



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, October 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

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. APPLICATION: 19-1 Large-Scale Future Land Use Amendment/1727 & 1737 Fern Park Drive
CASE NO. : 19-20000003
LOCATION: 1727 & 1737 Fern Park Drive
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Land Development Resource Group, LLC; 140 S. Beach Street, Suite 400, Daytona Beach, FL 32114

(Continued from September 26, 2019 Planning Commission Meeting)

A request by the applicant to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Urban Medium Density Residential (4-8 units/acre), and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to 6 units/acre.

6. APPLICATION: PUD Rezoning/Fleur De Sol Planned Unit Development
CASE NO. : 19-65000002
LOCATION: 1727 & 1737 Fern Park Drive
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: Land Development Resource Group, LLC; 140 S. Beach Street, Suite 400, Daytona Beach, FL 32114

(Continued from September 26, 2019 Planning Commission Meeting)

A request by the applicant to rezone ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County A-2 (Rural Agriculture) to Planned Unit Development (PUD) and approve the Fleur de Sol Master Development Agreement (MDA) and Conceptual Development Plan (CDP), which provides the regulatory framework for the a multi-family residential development consisting of a maximum of 84 townhomes along with associated site improvements.

7. APPLICATION: Subdivision Plat & Plans/King's Landing Subdivision Phase 2
CASE NO. : 19-50000001
LOCATION: East side of Hensel Rd., between East Hensel Drive and Hills Blvd.
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org
APPLICANT: Coventry Partners, LLC; 500 Fentress Blvd., Daytona Beach, FL 32114

A request by the applicant to subdivide ±41-acres, located on the east side of Hensel Road, between East Hensel Drive and Hills Boulevard, into 45 single-family lots (13 one-acre lots and 32 - 20,000 square-foot lots), along with tracts of land for common area, tree preservation, and stormwater.

8. APPLICATION: LDC Text Amendment/Chapter 16, Dog Friendly Dining Program
CASE NO. : 19-25000003
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange; 1000 City Center Circle, Port Orange, FL 32129

An amendment to Chapter 16 of the Land Development Code (LDC), regarding a new dog friendly dining program per F.S. § 509.233.

C. OTHER BUSINESS

9. Commissioner Comments
10. 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
SEPTEMBER 26, 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
Stan Schmidt
Thomas Jordan, Chairman

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

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the minutes as presented from August 22, 2019 was made by Commissioner Bofamy and Seconded by Vice Chair Mills-Benat. Motion carried unanimously by roll call vote.

Penelope Cruz, Planning Manager, stated that the applicant requested that items #5 and #6 be continued to a date certain of October 24, 2019. The Board agreed and no further action or discussion was had regarding items #5 and #6.

5. Case No. 19-20000003

19-1 Large-Scale Future Land Use Amendment/1727 & 1737 Fern Park Drive
1727 & 1737 Fern Park Drive

A request by the applicant to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Urban Medium Density Residential (4-8 units/acre), and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to 6 units/acre.

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671 pcruz@port-orange.org

6. Case No. 19-65000002

PUD Rezoning/Fleur De Sol Planned Unit Development
1727 & 1737 Fern Park Drive

A request by the applicant to rezone ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County A-2 (Rural Agriculture) to Planned Unit Development (PUD) and approve the Fleur de Sol Master Development Agreement (MDA) and Conceptual Development Plan (CDP), which provides the regulatory framework for the a multi-family residential development consisting of a maximum of 84 townhomes along with associated site improvements.

STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673 gperney@port-orange.org

7. Case No. 19-40000005

Ninth Amendment to the Amended and Restated Master Development Agreement and Conceptual Development Plan for the Port Orange Gateway Center Planned Commercial Development
1751 Dunlawton Avenue

A request by the applicant for the Ninth Amendment to the Amended and Restated Master Development Agreement (MDA) and Conceptual Development Plan for the Port Orange Gateway Center Planned Commercial Development to modify the current requirements in the MDA related to outdoor storage and display of merchandise and seasonal products for the Lowe's Home Center.

STAFF CONTACT: Briana Conlan-King, Senior Planner (386) 506-5676 brking@port-orange.org

Mrs. Cruz discussed details of the proposed amendment and answered questions from the Commissioners.

Glen Storch, attorney for the applicant, provided more information on the amendment Lowes is asking for and answered questions from the Commissioners.

Roger Strcula, P.E., Upham, Inc., representative for Lowes, informed the Commissioners that they can indicate on the final site plan delineated sections for the store manager to ensure proper placement of display items.

Robert Reinhausen, citizen, is concerned about the permanent storage in the rear of the building and it blocking through traffic, specifically emergency vehicles.

Motion to approve Case No. 19-40000005 subject to City Council direction on the two policy considerations recommended by staff and City

Attorney review was made by Commissioner Junco and Seconded by Vice Chair Mills-Benat. Motion carried unanimously by roll call vote.

8. Case No. 19-90000006

Variance/Woodhaven Planned Unit Development Phase 1
North side of Williamson Boulevard, west of I-95

A request by the applicant for a variance from the LDC to establish a minimum 18-inch side setback for ground-mounted air conditioning units in lieu of the required 30-inch side yard setback.

STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675
tburman@port-orange.org

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

Dick Smith, applicant, provided information about the variance request, responded to drainage concerns and answered questions from the Commissioners.

Motion to approve Case No. 19-90000006 as recommended by staff was made by Vice Chair Mills-Benat and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

9. Commissioner Comments

Commissioner Green is happy with the code enforcement being done in the city after his inquiries at the last few meetings. He also asked if there have been any updates with the church on Williamson Blvd. and Madeline Ave. Mr. Burman responded no site work has been done at this point.

Commissioner White inquired about the boarded-up windows on the Kangaroo on Spruce Creek and Nova Rd. Mr. Burman will investigate it.

Commissioner Schmidt expressed an interest in a code amendment to address the variance request pertaining to the 18-inch setbacks. Commissioner Green asked if there are other subdivisions that have been affected by this. Mr. Burman responded yes.

Commissioner Junco asked about the progress with the Holiday Inn behind the 7/11 and the Police Department Shooting Range. Mr. Burman replied they are both moving along smoothly. He also asked if any traffic studies have been done or if some roads could be expanded to help with the school traffic. Mrs. Cruz informed the Commission they cannot add lanes due to them

being constrained roadways and part of the problem is that school zones cross I-95 and the low bus ridership.

Commissioner White asked about the Advent Health hospital going in at Taylor Rd. and Williamson Blvd. and possible traffic issues that could arise. Mr. Burman responded no site plan has been submitted yet.

10. Staff Comments

Mr. Burman provided information on the proposed traffic improvements in the city and will provide more information at a future meeting.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 6:53pm

Chairman Thomas Jordan



STAFF REPORT

**19-1 Large-Scale Comprehensive Plan Amendment/
1727 and 1737 Taylor Road
CASE NO. 19-20000003**

REQUEST:	Amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ± 14.47 acres from <i>Volusia County Urban Low Intensity</i> (0.2-4 units/acre) to City of Port Orange <i>Urban Medium Density Residential</i> (4-8 units/acre), and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to 6 units/acre.
LOCATION:	1727 and 1737 Fern Park Drive
APPLICANT:	Colleen Miles, Land Development Resource Group, LLC
OWNER:	Danielle Garguillo Sahlman
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	October 24, 2019 (Continued from September 26, 2019)

INTRODUCTION

Land Development Resource Group (LDRG), LLC, applicant on behalf of the property owner, requests approval to change the Future Land Use (FLU) designation of approximately 14.47 acres. The subject property is located on the south side of Fern Park Drive, east of Taylor Road and Crane Lakes.

The applicant's proposed amendment consists of two requests:

1. Change the FLU designation for ± 14.47 acres from *Volusia County Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre).
2. Add Policy 2.1.7 to the FLU Element limiting the density for the subject property at 6 units/acre.

If approved, the applicant plans to rezone the property to Planned Unit Development (PUD) and requests approval of the Fleur de Sol PUD Master Development Agreement (MDA) to allow for the development of 84 townhomes along with associated on-site and off-site improvements.

Figure 1. Location Map



DISCUSSION

The subject property consists of two parcels, each developed with a single-family home. Access to the property is provided through an unpaved access easement along the north side of the property (Fern Park Drive). However, as part of the proposed PUD Rezoning (Case No. 19-65000002), access will be provided at the signalized intersection of Taylor Road and Crane Lakes Boulevard, through the adjacent parcel to the west.

In 2018, the subject property was annexed into Port Orange, and it was documented in the annexation staff report that the County FLU and Zoning designations on the property would need to be changed to City of Port Orange designations. At the time of annexation, City staff evaluated the proposed 84-unit townhouse development and no services issues were identified. As part of the FLU amendment capacity of public facilities and services will be evaluated based on the theoretical maximum use of the property. However, as with all development, public facilities including roads, sewer, water, drainage, parks, and schools will be analyzed at the time a site plan is submitted to verify adequate capacity exists to accommodate the proposed development.

The surrounding existing land uses, Future Land Use designations, and Zoning classifications for the properties adjacent to the subject property are identified in Table 1. The current and proposed Future Land Use designation of the subject property and adjacent properties are identified on Exhibit 1. The current and proposed zoning classification of the subject property and adjacent properties are identified on Exhibit 2.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	White Acres Nursery	Volusia County Urban Low Intensity	Volusia County A-2
South	Gamble Place	Port Orange Conservation	Volusia County Resource Corridor
East	Single-family	Volusia County Urban Low Intensity	Volusia County A-2
West	Vacant commercially zoned property	Port Orange Office/Residential Transition	Port Orange Planned Commercial Development

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±14.47 acres from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre) and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to a maximum of 6 units/acre. The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and the change to density/intensity on the subject property (Table 3).

The *Urban Medium Density Residential* FLU designation is a medium-density residential category that allows for a variety of housing types at densities between four and eight units/acre. According to the City's Comprehensive Plan, the proposed FLU designation is to be located adjacent to a community- or sub-regional-level commercial node or mixed-used center, along collector and arterial roads, and in areas designed to accommodate densities/intensities greater than 4 units/acre. The subject property is located adjacent to and proposed to be accessed through a commercial property that fronts onto an arterial roadway, with access to existing infrastructure and services, and will be served by the I-95 commercial node.

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

FLU Designation	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Volusia County Urban Low Intensity (0.2-4 units/acre)	14.47	0	-14.47
City of Port Orange <i>Urban Medium Density Residential</i> (4-8 units/acre)	0	14.47	+14.47
Total Acreage	14.47	14.47	0

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

FLU Designation	Current FLU (theoretical max units)	Proposed FLU (theoretical max units)	Proposed FLU – Policy 2.1.7 (theoretical max units)*	Net Change in FLU (theoretical max units)
Volusia County Urban Low Intensity (0.2-4 units/acre)	58	0	-	-58
City of Port Orange Urban Medium Density Residential (4-8 units/acre)	0	116	-	+116
Net Change	-58	+116	-	+58
City of Port Orange Urban Medium Density Residential (4-8 units/acre)*	0	-	87	+87
Net Change	-58	-	+87	+29

*The proposed amendment includes the addition of new Future Land Use Element Policy 2.1.7, which limits the subject property to a maximum of 6 units/acre.

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 current future land use designation versus the designation proposed. The following seven public facilities and services were examined:

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

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Land Use (VC Urban Low Intensity 0.2-4 units/acre)	Proposed Land Use (PO Urban Medium Density with 6 unit/acre limit by policy 2.1.7)	Net Change
Residential Units	58	87	+29
Population ¹	130	195	+65
P.M. Peak Hour Trips/ Daily Trips ²	59/552	45/505	-14/-47
Sanitary Sewer (gallons/day) ³	9,280	13,920	+4,640
Potable Water (gallons/day) ⁴	10,440	15,660	+5,220
Solid Waste (lbs./day) ⁵	417	626	+209
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space ⁷ (acres)	0.91	1.37	+0.46

Notes:

1. Population: 2.25 persons per household (per 2010 Census)
2. Transportation: 1.02 PM peak hour trips/unit and 9.52 daily trips/unit, Single-family (210); 0.52 PM peak hour trips/unit and 5.81 daily trips/unit, Townhomes (230); ITE Trip Generation Manual, 10th Edition
3. Sanitary Sewer: 160 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
4. Potable Water: 180 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 square feet of non-residential development per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event; Drainage system will be designed to meet the requirements of the Land Development Code
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)

The proposed FLU designation with the density limitation policy would increase the theoretical maximum number of residential units allowed on the subject property by 29 units above the current theoretical maximum. Overall, the proposed amendment results in a net increase in impacts to public infrastructure.

TRANSPORTATION

A traffic analysis has been prepared by Newkirk Engineering, Inc. and reviewed by staff. According to the ITE Trip Generation Manual, the anticipated maximum trip generation potential for the current FLU designation is 59 PM peak-hour trips and 552 daily trips. The anticipated maximum trip generation potential for the proposed FLU designation is 45 PM peak-hour trips and 505 daily trips. The proposed FLU designation with the density limitation would result in a net decrease of 14 PM peak-hour trips and 47 daily trips.

The ITE Trip Generation Manual is nationally recognized by transportation professionals including, transportation engineers, transportation planners, consultants, educators, technologists, and researchers for conducting vehicle trip generation rate analysis studies, determining on-site circulation patterns, performing access management studies, and determining traffic signal timing.

The proposed FLU designation will result in an increase in the number of dwelling units allowed on the property, however, the reduction in the anticipated number of trips is due to the type of residential dwelling units that could be constructed. The proposed FLU designation supports the development of multi-family uses (townhomes) which according to the Institute of Transportation Engineers (ITE), townhouse dwelling units typically have a lower trip generation rate than single-family dwelling units. ITE states that single-family dwelling units are typically the largest residential dwelling units in size, and typically consist of families that have the most residents and therefore have more vehicles per unit than multifamily residential dwelling units. Families typically take more trips for recreational and social reasons due to their kids and as a result, the impact on traffic congestion is significantly greater from the development of one single-family home versus a few multi-family units. According to ITE, recent studies have shown that single-family residents make more trips during the week and weekends than multifamily residents.

Table 5. Roadway Capacity

Roadway Segment	Maintaining Agency	Adopted Level-of-Service (LOS)	Maximum Capacity	Vehicles per Day	Remaining Capacity	2018 Daily LOS
Taylor Road (Spruce Creek Blvd. to Crane Lakes Blvd.)	Volusia County	E	17,050	11,700	5,350 (31%)	C
Taylor Road (Crane Lakes Blvd. to Summertree Rd.)	Volusia County	E	17,050	17,350	-300 (-1.76%)	F
Taylor Road (Summertree Rd. to Williamson Blvd.)	Volusia County	E	37,970	16,030	21,940 (58%)	C

Source: Volusia County 2018 Traffic Counts (most current available data)

The extent of the anticipated impacts on the City's road network will not be truly known until the traffic concurrency review is conducted with the final site plan for this site. At that time, the 45-p.m. peak-hour trip capacity will be applied. As with all development, the specific site development proposal for the subject property will be subject to concurrency regulations and the developer will be required to enter into a Fair-Share and Concurrency Agreement with the City, and possibly Volusia County, to pay for their share of the scheduled improvements to the road segments and intersections impacted by the development of this site. In addition to a fair-share payment, the developer of the property may be required to construct mobility improvements to improve capacity and provide alternative modes of transportation along this corridor such as, turn lanes, traffic signal modifications, and sidewalks.

At this time, the segment of Taylor Road between Crane Lakes Boulevard and Summer Trees Road is slightly above capacity (1.76% above road capacity of 17,350 daily trips). To address capacity for this segment, Volusia County is acquiring right-of-way to widening Taylor Road with the addition of another west bound and east bound travel lane. The widening project is currently on the County's Unfunded Needs List and according to Volusia County, the widening project could receive funding within the next 10-15 years. For all property along Taylor Road, west of Summer Trees Road, dedication of land for the ultimate 120-foot right-of-way for Taylor Road may be required.

SANITARY SEWER

The City has available sewer capacity to accommodate the proposed FLU amendment. The City's adopted LOS standard is 160 gallons per day per Equivalent Residential Unit (ERU) and 1/10 gallon per square foot per day of commercial, industrial, or institutional development. Using these standards, the proposed land use would theoretically generate 13,920 gallons per day (gpd) of wastewater. This is a net increase of 4,640 gpd between the current and proposed FLU designations.

POTABLE WATER

The City has available potable water capacity (well and Consumptive Use Permit) to serve the proposed FLU amendment. The City's adopted LOS standard is 180 gallons per day per ERU and 1/10 gallon per square foot per day of commercial, industrial, or institutional

development. Using these standards, the proposed land use would theoretically demand 15,660 gpd of potable water. This is a net increase of 5,220 gpd in demand between the current and proposed FLU designations. Even though the City may have the technical capability to pump 15 MGD from its wells, prohibitions within the City's 20-year Consumptive Use Permit (CUP) issued by the St. Johns River Water Management District (SJRWMD) significantly limit the amount of water that is permitted to be withdrawn. The City's CUP allows for an average daily withdrawal of 8.74 MGD and a maximum daily withdrawal of 13.28 MGD in 2019. Actual average daily flow during the 2018 calendar year was 6.01 MGD. When reviewing Future Land Use amendments, the following is considered to determine the amount of permitted water capacity available for all other future uses: the current year CUP allocation, consumption in the previous calendar year, reserved capacity, and projected consumption. Based upon these measures, the City still has available CUP capacity.

SOLID WASTE COLLECTION

There is available capacity at the landfill to address the City's solid waste disposal needs. The City's collection standard is 1,350 residential units per curbside collection crew, per day, and a weight standard of 3.21 pounds per person per day. The proposed land use would generate 626 pounds of garbage per day. This is a net increase of 209 pounds/day between the current and proposed FLU. Solid waste generated within the City of Port Orange is delivered to the Volusia County landfill, a 3,000-acre Class I landfill with a projected life span to the year 2050.

STORMWATER DRAINAGE

There is no anticipated impact to the City's drainage system from the proposed land use. 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 redevelopment of the property will be required to address stormwater retention on the property in accordance with these City standards.

RECREATION AND OPEN SPACE

There is available capacity at existing park facilities to accommodate the proposed FLU amendment. The proposed FLU designation would require 1.37-acres of parkland. According to the City's 2018 Concurrency Management Report, the City has an excess of 60 acres of parkland, so no additional parkland is required.

SCHOOLS

The Volusia County School District reviewed the proposed FLU amendment for impacts to school capacity. The School District determined that there is adequate school capacity for the estimated eleven (11) students anticipated to be generated by the proposed FLU amendment (Exhibit 3).

ENVIRONMENTAL CONDITIONS

An environmental analysis was prepared by Ecological Consulting Solutions, Inc. (ESC). The dominant habitat on the property is upland coniferous forest, composed primarily of slash pine trees with scattered live oak trees. According to the environmental analysis, there are no protected plant species or wetlands on-site but there is one gopher tortoise burrow. Any subsequent development will be required to comply with all federal, state, regional and local regulations pertaining to the protection and preservation of valuable environmental resources.

REVIEW CRITERIA AND STAFF FINDINGS

1. *The land use proposal is consistent with the goals, objectives, and policies of the adopted Port Orange 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 category is compatible with adjacent parcels and adequate capacity exists for potable water, sewer, schools, and solid waste to accommodate the proposed amendment. As for traffic, a roadway segment slightly over capacity was identified and as with all development, the specific site development proposal for the subject property shall comply with the Land Development Code and concurrency regulations requiring adequate roadway improvements and facilities to be provided or pay for the share of the scheduled improvements to road segments and intersections impacted by the development of this site at the time of development.

2. *Amendments shall not result in incompatible land use designations for adjacent parcels or a neighborhood. Compatibility shall be determined by scale of development, intensity, density, and type of use, and the juxtaposition of uses.*

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 surrounded by White Acres Nursery to the north, Gamble Place to the south, single-family to the east, and vacant commercial land to the west (see Table 1 – page 3).

The subject property will also comply with design requirements in the Land Development Code to ensure compatibility between land uses, such as scale of development, height, setbacks, landscape buffers, architectural design, and screen wall/fence.

3. *An amendment shall not result in negative economic, social, or other impacts to the City of Port Orange.*

Staff finding: All public facilities have adequate capacity to accommodate the proposed amendment and therefore there are no negative impacts.

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.

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

Staff finding: The proposed amendment will not encourage sprawl. Pursuant to section 171.043(1) Florida Statutes, the subject property was determined to be, reasonably compact and to not contribute to urban sprawl during the 2018 annexation review. The proposed amendment is for an infill property that has access to existing infrastructure and services (see Smart Growth Summary below).

SMART GROWTH SUMMARY

The proposed Future Land Use amendment expands housing choices by developing areas of infill or underutilized vacant land within the City that has accesses to existing infrastructure and services (water, sewer, roads, schools, etc.) [Future Land Use Element, Policy 1.2.4 and 2.3.8]. The proposed future land use allows the layout of housing options that can support the preservation of existing historic and specimen trees on the property by promoting a more compact layout. The subject property will connect to the sidewalk network on Taylor Road, by extending the PUD sidewalk through the access property to Taylor Road, to promote walking and biking to established commercial development, offices, services, multi-modal facilities (sidewalks and bike lanes) along the Taylor Road and Williamson Boulevard corridors. The access property has a Future Land Use designation of Office/Residential Transition which supports office and retail uses which could support this development with goods and services as well as employment opportunities.

PUBLIC NOTICE

On June 14, 2019, staff posted the property notifying the public of the proposed FLU amendment and PUD rezoning. At the time this agenda item was prepared, there have been 3 calls or other inquiries received. The calls were general inquiries asking what was proposed with some concerns regarding traffic and the proposed density. A neighborhood meeting with adjacent residents was held by the applicant on September 23, 2019.

STAFF RECOMMENDATION

Staff recommends approval of the request to change the Future Land Use designation of approximately 14.47 acres of land from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre) along with Policy 2.1.7 to the Future Land Use Element limiting the density of the subject property to 6 units/acre, and transmittal to the required review agencies for review.

ATTACHMENTS

- Exhibit 1 – Current and Proposed Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map
- Exhibit 3 – Volusia County School District Review Letter

EXHIBIT 1

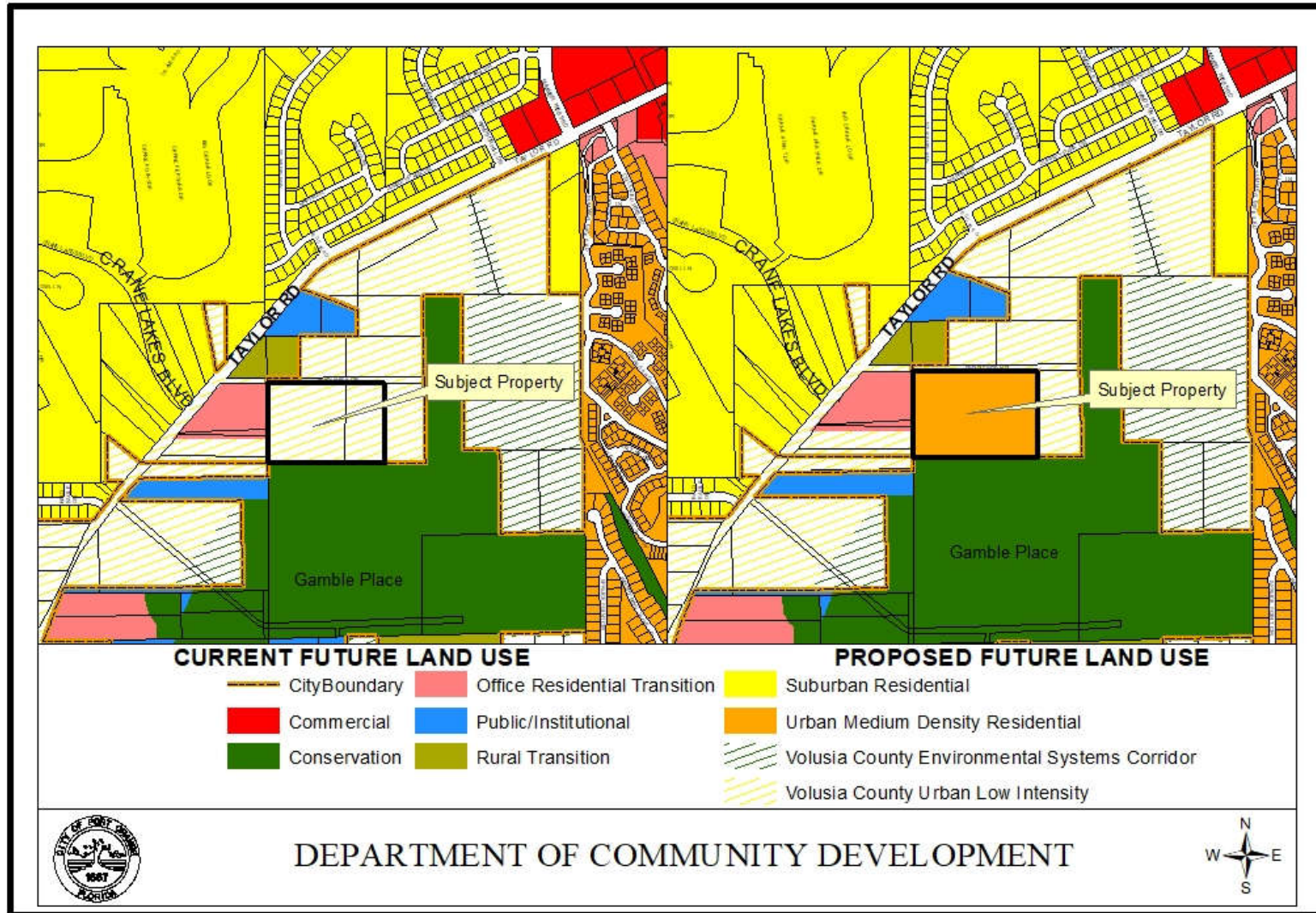


EXHIBIT 2



CURRENT ZONING

- City Boundary
- Agriculture
- Community Commercial
- Government/Public Use
- Interchange Commercial District

- Planned Commercial Development
- Planned Unit Development
- R-8SF Single Family Residential
- Volusia County Resource Corridor

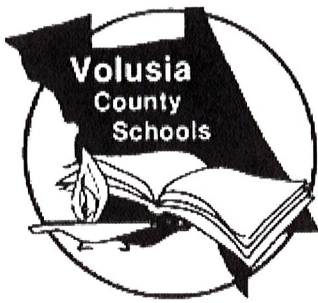
PROPOSED ZONING

- Volusia County Agriculture (A-2)
- Volusia County Resource Corridor
- Volusia County Rural Residential



DEPARTMENT OF COMMUNITY DEVELOPMENT





Mr. James T. Russell
Superintendent of Schools

EXHIBIT 3 FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124

PHONE: 386/734-7190 • FAX:

Page 1 of 2

School Board of Volusia County

Mr. Carl Persis, Chairman
Mrs. Ida D. Wright, Vice-Chairman
Mrs. Linda Cuthbert
Mr. Ruben Colón
Ms. Jamie M. Haynes

School Concurrency Determination Concurrency Letter

26 June 2019

Colleen Miles
Land Development Resource Group
140 South Beach Street, Suite 400
Daytona Beach, FL 32114

RE: Fleur de Sol Townhomes – City of Port Orange
School Concurrency Case #19-04-01-001-R

Dear Ms. Miles,

The District has reviewed the updated information for the residential project known as Fleur de Sol Townhomes. The 14.47 +/- acre project site is located at 1727, 1737 Fern Park Drive, near the intersection of Fern Park and Taylor Road, within the City of Port Orange. Information provided within the school concurrency application indicates the development activity will consist of eighty-four (84) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit to calculate projected students¹. By applying the SGR to the use types in Table 1 below, we find the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multi Family Dwelling Unit	.127	84	10.67
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		11

The Concurrency Analysis (Table 2) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

The schools impacted by this development are Sweetwater Elementary, Creekside Middle School, and Spruce Creek High School.

¹ Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

Fleur de Sol Townhomes – City of Port Orange
26 June 2019

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 18/19 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Sweetwater Elementary	115%	680	9	95%	5	96%
Creekside Middle	115%	1170	9	104%	3	104%
Halifax High CSA (Spruce Creek HS)	120%	7499	245	102%	3	102%
Other					0	

The adopted LOS standard at elementary and middle school is (115%) of permanent student stations and (120%) for high school CSAs. This projected increase in students will not exceed the adopted LOS at any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

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

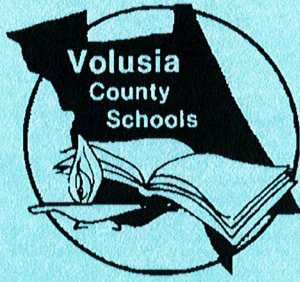
If you should have additional questions or require more information, please feel free to contact me at extension 50810.

Sincerely,

Eric A. Kozielski 26 JUN 2019

Eric A. Kozielski
Planning & GIS Specialist

Cc: James Russell, Superintendent of Schools
Penelope Cruz, City of Port Orange
Brad Bauknecht PE, Newkirk Engineering
Kiersta Hill, VCSB Planning Services
Project File



Certificate of School Concurrency

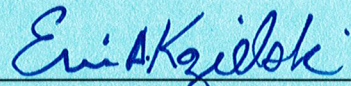
Volusia County School Board

Project Information	
Project Name	Fleur Del Sol
VCSB Project #	19-04-01-001-R
Jurisdiction Project#	
Parcel ID Numbers:	6319-0000-0170; 6319-0000-0180
Project Location:	1727 & 1737 Fern Park Drive
# of residential units:	84
Residential Unit Type:	Multi-family TWNHM
Property Owners:	Danielle Garguilo
Applicant/Agent Name:	Colleen Miles/ Land Resource Development Group

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis					
School Levels:	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	5	3	3	0	11
Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.



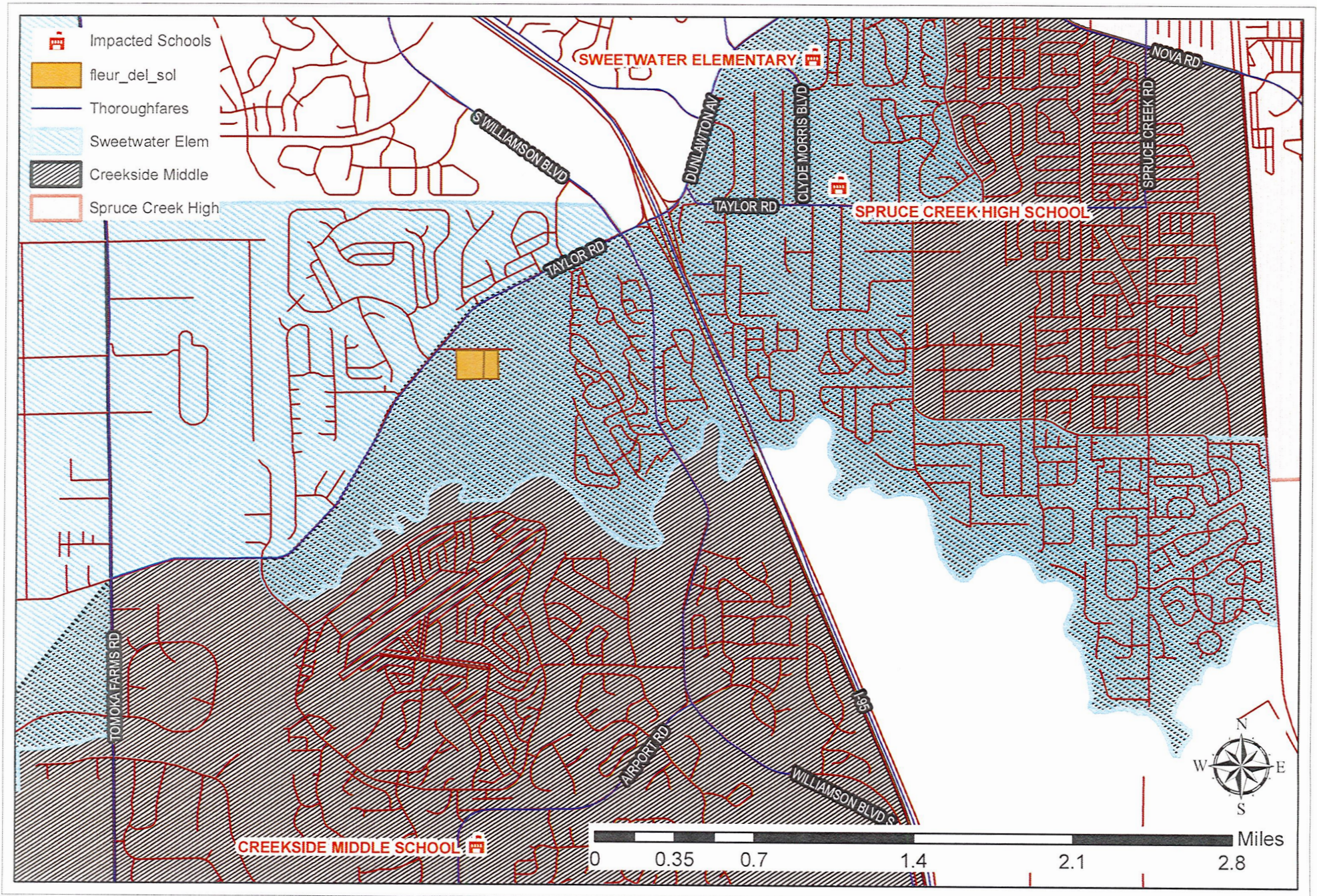
Eric Kozielski
Planning and GIS Specialist

26JUNE2019
Issue Date

VCSB Schools Impacted by Development Proposal

School Concurrency Review - Fleur Del Sol

Created by Facilities Services
JUN2019





REVISED STAFF REPORT

PUD Rezoning and Fleur de Sol Master
Development Agreement and Conceptual
Development Plan
CASE NO. 19-65000002

REQUEST:	Rezone ±14.47 acres to Planned Unit Development (PUD) and approve the Fleur de Sol Master Development Agreement (MDA) and Conceptual Development Plan (CDP).
LOCATION:	1727 and 1737 Fern Park Drive
OWNER:	Danielle Garguilo Sahlman
APPLICANT:	Colleen Miles, Land Development Resource Group, LLC
STAFF CONTACT:	Gwen Perney, Planner (386) 506-5673
STAFF RECOMMENDATION:	PUD Rezoning - Approval Fleur de Sol MDA and CDP – Approval subject to approval of a policy consideration
PLANNING COMMISSION:	October 24, 2019 (Continued from September 26, 2019)

DISCUSSION

Land Development Resource Group (LDRG), LLC, applicant on behalf of the property owner, requests to rezone ±14.47 acres from Volusia County A-2 (Rural Agriculture) to Planned Unit Development (PUD) and approval of the Fleur de Sol PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP). The subject property is located on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive (Figure 1 - Location Map). If the PUD is approved, the subject property can be developed as a multi-family residential site consisting of a maximum of 84 townhomes along with associated on-site and off-site improvements.

