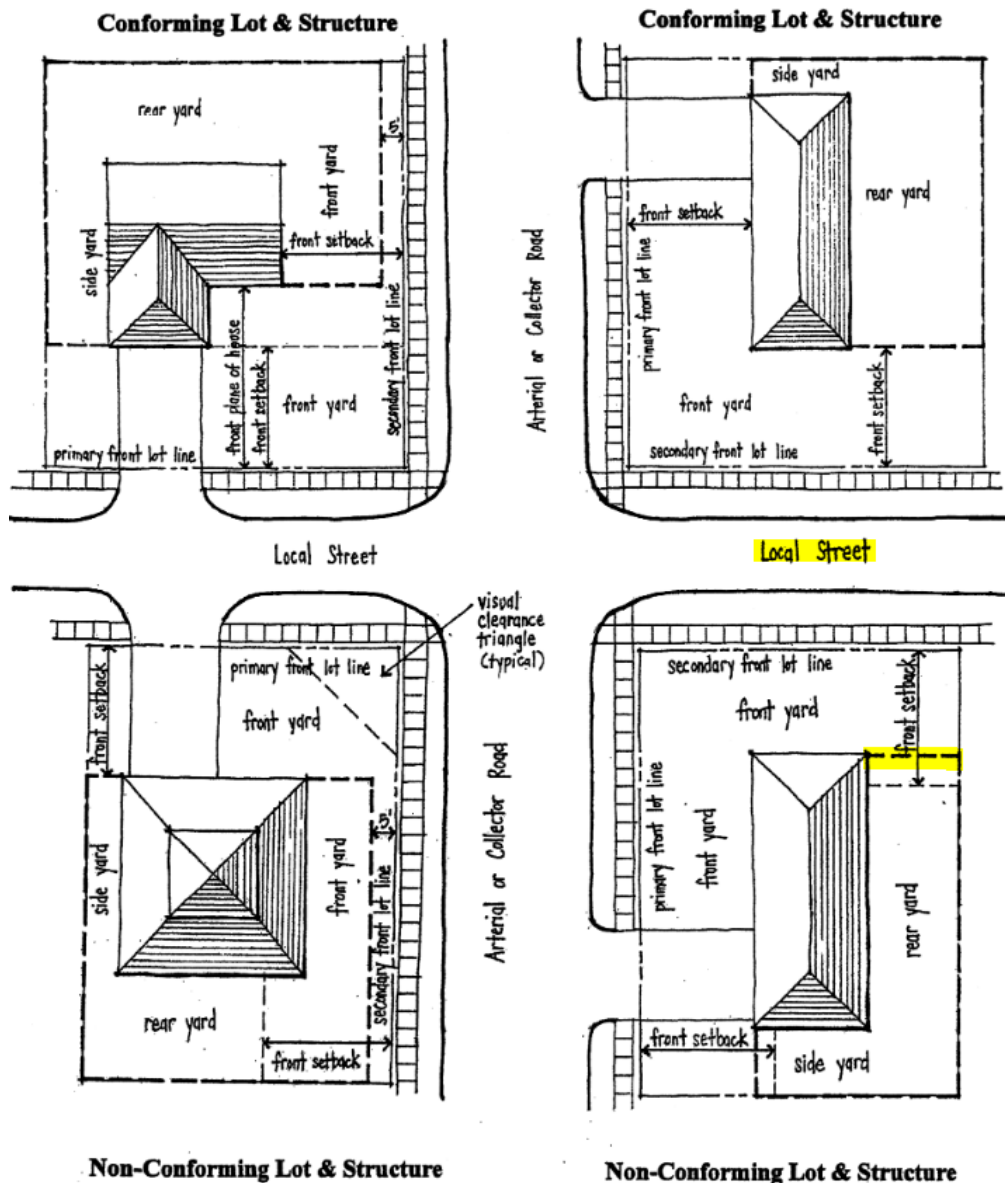


Figure 16: A

REVIEW OF VARIANCE CRITERIA

Chapter 19, Section 1, LDC, lists the review criteria that shall be used to determine whether a variance request should be granted.