Figure 1. Location Map



The subject property consists of two parcels, each developed with a single-family home. Access to the property is provided through an unpaved access easement known as Fern Park Drive along the north side of the property. However, as part of this proposed PUD, access will be provided at the signalized intersection at Taylor Road and Crane Lakes Boulevard, through the adjacent parcel to the west and is further discussed later in this report. The Fern Park Drive easement will remain open for access to adjacent properties.

According to the Land Development Code (LDC), the proposed MDA constitutes a zoning document for the subject property, establishing permitted uses and certain development requirements. An MDA and CDP does not grant approval of any specific development itself, but rather establishes parameters for how the property can be developed. The CDP is an exhibit to the proposed MDA that includes the dimension requirements, and general location of buildings, roads, parking, open space, landscape buffers, utilities, and drainage areas.

Specific site development requirements listed in the MDA and LDC, such as the type and location of trees and shrubs in the landscape buffers, location and size of the stormwater pipes, and water and sewer lines, roadway design, and other development requirements are finalized with the site plan. Site plans are typically a 20 to 50-page set of technical documents that are signed and sealed by a licensed engineer and contain extensive engineering and construction details. The site plan for the Fleur de Sol PUD is required to be designed to meet the requirements of the LDC and the proposed MDA. At this time, a site plan has not been submitted.

DEVELOPMENT PROPOSAL

If approved, the Fleur de Sol MDA and the CDP (attached as Exhibit 1) will provide the regulatory framework for the development of the subject property with a maximum of 84 townhome dwelling units. The following discussion will focus on the significant aspects of the proposed MDA and CDP such as general site layout, access, dimensional requirements, landscape buffers, utilities, and drainage areas.

According to the applicant, the Planned Unit Development (PUD) zoning is being proposed to offer a unique housing type to add to the housing choices in Port Orange for residents who are looking for a low-maintenance lifestyle. The applicant states that the Fleur de Sol development will be marketed and targeted for a variety of demographic groups and will provide affordability as well as lessen maintenance responsibilities, leaving a well-kept and diverse small community. Similar to other townhome and PUD communities in Port Orange, an HOA will be responsible for maintaining the exterior of the residential units and surrounding grounds. The applicant also states that the proposed PUD zoning allows for the ability to request flexibility in requirements, such as setbacks and off-site signage, for innovative site design or to achieve a greater public good such as tree preservation. There is one policy consideration from the LDC as part of the proposed Fleur de Sol PUD which is further discussed in the report (see Exhibit 2 - Letter from the applicant).

General Layout

The Conceptual Development Plan (CDP) shows the general layout of the townhome building footprints, stormwater improvements, open space, amenities, tree preservation

areas, sidewalks, and a private driveway to support the proposed development (Figure 2 of the Staff Report and Exhibit B of the MDA).

Figure 2. Proposed Fleur de Sol PUD Conceptual Development Plan



Dimensional Requirements

The proposed MDA provides the dimensional requirements for the multi-family townhome buildings. The proposed building setbacks are based on the R-3L low-density multi-family residential zoning district, a comparable City zoning district that allows for townhomes. The minimum building setbacks will exceed the R-3L requirements on the south and east sides, allowing more room for tree preservation area. The proposed maximum height for the buildings is 35 feet, which is consistent with the allowed maximum building height in the PUD zoning district.

Table 1. Proposed Fleur de Sol PUD Dimensional Requirements

Zoning	North Building Setback	South Building Setback	East Building Setback	West Building Setback	Maximum Building Height	Minimum Open Space	Maximum Building and Impervious Coverage
Proposed Fleur de Sol PUD	25'	40'	50'	25'	35'	60%	40%
R-3L zoning district	25'	25'	25'	25'	35'	60%	40%
PUD zoning district	*	*	*	*	35'	60%	40%

* For duplex, townhouse and multi-family units, the nearest like district requirements

Access and Parking

Access to the development will be provided at the signalized intersection at the intersection of Taylor Road and Crane Lakes Boulevard. An access easement will be provided through the adjacent commercially zoned property with frontage on Taylor Road,

known as the Access Property. According to the MDA, an access easement shall be granted to the Fleur de Sol property prior to site plan approval. Fern Park Drive is currently the only access to the subject property which is a 25-foot wide access easement located on the adjacent property to the north. In order to provide improved access to the site, the applicant originally proposed construction of a new 50-foot roadway, parallel to Fern Park Drive, that would have extended from Taylor Road east through the adjacent property to the subject property for access. In reviewing the proposed road design to widen Taylor Road, Volusia County plans to restrict access to Taylor Road as right-in/right-out only for Fern Park Drive which would require all traffic travelling westbound from Port Orange that was accessing this multi-family development to make a U-turn at the intersection of Crane Lakes Boulevard and Taylor Road to access Fern Park Drive. However, due to the unknown timing of the widening of Taylor Road and safety concerns with all traffic travelling to the PUD property, including emergency response vehicles, being required to make a U-turn at the Crane Lakes intersection, the right-in/right-out parallel road would not be feasible or in the best interest to roadway capacity. Staff proposed the applicant move access to the townhome site to the Taylor Road/Crane Lakes Boulevard intersection so traffic entering and exiting the site will be controlled by the traffic light and residents can safely enter/exit the development from either direction. Therefore, access to the townhome development will be through a cross-access agreement with the adjacent property owner (see Figure 2 on Page 3).

The parking requirement for the townhome units in the proposed PUD will meet or exceed the parking requirements in the LDC. According to the proposed architectural renderings, each townhome unit will have a two-car garage and a driveway that can support the parking of two more additional cars, for a total of 4 parking spaces for each townhome unit. In addition to the individual unit parking spaces, visitor parking areas are proposed throughout the development. According to the LDC, the required parking ratio for a townhome unit is 2 spaces per unit, plus 0.25 spaces per unit for visitor parking. Therefore, proposed parking (361 spaces) in the PUD exceeds the parking spaces required (189 spaces) in the LDC for a townhome development.

Traffic

The future site plan will be required to comply with the City's Concurrency Management requirements in the LDC. If the PUD zoning amendment is approved, a traffic study will be required at the time a site plan is reviewed to identify any improvements that may be needed. Similar to other developments within the City, the developer may be required to enter into a Transportation Fair-Share and Concurrency Agreement with the City to pay for part of the scheduled improvements for any impacted areas.

The initial analysis conducted with the proposed Future Land Use amendment (Case No. 19-20000003) for the subject PUD shows an anticipated decrease in the number of daily trips and P.M. peak hour trips with the proposed FLU designation. The anticipated reduction is due to the type of residential dwelling being proposed. According to the Institute of Transportation Engineers (ITE), townhome residential dwelling units have a lower trip generation than single-family dwelling units. ITE states that single-family dwelling units are typically the largest residential dwelling units in size, and typically consist of families that have the most residents and therefore have more vehicles per unit than multi-family residential dwelling units. In addition, families typically take more trips

for recreational and social reasons due to their kids and as a result, the impact on traffic is greater from the development of single-family homes versus multi-family units. According to ITE, recent studies have shown that single-family residents make more trips during the week and weekend than multi-family residents. Based on the ITE Trip Generation Manual, 10th Edition, the proposed townhome development could generate approximately 45 P.M. peak hour trips, and 505 daily trips.

The ITE Trip Generation Manual is nationally recognized by transportation professionals including, transportation engineers, transportation planners, consultants, educators, technologists, and researchers for conducting vehicle trip generation rate analysis studies, determining on-site circulation patterns, performing access management studies, and determining traffic signal timing.

Table 2. Roadway Capacity

Roadway Segment	Maintaining Agency	Adopted Level-of-Service (LOS)	Maximum Capacity	Vehicles per Day	Remaining Capacity	2018 Daily LOS
Taylor Road (Spruce Creek Blvd. to Crane Lakes Blvd.)	Volusia County	E	17,050	11,700	5,350 (31%)	C
Taylor Road (Crane Lakes Blvd. to N. Summer Trees Rd.)	Volusia County	E	17,050	17,350	-300 (-1.76%)	F
Taylor Road (N. Summer Trees Rd. to Williamson Blvd.)	Volusia County	E	37,970	16,030	21,940 (58%)	C

Source: Volusia County 2018 Traffic Counts (most current available data)

At this time, the segment of Taylor Road between Crane Lakes Boulevard and N. Summer Trees Road is slightly above capacity (1.76% above road capacity of 17,350 daily trips). To address capacity for this segment, Volusia County is acquiring right-of-way to widen Taylor Road with the addition of another west bound and east bound travel lane. The widening project is currently on the County's Unfunded Needs List and according to Volusia County, the widening project could receive funding within the next 10-15 years. For all property along Taylor Road, west of N. Summer Trees Road, dedication of land for the ultimate 120-foot right-of-way for Taylor Road may be required for the Access Property. If this segment of Taylor Road is still above capacity at the time this site is developed, the developer will be required to pay into the Fair-Share project to widen the road or make other improvements to increase capacity.

Tree Preservation and Landscaping

The proposed MDA will comply with the landscaping and tree preservation requirements of the City's LDC, such as perimeter landscape buffers, tree preservation, and a screen wall or fence along the north property line. A formal review of the landscaping and tree preservation will occur with the review of the site plan to verify compliance with the proposed MDA and LDC.

The proposed MDA requires a minimum twenty (20) foot wide landscape buffer along the west and north perimeters, and a minimum forty (40) foot wide landscape buffer along the

south and east perimeters. The landscape buffers proposed in the MDA meet or exceed the minimum perimeter buffer requirements in the LDC for the subject property. Additionally, the MDA requires a screen wall or fence be built along the north property line to further screen the rear of the townhomes from the adjacent properties along Fern Park Drive prior to issuance of the first Certificate of Occupancy to occupy the residential townhome units.

An environmental analysis was prepared by Ecological Consulting Solutions, Inc. (ESC) for the project. According to the environmental analysis, there are no protected plant species or wetlands on-site but there is a gopher tortoise burrow. Any subsequent development will be required to comply with all federal, state, regional and local regulations pertaining to the protection and preservation of valuable environmental resources at the time development occurs.

The dominant habitat on the property is upland coniferous forest, composed primarily of slash pine trees with scattered live oak trees. The proposed development includes the preservation of a majority of the specimen trees including the historic oak tree on the PUD property.

Architecture

The townhome units are proposed to be 2-story attached dwellings with garages. A general depiction of the building elevations is provided as an exhibit to the MDA. The townhomes are proposed to be grouped as 4 or 6 units per buildings and meet the architectural requirements in the LDC. The maximum height of the proposed townhomes is 35 feet, which is consistent with the dimensional requirements for the PUD zoning district as well as the R-3L (low-density multi-family residential) zoning district in the LDC.

Figure 4. Proposed Building Elevations for the Townhomes



South Elevation
SCALE: 3/16" = 1'-0"



North Elevation
SCALE: 3/16" = 1'-0"

Potable Water and Sanitary Sewer

The proposed site development will be served by City potable water and sanitary sewer and will comply with the requirements of the City's Land Development Code and proposed MDA for improvements related to potable water and sanitary sewer. A lift station will be required to be constructed by the developer prior to or with the construction of the townhomes. Irrigation will be provided by a private well or wells and will comply with the requirements of the City's LDC.

Stormwater Management

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

Schools

The Volusia County School District determined that there is adequate school capacity at existing schools for the estimated students anticipated to be generated by the proposed development (Exhibit 5).

POLICY CONSIDERATION

The PUD zoning district allows the applicant to request flexibility from standard code requirements. In order to be eligible for this flexibility, the applicant must provide innovative subdivision or site design. The Planning Commission and City Council will need to consider the following deviation from the LDC requested by the applicant:

Off-Site Signage at Taylor Road:

The applicant is requesting a deviation from the LDC to allow for off-site signage. According to the applicant, the off-site signage is being requested due to the configuration of the proposed development layout. The PUD property does not have direct frontage onto a right-of-way which is unique from a standard townhome development. In order to provide visibility for access into the townhome development, signage is needed along Taylor Road. As stated above, access to the townhomes will be located at the intersection of Taylor Road and Crane Lakes Boulevard, via a driveway located on the adjacent access property. The requested off-site signage would be located within a sign easement on the adjacent property through an agreement between the adjacent property owner and the PUD property owner. The request for a residential development to have off-site signage along a major roadway is similar to the off-site signage request previously approved for the Bella Oaks townhomes and Legacy at Crystal Lake Apartments along Clyde Morris Boulevard. The MDA states the monument sign is required to meet the sign requirements provided in the LDC for multi-family residential signs, which is a 48 square-foot sign, 8 feet in height, with landscaping around the base of the sign and located outside of any visual clearance angles.

COMPATIBILITY WITH SURROUNDING LAND USES AND ZONING

The subject property is surrounded by White Acres Nursery to the north, Gamble Place to the south, single-family to the east, and vacant commercial land to the west. The surrounding existing land uses, Future Land Use designations, and Zoning classifications

are identified in Table 3. The current and proposed Future Land Use (FLU) designation of the subject property and adjacent properties are identified on Exhibit 3. The current and proposed zoning classification of the subject property and adjacent properties are identified on Exhibit 4.

Table 3. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	White Acres Nursery	Volusia County Urban Low Intensity	Volusia County A-2 (Rural Agriculture)
South	Gamble Place	Port Orange Conservation	Volusia County Resource Corridor
West	Single-Family	Volusia County Urban Low Intensity	Volusia County A-2 (Rural Agriculture)
East	Low Density Residential	Port Orange Office/Residential Transition	Port Orange Planned Commercial Development

CONSISTENCY WITH COMPREHENSIVE PLAN

The applicant has applied to change the Future Land Use (FLU) designation from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre) and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to 6 units/acre. The proposed rezoning to PUD and the MDA and CDP is consistent with the land use and density allowed by the *Urban Medium Density Residential* FLU designation. The proposed MDA allows a maximum of 84 dwelling units or 5.8 dwelling units/acre and is consistent with the overall density allowed by the proposed *Urban Medium Density Residential* FLU designation and policy limiting the density of the subject property to 6 units/acre.

The City's Comprehensive Plan encourages a mix of land uses to expand housing choices by developing areas of infill or underutilized vacant land within the City [Future Land Use Element, Policy 1.2.4 and 2.3.8]. The proposed Fleur de Sol PUD is considered an infill development of a vacant parcel within the City. The proposed PUD provides a unique housing type to add to the housing choices in Port Orange for residents who are looking for a low-maintenance lifestyle.

SMART GROWTH SUMMARY

The proposed Future Land Use amendment promotes expanded housing choices by developing areas of infill or underutilized vacant land within the City that has access to existing infrastructure and services (water, sewer, roads, schools, etc.) [Future Land Use Element, Policy 1.2.4 and 2.3.8]. The layout of the proposed PUD incorporates the existing historic trees on the property into the design and meets the specimen tree protection requirements of the LDC. The PUD will reserve a minimum of 60% of the property as open space for the enjoyment of the residents within the proposed development. The subject property will connect to the sidewalk network on Taylor Road, by extending the 4-foot wide PUD sidewalk through the access property to Taylor Road along a 24-foot wide access drive, to promote walking and biking to established commercial development, offices, services, multi-modal facilities (sidewalks and bike lanes) along the Taylor Road and Williamson Boulevard corridors. The access property

has a Future Land Use designation of *Office/Residential Transition* which supports office and retail uses which could support this development with goods and services as well as employment opportunities.

PUBLIC NOTICE

A Public Notice sign was posted on the site on June 14, 2019. At the time this agenda item was prepared, there have been calls or other inquiries received from 3 members of the public. The calls were general inquiries asking what was proposed with some concerns regarding traffic and the proposed density. A neighborhood meeting with adjacent residents was held by the applicant on September 23, 2019 where the applicant presented an overview of the project and answered questions from members of the public.

RECOMMENDATION

Staff recommends approval of the request to rezone ±14.47 acres from Volusia County A-2 (Rural Agriculture) to City of Port Orange Planned Unit Development (PUD) and approval of the Fleur de Sol PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP), subject to:

1. Approval of the Future Land Use amendment (Case No. 19-20000003);
2. City Council direction on the policy consideration discussed in the staff report; and
3. Review and approval of the MDA and CDP by the City Attorney's Office for legal form and content.

ATTACHMENTS

- Exhibit 1 – Proposed Fleur de Sol PUD Master Development Agreement
- Exhibit 2 – Letter from Applicant
- Exhibit 3 – Current and Proposed Future Land Use Map
- Exhibit 4 – Current and Proposed Zoning Map
- Exhibit 5 – School District Review Letter

FLEUR DE SOL PLANNED UNIT DEVELOPMENT A RESIDENTIAL PUD MASTER DEVELOPMENT AGREEMENT

CITY OF PORT ORANGE, a Florida municipal corporation (“City”), and **DANIELLE GARGUILO SAHLMAN** (“Owner”) and **CRANE LAKES DEPOT, LLC** (“Access Owner”), hereby covenant and agree, and bind their successors and assigns as follows:

1. OWNERSHIP OF THE PROPERTY

This Planned Unit Development (PUD), commonly known as “FLEUR DE SOL”, involves approximately 14.466+/- acres of land which is legally described on Exhibit “A-1” attached hereto, and shall henceforth be referred to as the “Property”. The property is under the ownership of Danielle Garguilo Sahlman (“Owner”). Access to the property will be via the adjacent property under the ownership of Crane Lakes Depot, LLC (“Access Owner”). Said property being legally described in Exhibit “A-2” (“Access Property”).

2. DEVELOPMENT CONCEPT

The Fleur de Sol PUD provides for a townhouse residential development that offers a unique housing type, adding additional housing choices to the Port Orange community. It will be marketed and targeted for a variety of demographic groups, providing affordability and less maintenance responsibilities.

3. DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN

Development of the Property shall be controlled by the terms and provisions of this Master Development Agreement (the “MDA”) and the Conceptual Development Plan (the

“Conceptual Plan” or “CDP”), attached hereto as Exhibit “B-1”, for the Property which generally depicts the planned layout of streets, common areas, building locations, and other planned features and improvements to the Property and demonstrates dimensional requirements within the PUD. Access to a public right-of-way from the Fleur de Sol PUD (the Property) via the Access Property (Exhibit “B-2”) is required and shall be legally established prior to the issuance of a Development Order for a Site Plan for the development of the Property. Collectively, this MDA and the Conceptual Plan for the Property may be referred to as the “Plan”. In the event of a conflict between the terms and provisions of the MDA and the graphic illustrations of the Conceptual Plan, the MDA shall control. If the MDA is silent regarding a particular subject or requirement, such silence shall not be construed as a conflict with the Conceptual Plan. Unless otherwise specifically described within the MDA, final development and development permits for uses/structures within the PUD shall comply with regulations, ordinances, and resolutions in effect at the time of plan approval or permit application.

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

4. USAGE OF THE PROPERTY

A. Permitted Uses

The property shall be used for residential purposes and developed as a residential community with open space and other buffers as specified herein. The project shall be developed for a maximum of eighty-four (84) townhouse dwelling units for a maximum density of six (6.0) dwelling units per acre. When considered in light of other housing and community choices in the vicinity, Fleur de Sol will provide a compatible residential development while providing a unique option to the Port Orange community.

B. Temporary Use

The existing agricultural use of the property shall be allowed to continue until the Site Plan is approved and thereafter shall cease within ninety (90) days after the issuance of the Development Order for the Site Plan.

C. Building Areas

Dimensions and configurations within the PUD are generally depicted on the Conceptual Plan. Townhouse buildings shall be constructed with zero lot lines with no more than six (6) units occupying a single building. The minimum building separation shall be 25'. Minimum floor area is 1,400 s.f. per unit.

D. Number of Units/Density

The total number of residential units in the development shall not exceed eighty-four (84) dwelling units or a gross project density of 6.0 dwelling units per acre.

E. Open Space

The Fleur de Sol PUD complies with the LDC requirement of a minimum of sixty (60%) percent of the total project area as open space.

F. Maximum Coverage

1. Maximum Impervious: 40%
2. Minimum Open Space: 60%

G. Maximum Building Height

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

H. Minimum Building Setbacks (Internal)

1. Front: 20' (back of sidewalk)
2. Rear: 15' (from pond)
3. Side: 0'
4. Building Separation: 25'

I. Minimum Building Setbacks (Property Line)

1. North: 25'
2. South: 40'
3. East: 50'
4. West: 25'

5. ARCHITECTURAL STANDARDS AND REVIEW

The overall architectural theme of the PUD shall be as generally depicted on the attached drawings and incorporated as Exhibit “C”. The townhomes and all amenity and ancillary buildings shall maintain the overall architectural theme. All colors and materials, signage, building orientation, and architectural styles shall be consistent with that theme and with the LDC.

Site location signage for the Fleur de Sol development will be located off-site on the Access Property as agreed by the Access Owner. On-site signage will be located at the entry point of the Fleur de Sol PUD generally as shown on the CDP and will match the overall architectural theme with curved entry walls at the entrance and depict the name of the development. Signage shall be designed in accordance with the LDC.

6. PHASING

Development of the Property may occur in phases or sub-phases. Each phase or sub-phase of the Property shall conform to City standards of functionally “standing alone” in regard to provisions of access to infrastructure including, but not limited to, roads, potable water, sewer, reclaimed water and other required infrastructure.

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

It is anticipated that Developer will extend water and sewer lines to serve the PUD Property and the development authorized herein. If City desires to extend water and sewer lines prior to Developer’s need for installation of Developer’s lines, Developer shall grant the necessary easements to City and City shall, at its sole cost, install and pay for such lines.

Stormwater shall be retained as generally depicted on the Conceptual Plan. Developer shall comply with the City's LDC and the rules and regulations of the St. Johns River Water Management District concerning stormwater drainage. All utilities shall be designed and constructed to meet the latest Code of Ordinance, Land Development Code and City Standard Construction Details. The lift station will be required to be built with either the Fleur de Sol PUD or the development of the Access Property, whichever site is developed first. The gravity sewer will be provided through a tie-in to the manhole located in front of the lift station.

8. ROADS, SIDEWALKS, PARKING, ACCESS, AND CONNECTIVITY

Roads and sidewalks within the Fleur de Sol PUD shall be private. The roadway within the PUD shall be twenty-four (24') in width. Sidewalks shall be on both sides of all roads within the PUD, as depicted on the CDP.

The development of the Fleur de Sol PUD shall comply with the transportation concurrency management requirements established in the City of Port Orange Comprehensive Plan and LDC. Access to the development shall be via an access easement through the Access Property.

All parking constructed within Fleur de Sol shall be in accordance with City standards. Parking for the townhomes shall meet the minimum requirements of 2 parking spaces per unit, plus 0.25 spaces per unit for visitor parking, plus 0.10 bicycle spaces per required parking space.

9. IMPACT FEE CREDIT

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

facilitate public benefit, impact fee credits may be requested by Developer according to Chapter 21, Article II, of the LDC.

10. MAINTENANCE OF COMMON OPEN SPACE AND COMMON FACILITIES

Developer will operate, maintain, and control, subject to other documents of record, the open space, and common facilities, including but not limited to all sidewalks, parking lots, and access driveways, all of the lakes and stormwater drainage systems within the PUD and the entrance features and areas to the PUD. The Owner will have the authority and means to hire, supervise, and regulate persons employed by them for the maintenance, repair, and operation of open space areas and facilities. If the Owner fails to perform the maintenance, repair, or replacement, as necessary, of the stormwater drainage facility, the City shall have the right to enter upon the common area of the PUD and to provide the maintenance, repair, or replacement of the stormwater drainage facility and shall have the right to lien the owner(s) of the PUD for the cost of such maintenance, repair, and replacement as the City shall deem necessary.

11. PROJECT BUFFERS AND LANDSCAPING

In order to comply with the requirements of Chapter 13, of the LDC, a perimeter buffer shall be provided as shown on the Conceptual Plan and shall comply with the following standards and requirements. A perimeter landscape buffer with a width of twenty (20') feet shall be provided along the west property boundary. A perimeter landscape buffer with a width of twenty-five (25') feet shall be provided along the north property boundary. A perimeter landscape buffer of forty (40') feet shall be provided along the east and south property boundaries. Landscaping within the perimeter landscape buffers shall meet or exceed the

minimum requirements of the LDC. Existing vegetation in the perimeter buffer that may remain undisturbed shall count towards the landscaping requirements for the buffer. Existing vegetation that is determined by the City to be invasive exotics diseased/dying and/or interfering with required extension of utilities may be removed, provided that any viable protect or specimen trees shall be mitigated in accordance with the LDC, as amended. Maintenance and repair of the landscape buffers within said common areas shall be the responsibility of the Owner.

12. ENVIRONMENTAL CONSIDERATIONS

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

13. EXPIRATION

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

14. EFFECTIVE DATE

This Agreement shall become effective upon recording by the City of Port Orange at the Developer's expense in the public records of Volusia County, Florida. The second reading of the Ordinance shall not take place until the Developer has provided an executed copy of the MDA to the City of Port Orange addressing all issues discussed prior to the scheduled second reading. 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 upon approval by City Council.

15. AMENDMENTS

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

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

- A. Notice of intent to consider an amendment to this MDA shall be published by the City, at the Developer's cost, in a newspaper of general circulation and readership in Volusia County, Florida.
- B. If applicable, notice of intent to consider an amendment shall comply with the requirements of Section 166.041(3)(C), Florida Statutes, as amended from time to time.
- C. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing.
- D. The notices required above shall specify the location of the PUD Property, the location of the portion of the PUD Property subject to the proposed amendment, the nature of the proposed amendment, and the following information to the extent applicable:
 - a. Changes in permitted, conditional, and/or prohibited uses proposed;

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

16. CONFORMANCE WITH THE LAWS

Owner agrees:

- A. To develop the property according to all PUD regulations of the City to the extent those regulations are not inconsistent with the Plan for the property.
- B. To provide agreements, contracts, deed restrictions, and sureties and other documents required by the City Legal Department for completion of the development and for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at a public expense, and that Owner's successor's in title will be bound by Owner's commitments made in this MDA. This shall include the City of Port Orange Comprehensive Plan.
- C. To be bound by all City codes and ordinances that are not in conflict with provisions of the MDA.

17. ENFORCEABILITY

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

18. PRIOR AGREEMENTS

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

[PAGE LEFT INTENTIONALLY BLANK]

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

____ day of _____, 2019.

Signed, sealed and delivered
in the presence of

Witness 1 Signature

Print Name of Witness 1

Witness 2 Signature

Print Name of Witness 2

CITY OF PORT ORANGE,
a Florida municipal corporation

By:_____
Donald O. Burnette, Mayor

Attest:

By:_____
Robin Fenwick, City Clerk

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by Donald O. Burnette, Mayor of City of Port Orange, Florida, a Florida municipal corporation,
on behalf of City, who is personally known to me and did not take an oath.

Notary Type, Print or Stamp Name
My commission expires:_____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by Robin Fenwick, City Clerk of City of Port Orange, Florida, a Florida municipal corporation,
on behalf of City, who is personally known to me and did not take an oath.

Notary Type, Print or Stamp Name
My commission expires:_____

OWNER:

By:_____

Print:_____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by _____.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Notary Type, Print or Stamp Name
My commission expires:_____

OWNER:

By:_____

Print:_____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by _____.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Notary Type, Print or Stamp Name
My commission expires:_____

EXHIBIT "A-1"

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTHERLY OF FERN PARK DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, SAID CORNER BEING MARKED WITH A 1-1/2" IRON PIPE AND CAP, NO ID. (PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REPORT DOCUMENT NUMBER 073030); THENCE RUN NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1351.50 FEET TO A 1-1/2" IRON PIPE AND CAP ILLEGIBLE, MARKING THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 19; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST, A DISTANCE OF 675.75 FEET TO A 4 INCH X 4 INCH CONCRETE MONUMENT WITH AN IRON ROD AND NO ID, SAID POINT BEING ON THE SOUTHERLY LINE OF A 25 FOOT WIDE INGRESS / EGRESS & UTILITY EASEMENT FOR FERN PARK DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 5934, PAGE 925, PUBLIC RECORDS VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF SAID SECTION 19, SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST ALONG THE SAID SOUTHERLY LINE OF SAID FERN PARK DRIVE, A DISTANCE OF 50.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST, A DISTANCE OF 934.41 FEET TO A 1/2" IRON PIPE, NO ID, THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 00 DEGREES 13 MINUTES 02 SECONDS EAST, A DISTANCE OF 671.83 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 19; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST A DISTANCE OF 936.29 FEET TO A POINT 50.00 FEET EASTERLY OF AFORESAID SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), SECTION 19; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), SECTION 19, A DISTANCE OF 675.75 FEET TO THE POINT OF BEGINNING.

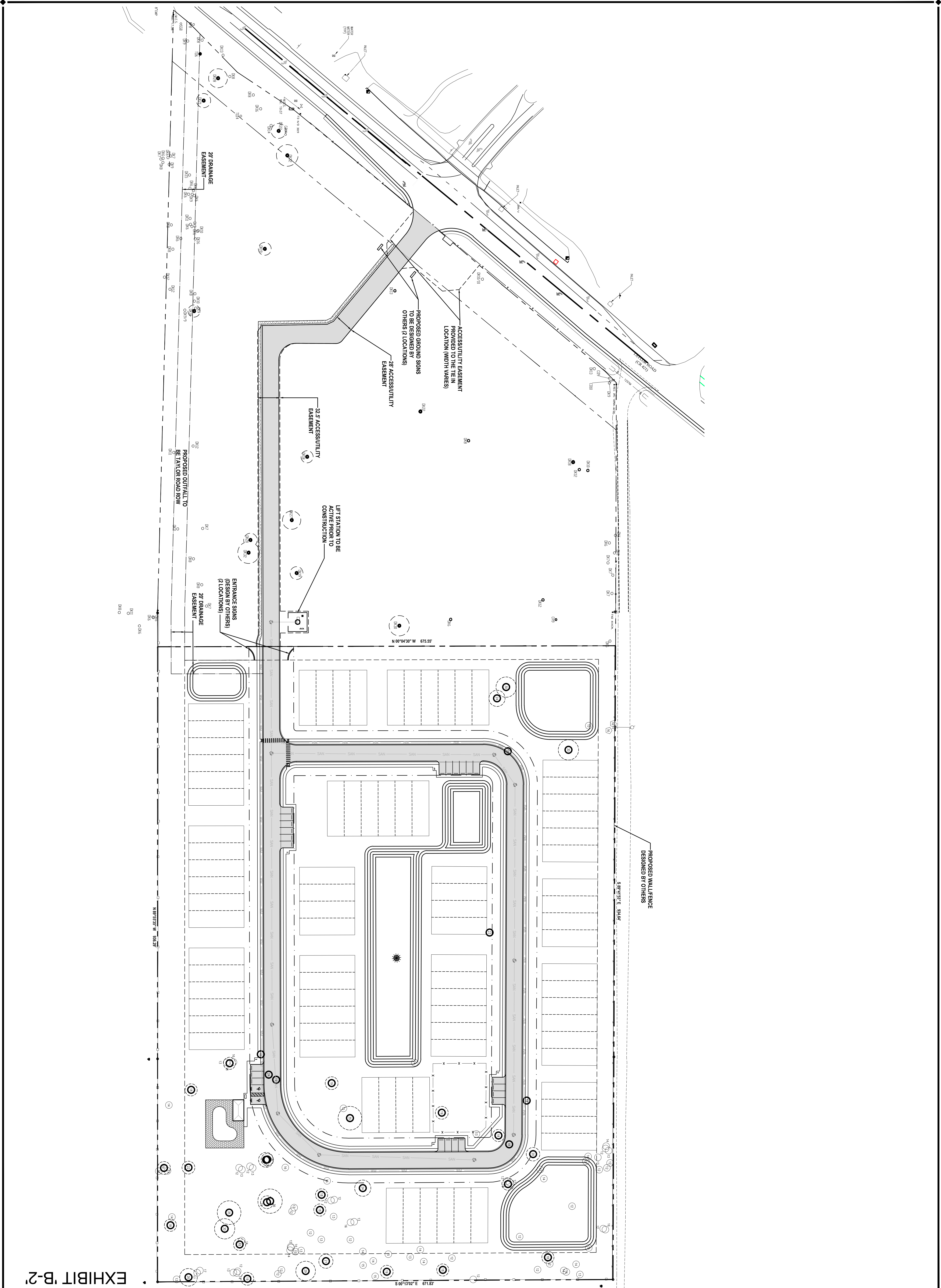
LEGAL DESCRIPTION: ACCESS PROPERTY

BEING A PORTION OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 32 EAST AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF COMMENCEMENT BEING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 32 EAST, SAID CORNER BEING MARKED WITH A 1-1/2" IRON PIPE NO ID (PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REPORT DOCUMENT NUMBER 73030); THENCE RUN NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1351.50 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID SECTION 24 NORTH 88 DEGREES 25 MINUTES 31 SECONDS WEST, A DISTANCE OF 889.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TAYLOR ROAD (A PRESCRIPTIVE RIGHT-OF-WAY THAT VARIES), AS RECORDED IN RIGHT-OF-WAY MAP BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; THENCE NORTH 39 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 30.58 FEET; THENCE NORTH 45 DEGREES 46 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.50 FEET; THENCE NORTH 33 DEGREES 47 MINUTES 15 SECONDS EAST, A DISTANCE OF 100.61 FEET; THENCE CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY LINE NORTH 39 DEGREES 29 MINUTES 31 SECONDS EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 40 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.58 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 52 SECONDS EAST, A DISTANCE OF 6.05 FEET; THENCE NORTH 40 DEGREES 06 MINUTES 08 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 49 DEGREES 53 MINUTES 52 SECONDS WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 40 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 94.42 FEET; THENCE NORTH 40 DEGREES 03 MINUTES 54 SECONDS EAST, A DISTANCE OF 200.00; THENCE CONTINUE ALONG EASTERLY RIGHT-OF-WAY LINE NORTH 45 DEGREES 46 MINUTES 32 SECONDS EAST, A DISTANCE OF 23.20 FEET TO A POINT ON A 25 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT, PER OFFICIAL RECORDS BOOK 7136, PAGE 3051, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID EASEMENT A DISTANCE OF 387.42 FEET; THENCE DEPARTING SAID SOUTH EASEMENT LINE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 675.55 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

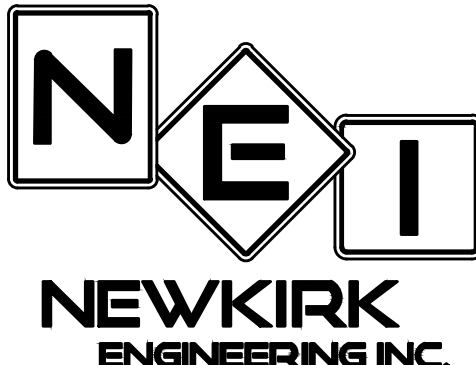
THE ABOVE DESCRIBED PARCEL CONTAINS 445,279 SQUARE FEET OR 10.2 ACRES MORE OR LESS.



REVISIONS

DATE	DESCRIPTION
06/29/19	SPRC STAFF COMMENTS
08/14/19	SPRC STAFF COMMENTS
02/01/19	SPRC STAFF COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
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Civil Engineering,
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Landscape Architecture

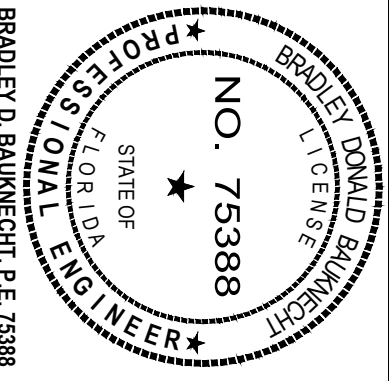


OVERALL CONCEPTUAL PLAN

FLEUR DE SOL

1737 TAYLOR ROAD
PORT ORANGE, FL 32128

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BRAD E.D. BLUMHARDT, P.E. 75368
PROJECT NO. 2018-105
DATE AUGUST 2019
DESIGN BY: BDB
DRAWN BY: CAB
CHECKED BY: BDB
SCALE: 1" = 60'
DRAWING NUMBER

EX B-2

Plans Conform to the requirements of the 6th Edition Florida Building Code with adopted supplements
 Wind Speed 140
 Enclosed Building Type
 Risk Category 2
 Occupancy Category C
 Internal Pressure Coefficient = 18
 Wind Importance Factor 1
 Wind Pressures +33.1 -43.1

Fleur de Sol Townhouses

1727 & 1737 Fern Park Drive
 Port Orange, Florida

4 - Unit Building

Schematic Plans

EXHIBIT 'C'

Table of Contents	
Sheet	Name
A-001	Title Sheet
A-002	Front Perspective View
A-003	Overall Site Plan
A-004	First Floor Plan
A-005	Second Floor Plan
A-006	Third Floor Plan
A-007	East Elevation
A-008	West Elevation

REVISIONS

1. 07/03/2018

Richard Brookfield Architect, LLC
 Fla. Reg. # AA26003248
 Brookfieldarchitect.com
 P.O. Box 4195 Ormond Beach, FL 32175
 Ph: (386) 334-3564

Fleur de Sol Townhouses
 1727 & 1737 Fern Park Drive
 Port Orange, Florida
 4 Unit Building
 Schematic Plans

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DATE
 July 3, 2018
 COMM. NO.
 06400212
 DRAWN BY
 R.B.

SHEET TITLE
 Title Sheet

SHEET
 A-001
 OF
 SHEET 1 OF 18



Front Perspective View



Front Perspective View 2

REVISIONS

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DRAWN BY
 R.B.

SHEET TITLE

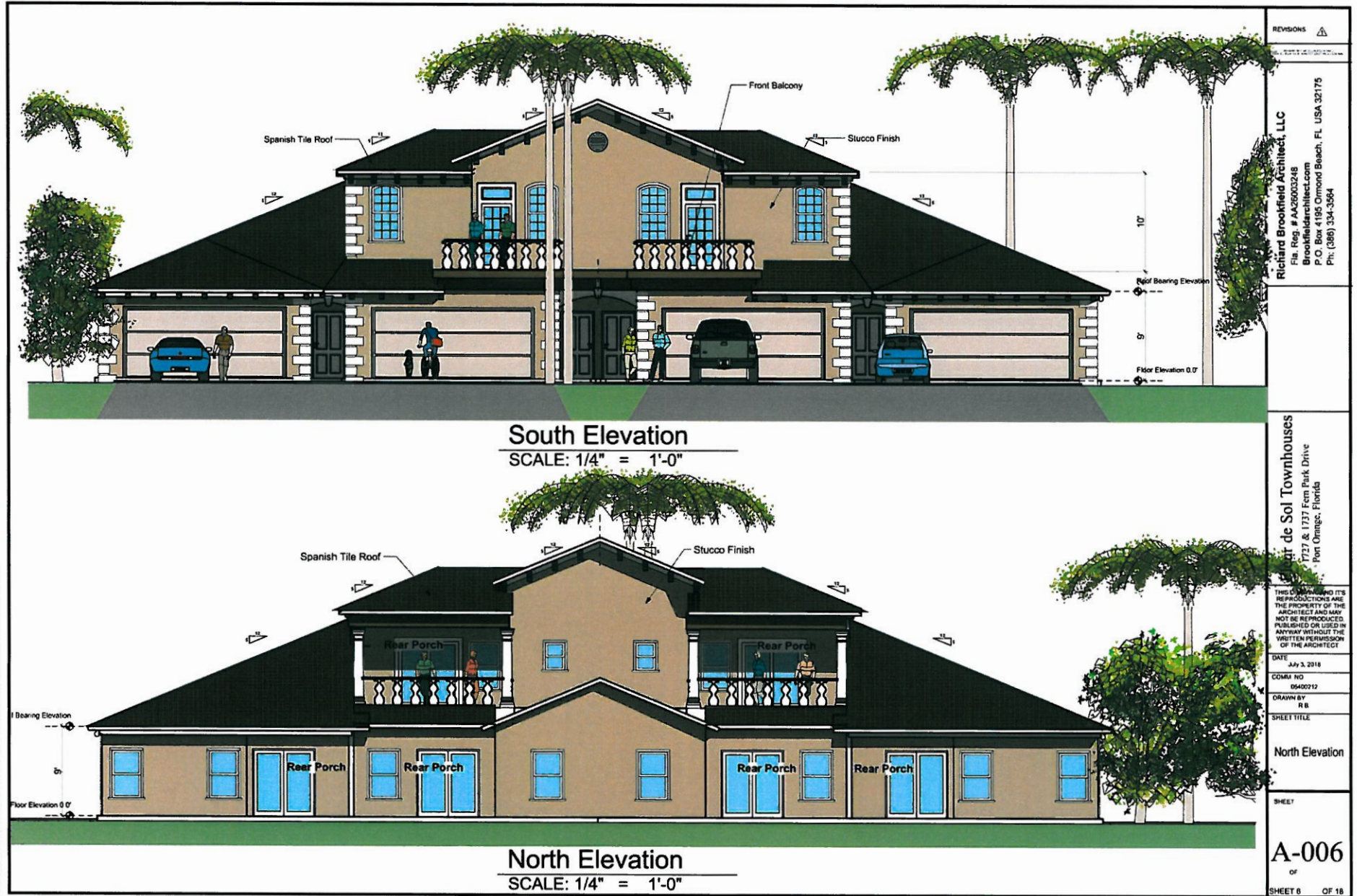
Front Perspective
 2

SHEET

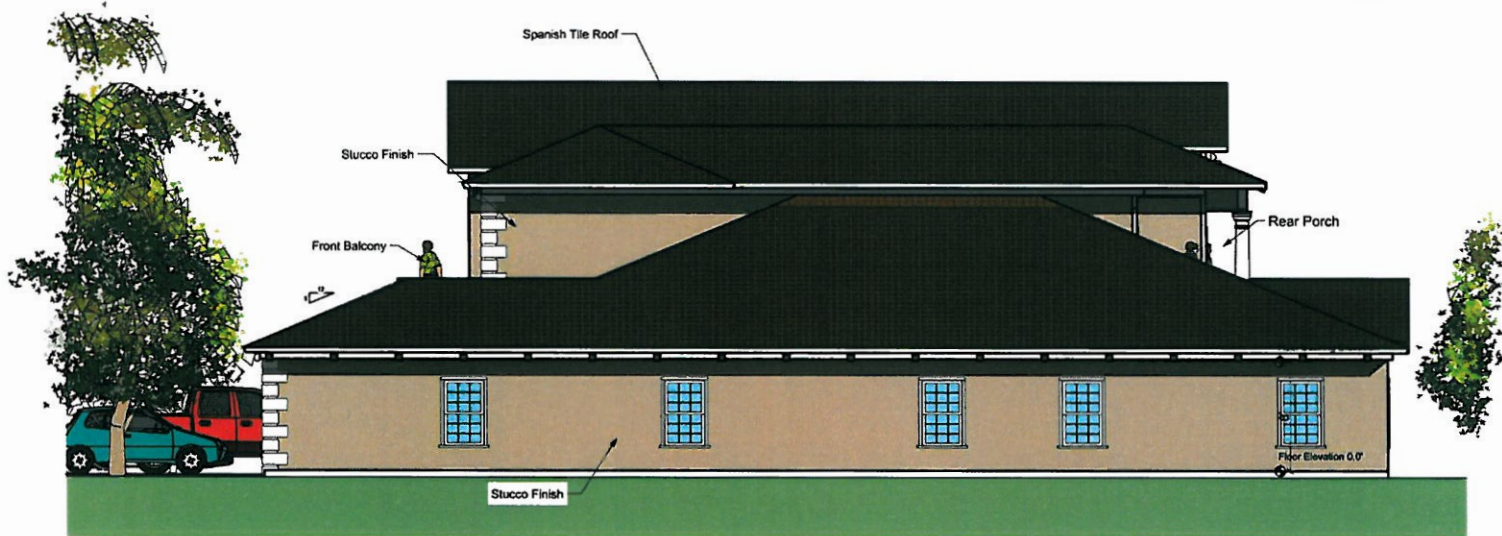
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OF

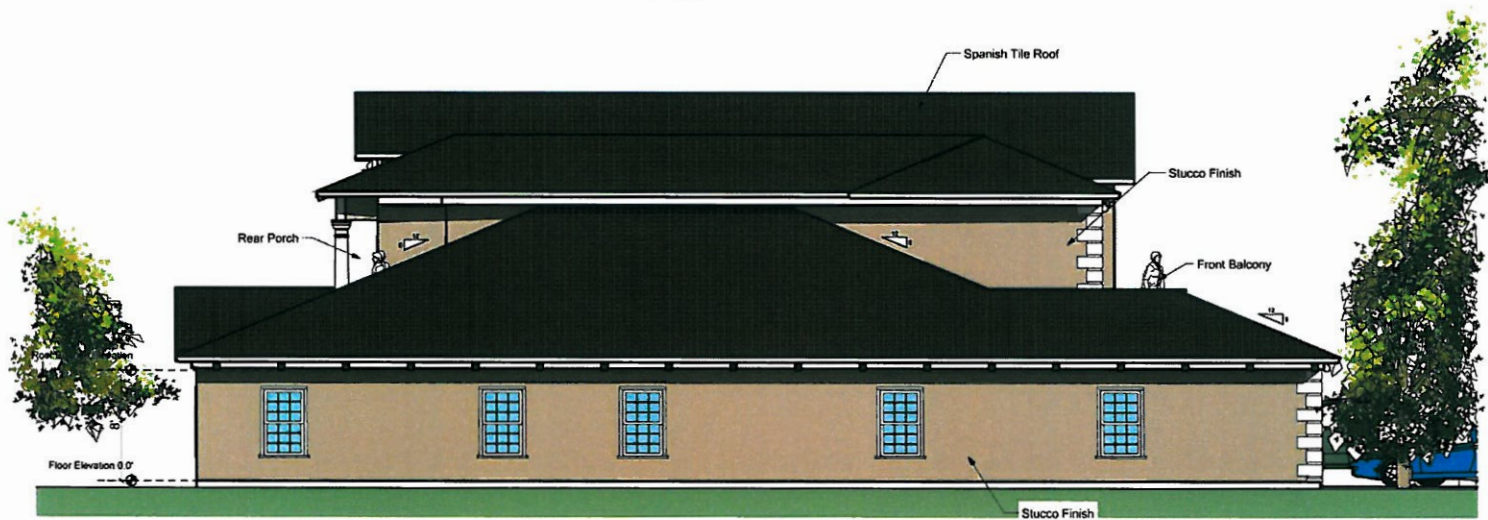
SHEET 2 OF 18



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Richard Brookfield Architect, LLC File # 4426003248 Brookfield-architect.com P.O. Box 4195 Diamond Beach, FL USA 32175 Ph: (386) 334-3564	
de Sol Townhouses 1737 & 1737 Fern Park Drive Port Orange, Florida	
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DATE: July 3, 2018	
COMB NO: 06400212	
DRAWN BY: R.B.	
SHEET TITLE:	
North Elevation	
SHEET:	
A-006	
OF 18	



East Elevation
SCALE: 1/4" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"

REVISIONS

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brookfieldarchitect.com
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Fleur de Sol Townhouses
1727 & 1737 Fern Park Drive
Fort Orange, Florida

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DATE
July 3, 2016

COMM NO
06400212

DRAWN BY
R B

SHEET TITLE

East Elevation

SHEET

A-007

OF

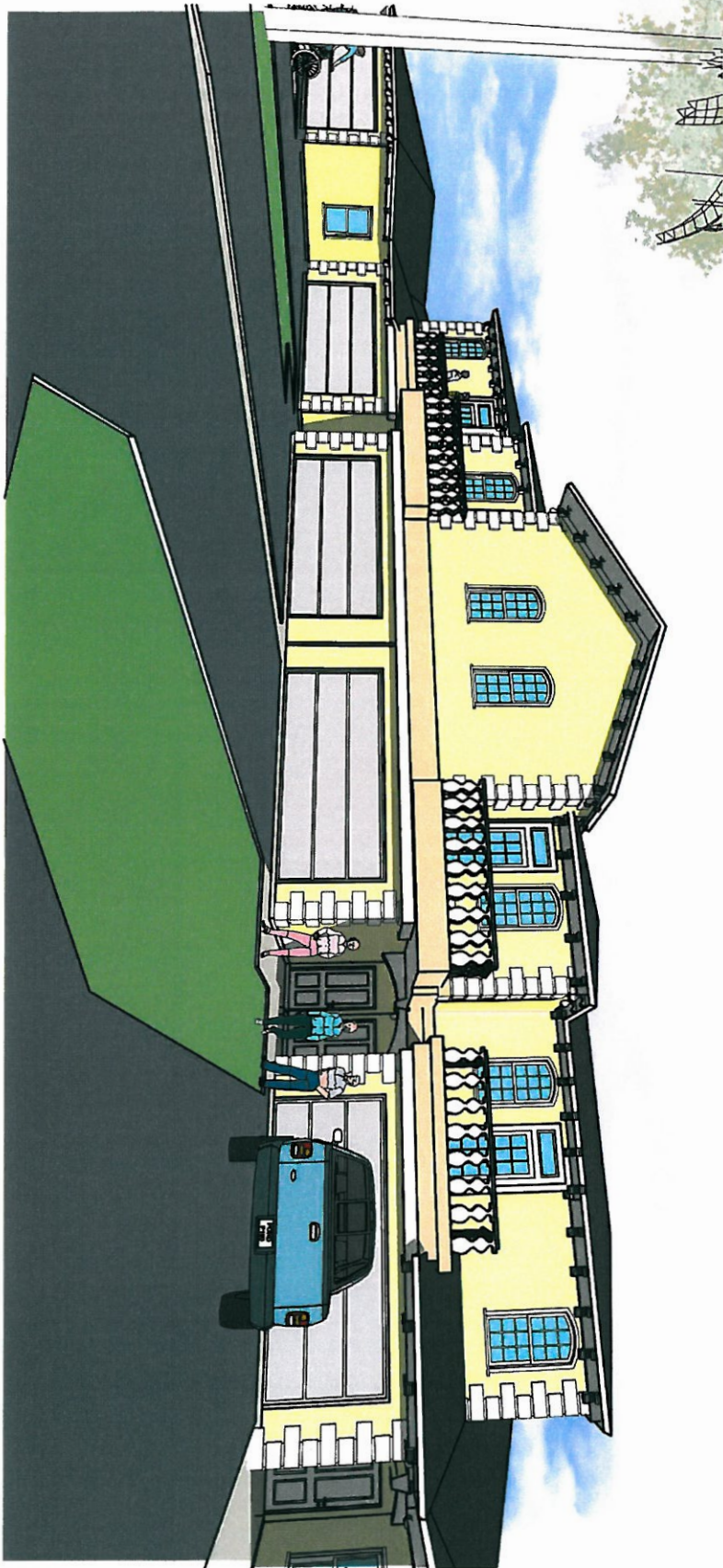
SHEET 7 OF 18

Fleur de Sol Townhouses

1727 & 1737 Fern Park Drive
Port Orange, Florida

6 - Unit Building

Schematic Plans



Front Perspective View

Sheet	Name
A-001	7th Floor
A-002	7th Floor/Part 2
A-003	8th Floor/Part 1/Part 2/Part 3
A-004	Ground 1st Floor Plans
A-005	Ground 1st Floor Plans
A-006	2nd Floor Plans
A-007	3rd & 4th Floor Plans
A-008	5th & 6th Floor Plans
A-009	7th & 8th Floor Plans
A-010	Basement

EXHIBIT 'C'

REVISIONS 

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Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
Ph: (386) 334-3584

Fleur de Sol Townhouses

1727 & 1737 Fern Park Drive
Port Orange, Florida

4 Unit Building
Schematic Plans

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July 2, 2018

05400212

20

01/15/2010

Title Sh

SHEET

•

A-0

♀

SHEET 1



Front Perspective View 2

REVISIONS
1

Richard Brookfield Architect, LLC
Fla. Reg. # AA26003248
Brookfieldarchitect.com
P.O. Box 4195 Ormond Beach, FL USA 32175
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Fleur de Sol Townhouses
1727 & 1737 Fern Park Drive
Port Orange, Florida

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DATE: July 1, 2018
CONTRACT NO: 0646017
DRAWN BY: NS
SHEET TITLE: Front Perspective
SHEET: 2
SHEET: 2 OF 20



South Elevation

SCALE: 3/16" = 1'-0"



North Elevation

SCALE: 3/16" = 1'-0"

REVISIONS

--	--

Richard J. J. Architect, LLC
 Fla. Reg. No. 0003248
 Brookfield Architect.com
 P.O. Box 4183 Ormond Beach, FL USA 32175
 Ph: (386) 334-3564

Fleur de Sol Townhouses
 1727 & 1737 Fern Park Drive
 Port Charlotte, Florida

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DATE July 3, 2018

COMM NO 0540212

DRAWN BY R B

SHEET TITLE

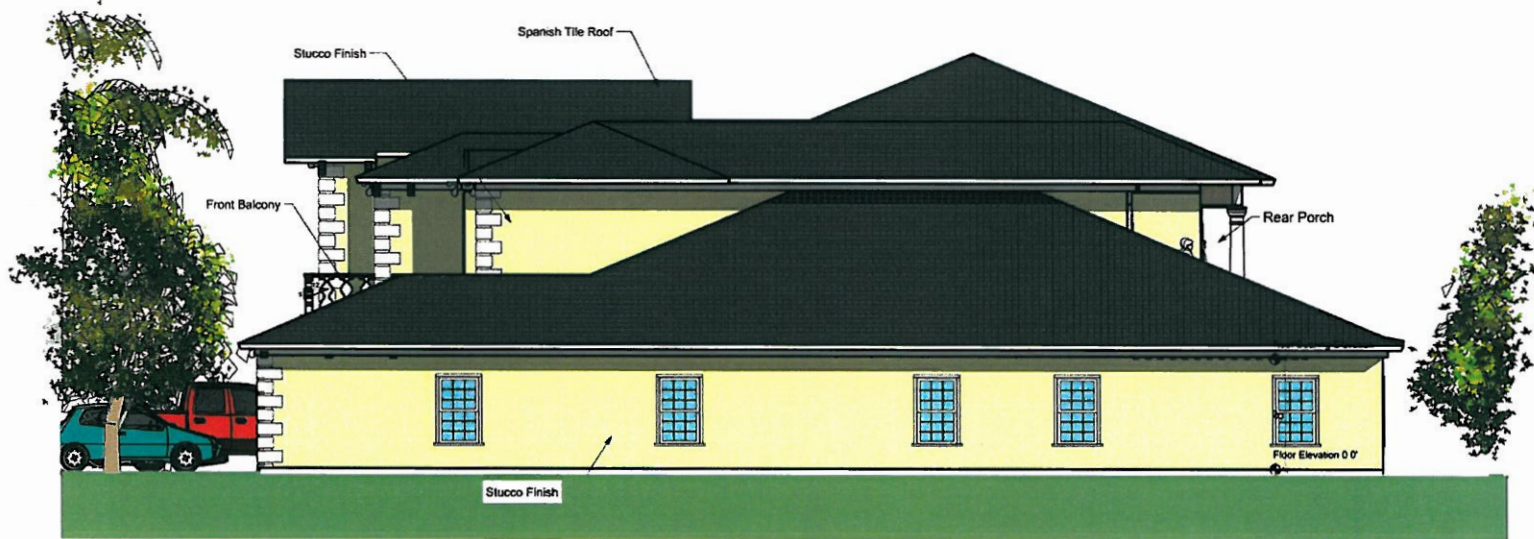
North Elevation

SHEET

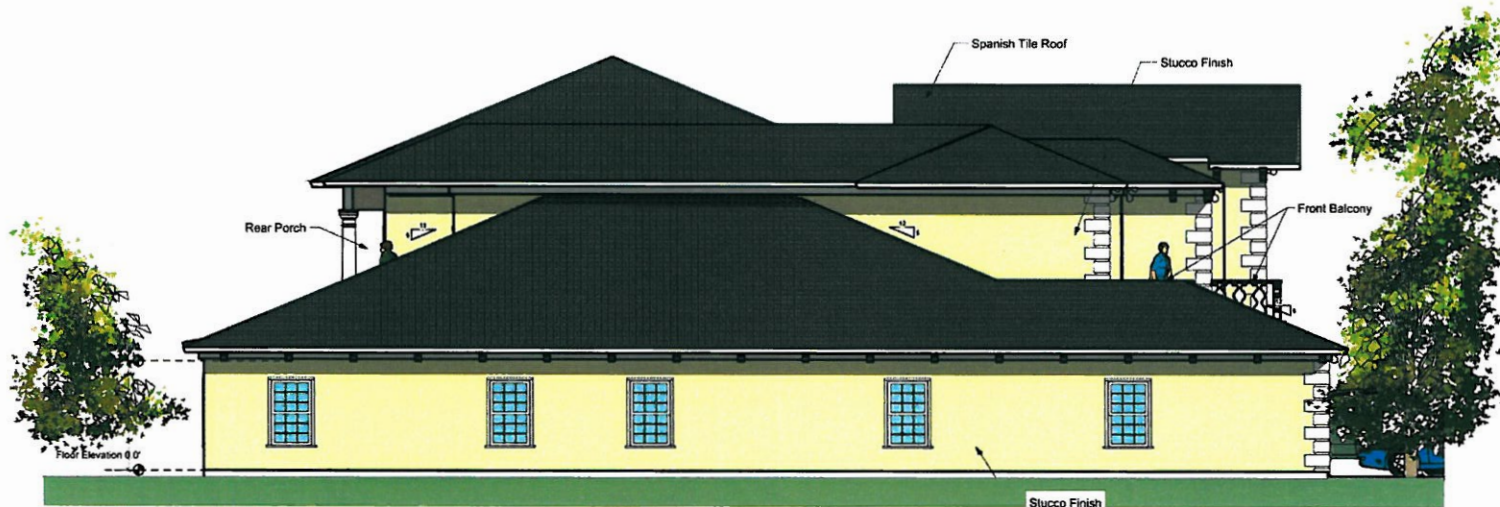
A-008

OF

SHEET 8 OF 20



East Elevation
SCALE: 1/4" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"

REVISIONS

1. 07/03/2018

Richard Brookfield Architect, LLC
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brookfieldarchitect.com
P.O. Box 4195, Diamond Beach, FL USA 32175
Ph: (386) 334-3564

Fleur de Sol Townhouses
1727 & 1737 Fern Park Drive
Port Orange, Florida

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DATE
July 3, 2018

COMM. NO.
05400212

DRAWN BY
N.B.

SHEET TITLE

East Elevation

SHEET

A-009

OF

SHEET 9 OF 20

Exhibit 2



August 22, 2019

Ms. Gwen Perney
Planner
City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

RE: PUD REZONING/FLEUR DE SOL PLANNED UNIT DEVELOPMENT
CASE NO. 19-65000002
Modification & Benefit Letter

Dear Ms. Perney:

Land Development Resource Group is pleased to provide planning services for Fleur de Sol Townhomes and their request to develop an eighty-four (84) unit residential development. We are requesting rezoning to a Planned Unit Development and within that request we are asking to modify two (2) sections of The City of Port Orange Land Development Code (LDC). Below we have outlined our request and the public benefits that allowing these modifications will present.

PUBLIC BENEFITS The proposed request to allow for an eight-four (84) unit townhome development will provide Port Orange with a unique housing choice that enhances the options for existing as well as new residents.

The Fleur de Sol development will be marketed and targeted for a variety of demographic groups and will provide affordability as well as lessen maintenance responsibilities, leaving a well-kept and diverse small community.

Additionally, with the exceptional planning, we have been able to not only preserve the required amount of trees, but have also preserved a magnificent historic tree with creative site layout and design.

A lift station that will serve both the commercial property as well as this distinctive development has been oversized in order to accommodate other residents of the City and provide better utility service.

The proposed architecture gives a feel of a Mediterranean village with courtyards at the entries and well placed landscaping to provide a garden feel.

MODIFICATIONS With the creative design of the project providing a unified entrance through a signalized intersection, thereby reducing traffic concerns and providing for enhanced life safety, the site signage would have to be placed off-site. We are requesting alleviation from Chapter 15, Signs, to allow for the Fleur de Sol location signage to be placed with the commercial development signage proposed at the intersection of Taylor Road and Crane Lakes Boulevard. Language has been provided in both the Fleur de Sol Master Development Agreement and will be mirrored in the Development Agreement for the proposed commercial development.

During the design process, it was decided that along the north property line where the proposed homes will be constructed a 20' buffer in lieu of the required 25' buffer would allow for the saving of specimen trees, and we are requesting a modification from Chapter 13, Landscaping and Buffers, of the Land Development Code.

We look forward to providing Port Orange with a unique experience with the approval of the Fleur de Sol Townhome PUD and appreciate your consideration.