- a) *Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structure or buildings in the same zoning district.*

The subject property is already developed with a single-family home, swimming pool, and wooden deck. This criterion typically refers to conditions or circumstances such as steep slope, presence of historic trees, odd lot shape, etc. that might make installing a 6-foot fence in line with the front plane of the home impractical. A fence could be constructed on the subject property in accordance with the LDC; however, these options would require the fence built in 2016 to be removed and rebuilt. (Figure 3.)

Option 1: A 6-foot tall fence built in line with the front plane of the house.

Option 2: A 4-foot tall fence built, 5-feet from the Wales Avenue right-of-way line.

Figure 3. Current fence location (left) and the allowed fence location options (right).



According to the applicants' survey (See Exhibit A), the pool deck extends 3-feet past the front plane of the house and the fence cannot be setback in line with the front plane of the house. The intent of the setback for a 6-foot tall fence from the right-of-way line is to ensure fences that abut streets in residential subdivisions, with a narrow right-of-way width, are setback enough to provide adjacent properties adequate visual sight lines from their home. However, the variance requested is to allow the existing fence to remain, not to reduce the setback, so the fence could be placed along the pool deck.

- b) *The special conditions and circumstances are not result of actions of the applicants.*

There are no special circumstances associated with the subject property. According to the applicants, the existing structures were built by a past owner and not the current owners of the subject property. As for the fence, the applicants state that the fence was rebuilt in the same location as it was for at least 30 years.

- c) *Literal interpretation and enforcement of the land development code regulation would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under terms of the development code, and would work unnecessary and undue hardship on the applicants.*

When a fence is rebuilt on a residential property it must comply with current requirements of the LDC. The intent of the setback and front-yard requirements for a fence is to minimize the impact on adjoining properties, ensure adequate sight lines, and provide room on the subject property for maintenance and necessary repairs to the fence. Although not their preference, the property owner could install a 4-foot tall fence, setback 5-feet from the Wales Avenue right-of-way or install a 6-foot fence in line with the front plane of the home to meet LDC requirements. There are options to rebuild a fence on the subject property that meet the height and setback requirements in the LDC, meet the requirements for pool barriers, and provide privacy. According to Florida Building Code, a pool barrier fence must be at least 4-feet tall.

According to the property owners, the variance is necessary to install the 6-foot fence in the secondary front yard and on the Wales Avenue right-of-way. The property owners are concerned that moving the fence and reducing the height will not provide sufficient screening or security of the property and pool. If the applicants rebuild a fence that is 4-foot tall, landscaping could be installed to provide additional screening of the pool area, as the LDC does not regulate shrubs or trees within the front yard, except within the visual clearance triangle at the interception of two streets.

- d) *The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.*

The fence could be rebuilt to comply with the setback requirements of the LDC; however, this would require the property owner to remove and rebuild the fence. The variance requested is only necessary to accommodate a fence that was constructed without getting a building permit. As previously stated, there are alternative options to rebuilding a fence on the property, but one option would require the removal of a portion of the pool deck or rendering a portion of the pool deck outside the fence, and the other option would be to install a 4-foot fence 5-feet from the Wales Avenue right-of-way line. The 4-foot tall fence setback 5-feet from the Wales Avenue right-of-way is the fence configuration the property owners agreed to prior to issuance of the building permit. Both options would provide the required security around the pool on the subject property.

- e) *Granting of the variance requested will not confer on the applicants any special privilege that is denied by the development code to other lands, buildings or structures in the same zoning district.*

Any fence located within the front yard and secondary front yard of a corner lot abutting a local street cannot exceed 4-feet unless it is located consistent with the front yard setback from the right-of-way line. Granting the variance would confer special privilege for the applicants. According to the LDC, all new or rebuilt fences within the City are required to meet the height and setback requirements when being placed in a secondary front yard. The subject property is a corner lot and according to the LDC, only a 4-foot tall fence can be installed within the front yards of the subject lot (See Figure 2).

- f) *The granting of the variances will be in harmony with the general intent and purpose of this code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

The regulations in the LDC are intended to protect the health, safety and general welfare of the citizens of the City, and to enhance the appearance, function and livability of the City, to the end of improving the overall quality of life within the community. The intent of the city-wide setback requirement for a residential 6-foot fence in a front yard is to ensure fences that abut streets in residential subdivisions with a narrow right-of-way width are set back off the right-of-way line to provide adjacent properties adequate visual sight lines from their home.