Sincerely,

Colleen Miles

Colleen Miles
President

Cc: Ms. Danielle Garguilo Sahlman
Mr. Douglas A. Clark

EXHIBIT 3

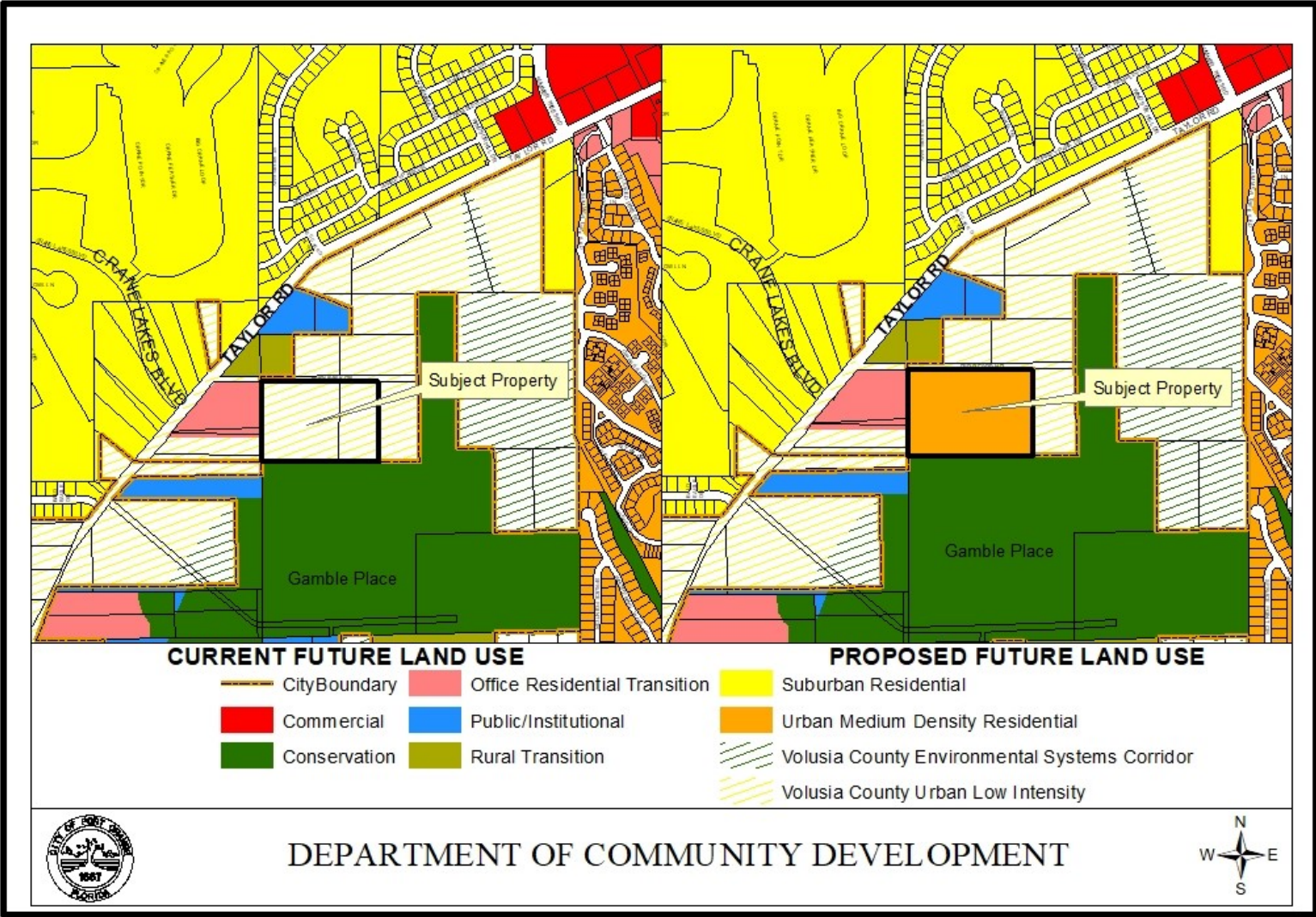


EXHIBIT 4



CURRENT ZONING

- City Boundary
- Agriculture
- Community Commercial
- Government/Public Use
- Interchange Commercial District

- Planned Commercial Development
- Planned Unit Development
- R-8SF Single Family Residential
- Volusia County Resource Corridor

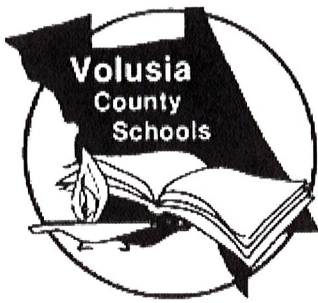
PROPOSED ZONING

- Volusia County Agriculture (A-2)
- Volusia County Resource Corridor
- Volusia County Rural Residential



DEPARTMENT OF COMMUNITY DEVELOPMENT





Mr. James T. Russell
Superintendent of Schools

EXHIBIT 5 FACILITIES SERVICES

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

School Board of Volusia County

Mr. Carl Persis, Chairman
Mrs. Ida D. Wright, Vice-Chairman
Mrs. Linda Cuthbert
Mr. Ruben Colón
Ms. Jamie M. Haynes

School Concurrency Determination Concurrency Letter

26 June 2019

Colleen Miles
Land Development Resource Group
140 South Beach Street, Suite 400
Daytona Beach, FL 32114

RE: Fleur de Sol Townhomes – City of Port Orange
School Concurrency Case #19-04-01-001-R

Dear Ms. Miles,

The District has reviewed the updated information for the residential project known as Fleur de Sol Townhomes. The 14.47 +/- acre project site is located at 1727, 1737 Fern Park Drive, near the intersection of Fern Park and Taylor Road, within the City of Port Orange. Information provided within the school concurrency application indicates the development activity will consist of eighty-four (84) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit to calculate projected students¹. By applying the SGR to the use types in Table 1 below, we find the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multi Family Dwelling Unit	.127	84	10.67
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		11

The Concurrency Analysis (Table 2) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

The schools impacted by this development are Sweetwater Elementary, Creekside Middle School, and Spruce Creek High School.

¹ Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

Fleur de Sol Townhomes – City of Port Orange
26 June 2019

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 18/19 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Sweetwater Elementary	115%	680	9	95%	5	96%
Creekside Middle	115%	1170	9	104%	3	104%
Halifax High CSA (Spruce Creek HS)	120%	7499	245	102%	3	102%
Other					0	

The adopted LOS standard at elementary and middle school is (115%) of permanent student stations and (120%) for high school CSAs. This projected increase in students will not exceed the adopted LOS at any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

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

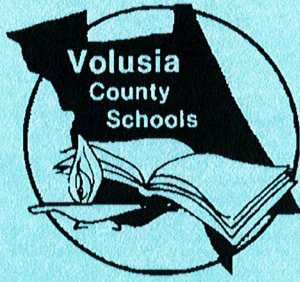
If you should have additional questions or require more information, please feel free to contact me at extension 50810.

Sincerely,

Eric A. Kozielski 26 JUN 2019

Eric A. Kozielski
Planning & GIS Specialist

Cc: James Russell, Superintendent of Schools
Penelope Cruz, City of Port Orange
Brad Bauknecht PE, Newkirk Engineering
Kiersta Hill, VCSB Planning Services
Project File



Certificate of School Concurrency

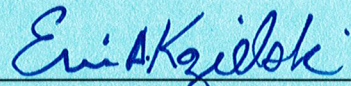
Volusia County School Board

Project Information	
Project Name	Fleur Del Sol
VCSB Project #	19-04-01-001-R
Jurisdiction Project#	
Parcel ID Numbers:	6319-0000-0170; 6319-0000-0180
Project Location:	1727 & 1737 Fern Park Drive
# of residential units:	84
Residential Unit Type:	Multi-family TWNHM
Property Owners:	Danielle Garguilo
Applicant/Agent Name:	Colleen Miles/ Land Resource Development Group

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis					
School Levels:	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	5	3	3	0	11
Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.



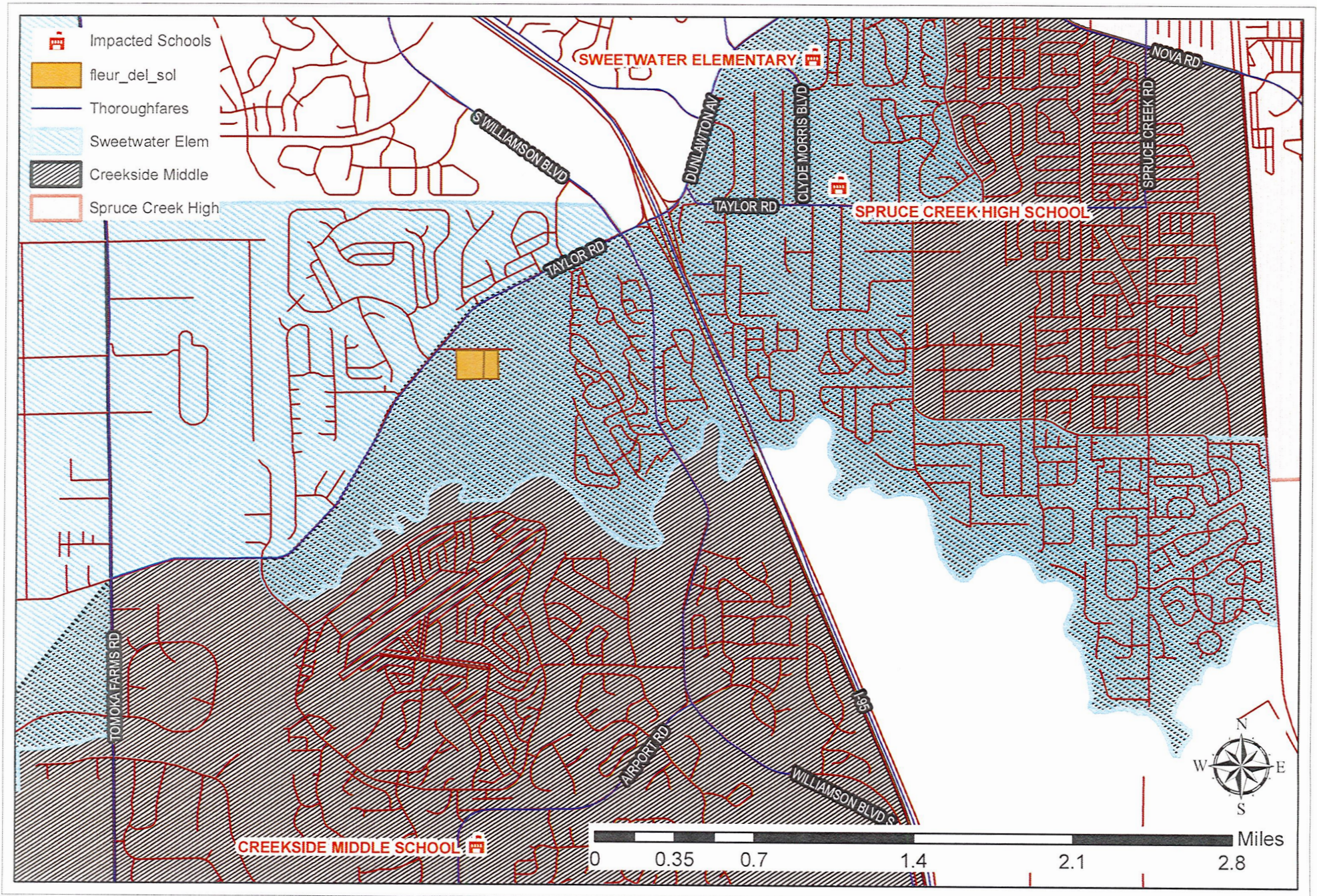
Eric Kozielski
Planning and GIS Specialist

26JUNE2019
Issue Date

VCSB Schools Impacted by Development Proposal

School Concurrency Review - Fleur Del Sol

Created by Facilities Services
JUN2019





STAFF REPORT

SUBDIVISION PLAT & PLANS /KING'S LANDING – Phase 2
CASE NO. 19-50000001

REQUEST: Approval of the King's Landing Subdivision Plat and Plans (Phase 2)

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

OWNER/APPLICANT: Coventry Partners, LLC

STAFF RECOMMENDATION: Approval

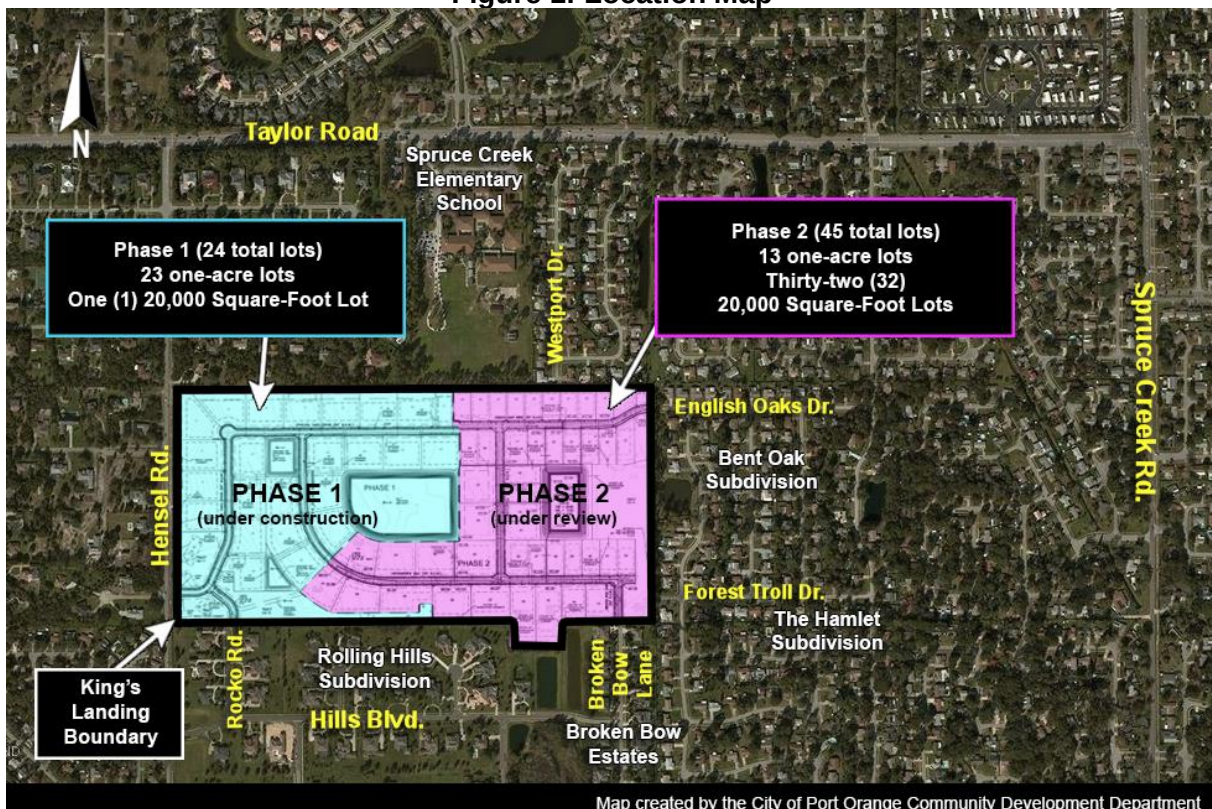
STAFF CONTACT: Tim Burman, Community Development Director
(386) 506-5675

PLANNING COMMISSION DATE: October 24, 2019

DISCUSSION

The applicant requests approval of Subdivision Plat and Plans for Phase 2 of the King's Landing Subdivision. The overall property is +/- 82.2-acres divided into two phases of development. Phase 1 is currently under construction and includes 24 single-family lots (23 one-acre lots and 1 - 20,000 square-foot lot). The proposed Phase 2 is located on the east side of the property, and includes 45 single-family lots (13 one-acre lots and 32 - 20,000 square-foot lots). Both phases also include tracts of land for common area, tree preservation, and stormwater.

Figure 1: Location Map



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

- The thirteen (13) one-acre single-family lots in Phase 2 are proposed to be developed where the Future Land Use designation is *Rural Transition* (0-2 units/acre) and the zoning designation is Rural Residential (RR).
- The thirty-two (32) - 20,000 square-foot lots in Phase 2 are proposed to be developed between the King's Landing Subdivision 1-acre lots and Bent Oaks Subdivision, where the Future Land Use designation is *Suburban Residential* (2-4 units/acre) and the zoning designation is R-20 Single-Family Residential (R-20SF).

Figure 2: Current Zoning Map and Proposed Phase 2 Subdivision Layout

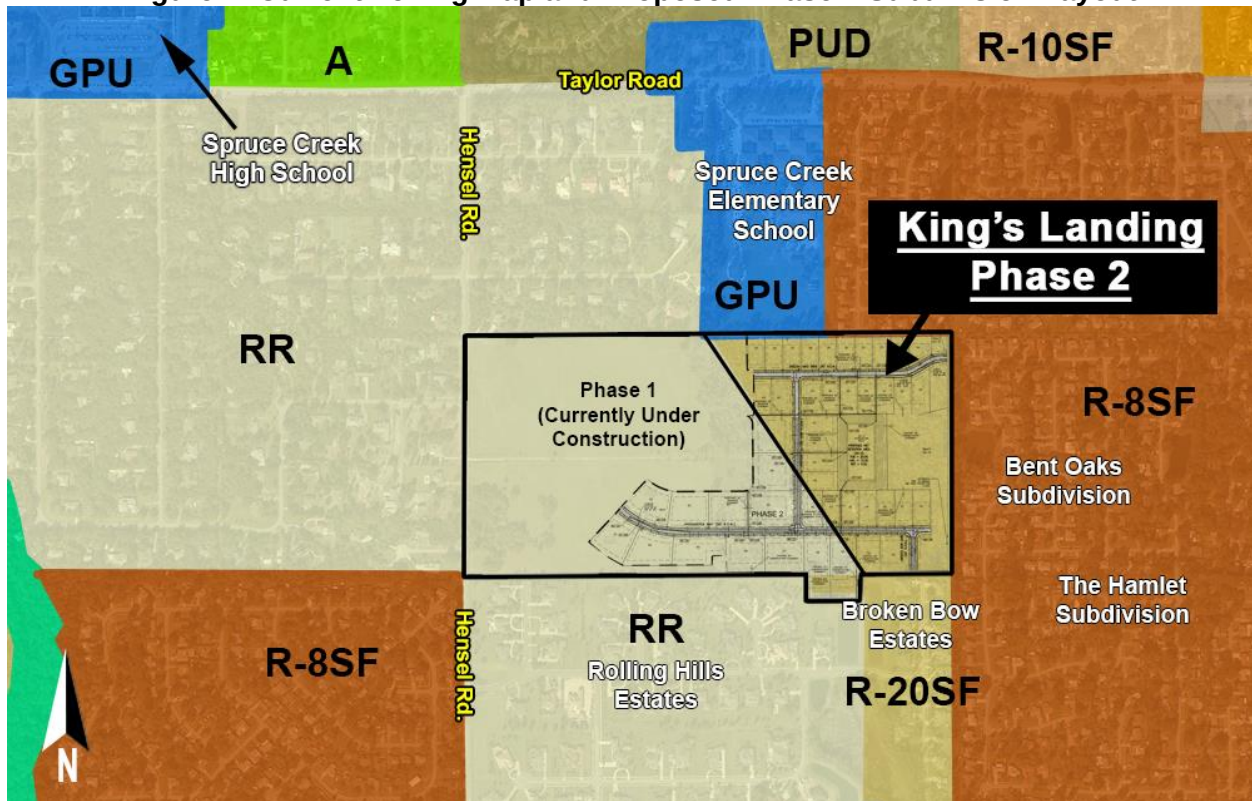
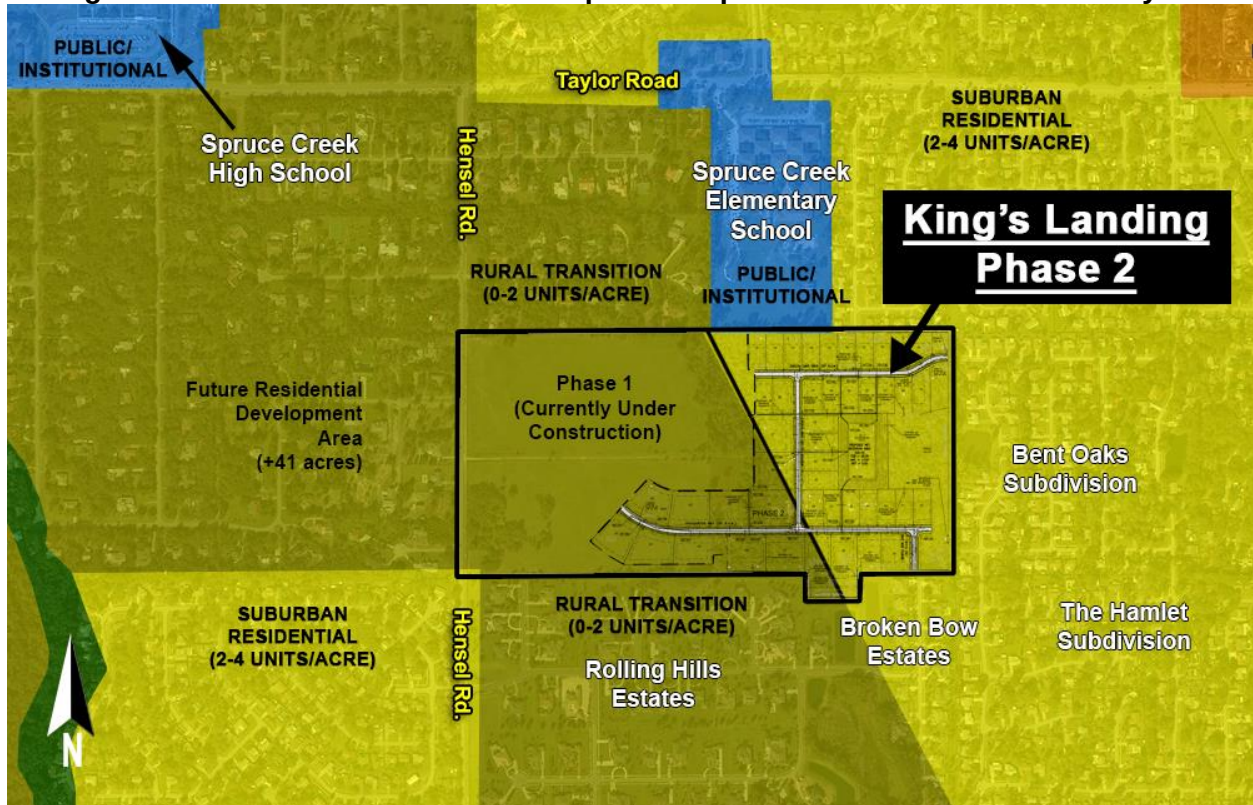


Figure 3: Current Future Land Use Map and Proposed Phase 2 Subdivision Layout



According to the City's Land Development Code (LDC), a plat and associated subdivision plans are to be designed according to the subdivision requirements in the LDC for stormwater, streetlights, roadways and sidewalks, utilities, easements, lot dimensions, roadway landscape buffers, and tree protection (Exhibit 3). The plat and subdivision plans for Phase 2 (Exhibit 1 and 2) have been designed according to the requirements of the City's LDC and the dimensional standards outlined in the RR and R-20SF zoning districts of the LDC (Table 1).

Table 1: Developmental Standards for the RR and R-20SF Zoning Districts

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

The following subdivision improvements will be constructed with the development of Phase 2:

- Roadway connection to adjacent tracts at Broken Bow Lane and English Oaks Drive;
- Common Areas with Tree Conservation Easements for specimen trees being saved;
- Water, sewer, and reclaimed water infrastructure;
- Public local streets (English Oaks Drive, Broken Bow Lane, Winterfell Drive and Highgarden Way) within the subdivision;
- Stormwater drainage infrastructure; and
- Sidewalks and streetlights along English Oaks Drive, Broken Bow Lane, Winterfell Drive and Highgarden Way.

City Council previously approved a subdivision variance (12/5/2017) to allow the King's Landing Subdivision to be developed without the extension of Forest Troll Drive and Westport Drive into the proposed King's Landing Phase 2. The applicant requested to not extend the existing Forest Troll Drive stub-out into the proposed subdivision because it would have the potential of creating a non-traditional intersection between the existing Broken Bow Lane and Forest Troll Drive and the proposed Highgarden Way and to preserve a 36" historic oak tree. Additionally, the applicant requested to omit the extension of the existing Westport Drive stub-out into the proposed subdivision because it would have the potential of adding to the number of vehicles entering/exiting at the intersection of Taylor Road and Southport Drive. At build-out, the proposed subdivision will provide multiple points of access (Hensel Road, Broken Bow Lane, Rocko Road, and English Oaks Drive), that meet the minimum LDC subdivision requirements (e.g. two access points to public roads).

CONCURRENCY REVIEW

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

Public facilities and services are currently available to serve the proposed 45 single-family lots. The following discussion summarizes impacts the proposed 45 single-family lots will have on the public facilities and services.

Table 2: Infrastructure Impact Assessment for 45 Single-Family Lots

DEVELOPMENT VARIABLE	IMPACTS
Population ¹	101
A.M./P.M./Daily Peak Hour Trips ²	35/46/428 trips
Sanitary Sewer (gallons per day) ³	7,200 gallons
Potable Water (gallons per day) ⁴	8,100 gallons
Solid Waste (lbs. Per day) ⁵	144 lbs.
Stormwater Drainage ⁶	See Note

DEVELOPMENT VARIABLE	IMPACTS
Recreation & Open Space ⁷	
• Parkland	0.70 acres
• Ball Fields	0.02 fields
• Basketball Courts	0.025 courts
• Multipurpose Courts	0.29 fields
• Tennis Courts	0.025 courts
• Neighborhood Centers	0.007 centers

Notes:

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

Water, Sewer, Reclaimed Water

The City has available sanitary sewer and potable water capacity to accommodate the proposed 45 lots. The City's adopted level-of-service (LOS) standard for sanitary sewer is 160 gallons per day per single-family household and for potable water is 180 per day per single-family household.

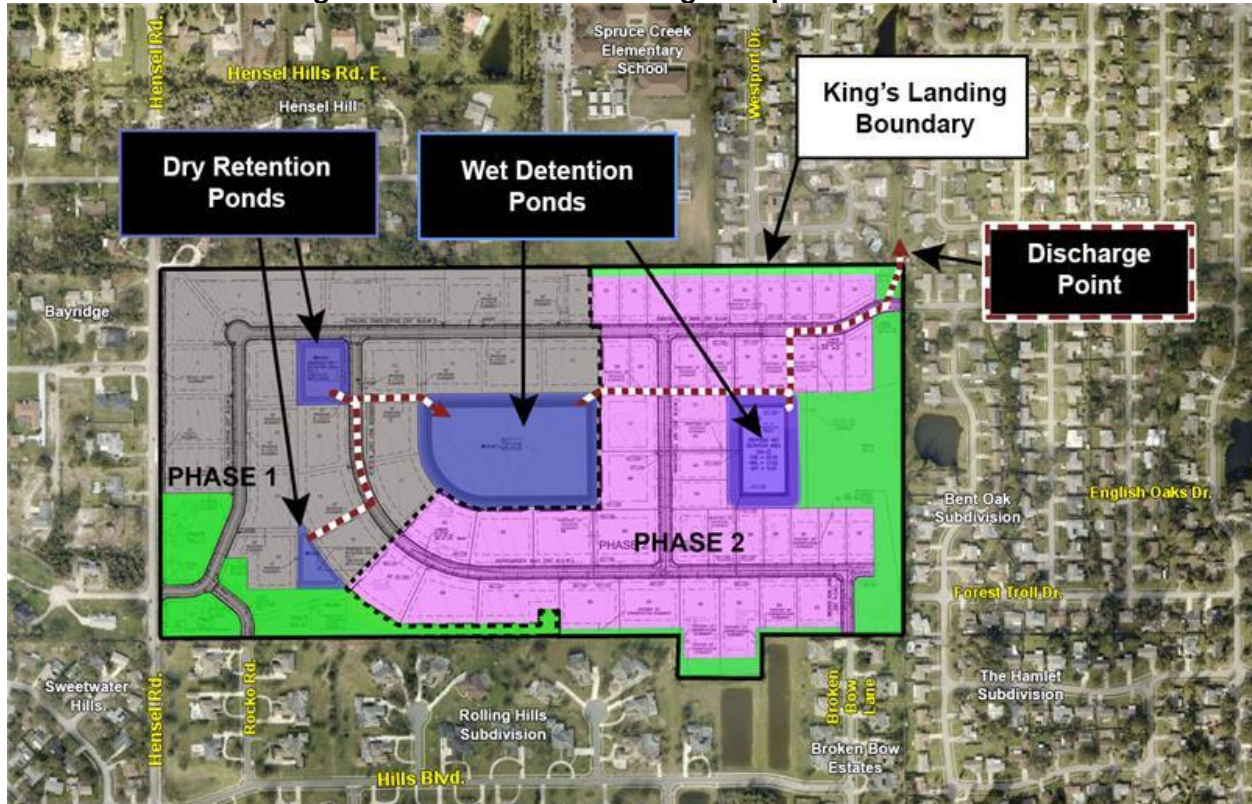
The proposed 45 lots will be served by potable water, sanitary sewer, and reclaimed water. As part of the Phase 1 improvement, a connection with City potable and reclaimed water lines were made along Hensel Road. The potable and reclaimed water lines to serve Phase 2 are available through the Phase 1. The sanitary sewer connection will be where English Oaks Drive abuts the eastern boundary line of the subject property. The developer will construct potable water, sanitary sewer, and reclaimed water lines throughout the proposed subdivision in accordance with the utility plan for this project. All lots will be provided with stub-outs for utilities.

Stormwater Drainage

The drainage areas shown on the plans will provide the required stormwater drainage for the 45 single-family lots on the +/- 82.2-acre property. The design and size of the stormwater system complies with the stormwater requirements in the City's Land Development Code and the St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) for a site that discharges stormwater into Rose Bay. The proposed drainage system for the Subdivision (Phase 1 and Phase 2) consists

of two (2) dry pre-treatment retention areas for the removal of nitrogen and phosphorus from the stormwater pollutant prior to going into the two wet detention ponds (existing Phase 1 pond and proposed Phase 2 pond). Eventually the stormwater from the wet detention pond is discharged into a series of pipes, swales, canals, and ponds and eventually enters into Rose Bay.

Figure 4: Stormwater Drainage Proposed Phase 2



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

Recreation Facilities

The City's adopted level-of-service for recreational facilities includes acreage of parkland, and number of ball fields, basketball courts, multi-purpose fields, tennis courts, and neighborhood centers. According to the City's 2018 Concurrency Management Report, the City is not deficient in any of the recreational facilities categories and there are sufficient facilities to support the anticipated 101 people from the proposed 45 lots.

School Capacity

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

Transportation

According to the King's Landing Traffic Impact Analysis (TIA) prepared by Lassiter Transportation Group, Inc., the 45 single-family homes are expected to generate 35 AM peak-hour trips, 46 PM peak-hour trips, and 428 daily trips. The TIA indicates that all roadway segments and intersections identified in the TIA study area will operate within the adopted Level-of-Service standards with the traffic generated from the 45 single-family home subdivision (Phase 2).

Consistency with the Comprehensive Plan

The +/- 82.2-acre subject property is designated *Rural Transition* (0-2 units/acre) and *Suburban Residential* (2-4 units/acre) on the City's Future Land Use Map. As shown on Exhibit 1, the majority of the +/- 82.2-acre property has a Future Land Use (FLU) designation of *Rural Transition* (0-2 units/acre).

- The 13-one-acre lots in Phase 2 are proposed to be developed where the Future Land Use designation is *Rural Transition* (0-2 units/acre). Specifically, the Comprehensive Plan states that the *Rural Transition* category includes rural-scale or large-lot (usually 1 to 2 acres) residential development situated between Agricultural lands and areas of higher density/intensity. The residential development is limited to no more than two units per acre.
- The 32 - 20,000 square-foot lots in Phase 2 are proposed to be developed east of the 1-acre lots where the Future Land Use designation is *Suburban Residential* (2-4 units/acre). Specifically, the Comprehensive Plan states that the *Suburban Residential* category includes residential development on lots one quarter-acre in size. The residential development is limited to no more than four units per acre.

The development of the proposed 45 single-family lots is consistent with the intent of the FLU designations and permitted uses in the RR and R-20SF zoning districts. Based on the approved Phase I plans and the current proposed Phase 2 plans, the overall +/- 82.2-acre property is to be developed with a total of 69 lots and a density of 0.84 residential units per acre, which is consistent with the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the final plat and plans for Phase 2 of the King's Landing Subdivision.

ATTACHMENTS

- Exhibit 1 - Subdivision Plat
- Exhibit 2 - Subdivision Plans
- Exhibit 3 – Tree Preservation Chart

KING'S LANDING - PHASE II

A REPLAT OF TRACT "A", KING'S LANDING - PHASE I, AS RECORDED IN PLAT BOOK _____, PAGES _____, VOLUSIA COUNTY, FLORIDA, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

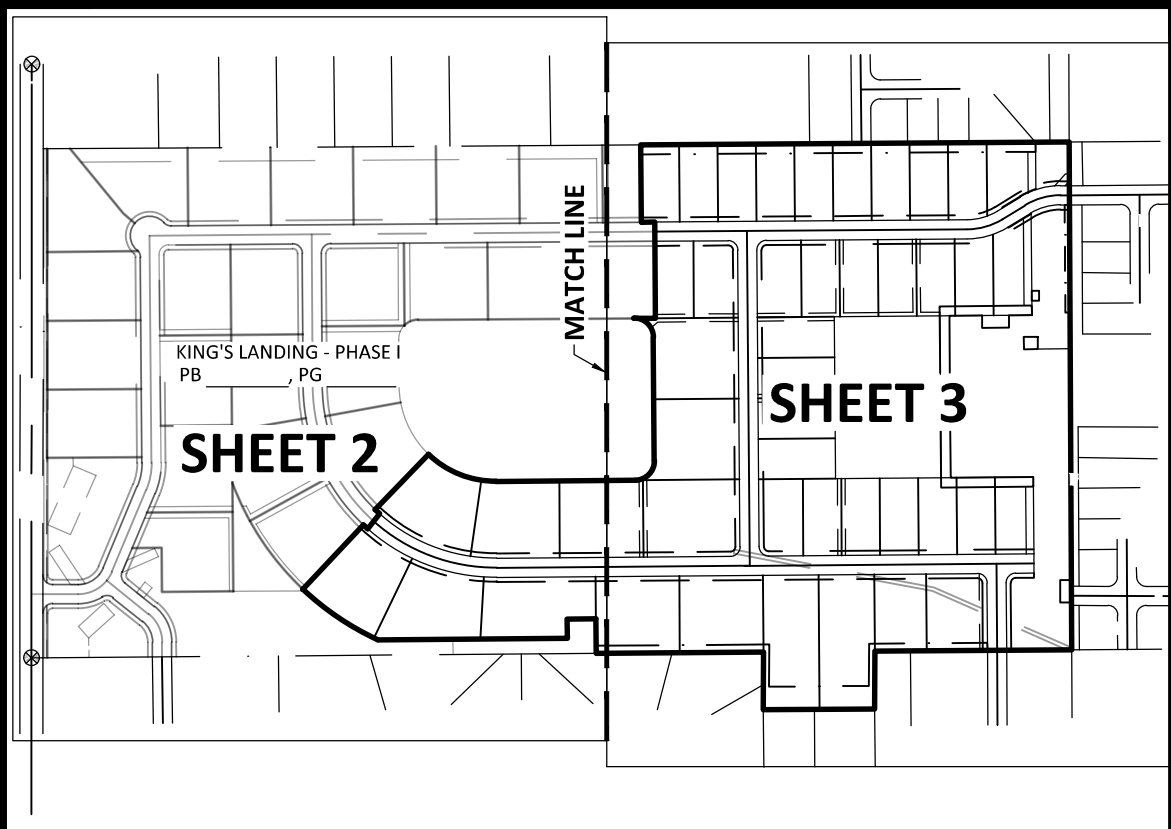
DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY KNOWN AS TRACT "A", KING'S LANDING - PHASE I, AS RECORDED IN PLAT BOOK TBD, PAGE TBD, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA:

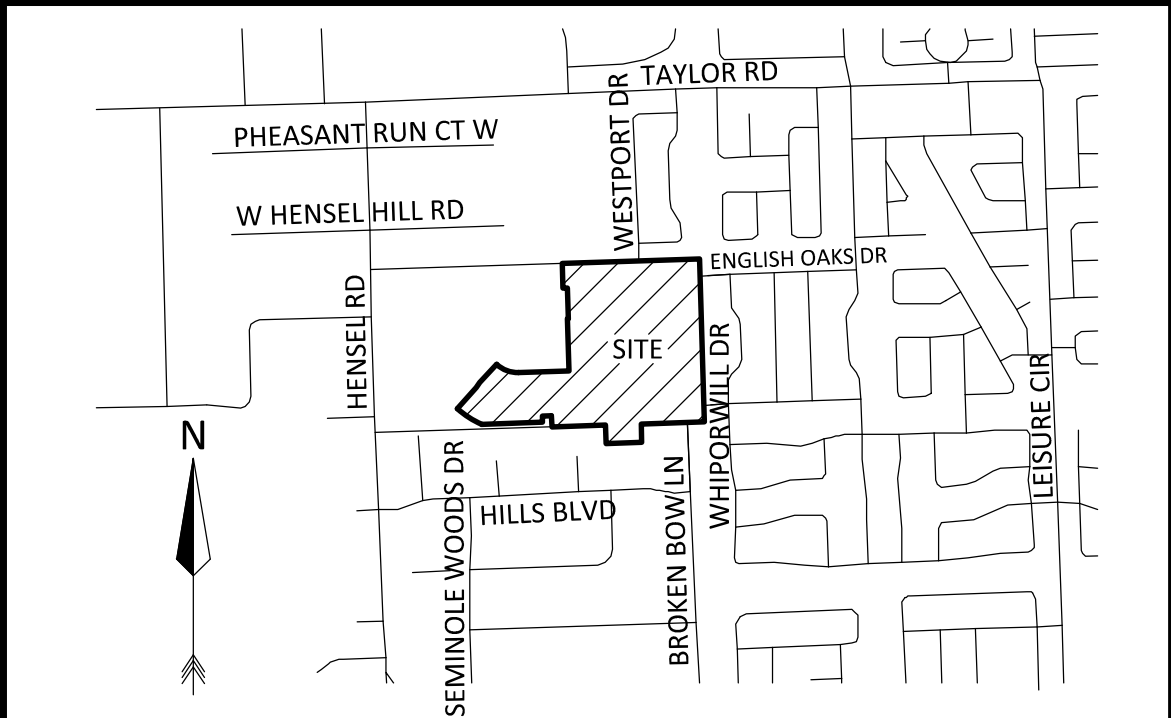
COMMENCE AT THE NORTHWEST CORNER OF LOT 27, ROLLING HILLS ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 102 THROUGH 104, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN THENCE N89°32'48"E ALONG THE NORTH LINE OF SAID ROLLING HILLS ESTATES PHASE 2, ALSO BEING THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 1440.26 FEET FOR A POINT OF BEGINNING; THENCE N00°27'12"W A DISTANCE OF 90.00 FEET; THENCE S89°32'48"W A DISTANCE OF 75.00 FEET; THENCE S00°27'12"E A DISTANCE OF 50.00 FEET; THENCE S89°32'48"W A DISTANCE OF 494.13 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 730.00 FEET, A CHORD BEARING OF N55°54'44"W, A CHORD DISTANCE OF 235.07 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°31'51", A DISTANCE OF 236.10 FEET TO A NON-TANGENT POINT; THENCE N43°21'12"E A DISTANCE OF 230.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF S47°30'20"E, A CHORD DISTANCE OF 14.99 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'04", A DISTANCE OF 14.99 FEET TO A NON-TANGENT POINT; THENCE N37°50'31"E A DISTANCE OF 50.12 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF N46°59'11"W, A CHORD DISTANCE OF 15.02 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'43", A DISTANCE OF 15.02 FEET TO A NON-TANGENT POINT; THENCE N43°58'11"E A DISTANCE OF 200.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF S68°14'30"E, A CHORD DISTANCE OF 189.01 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°25'23", A DISTANCE OF 193.83 FEET TO THE POINT OF TANGENCY; THENCE N89°32'48"E A DISTANCE OF 362.09 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N44°32'48"E, A CHORD DISTANCE OF 70.71 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE N00°27'12"W A DISTANCE OF 321.46 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N45°27'12"W, A CHORD DISTANCE OF 70.71 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE N89°32'48"E A DISTANCE OF 56.71 FEET; THENCE N00°27'12"W A DISTANCE OF 250.00 FEET; THENCE S89°32'48"W A DISTANCE OF 35.30 FEET; THENCE N00°27'12"W A DISTANCE OF 201.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N89°37'07"E ALONG SAID NORTH LINE A DISTANCE OF 1,115.72 FEET TO THE SOUTHWEST CORNER OF LOT 33, RAINTREE SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGE 190, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S00°16'25"E ALONG SAID EAST LINE, A DISTANCE OF 1,321.61 FEET TO THE SOUTHWEST CORNER OF PARCEL "BT", BENT OAK SUBDIVISION, AS RECORDED IN PLAT BOOK 40, PAGE 66, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A POINT ON SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S89°33'46"W ALONG SAID SOUTH LINE A DISTANCE OF 512.21 FEET TO THE NORTHWEST CORNER OF TRACT "C", BROKEN BOW ESTATES, AS RECORDED IN PLAT BOOK 49, PAGES 126 AND 127, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S00°08'52"W ALONG THE WEST LINE OF SAID TRACT "C" A DISTANCE OF 150.06 FEET TO THE NORTHEAST CORNER OF TRACT "C", ROLLING HILLS ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 49, PAGES 102, 103 AND 104, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°32'23"W ALONG THE NORTH LINE OF SAID ROLLING HILLS ESTATES PHASE 2, A DISTANCE OF 289.93 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID ROLLING HILLS ESTATES PHASE 2, SAID POINT BEING A POINT ON THE EAST LINE OF LOT 12, SAID ROLLING HILLS ESTATES PHASE 2; THENCE N00°08'51"E ALONG SAID EAST LINE AND THE EAST LINE OF LOT 13, SAID ROLLING HILLS ESTATES PHASE 2, A DISTANCE OF 149.98 FEET TO THE NORTHEAST CORNER OF LOT 13, SAID ROLLING HILLS ESTATES PHASE 2, SAID POINT BEING A POINT ON SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE S89°32'48"W ALONG SAID SOUTH LINE, A DISTANCE OF 435.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,820,063 SQUARE FEET OR 41.783 ACRES MORE OR LESS.

KEYMAP (1" = 500')



VICINITY MAP (NOT TO SCALE)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND

CCR	- CERTIFIED CORNER RECORD	PB	- PLAT BOOK
CS	- CENTERLINE SYMBOL	PC	- POINT OF CURVATURE
CM	- CONCRETE MONUMENT	PG	- PAGE
Δ	- CENTRAL ANGLE	PI	- POINT OF INTERSECTION
DE	- DRAINAGE ESMT	PB	- POINT OF BEGINNING
DUE	- DRAINAGE AND UTILITY EASEMENT	POC	- POINT OF COMMENCEMENT
ESMT	- EASEMENT	PRM	- PERMANENT REFERENCE MONUMENT
FND	- FOUND	PSM	- PROFESSIONAL SURVEYOR AND MAPPER
LB	- LICENSED BUSINESS	PT	- POINT OF TANGENCY
N&D	- NAIL & DISK	R	- RADIAL
(NR)	- NON-RADIAL	R/W	- RIGHT-OF-WAY
NT	- NON-TANGENT	SF	- SQUARE FEET
NTS	- NOT TO SCALE	(T)	- TOTAL
ORB	- OFFICIAL RECORDS BOOK	TCE	- TREE CONSERVATION EASEMENT

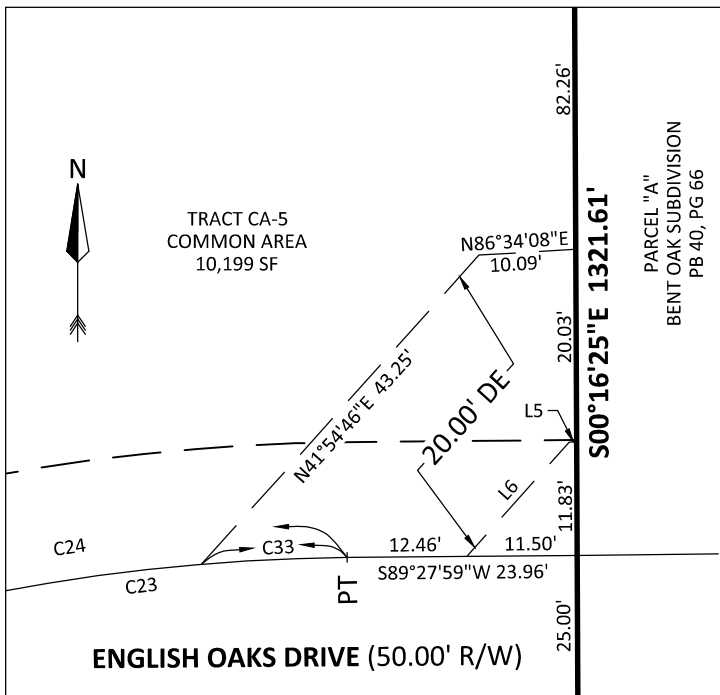
GENERAL NOTES

GENERAL NOTES

- MONUMENTATION
 - - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
 - ⊙ - DENOTES A PERMANENT CONTROL POINT, A NAIL WITH A DISC MARKED "PRM LB4475", UNLESS OTHERWISE NOTED.
 - ⊗ - DENOTES FOUND SECTION CORNER WITH A CERTIFIED CORNER RECORD MARKED AS SHOWN.
- (R) - DENOTES A LINE RADIAL RELATIVE TO ADJACENT CURVE.
- (NR) - DENOTES A LINE NOT RADIAL RELATIVE TO ADJACENT CURVE.
- DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ACCURACY
 - THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 - THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- BEARINGS SHOWN HERE ON ARE RELATIVE TO STATE PLANE COORDINATES FLORIDA EAST ZONE.
- NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12-3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO TREE CONSERVATION, DRAINAGE, UTILITY, MAINTENANCE AND GOVERNMENT AND EMERGENCY SERVICES, GRANTED HEREON.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, NATURAL GAS, FIBER OPTIC, TELECOMMUNICATION.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- BUILDING REQUIREMENTS:
 - LOTS ZONED R-20SF (SINGLE FAMILY RESIDENTIAL), LOTS 55 THROUGH 67
 - MINIMUM LOT AREA: 1 ACRE
 - MINIMUM LOT WIDTH: 100.00 FEET
 - MAXIMUM BUILDING COVERAGE: 20%
 - MINIMUM OPEN SPACE: 70%
 - MINIMUM SETBACKS:
 - FRONT: 40 FEET
 - SIDE: 15 FEET
 - REAR: 30 FEET
 - LOTS ZONED R-20SF (SINGLE FAMILY RESIDENTIAL), LOTS 25 THROUGH 54 AND LOTS 68 AND 69
 - MINIMUM LOT AREA: 20,000 SQUARE FEET
 - MINIMUM LOT WIDTH: 100.00 FEET
 - MAXIMUM BUILDING COVERAGE: 30%
 - MINIMUM OPEN SPACE: 60%
 - MINIMUM SETBACKS:
 - FRONT: 30 FEET
 - SIDE: 10 FEET
 - REAR: 25 FEET
- THIS PLAT CONTAINS 45 LOTS AND 3 TRACTS FOR A TOTAL OF 48.
- THE MINIMUM LOT SIZE IS 20,000 SQUARE FEET.
- THIS PLAT CONTAINS 3,959.74 LINEAL FEET OF ROADS.
- THE COMMON AREAS GRANTED TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC.'S COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
- THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THE DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE ASSOCIATION FAIL TO PERFORM THE MAINTENANCE OF THE DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES; AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY HE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
- COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER /GROUND WATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
- THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND IRRIGATION IN COMMON AREAS.
- THE ARTICLES OF INCORPORATION FOR THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE _____ ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS CA-4 AND CA-5, DEPICTED HEREON AS COMMON AREA, WILL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF COMMON AREA.
- TRACT DA-2, DEPICTED HEREON AS STORMWATER DRAINAGE, WILL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF STORMWATER DRAINAGE.

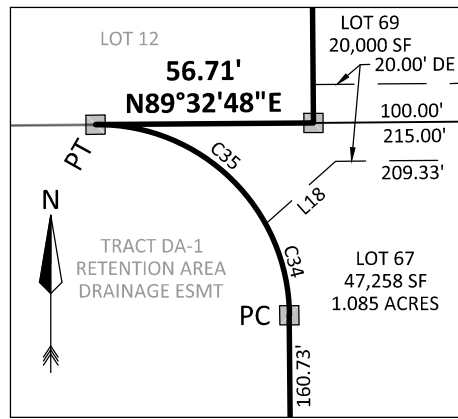
DETAIL "A" (SEE SHEET 3 OF 3)

1" = 20'



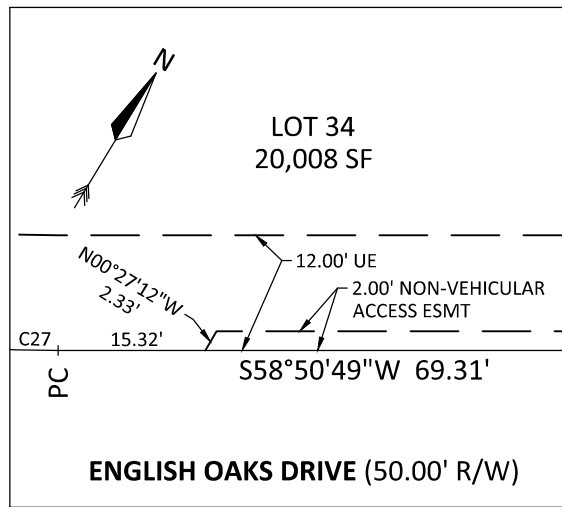
DETAIL "B" (SEE SHEET 3 OF 3)

1" = 50'



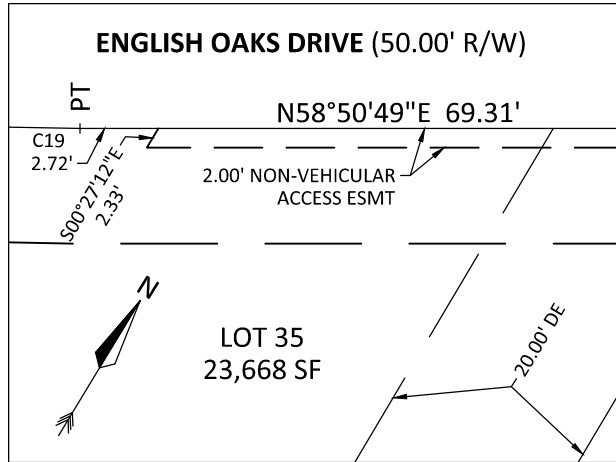
DETAIL "C" (SEE SHEET 3 OF 3)

1" = 20'



DETAIL "D" (SEE SHEET 3 OF 3)

NOT TO SCALE



KING'S LANDING - PHASE II DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COVENTRY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED KING'S LANDING - PHASE II, LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED. ALL STREETS AND ROAD RIGHT-OF-WAYS, SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, DEDICATED TO THE CITY OF PORT ORANGE. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER MAINS CONSTRUCTED WITHIN THE AREA ENCOMPASSED WITHIN THE PLAT ARE DEDICATED TO THE CITY OF PORT ORANGE. ALL DRAINAGE AND UTILITY EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF PORT ORANGE. ALL DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE ALSO, UNLESS OTHERWISE INDICATED, GRANTED TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSES DESCRIBED IN THE GENERAL NOTES. TRACTS CA-4, CA-5 AND DA-2, ARE GRANTED FOR THE PURPOSES DESCRIBED IN GENERAL NOTES TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. FOR THE BENEFIT OF ALL OWNERS OF RECORDED, SUCCESSORS AND ASSIGNS, OF THE LAND SHOWN AND DESCRIBED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET BY HAND ON THIS _____ DAY OF _____ A.D., 2019.

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

BY: _____

MITCHEL SABINA, MANAGER

SIGNED AND SEALED IN THE PRESENCE OF:

(PRINT NAME) (SIGNATURE)

(PRINT NAME) (SIGNATURE)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF VOLUSIA

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, A.D. 2019, BEFORE ME, PERSONALLY APPEARED MITCHEL SABINA, MANAGER, ON BEHALF OF COVENTRY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE, AS THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGER THEREUNTO DULY AUTHORIZED; AND SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A _____ AS IDENTIFICATION AND WHO (DID)(DID NOT) TAKE AN OATH.

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

NOTARY PUBLIC _____

PRINTED NAME _____

COMMISSION NO.: _____

EXPIRATION: _____

CERTIFICATE OF CLERK

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

FILE NO. _____

CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

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

(SIGNATURE) _____ DATE: _____
(PRINT NAME) _____, PSM. NO.: _____

CERTIFICATE OF SURVEYOR AND MAPPER

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

Dated: _____ Signed: _____

Registration Number: **LB #4475**
Ronald K. Smith, PSM 5797
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CITY COUNCIL CERTIFICATE OF APPROVAL

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

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

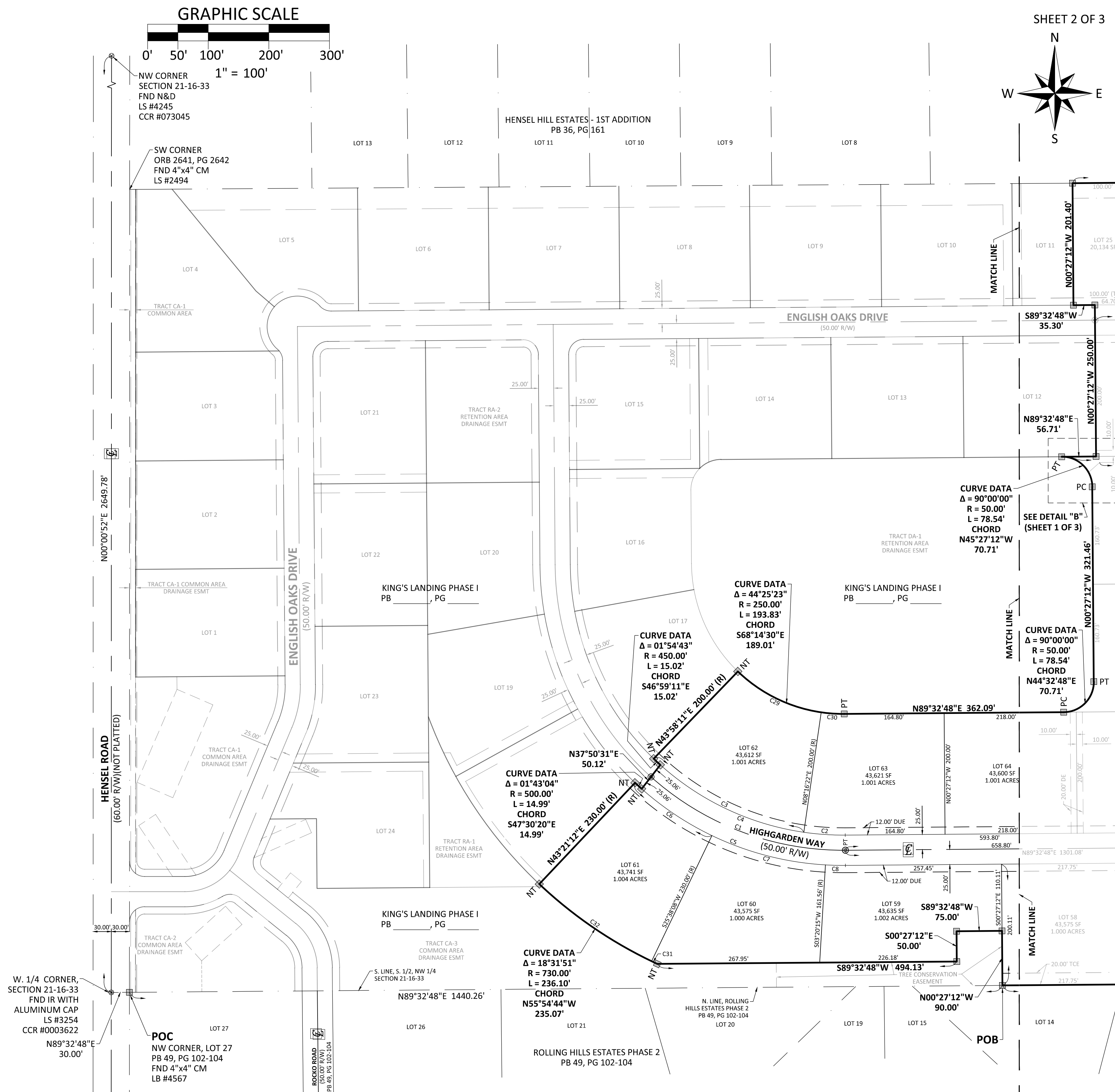
PLANNING COMMISSION CERTIFICATE OF APPROVAL

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

BY: _____
CHAIRMAN OF THE PORT ORANGE
PLANNING COMMISSION

KING'S LANDING - PHASE II

A REPLAT OF A PORTION OF TRACT "A", KING'S LANDING - PHASE I, AS RECORDED IN PLAT BOOK _____, PAGES _____, VOLUSIA COUNTY, FLORIDA, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

PLAT
BOOK

PAGE

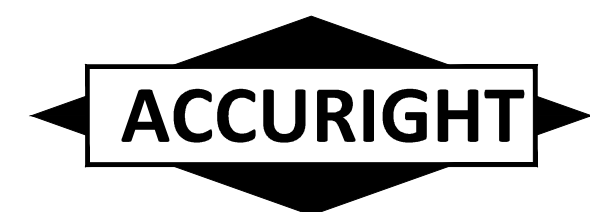
GENERAL NOTES

1. MONUMENTATION
 (a) - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM 1B 4475", UNLESS OTHERWISE NOTED
 (b) - DENOTES A PERMANENT CONTROL POINT, A NAIL WITH A DISC MARKED "PRM 1B4475", UNLESS OTHERWISE NOTED.
 (c) - DENOTES FOUND SECTION CORNER WITH A CERTIFIED CORNER RECORD MARKED AS SHOWN.
 (d) - DENOTES A LINE RADIAL RELATIVE TO ADJACENT CURVE.
 (e) - DENOTES A LINE NOT RADIAL RELATIVE TO ADJACENT CURVE.
 2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 3. ACCURACY
 THE BOUNDARY LINEAL ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 4. BEARINGS SHOWN ARE IN DEGREES, MINUTES AND SECONDS TO STATE PLANE COORDINATES FLORIDA EAST ZONE.
 5. NOTE: ALL SURVEYS REFERRED TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.1312-3.28083333333 EQUATION FOR CONVERSION FROM U.S. FOOT TO METERS.
 6. NOTICE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RECORDS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 8. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO TREE CONSERVATION, DRAINAGE, UTILITY, MAINTENANCE AND GOVERNMENT AND EMERGENCY SERVICES, GRANTED HEREON.
 9. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, NATURAL GAS, FIBER OPTIC, TELECOMMUNICATION.
 10. UTILITIES PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 11. BUILDING REQUIREMENTS
 LOTS ZONED RR (RURAL RESIDENTIAL), LOTS 55 THROUGH 67
 MINIMUM LOT AREA: 1 ACRE
 MINIMUM LOT WIDTH: 100.00 FEET
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM OPEN SPACE: 70%
 MINIMUM SETBACKS
 FRONT: 40 FEET
 SIDE: 15 FEET
 REAR: 30 FEET
 SIDE CORNER: 40 FEET
 LOTS ZONED R-20SF (SINGLE FAMILY RESIDENTIAL), LOTS 25 THROUGH 54 AND LOTS 68 AND 69
 MINIMUM LOT AREA: 20,000.00 SQUARE FEET
 MINIMUM LOT WIDTH: 100.00 FEET
 MAXIMUM BUILDING COVERAGE: 30%
 MINIMUM OPEN SPACE: 60%
 MINIMUM SETBACKS
 FRONT: 30 FEET
 SIDE: 10 FEET
 REAR: 25 FEET
 SIDE CORNER: 30 FEET
 12. THIS PLAT CONTAINS AS LOTS AND 3 TRACTS FOR A TOTAL OF 48.
 13. THE MINIMUM LOT SIZE IS 20,000 SQUARE FEET.
 14. THIS PLAT CONTAINS 3,959.94 LINEAL FEET OF ROADS.
 15. THE COMMON AREAS RELATIVE TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC.'S COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 16. THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THE DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. IT SHOULD BE ASSOCIATION FILL TO PERFORM THE MAINTENANCE OF THE DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR, OR REPLACE THE FACILITIES, AND, SHALL HAVE THE RIGHT TO ENJOIN ALL OWNERS OF RECORD IN PROTECTION FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY HE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR FINAL LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 17. COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER /GROUND WATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
 18. THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDS CONTAINING AS LOTS AND 3 TRACTS FOR A TOTAL OF 48.
 19. THE ARTICLES OF INCORPORATION FOR THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 20. THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. SHALL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF COMMON AREA.
 21. TRACT DA-2, DEPICTED HEREON AS STORMWATER DRAINAGE, WILL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF STORMWATER DRAINAGE.

LEGEND

ACR	CERTIFIED CORNER RECORD	PB	PLAY BOOK
CD	CENTER SYMBOL	PC	POINT OF CURVATURE
CM	CENTRAL MONUMENT	PG	PAGE
CA	CENTRAL ANGLE	PI	POINT OF INTERSECTION
DE	DRAINAGE EAST	POB	POINT OF BEGINNING
DUE	DRAINAGE AND UTILITY EASEMENT	POC	POINT OF COMMENCEMENT
ESMT	EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
FSD	FULL	PRF	PROFESSIONAL SURVEYOR AND MAPPER
AL	ARC LENGTH	PT	POINT OF TANGENCY
LB	LICENSED BUSINESS	R	RADIUS
NR	NAIL & DISK	RA	RADIAL
NR	NON-RADIAL	R/W	RIGHT-OF-WAY
NT	NON-TANGENT	SF	SQUARE FEET
NTS	NOT TO SCALE	TT	TOTAL
OR	OFFICIAL RECORDS BOOK	TC	TREE CONSERVATION EASEMENT

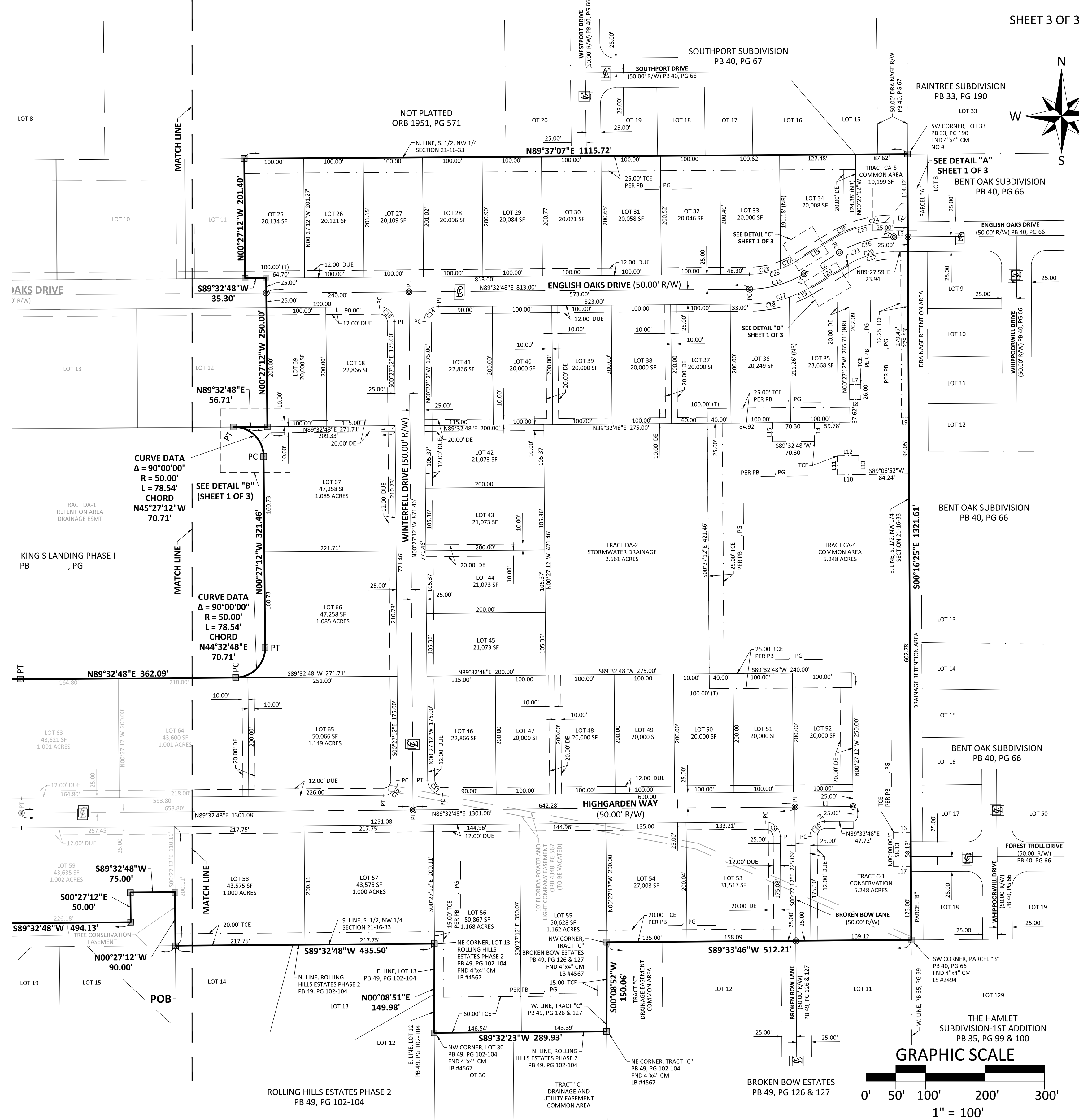
		CURVE CHART			
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	42°17'19"	475.00'	350.59'	S69°18'32"E	342.68'
C2	08°43'34"	450.00'	68.53'	N86°05'25"W	68.47'
C3	35°41'49"	450.00'	280.36'	N63°52'44"W	275.85'
C4	42°30'40"	450.00'	333.88'	N69°11'52"W	326.27'
C5	42°05'19"	500.00'	367.29'	S69°24'32"E	359.09'
C6	17°43'03"	500.00'	154.62'	S55°30'02"E	154.00'
C7	22°17'54"	500.00'	194.59'	S58°05'25"E	194.06'
C8	03°47'26"	500.00'	33.08'	S88°33'29"E	33.07'
C9	35°41'49"	250.00'	155.76'	S63°52'44"W	153.25'
C20	08°43'34"	250.00'	38.07'	S86°05'25"E	38.04'
C21	00°48'48"	730.00'	10.36'	N64°46'16"W	10.36'
C23	17°43'03"	730.00'	225.74'	N55°30'20"W	224.84'



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

KING'S LANDING - PHASE II

A REPLAT OF A PORTION OF TRACT "A", KING'S LANDING - PHASE I, AS RECORDED IN PLAT BOOK _____, PAGES _____, VOLUSIA COUNTY, FLORIDA, SECTION 21, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.