The existing fence was installed without a permit. The height and location of the fence is inconsistent with other fences in the neighborhood installed consistent with the LDC. There are corner lots along Wales Avenue which conform to the fence height requirements of the LDC (Figure 4).

Figure 4. Fences on corner lots along Wales Avenue.

5808 Clover Lane



5807 Villas Lane



5808 Villas Lane



- g) *The variance represents a reasonable disposition of a claim brought under the Bert J. Harris Private Property Rights Protection Act, chapter 95-181, Laws of Florida, that a development order of the city has unreasonably burdened the applicant's property, based upon the recommendations of the special master appointed in accordance with the act, or the order of a court as described in the act.*

This variance request is not based upon a claim brought under the Bert J. Harris Private Property Rights Protection Act.

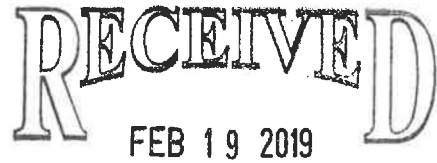
RECOMMENDATION

Based upon the findings of this staff report, Staff recommends *denial* of the requested variance.

ATTACHMENTS

- Exhibit A - Applicants' Variance Request Letter
- Exhibit B - Applicants' Survey
- Exhibit C - Cambridge Villas Subdivision Plat

EXHIBIT A



In the spring of 2016, my wife and I bought the property located at 5807t C Development, Port Orange Fl. The property was in very poor condition and the lot was over grown with vegetation. The house had been a drug house. The former resident had over doses in the home. The home was bank owned at the time we purchased it. The property is on a corner lot, has an in ground pool with a six foot privacy fence. The fence had been there approximately 30 years. It was in very poor condition . Hurricane Matthew blew down the fence soon after I purchased the home. At that time I rebuilt a new fence in the same footprint of the old fence. Now the city of Port Orange says that I can not have a six foot fence at the end of my house, they consider two front yards as it is a corner lot. The city says we can only have a four foot fence. This gives my wife, my guests and myself zero privacy, also it gives very limited security for our pool home. We live in Ohio full time and only in Florida on occasion. We have several younger children in our neighborhood. They would be able to hop over a four foot fence and use our pool as they please. A six foot fence would give much more security. We our family has much right to privacy and security as our neighbors not on corner lots, as they can have six foot fences. The city puts hardship on corner lot owners, especially those with pools. They do not allow them their right to privacy or security. The extreme cost to file a variance is approximately \$1500-\$2000. I am told by city planners we can use vegetation for privacy, but this adds more hardship. Vegetation increases pool maintenance due to leaves in the pool, also cost for landscaping and cost to control it is not logical. You can have vegetation, but not a six foot fence? We also have been told we could have a screen room built for privacy and security.

Screen rooms start at about \$10,000. We can not afford to do that. Our pool and pool deck extend past the end of our house, therefore a screen room would require a variance also.

I brought up the fact that we see six foot fences on Spruce Creek and Taylor RD. The city planner told me they allow them to have six foot fences due to high traffic, this seems discriminatory. They basically are saying if you live on a corner lot with high traffic you have a right to privacy and security, but not if you live on a corner lot with low or moderate traffic.

We bought this house with the intent to move to Florida full time and retire. For years the old dilapidated fence with brush hanging from it was not a problem, but a new fence is a problem? Had we known one day we would not be able to have our privacy and security, we would not have bought the property.

We are private people, we just want privacy and security for our family. We have young nieces and nephews that will be down from time to time. So please consider granting us the variance as if it were your family and property in question.