- GENERAL NOTES
- MONUMENTATION
 - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
 - DENOTES A PERMANENT CONTROL POINT, A NAIL WITH A DISC MARKED "PRM LB4475" UNLESS OTHERWISE NOTED.
 - DENOTES FOUND SECTION CORNER WITH A CERTIFIED CORNER RECORD MARKED AS SHOWN.
 - (R) - DENOTES A LINE RADIAL RELATIVE TO ADJACENT CURVE.
 - (NR) - DENOTES A LINE NOT RADIAL RELATIVE TO ADJACENT CURVE.
 - DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ACCURACY
 - THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 - THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
 - BEARINGS SHOWN HERE ON ARE RELATIVE TO STATE PLANE COORDINATES FLORIDA EAST ZONE.
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 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO TREE CONSERVATION, DRAINAGE, UTILITY, MAINTENANCE AND GOVERNMENT AND EMERGENCY SERVICES, GRANTED HEREON.
 - UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, NATURAL GAS, FIBER OPTIC, TELECOMMUNICATION.
 - UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 - BUILDING REQUIREMENTS:
 - LOTS ZONED R1 (RURAL RESIDENTIAL), LOTS 55 THROUGH 67
 - MINIMUM LOT AREA: 1 ACRE
 - MINIMUM LOT WIDTH: 100.00 FEET
 - MAXIMUM BUILDING COVERAGE: 20%
 - MINIMUM OPEN SPACE: 70%
 - MINIMUM SETBACKS
 - FRONT: 40 FEET
 - SIDE: 15 FEET
 - REAR: 30 FEET
 - SIDE CORNER: 40 FEET
 - LOTS ZONED R-20SF (SINGLE FAMILY RESIDENTIAL), LOTS 25 THROUGH 54 AND LOTS 68 AND 69
 - MINIMUM LOT AREA: 20,000 SQUARE FEET
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 - THE MINIMUM LOT SIZE IS 20,000 SQUARE FEET.
 - THIS PLAT CONTAINS 3,959.74 LINEAL FEET OF ROADS.
 - THE COMMON AREAS GRANTED TO THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. BY THIS PLAT SHALL BE SUBJECT TO EASEMENTS AS SHOWN OR DESCRIBED HEREON OR GRANTED IN ACCORDANCE WITH THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC.'S COVENANTS AND RESTRICTIONS. THE GRANTING OF SUCH COMMON AREAS IS NOT INTENDED TO GRANT ANY RIGHT TO THE GENERAL PUBLIC.
 - THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM DESCRIBED IN THE PLAT WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED ON THE STORMWATER MANAGEMENT PLAN APPROVED FOR THE DEVELOPMENT BY THE CITY OF PORT ORANGE, FLORIDA. SHOULD THE ASSOCIATION FAIL TO PERFORM THE MAINTENANCE OF THE DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, THE CITY OF PORT ORANGE SHALL BE ENTITLED TO ENTER UPON THE COMMON AREAS AND DESIGNATED EASEMENT AREAS TO PERFORM MAINTENANCE, REPAIR OR REPLACE THE FACILITIES, AND, SHALL HAVE THE RIGHT TO LIEN ALL OWNERS OF RECORD IN PROPERTY FOR THE COST OF SUCH MAINTENANCE, REPAIR, AND REPLACEMENT, AS DEEMED BY THE CITY TO BE NECESSARY. IN THE EVENT OF TERMINATION, DISSOLUTION, OR LIQUIDATION OF THE ASSOCIATION, THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE SURFACE WATER OR STORM WATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
 - COMMON AREAS ARE GRANTED AS EASEMENTS TO THE CITY OF PORT ORANGE WITH RIGHTS OF ACCESS, INGRESS, AND EGRESS, TOGETHER WITH THE RIGHT TO HARVEST EXCESS STORM WATER /GROUND WATER AS DEEMED APPROPRIATE IN THE DISCRETION OF THE CITY.
 - THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND IRRIGATION IN COMMON AREAS.
 - THE ARTICLES OF INCORPORATION FOR THE KING'S LANDING HOMEOWNERS ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____, THROUGH _____, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - TRACTS CA-4 AND CA-5, DEPICTED HEREON AS COMMON AREA, WILL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF COMMON AREA.
 - TRACT DA-2, DEPICTED HEREON AS STORMWATER DRAINAGE, WILL BE OWNED AND MAINTAINED BY THE KING'S LANDING HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF STORMWATER DRAINAGE.

LEGEND	
CCR	CERTIFIED CORNER RECORD
CS	CENTERLINE SYMBOL
CM	CONCRETE MONUMENT
A	CENTRAL ANGLE
DE	DRAINAGE ESMAT
DU	DRAINAGE AND UTILITY EASEMENT
ESMT	EASEMENT
FND	FOUND
LB	ARC LENGTH
N&D	LICENSED BUSINESS
NR	NAIL & DISK
NR	NON-RADIAL
NT	NON-TANGENT
NTS	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
P	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
R	RADIAL
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
(T)	TOTAL
TCE	TREE CONSERVATION EASEMENT

CURVE CHART			
NO.	CENTRAL ANGLE	RADIUS	CHORD
C9	90°00'00"	25.00'	39.27'
C10	90°00'00"	25.00'	39.27'
C11	90°00'00"	25.00'	39.27'
C12	90°00'00"	25.00'	39.27'
C13	90°00'00"	25.00'	39.27'
C14	90°00'00"	25.00'	39.27'
C15	30°41'59"	180.00'	96.45'
C16	30°37'09"	180.00'	96.19'
C17	30°41'59"	205.00'	108.84'
C18	19°04'35"	205.00'	68.25'
C19	11°37'24"	205.00'	41.59'
C20	29°26'52"	155.00'	78.66'
C21	01°10'17"	155.00'	3.17'
C22	29°26'52"	155.00'	78.66'
C23	30°37'09"	205.00'	108.84'
C24	17°59'31"	205.00'	64.37'
C25	12°37'38"	205.00'	56.59'
C26	30°41'59"	155.00'	83.05'
C27	11°13'00"	155.00'	30.34'
C28	19°28'59"	155.00'	52.71'
CHORD			
NO.	BEARING	CHORD	DISTANCE
L1	N89°32'48"E	97.72'	
L2	N58°50'49"E	69.31'	
L3	N89°27'59"W	23.84'	
L4	S89°27'59"W	23.96'	
L7	N89°32'48"E	18.78'	
L8	S89°32'48"W	18.78'	
L9	S89°43'35"W	12.25'	
L10	S89°06'52"W	35.98'	
L11	N00°27'12"W	31.95'	
L12	N89°06'52"E	35.98'	
L13	S00°27'12"E	31.95'	
L14	S00°27'12"E	32.00'	
L15	N00°27'12"W	32.00'	
L16	N90°00'00"E	28.81'	
L17	S90°00'00"W	28.81'	

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314



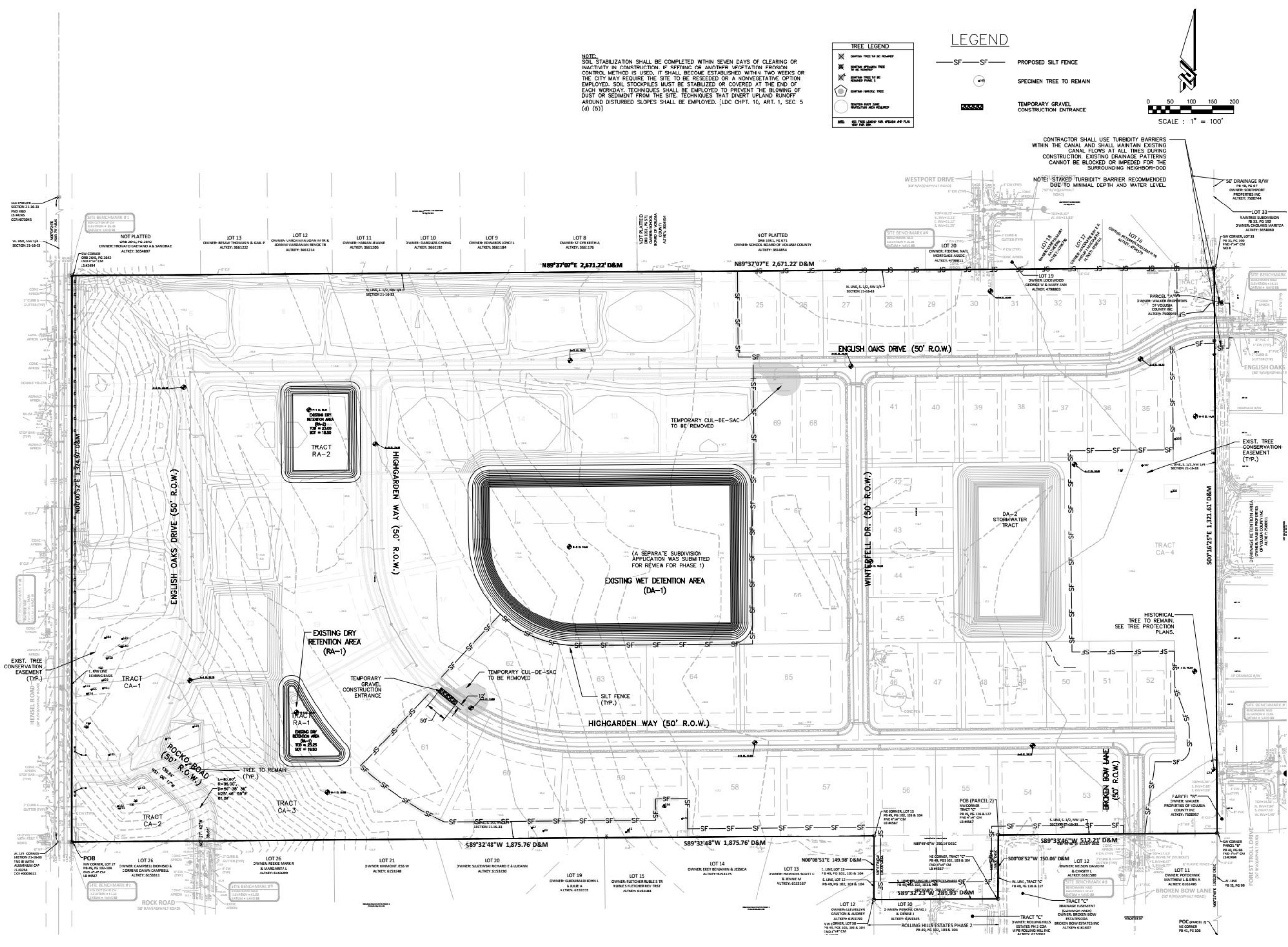
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
EROSION CONTROL PLAN

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RMH/MLR
DRAFTED BY: TKR
CHECKED BY: RMH

DRAWING FILE: 15082X-ECP.DWG
XREFS: 15082X-BAS.DWG
XREFS: 15082X-SURV.DWG

SCALE: 1"=100'
SHEET: C5 OF 28



NOTE:
SOIL STABILIZATION SHALL BE COMPLETED WITHIN SEVEN DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION. IF SEEDING OR ANOTHER VEGETATION EROSION CONTROL METHOD IS USED, IT SHALL BECOME ESTABLISHED WITHIN TWO WEEKS OR THE CITY MAY REQUIRE THE SITE TO BE RESEEDING OR A NONVEGETATIVE OPTION EMPLOYED. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE. TECHNIQUES THAT DIVERT UPLAND RUNOFF AROUND DISTURBED SLOPES SHALL BE EMPLOYED. [LDC CHPT. 10, ART. 1, SEC. 5 (4) (5)]

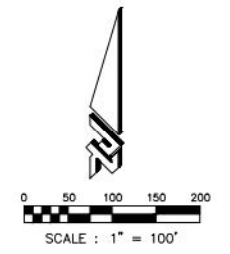
TREE LEGEND

- ✕ EXISTING TREE TO BE REMOVED
- ✕ EXISTING TREE TO BE MAINTAINED
- EXISTING TREE TO BE MAINTAINED
- EXISTING TREE TO BE MAINTAINED

SEE TREE LEGEND FOR OTHER AND PLAN FOR TREE REMOVAL

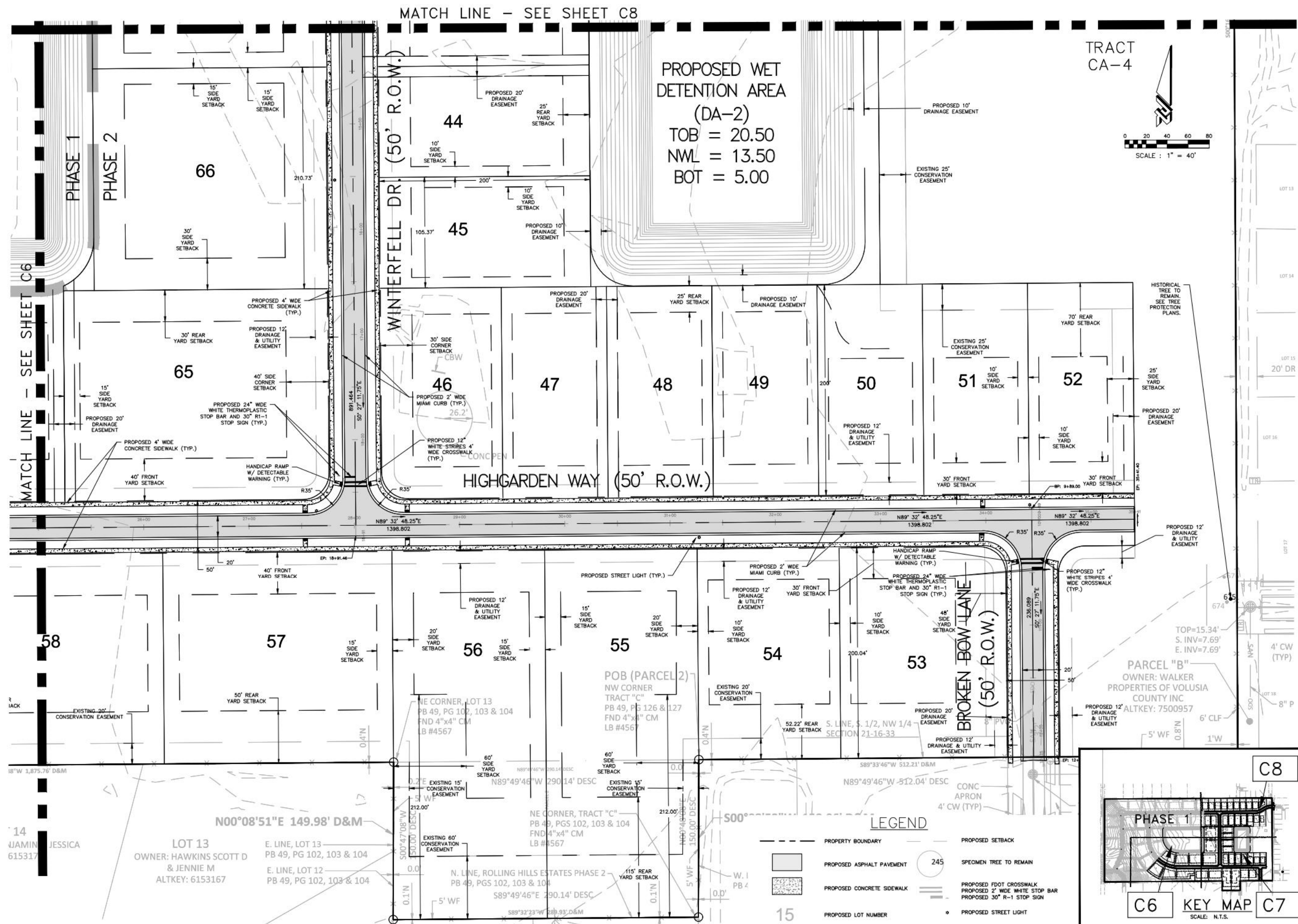
LEGEND

- SF — SF — PROPOSED SILT FENCE
- SPECIMEN TREE TO REMAIN
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



CONTRACTOR SHALL USE TURBIDITY BARRIERS WITHIN THE CANAL AND SHALL MAINTAIN EXISTING CANAL FLOWS AT ALL TIMES DURING CONSTRUCTION. EXISTING DRAINAGE PATTERNS CANNOT BE BLOCKED OR IMPEDED FOR THE SURROUNDING NEIGHBORHOOD.

NOTE: STAKED TURBIDITY BARRIER RECOMMENDED DUE TO MINIMAL DEPTH AND WATER LEVEL.



CIVIL ENGINEERING
DSCAPE ARCHITECTURE
ENVIRONMENTAL
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TRANSPORTATION

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**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLANS**

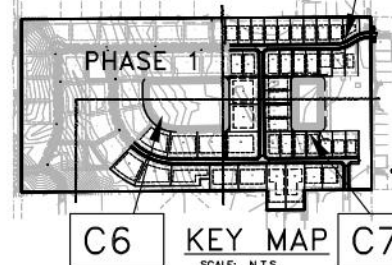
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ISSUE DATE:	5-16-17
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DRAFTED BY:	TKR
CHECKED BY:	RMH
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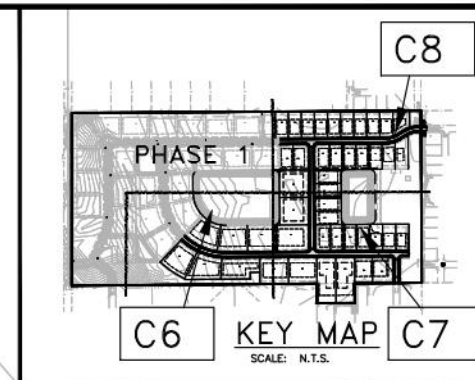
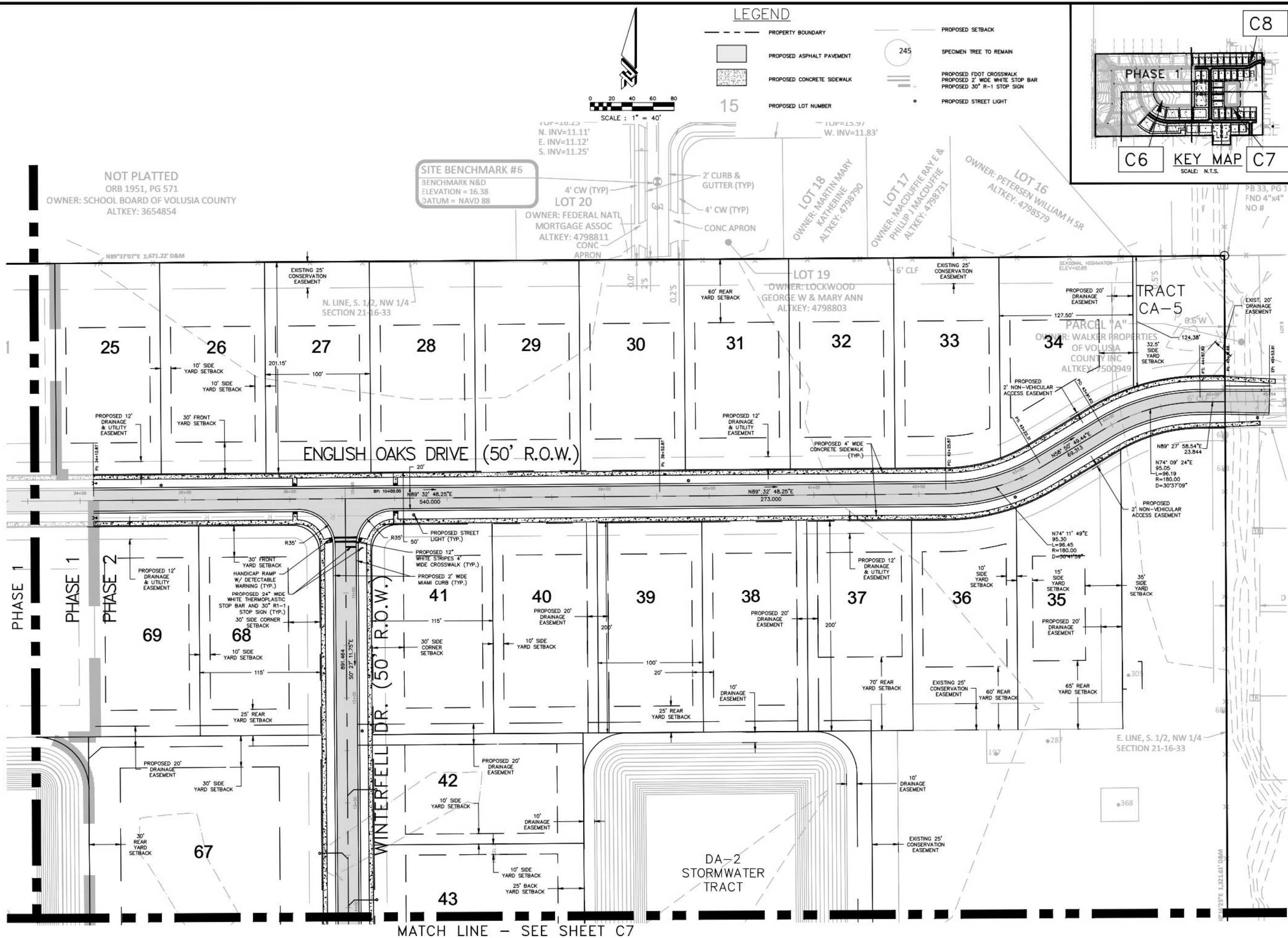
NOT VALID WITHOUT SEAL

RANDY M. HUDAK, P.E. NO. 65053

SCALE: 1"=40'

SHEET: C7 OF 28





CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
GEOMETRY, SIGNAGE & STRIPING PLAN**

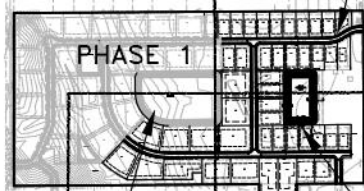
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ISSUE DATE: 5-16-17
DESIGNED BY: RMH/MLR
DRAFTED BY: TKR
CHECKED BY: RMH
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NOT VALID WITHOUT SEAL

RANDY M. HUSTAK, P.E. NO. 65053

SCALE: 1"=40'

SHEET: C8 OF 28



C9 KEY MAP C10

SCALE : 1" = 40'

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED TYPE C INLET & PIPE
	PROPOSED JUNCTION BOX
	PROPOSED MES

	PROPOSED TYPE 2 INLET
	PROPOSED GRADE ELEVATION
	DIRECTION OF OVERLAND FLOW
	EXISTING CONTOUR
	FINISH FLOOR ELEVATION
	LOT GRADING TYPE

TRACT
S-2
EXISTING WET DETENTION AREA
(DA-1)
TOB = EL. 20.00
NWL = EL. 16.15
BOT = EL. 5.00

PHASE 1

PHASE 2

HIGHGARDEN WAY (50' R.O.W.)

MATCH LINE - SEE SHEET C10

KING'S LANDING PHASE 2

FINAL ENGINEERING PLANS

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RMH/MLR
DRAFTED BY: MLR
CHECKED BY: RMH
DRAWING FILE: 15082X-PGD-PH-2-3.DWG
REFS: 15082X-BAS.DWG
REFS: 15082X-SURV.DWG

NOT VALID WITHOUT SEAL
RANDY M. HUDAK, P.E. NO. 65053

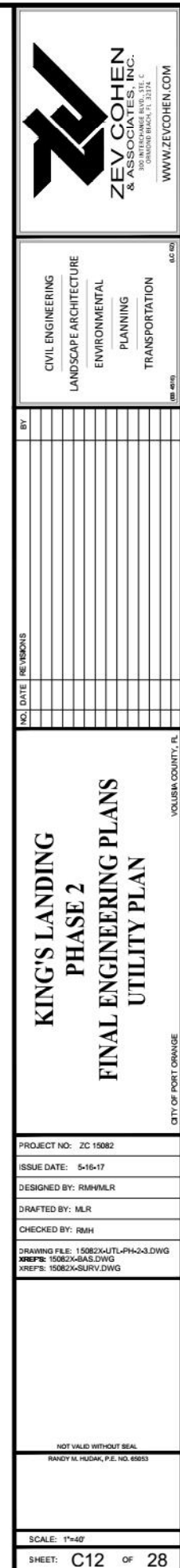
SHEET: C9 OF 28

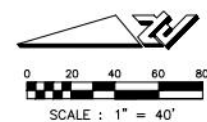
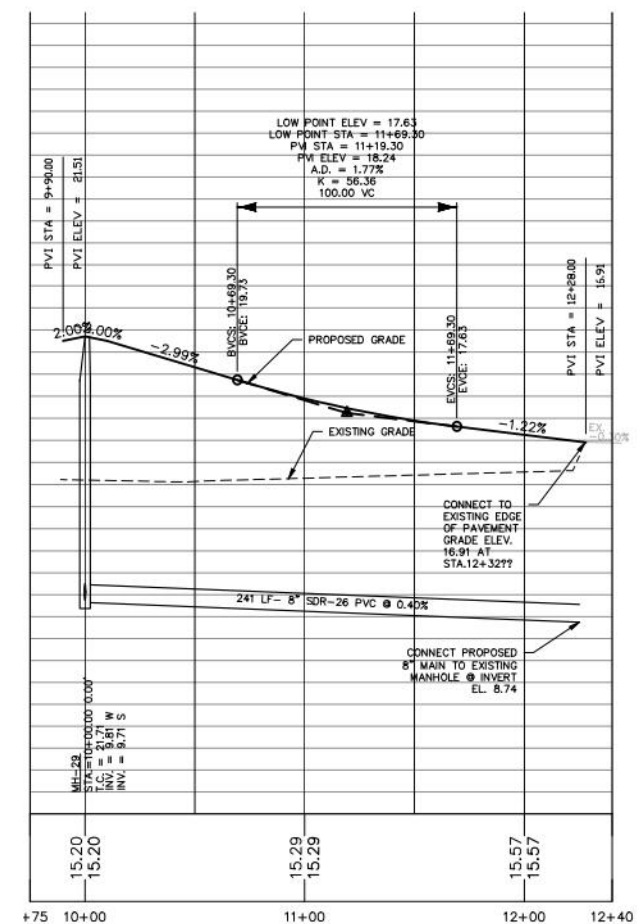
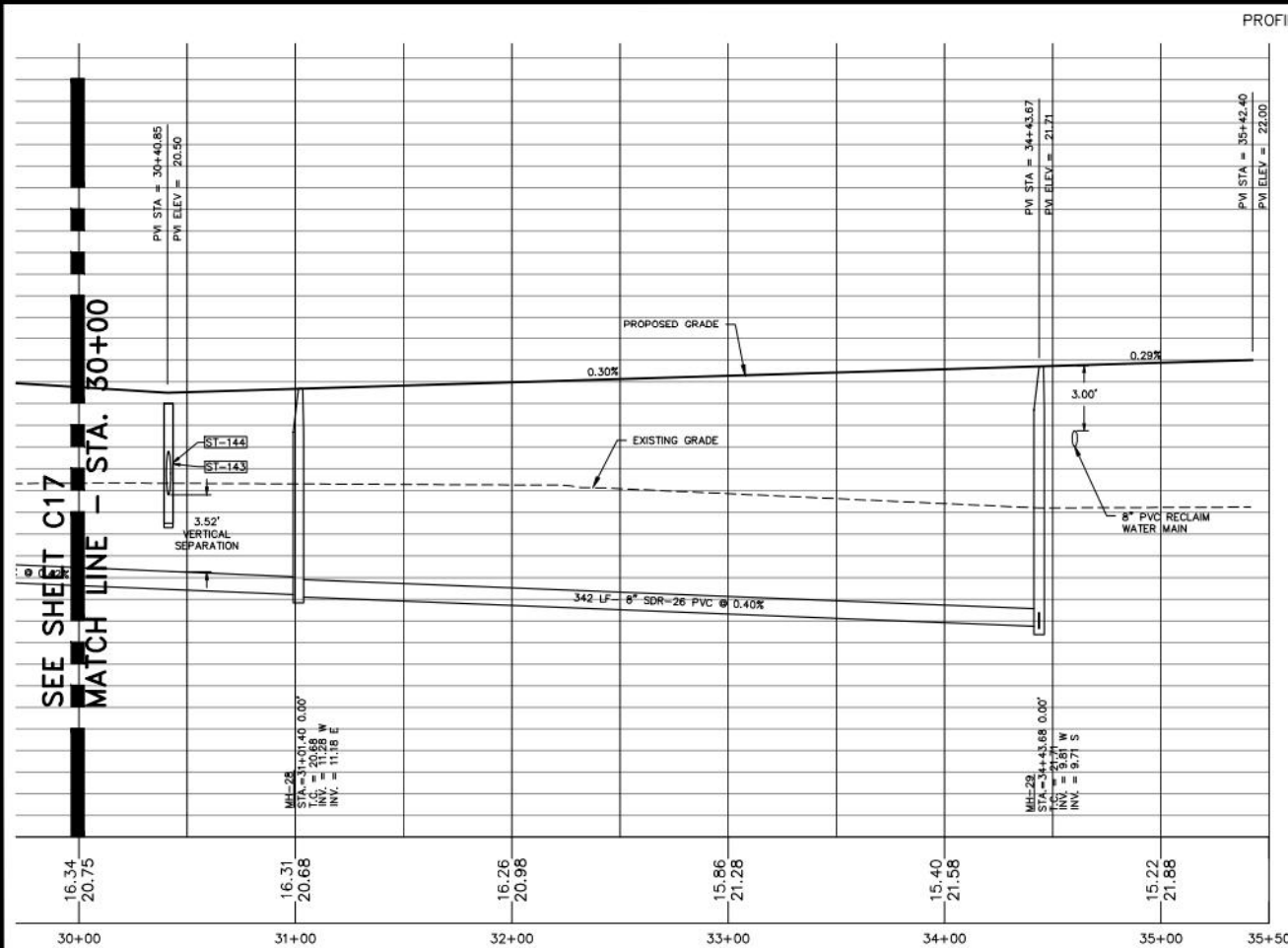
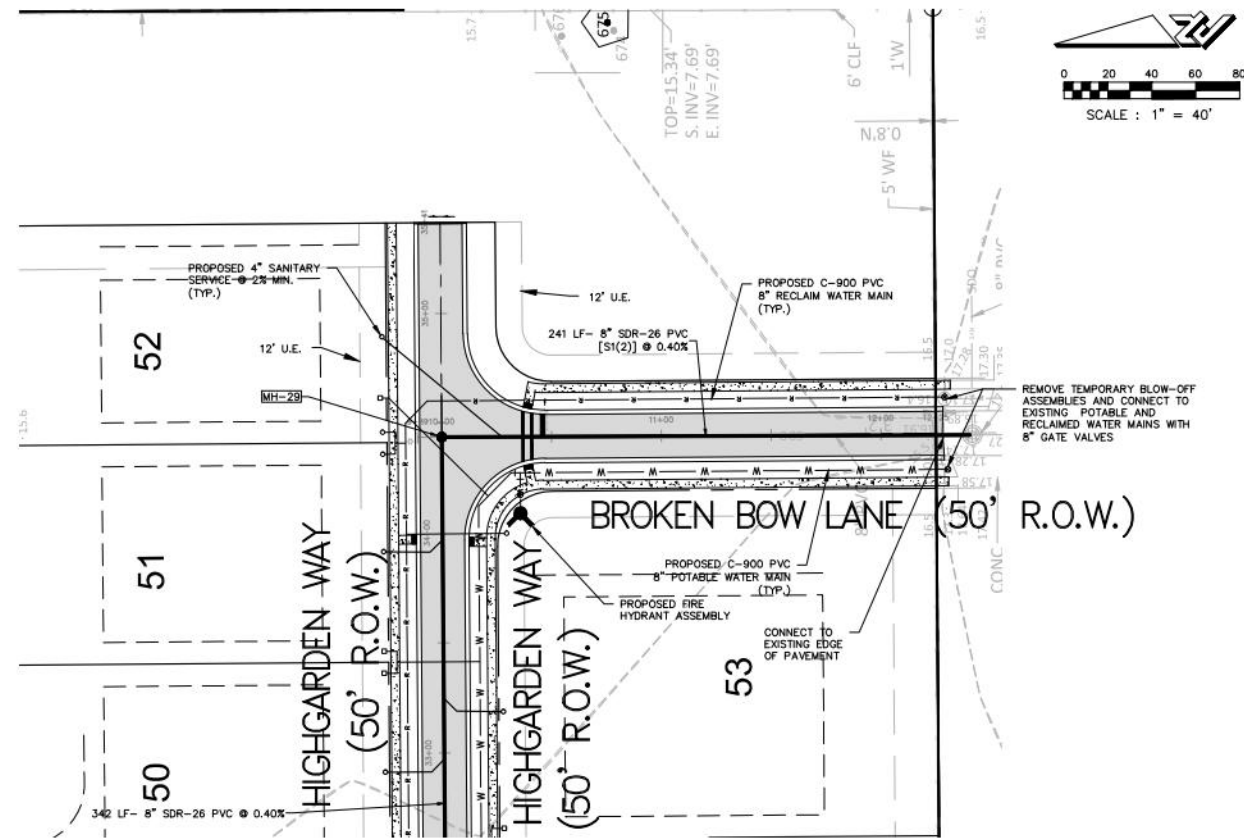
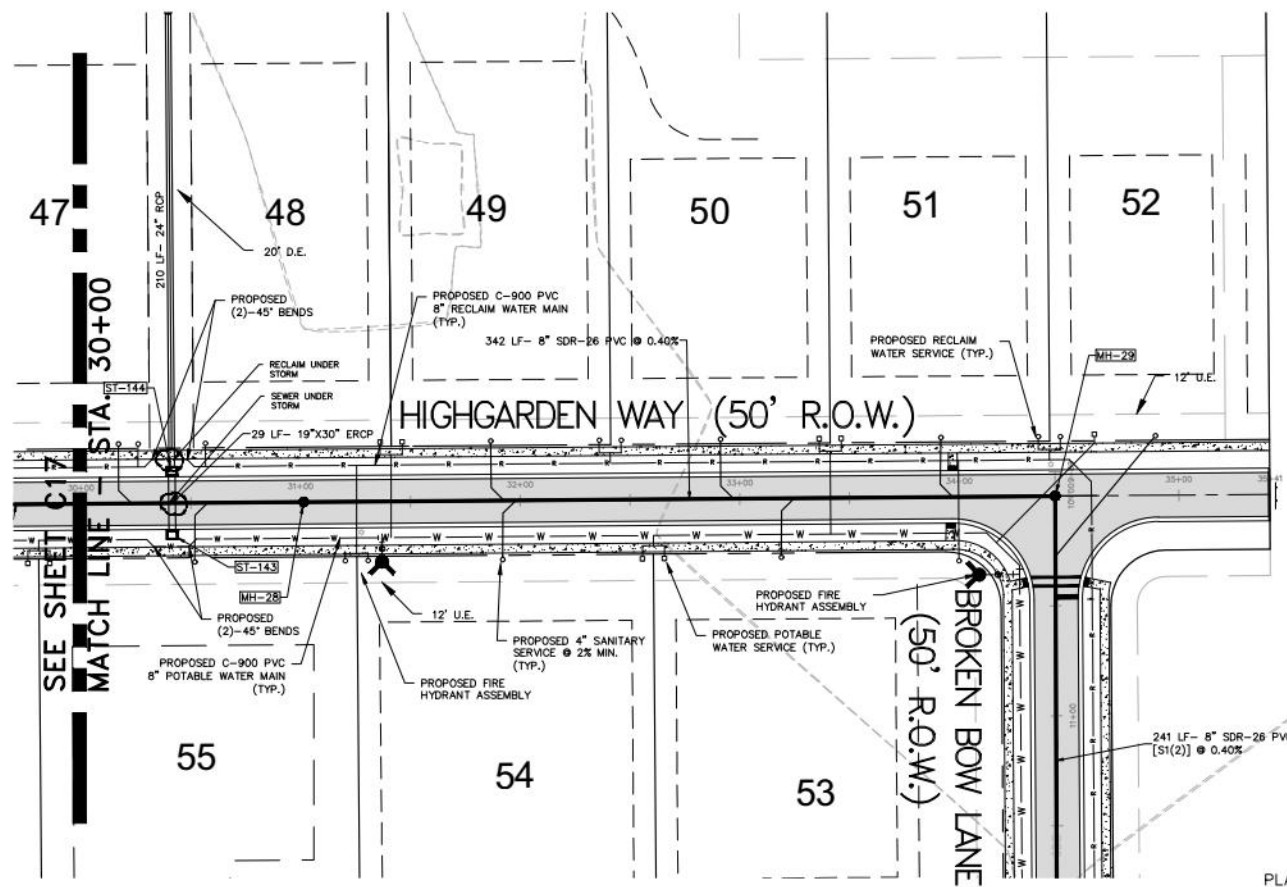