Thank You,

Mark and Suzanne Belyus

Boundary Survey

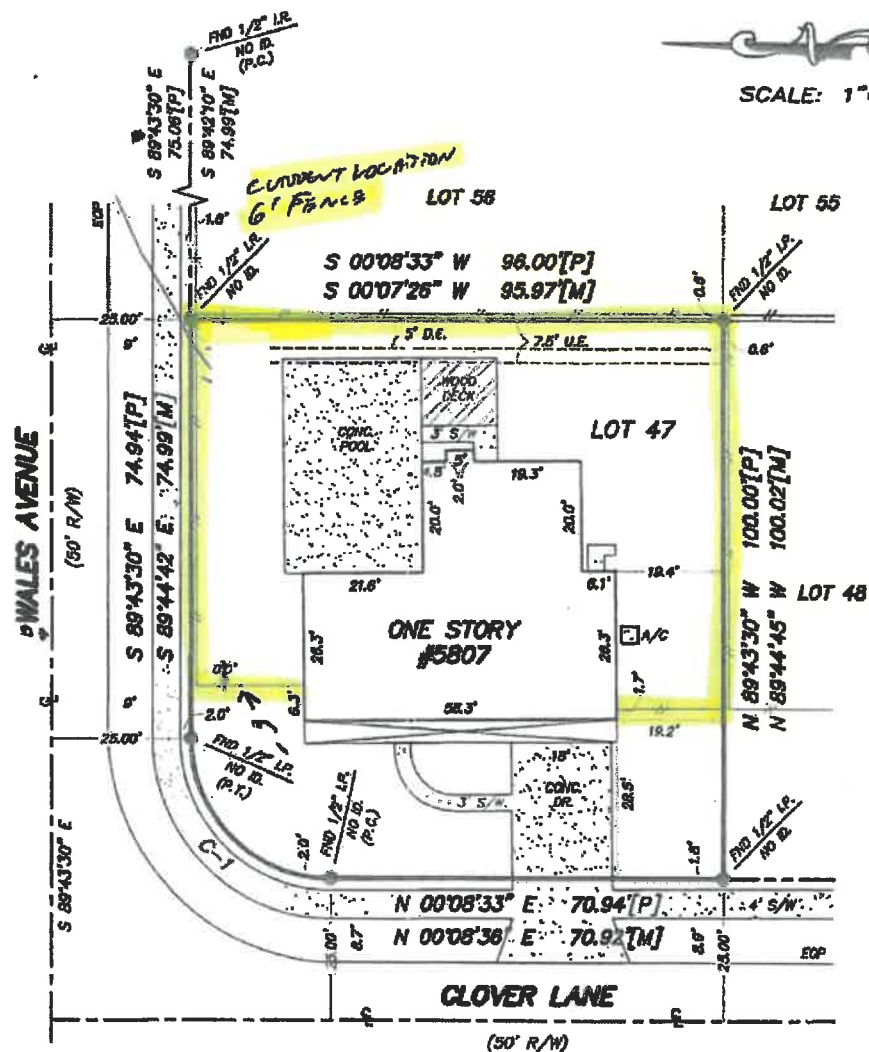
**LONG
SURVEYING,
INC.**

"Specializing in Residential Surveying"

www.longsurveying.com

MARK BELYUS

03/01/17



CURVE TABLE [P]			
CURVE	RADIUS	LENGTH	DELTA
G-1	25.00'	39.33'	80°07'57"

CURVE TABLE [M]			
CURVE	RADIUS	LENGTH	DELTA
C-1	25.00'	39.81'	90°24'31"

A/C	- AFF
A/E	- AFR
B/C	- BLO
B/K	- BLO
G/B	- COI
G/S	- COI
C/H	- COI
C/M	- COI
D	- DEZ
D/E	- DR
E/Q	- EDA
F/C	- FOI
F/E	- FDI
F/D	- FDI
G	- GEE
I/R	- IRO
L/C	- IRO
L	- AR
L/B	- LAV
L/S	- LAV
L/E	- LAV
M	- ME
M/E	- ME
N/S	- NAF
P	- PLP
P/E	- PEI
P/C	- POI
P/Q	- POI
P/R	- PEI
P/L	- PRO
P/G	- POI
P/Q	- POI
P/R	- POI
P/R	- POI
P/R	- POI
P/A/E	- PRO
P/T	- PRO
R	- RAI
R/S	- RAI
S	- SIA
S/E	- SIA
S/F	- SIA

**BEARINGS
THE CENT**

NOTES:

- 1) This survey is for the Client
- 2) This Survey's assessments may affect
- 3) Do not rec
- 4) No footing
- 5) No Improvements shown
- 6) Not valid w/ electronic s