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]CITY OF PORT ORANGE
VOLUSIA COUNTY, FL







CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
SEWER PLAN & PROFILE**

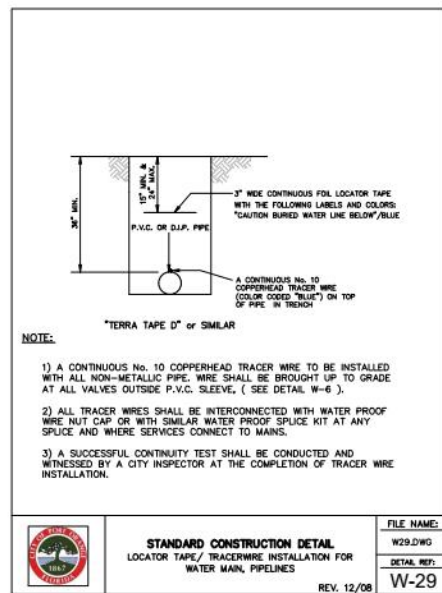
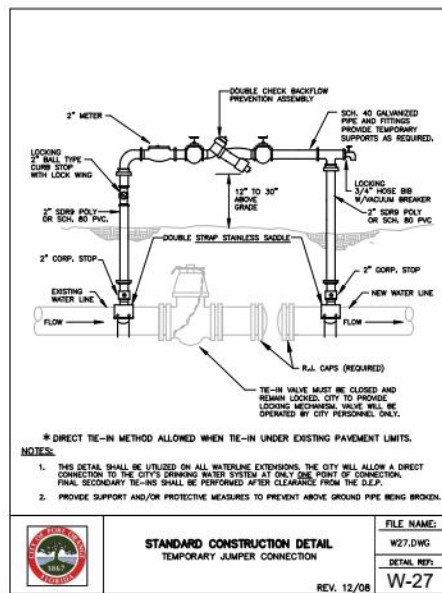
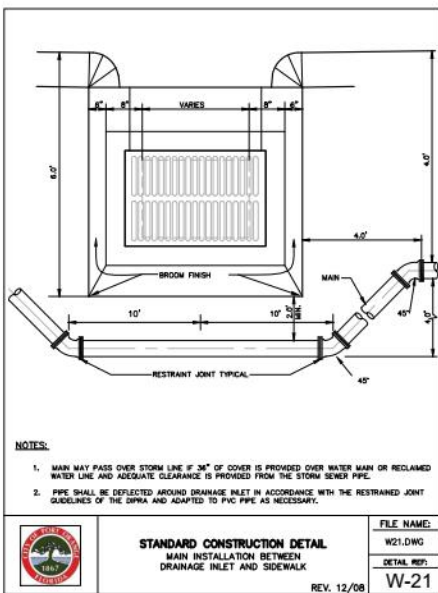
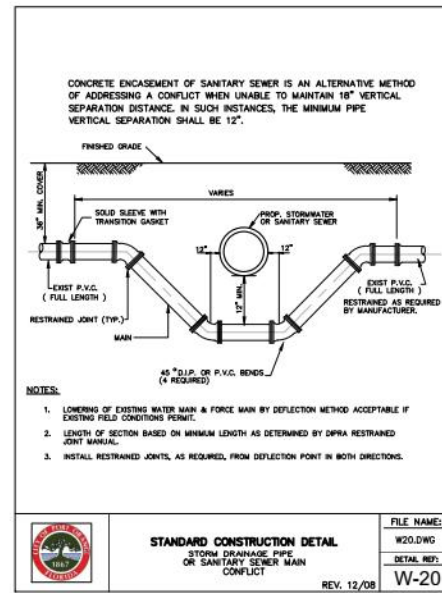
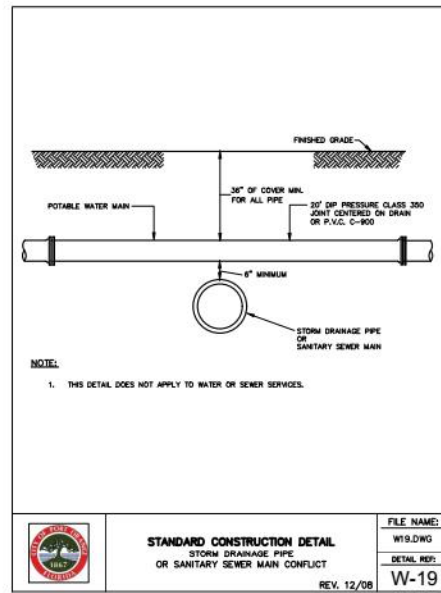
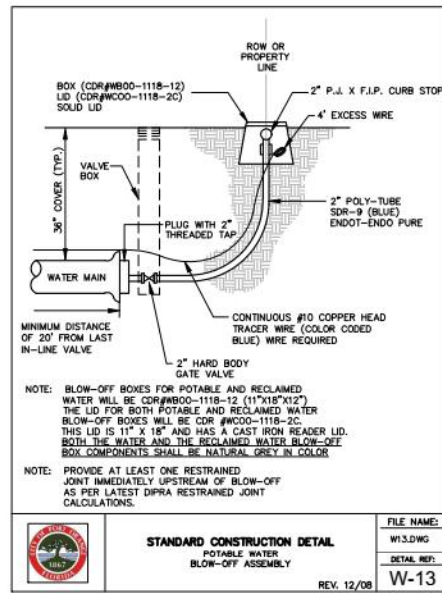
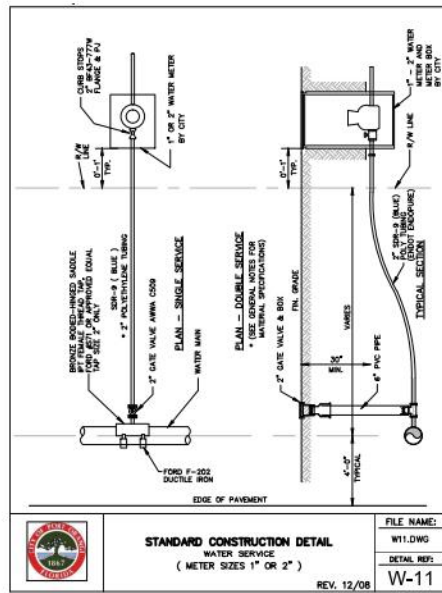
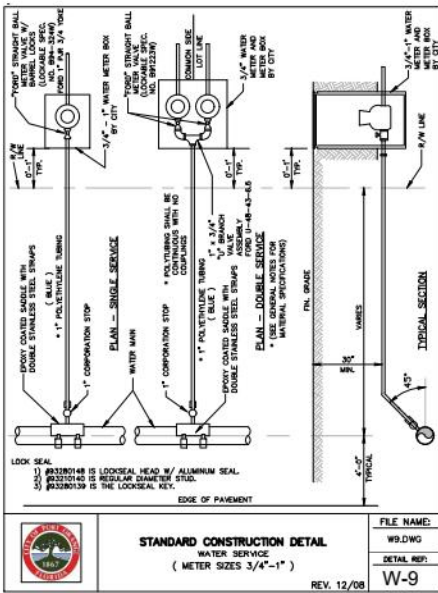
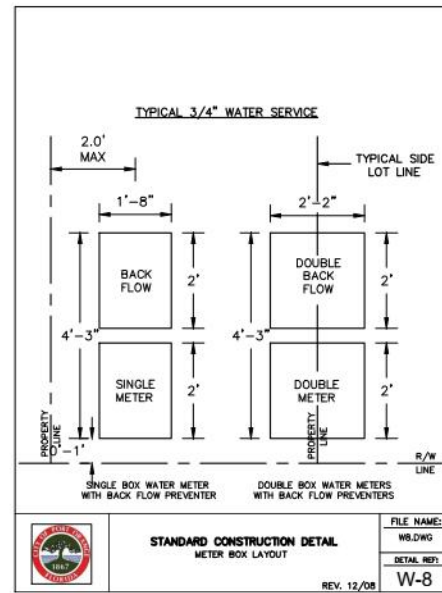
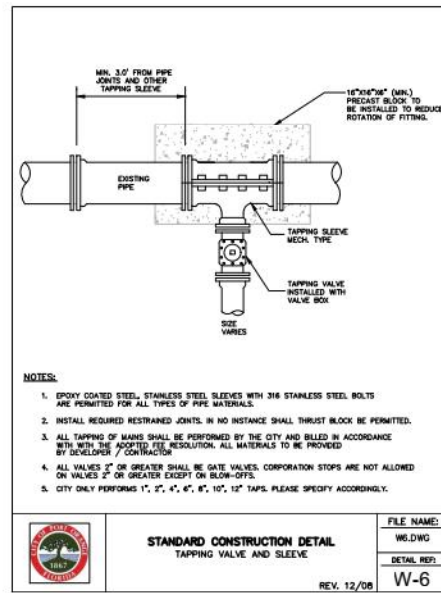
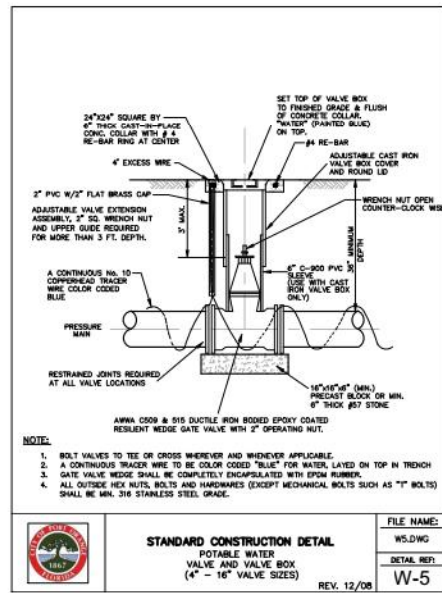
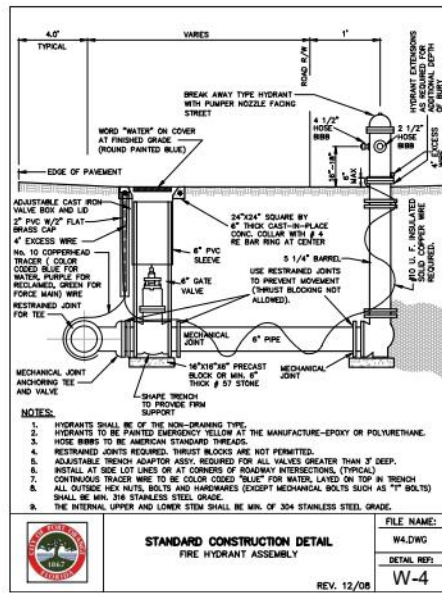
PROJECT NO:	ZC 15082
ISSUE DATE:	5-16-17
DESIGNED BY:	RMH/VMLR
DRAFTED BY:	TKR
CHECKED BY:	RMH
DRAWING FILE: 15082X-PL	
XREFS: 15082X-BAS.DWG	
XREFS: 15082X-SURV.DWG	

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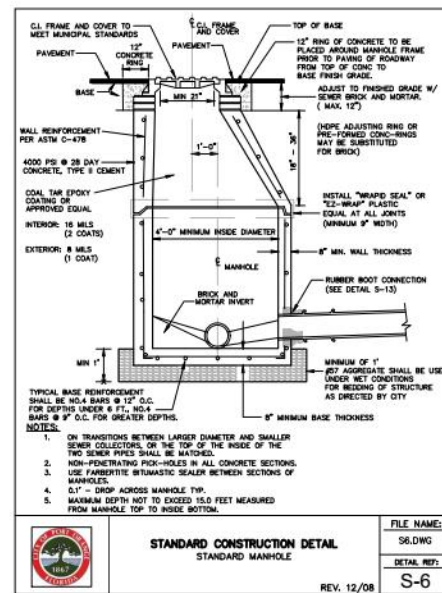
SCALE: 1"=40'

SHEET: C17 OF 28

City of Port Orange Public Utilities Department List of Approved Products		12/08
Potable Water		
<i>Fire Hydrant (5 K" Barrel)</i>		
MANUFACTURER	MODEL #	
Mueller	A423 Super Canturion 250	
American AVX Co.	Series 92780	
American Darling	5.1" B-84-85	
Clow	Medallion # F-2545 55	
<i>Air Release Valves</i>		
MANUFACTURER	MODEL #	
Val-Matic	Series 38	
<i>Gate Valves and Tapping Valves - Resilient Seated (AWWA C509 and CS15) 24" or Smaller (Valve handle to be complete enclosed with EPDM rubber)</i>		
MANUFACTURER	MODEL #	
American AVX Co.	Series 3, 18, 25, 45, 55, & 66	
Clow	Model 2638 and 2639	
Mueller	A-2360, A-2361, T-2360 & T-2361	
American Flow Control	Series 2500	
STANDARD CONSTRUCTION DETAIL POTABLE WATER APPROVED PRODUCTS		FILE NAME: W3.DWG DETAIL REF: W-3



City of Port Orange Public Utilities Department List of Approved Products		12/08
Sanitary Sewer & Force Main		
<i>Air Release Valves</i>		
MANUFACTURER	MODEL #	
A.R.I.	D-02SP (Plastic)	
<i>Gate Valves and Tapping Valves - Resilient Seated (AWWA C509 and CS15) 24" or Smaller</i>		
MANUFACTURER	MODEL #	
American AVX Co.	Series 3, 18, 25, 45, 55, & 66	
Clow	Model 2638 and 2639	
Mueller	A-2360, A-2361, T-2360 & T-2361	
American Flow Control	Series 2500	
<i>Joints Restrained - PVC Only</i>		
MANUFACTURER	MODEL #	
ESBA Iron Inc.	Series 1500/1600 2000/2500/2800	
Star Pipe	Starpipe Series 1000/1200/1500/4000	
Sigma	One-Lock 500 PV-Link for PVC Cam-Lock (111 & 120) & Bell-Lock (125 & 155)	
Smith-Blair		
STANDARD CONSTRUCTION DETAIL SANITARY SEWER & FORCE MAIN APPROVED PRODUCTS		FILE NAME: S5.DWG DETAIL REF: S-5



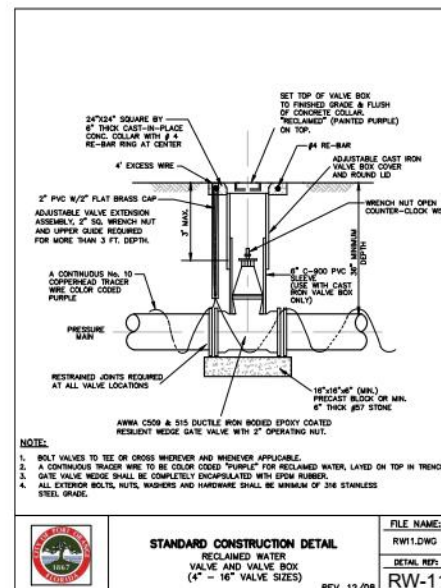
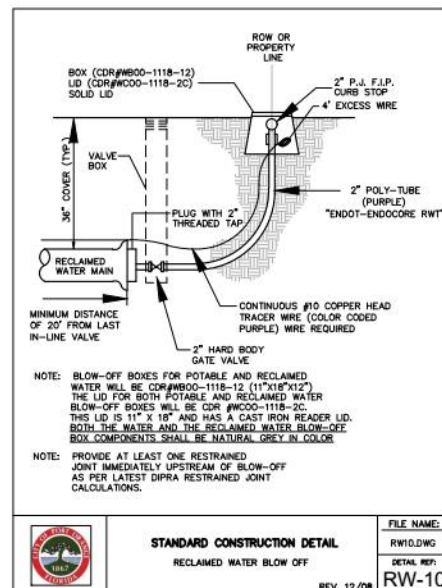
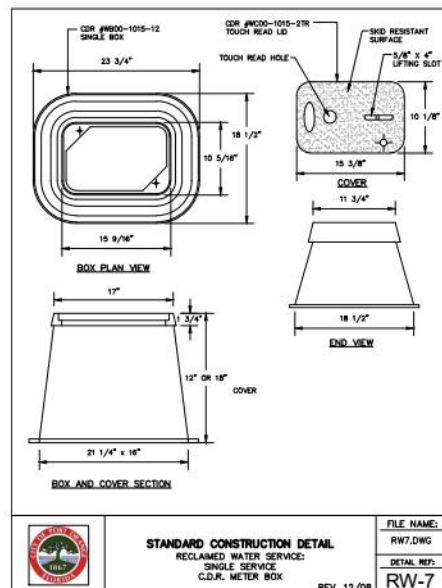
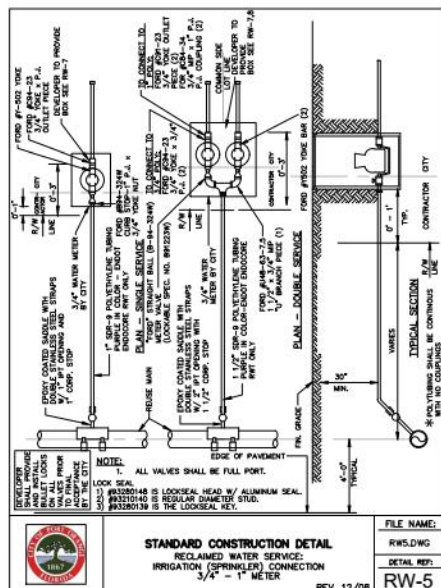
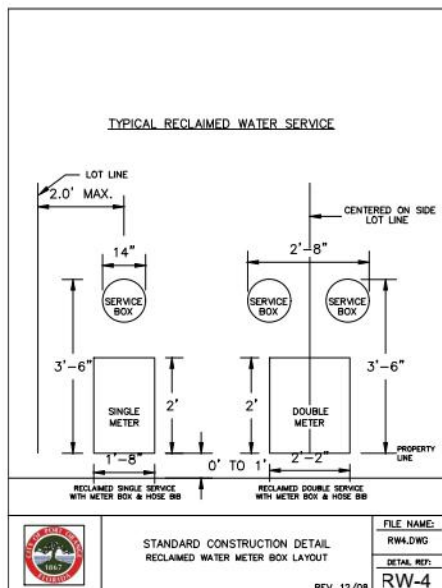
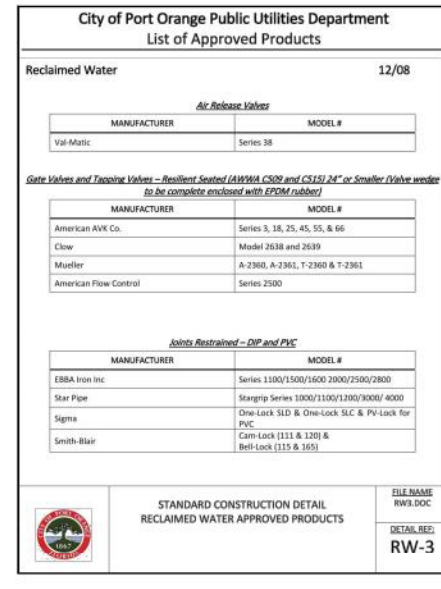
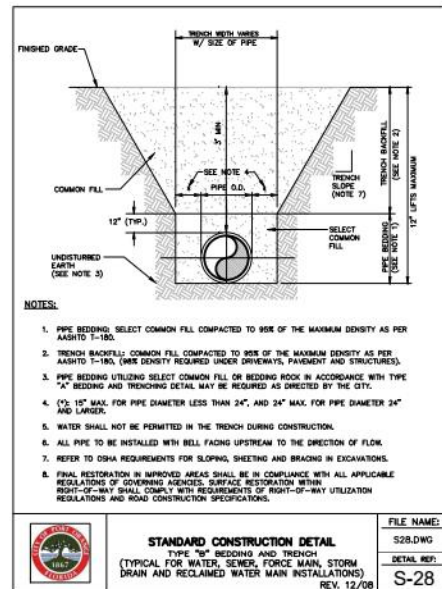
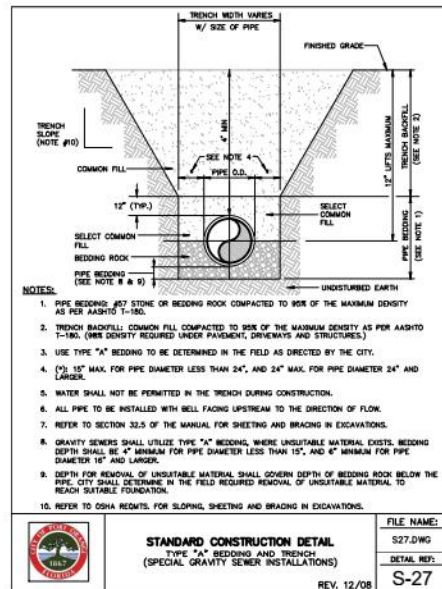
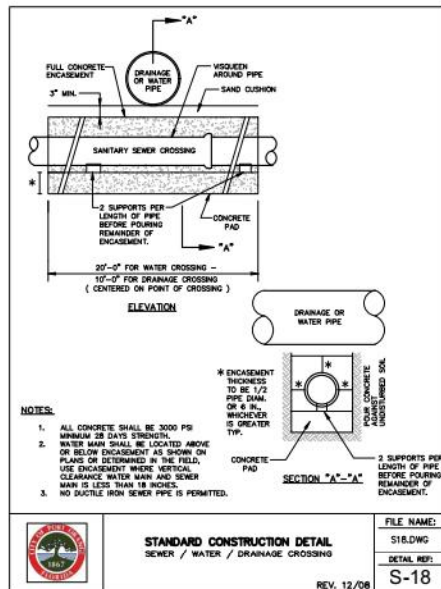
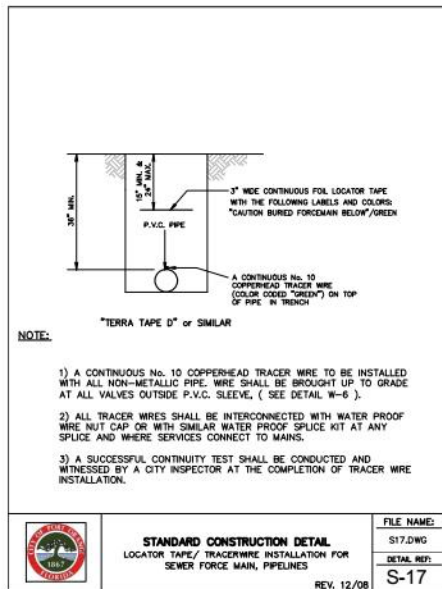
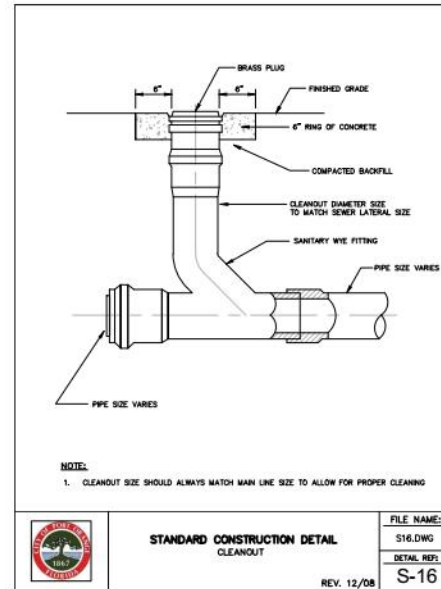
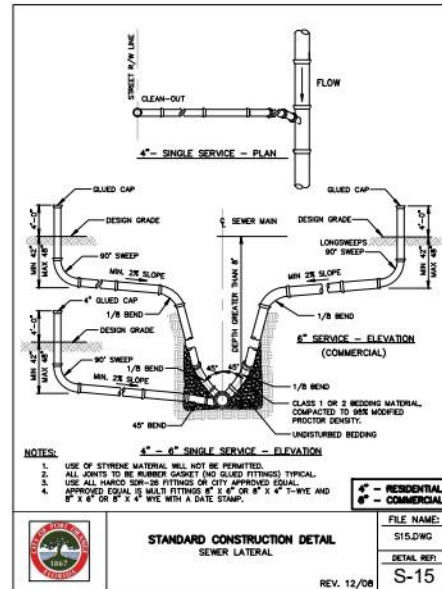
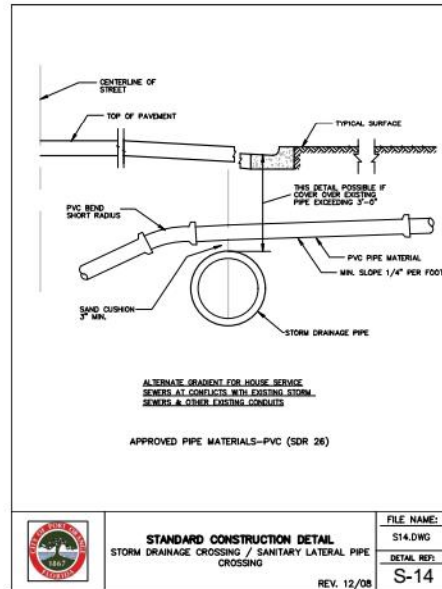
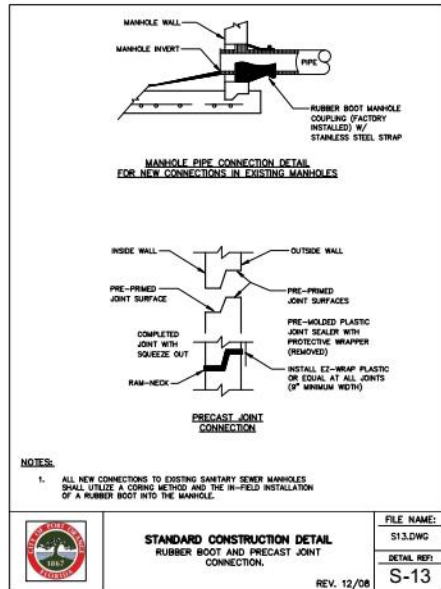
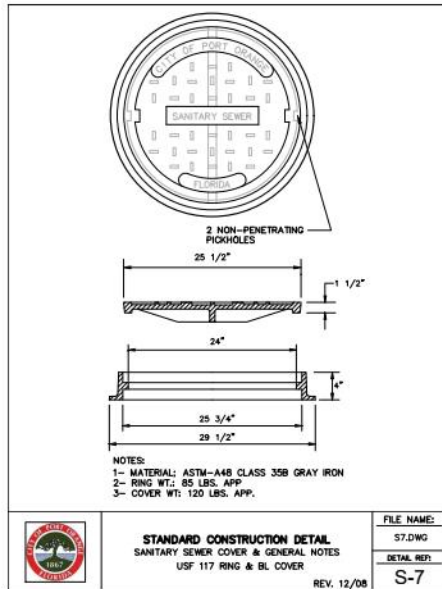
ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS**