Revised S

Cartification:
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purple

LEON

EXHIBIT C

013852

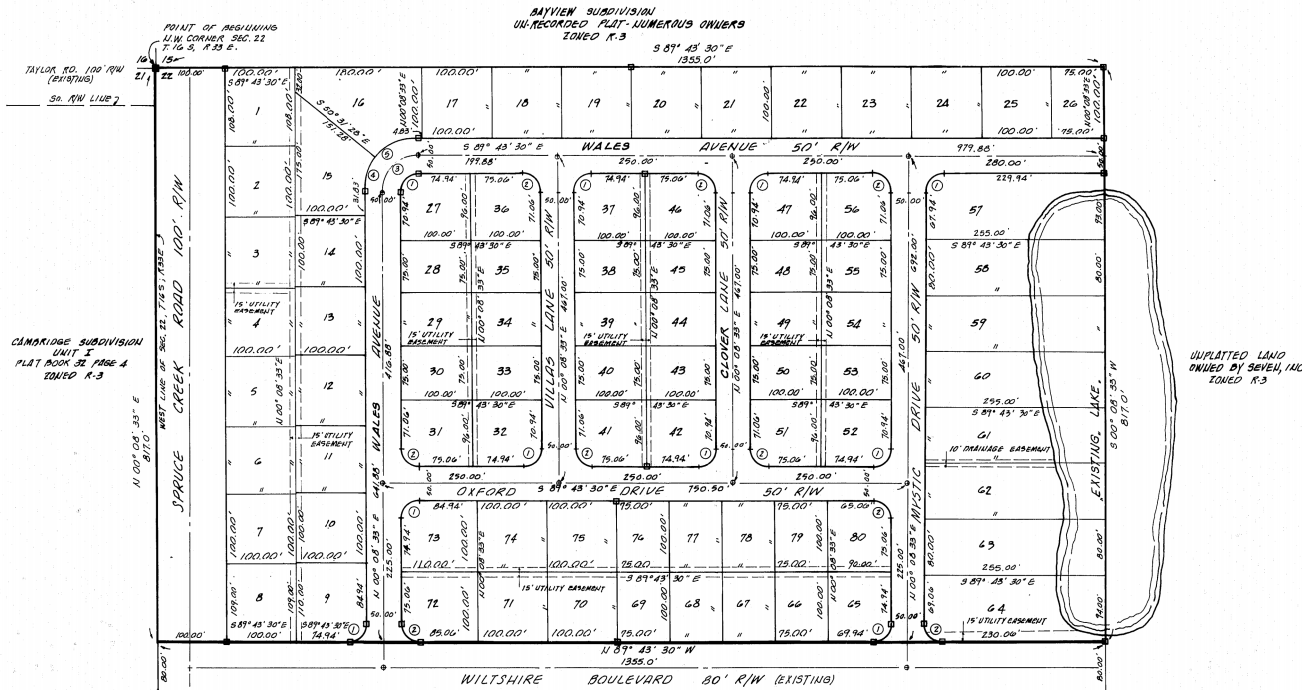
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PLAT BOOK 33
PAGE 175

CAMBRIDGE VILLAS SUBDIVISION

CITY OF PORT ORANGE - VOLUSIA COUNTY, FLORIDA

A PART OF THE NW 1/4 OF SEC. 22, T. 14 S., R. 33 E.



CAMBRIDGE SUBDIVISION
UNIT 1
PLAT BOOK 33 PAGE 4
ZONED R-3

UNPLATTED LAND
OWNED BY AMERICAN HOUSING SYSTEM, INC.
ZONED R-3

CURVE		DATA		
CURVE NO.	Δ	RADIUS	ARC	TANGENT
1	90° 01' 51"	75.00'	39.33'	25.06'
2	89° 58' 03"	75.00'	39.21'	24.94'
3	90° 01' 51"	75.00'	39.33'	25.06'
4	39° 19' 59"	75.00'	61.49'	26.80'
5	30° 47' 58"	75.00'	66.50'	35.67'

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 22 TOWNSHIP 14 S.;
RANGE 33 EAST; THENCE S 89° 43' 30" E ALONG THE NORTH LINE OF
SAID SECTION 22 A DISTANCE OF 1355.0 FEET; THENCE S 00° 00' 00" E
A DISTANCE OF 817.0 FEET; THENCE N 00° 00' 00" E ALONG THE NORTH
RIGHT-OF-WAY LINE OF WILSHIRE BLVD. (AN EXISTING 80 FOOT RIGHT-OF-WAY)
A DISTANCE OF 1355.0 FEET; THENCE N 00° 00' 33" E ALONG THE WEST
LINE OF SAID SECTION 22 A DISTANCE OF 817.0 FEET TO THE POINT
OF BEGINNING. ALL CONTAINING 25.41 ACRES.

NOTES:

EXISTING SOLIUS: R-3
TOTAL ACRES: 25.41
PUBLIC LAND USAGE: 10.4 ACRES
PRIVATE LAND USAGE: 6.31
LINEAL FEET OF STREETS WITH L.F.
TOTAL NUMBER OF LOTS: 62
TYPICAL LOT SIZE: 75 x 100 FEET
MIN. BUILDING LINE SETBACKS
ARE AS FOLLOWS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
SIDE YARD: 5 FEET - 75 x 100' LOTS
" 10 FEET - 100 x 100' LOTS
SIDE YARD (CORNER LOT) 20 FEET
FROM EDGE OF RIGHT-OF-WAY.

5' DRAINAGE AND UTILITY EASEMENT
ARE HEREBY PROVIDED ALONG THE
REAR LOT LINES OF ALL
LOTS SHOWN. (NO OVERALL WITH IN
ADJACENT LOT.)
■ DENOTES CONCRETE MONUMENT - PERM
□ DENOTES CONCRETE MONUMENTS, P.A.C. SET.
⊕ DENOTES P.C.R.

PLAT BOOK 33
AND PAGE 175

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named
below, being the owner in fee simple of the lands described in the
foregoing caption to this plat, hereby dedicates said lands and plat
for the uses and purposes therein expressed and dedicates the Streets,
alleys, thoroughfares, parks, canals and drainage easements shown
hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, has caused these presents to be signed
and attested to by the officers named below and its corporate seal to
be affixed hereto on FEBRUARY 12, 1975

By: GEORGE C. SCOTT President
Attest: Stephen A. Harshel Secy. CAMBRIDGE OF AMT. HOUSING, INC.

Signed and sealed in the presence of:

Anthony J. Grant
W.B. Ripson
Charles E. Olson

CORPORATE
SEAL

STATE OF FLORIDA COUNTY OF VOLUSIA
THIS IS TO CERTIFY, That on FEBRUARY 12, 1975
before me, an officer duly authorized to take acknowledgments in this
State and County aforesaid, personally appeared GEORGE C.
SCOTT and CYNTHIA D. HASKELL
respectively, President and SECRETARY
of the above named corporation incorporated under the laws of the
State of FLORIDA, to me known to be the individuals
and officers described in and who executed the foregoing Dedication
and generally acknowledged the execution thereof to be their free act
and deed as such officers, thenceforth duly authorized; that the official
seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereto set
my hand and seal on the above date.

Anthony J. Grant
NOTARY PUBLIC

My Commission Expires July 4, 1976

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being
a licensed and registered land surveyor, does hereby certify that on
JANUARY 29, 1975, he completed the survey
of the lands as shown in the foregoing plat, that said plat is a correct
representation of the lands therein described and platted; that permanent
reference monuments have been placed as shown thereon as
required by Chapter 177, Florida Statutes; and that said land is located
in Volusia County, Florida. Dated JANUARY 29, 1975
John A. Boardman
PLA REGISTERED LAND SURVEYOR NO. 1418

CERTIFICATE OF APPROVAL BY ZONING BOARD

THIS IS TO CERTIFY, That on JANUARY 16, 1975, THE ZONING
BOARD OF THE CITY OF PORT ORANGE approved the foregoing
plat.
Walter A. Boardman Zoning Chairman.

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY, That on MARCH 13, 1975
this plat was approved. By Steven E. Thayer
CITY ENGINEER
THIS IS TO CERTIFY, That on MARCH 13, 1975
this plat was approved. By Ed. Fisher
PUBLIC WORKS DIRECTOR

CERTIFICATE OF APPROVAL BY CITY COMMISSION OF THE CITY OF PORT ORANGE

THIS IS TO CERTIFY, That on FEBRUARY 11, 1975, the
foregoing plat was approved by the CITY COMMISSION OF THE
CITY OF PORT ORANGE.

John A. Boardman
MAYOR OF THE CITY OF PORT ORANGE
Attest: John A. Boardman
CITY MANAGER

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and
find that it complies in form with all the requirements of Chapter
177, Florida Statutes, and was filed for record on
at File No.

Clerk of the Circuit Court
in and for Volusia County, Fla.