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RBH/MMLR
DRAFTED BY: RMC
CHECKED BY: RMC
DRAWING FILE: 15082X-NOT.DWG
XREFS:
NOT VALID WITHOUT SEAL
RANDY M. HADAM, P.E. NO. 68053

CITY OF PORT ORANGE

SCALE: N.T.S.
SHEET: C20 OF 28



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

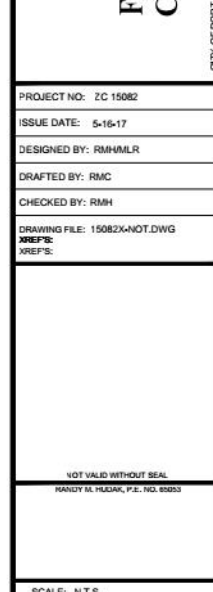
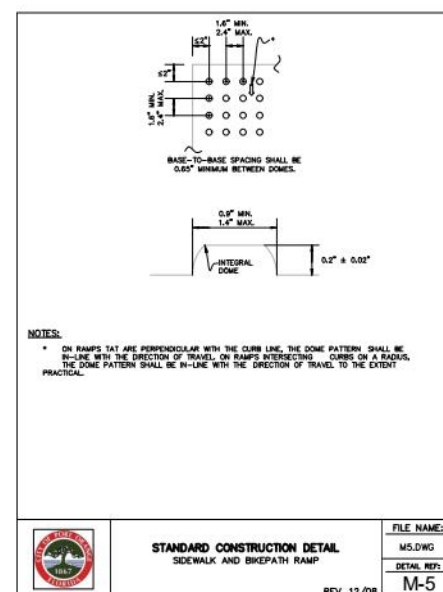
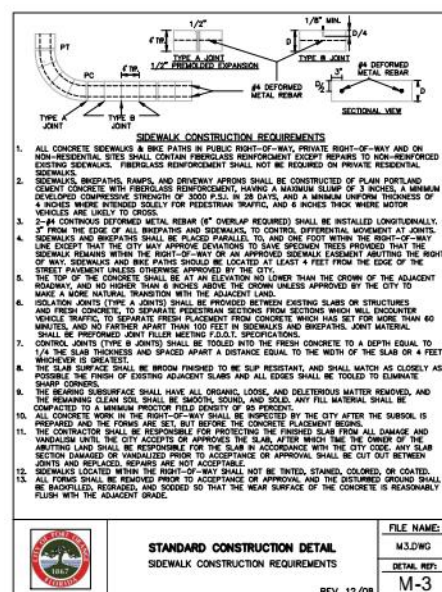
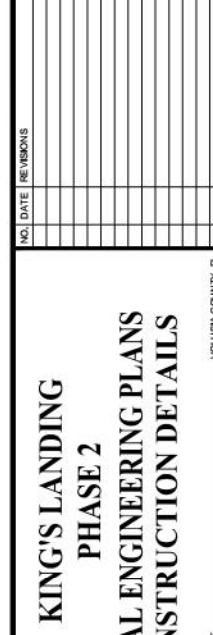
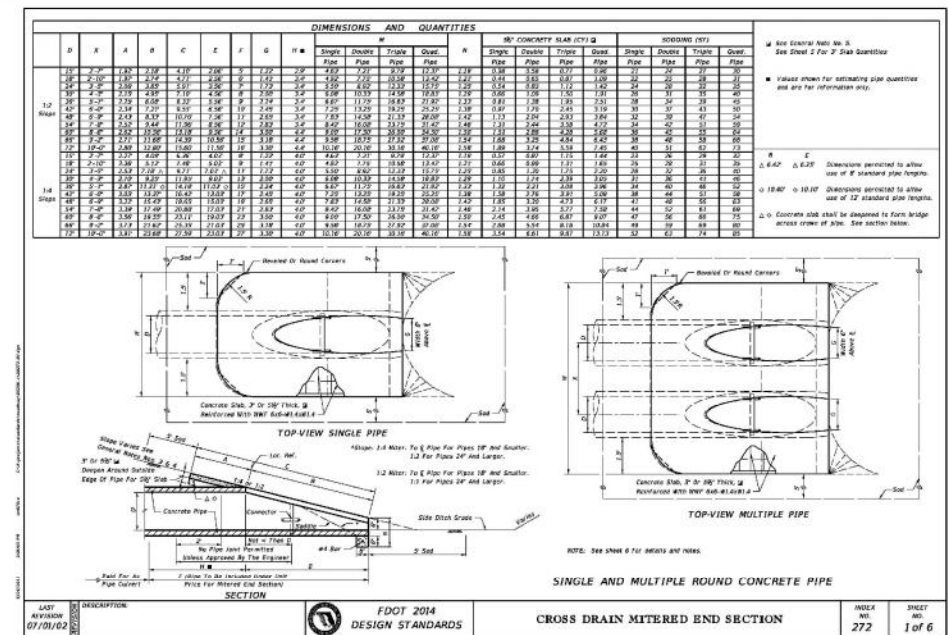
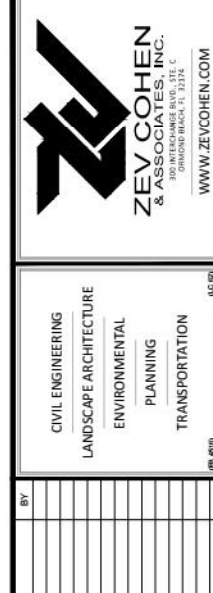
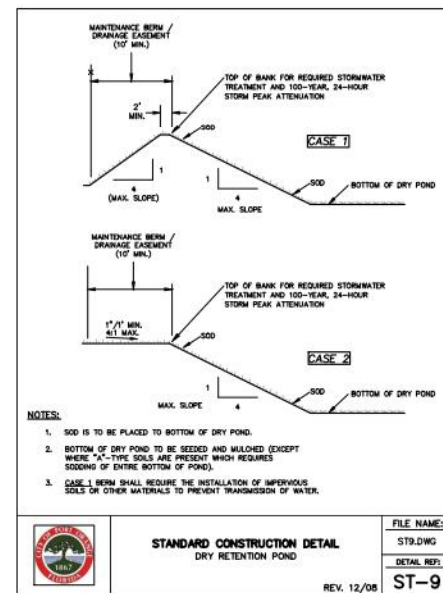
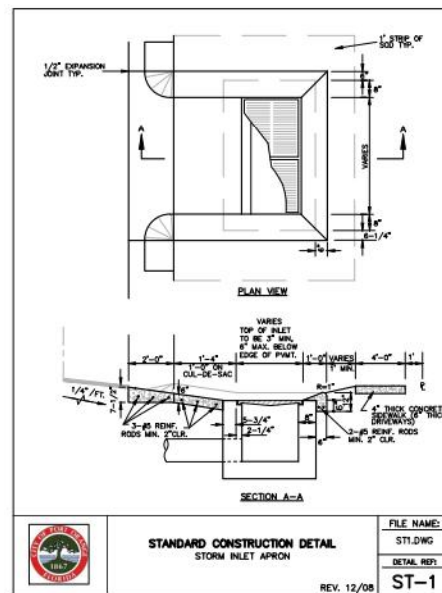
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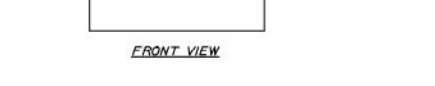
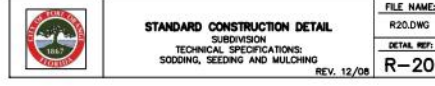
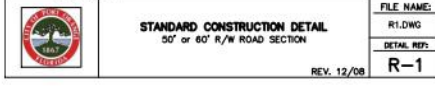
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**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS**

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RBH/MLR
DRAFTED BY: RMC
CHECKED BY: RMC
DRAWING FILE: 15082X-NOT.DWG
XREFS:
NOT VALID WITHOUT SEAL
RANDY M. HIGDON, P.E. NO. 68053

SCALE: N.T.S.
SHEET: C21 OF 28





ROAD CLASSIFICATION	DESIGN SPEED (MPH)	LANE WIDTH (LW)	RIGHT OF WAY WIDTH	MIN. HORZ. CURVE CL.	MIN. VERT. GRADE (%)	MIN. LONG. INT. SPACE
LOCAL / COLLECTOR UP TO 4500 VPD	15	10	50	50'	75'	0.3
UP TO 1000 VPD	20	11	50	90'	125'	0.3
UP TO 5000 VPD	25	11	60	125'	160'	0.3
ARTERIAL UP TO 7500 VPD	30	12	80	160'	200'	0.3
OVER 7500 VPD	35	12	80	200'	235'	0.5
5 LANES (3)	35	12	80	235'	270'	0.5
OVER 7500 VPD	40	12	80	270'	300'	0.5
OVER 7500 VPD	45	12	80	300'	330'	0.5
OVER 7500 VPD	50	12	80	330'	360'	0.5
OVER 7500 VPD	55	12	80	360'	390'	0.5

NOTES:

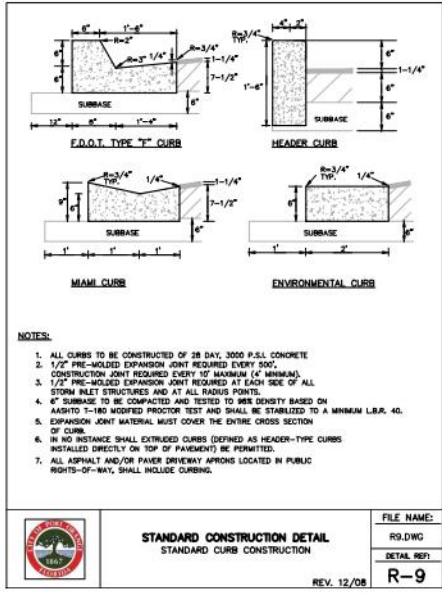
- ALL ROADWAY DESIGN SHALL MEET THE MINIMUM REQUIREMENTS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS (LATEST EDITION), AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- PAVEMENT WIDTHS FOR INDUSTRIAL AND COMMERCIAL ROADS SHALL BE INCREASED BY A MINIMUM OF ONE (1) FOOT.
- AS A RULE, ALL INTERSECTIONS SHALL BE DESIGNED AT 90 DEGREE ANGLES. DEVIATION FROM THIS SHALL BE CONSIDERED STRICTLY ON A CASE BY CASE BASIS. IN THE EVENT THAT ANY DEVIATION IS PERMITTED, THERE SHALL BE NO INTERSECTIONS WITH ARTERIAL HIGHWAYS EXCEPT ON DESIRED COLLECTIONS WITH COUNTY AND STATE ROADS SHALL BE 90 DEGREE INTERSECTIONS WITH COUNTY AND STATE ROADS SHALL BE 90 DEGREE.
- ALL INTERSECTIONS AND ACCESS POINTS SHALL HAVE ADEQUATE LINE OF SIGHT BASED ON AN EYE LEVEL OF 3.5' ABOVE THE GROUND AND AN OBJECT 3.5' ABOVE THE LOWEST ROADWAY. FOR PURPOSES OF THIS STANDARD, THE EYE LEVEL SHALL BE MEASURED 8' IN BACK OF THE STOP BAR AT ENTRIES. THE FOLLOWING SIGHT DISTANCES SHALL BE PROVIDED:

DESIGN SPEED (MPH)	25	30	35	40	45	50	55
SIGHT DISTANCE (FT) (MINIMUM)	250	350	450	550	650	750	850

LEGEND:

C.L. CENTER-LINE INTERSECTION LONG.

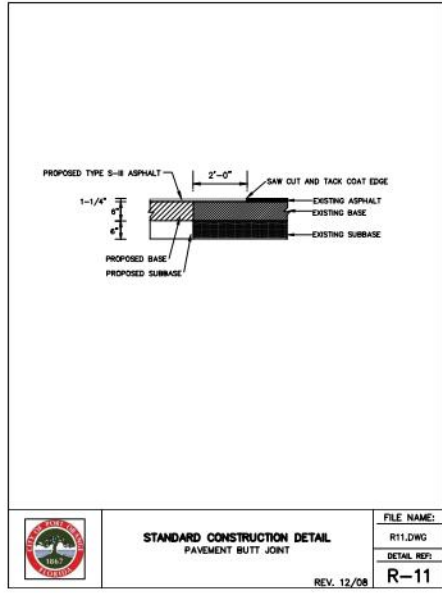
STANDARD CONSTRUCTION DETAIL
ROADWAY GEOMETRY
REV. 12/08
R-6



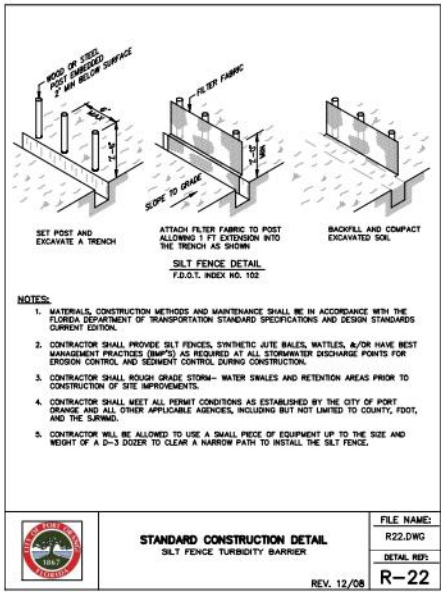
NOTES:

- ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
- 1/2" PRE-ADDED EXPANSION JOINT REQUIRED EVERY 500'.
- CONSTRUCTION JOINT REQUIRED EVERY 12' MAXIMUM (4' MINIMUM).
- 1/2" PRE-ADDED EXPANSION JOINT REQUIRED AT EACH END OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
- 6" SUBGRADE TO BE COMPACTED AND TESTED TO MIN DENSITY BASED ON AASHTO T-99 MOISTURE PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 45.
- EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
- IN NO INSTANCE SHALL EXTENDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
- ALL ASPHALT AND/OR PAVEMENT DRIVEWAY APRONS LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL INCLUDE CURBING.

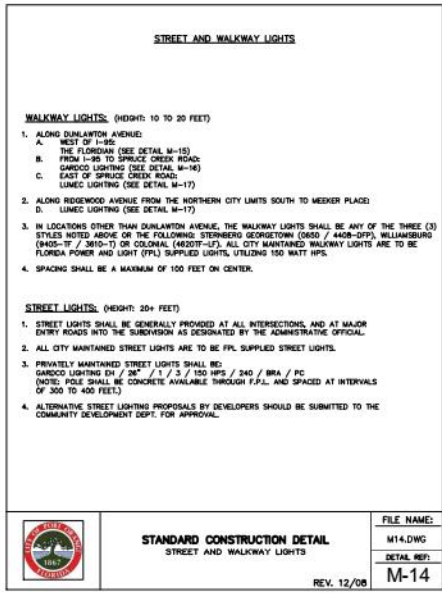
STANDARD CONSTRUCTION DETAIL
STANDARD CURB CONSTRUCTION
REV. 12/08
R-9



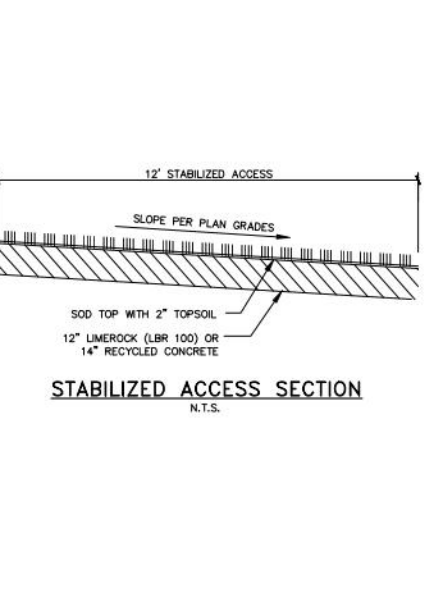
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PAVEMENT BUTT JOINT
REV. 12/08
R-11



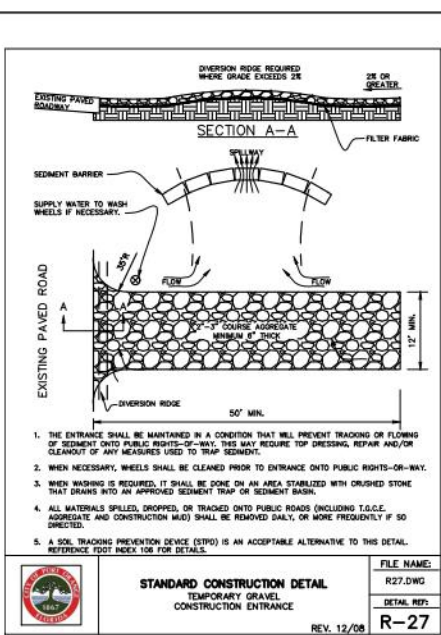
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SILT FENCE TURBIDITY BARRIER
REV. 12/08
R-22



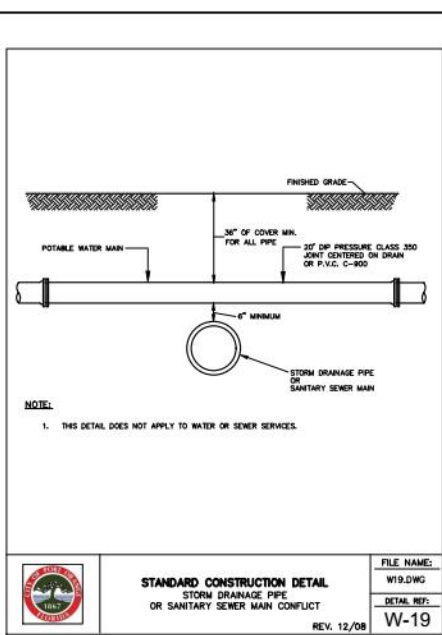
STANDARD CONSTRUCTION DETAIL
STREET AND WALKWAY LIGHTS
REV. 12/08
M-14



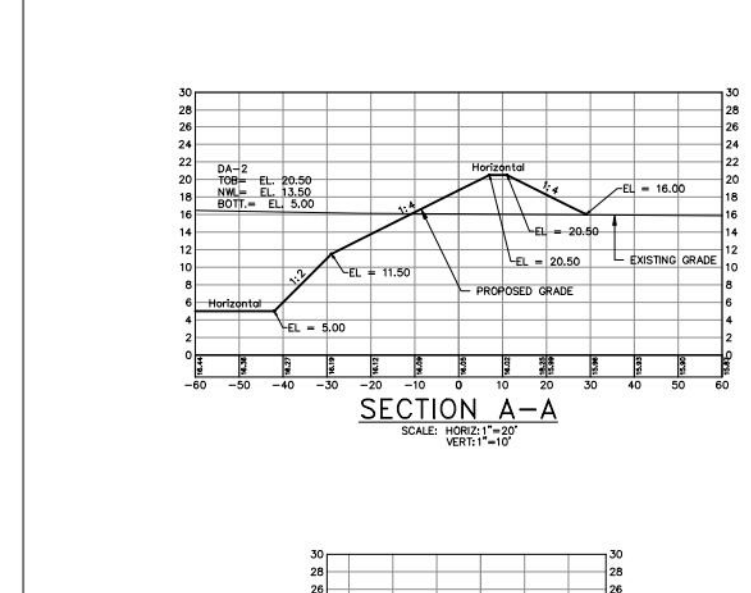
STANDARD CONSTRUCTION DETAIL
STABILIZED ACCESS SECTION
REV. 12/08
N.T.S.



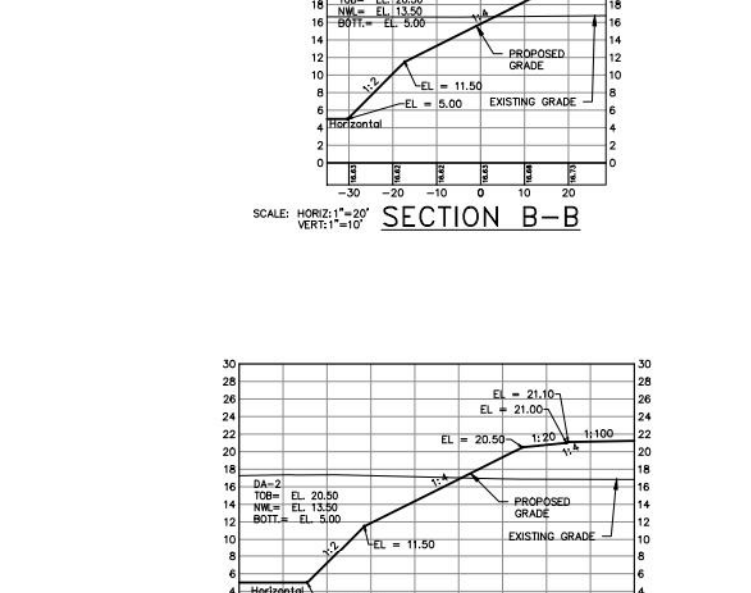
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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
REV. 12/08
R-27



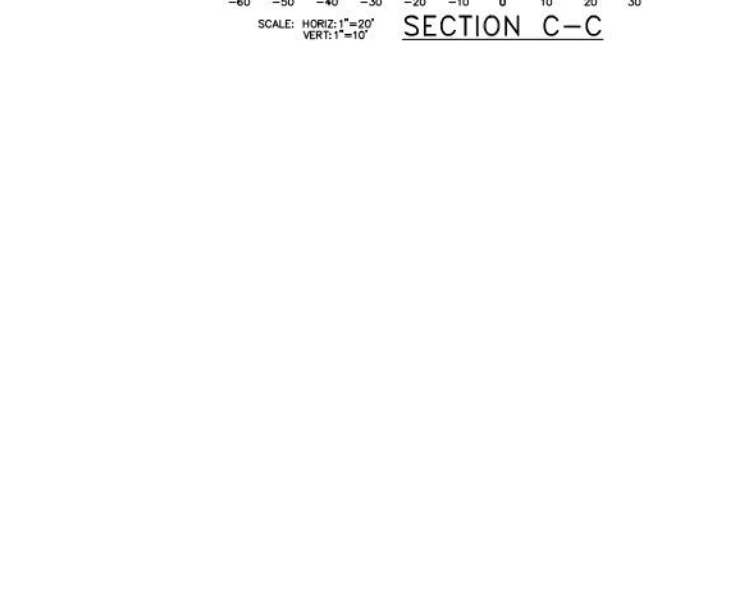
STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE PIPE OR SANITARY SEWER MAIN CONFLICT
REV. 12/08
W-19



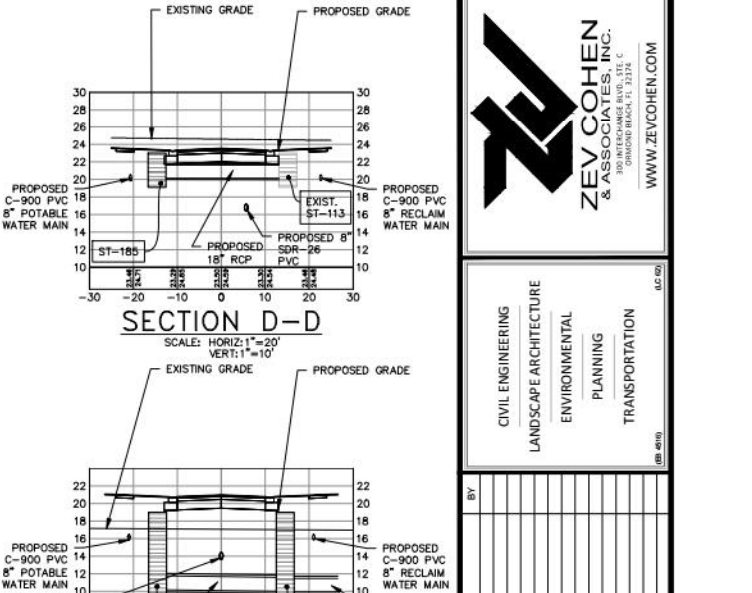
SECTION A-A
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



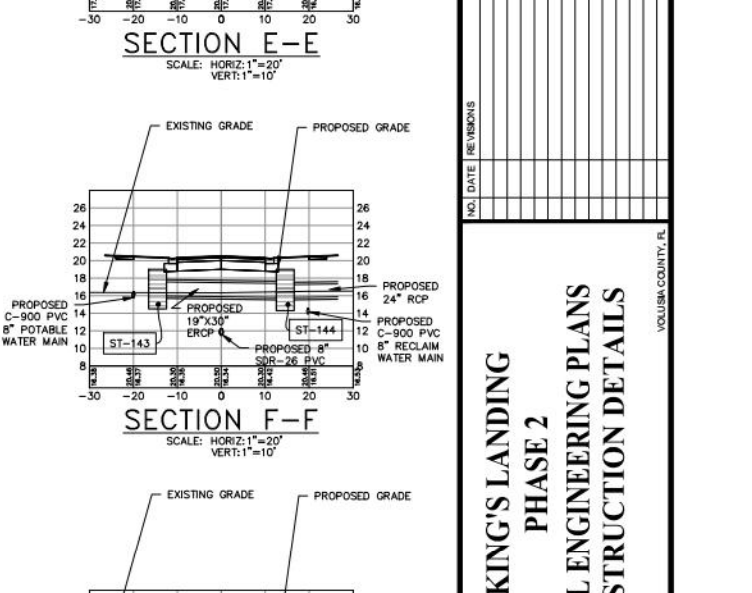
SECTION B-B
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VERT: 1"=10'



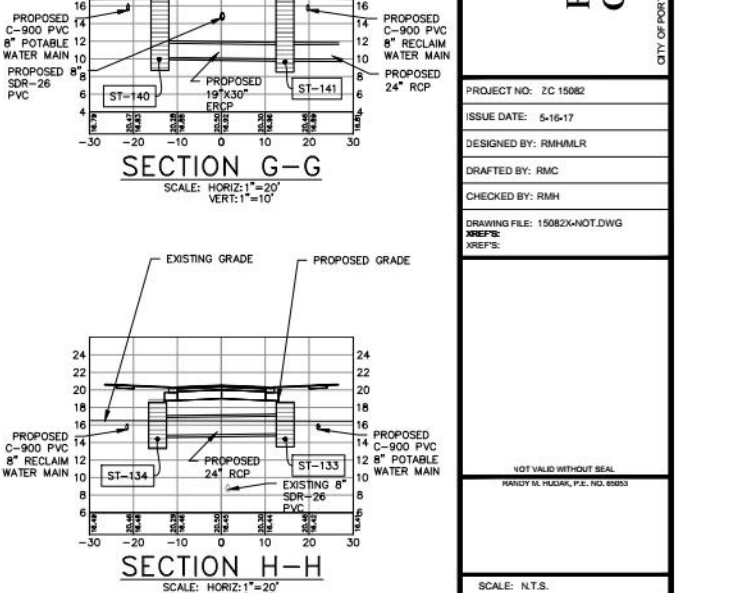
SECTION C-C
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



SECTION D-D
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



SECTION E-E
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



SECTION F-F
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



SECTION G-G
SCALE: HORIZ: 1"=20'
VERT: 1"=10'

SECTION H-H
SCALE: HORIZ: 1"=20'
VERT: 1"=10'



ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

PROJECT NO: 2015082
ISSUE DATE: 5-16-17
DESIGNED BY: RBH/MMLR
DRAFTED BY: RMC
CHECKED BY: RHH
DRAWING FILE: 15082X-NOT.DWG
XREFS:
XREFS:

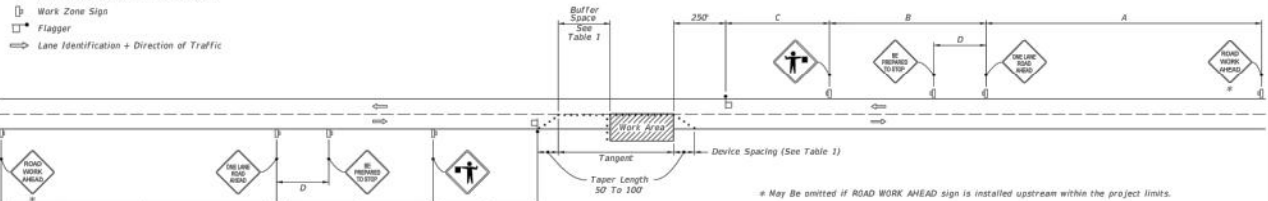
NOT VALID WITHOUT SEAL
RANDY M. HIGDON, P.E. NO. 88053

SCALE: N.T.S.
SHEET: C24 OF 28

KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

CITY OF PORT ORANGE
VOLUSIA COUNTY, FL

- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic



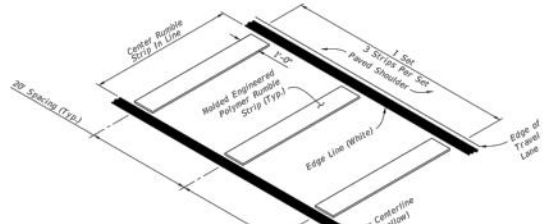
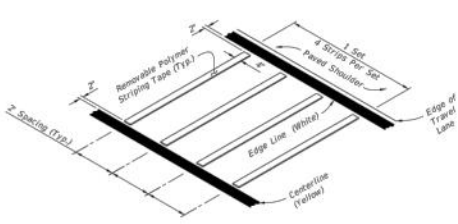
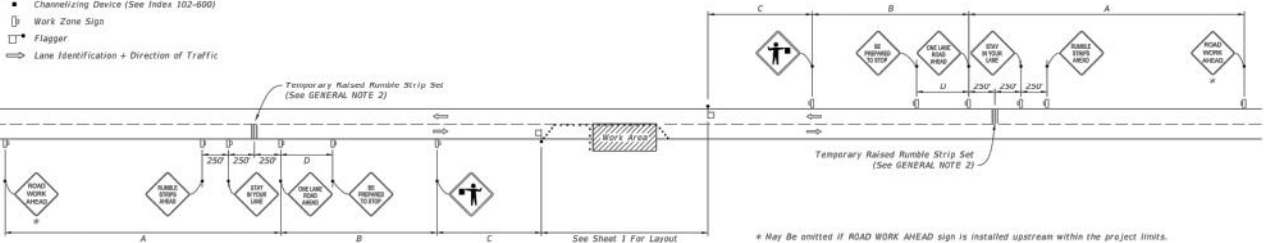
GENERAL NOTES:

- Special Conditions may be required in accordance with these notes and the following sheets:
 - Railroad Crossings:
 - If an active railroad crossing is located closer to the Work Area than the queue length plus 300 Feet, extend the Buffer Space as shown on Sheet 3.
 - If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniform traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
 - If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 3 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
 - Temporary Raised Rumble Strips:
 - Use when both of the following conditions are met concurrently:
 - Existing Posted Speed is 35 mph or greater;
 - Work duration is greater than 60 minutes.
 - Use a consistent Strip color throughout the work zone.
 - Place each Rumble Strip Set transversely across the lane at locations shown.
 - Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
 - Additional one-way control may be provided by the following means:
 - Flag-carrying vehicle;
 - Official vehicle;
 - Pilot vehicles;
 - Traffic signals.
- When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

TABLE 1									
Posted Speed	DEVICE SPACING				Distance Between Signs				Buffer Space
	Maximum Spacing of Cones or Tubular Markers		Maximum Spacing of Type I or Type II Barricades/Panels/Drums						
	On a Taper	On a Tangent	On a Taper	On a Tangent	A	B	C	D	
25	20	50	20	50	200	200	200	100	155
30	20	50	20	50	200	200	200	100	200
35	20	50	20	50	200	200	200	100	250
40	20	50	20	50	200	200	200	100	300
45	20	50	20	50	250	250	250	175	360
50	20	50	20	100	500	500	500	250	420
55	20	50	20	100	2640	1500	1000	500	495
60	20	50	20	100	2640	1500	1000	500	570
65	20	50	20	100	2640	1500	1000	500	645
70	20	50	20	100	2640	1500	1000	500	730

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

- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Flagger
 - Lane Identification + Direction of Traffic

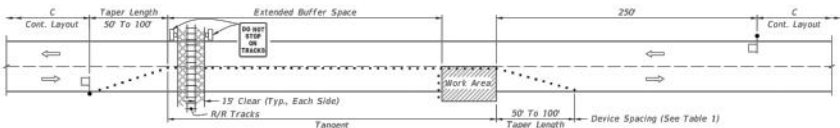


LAST REVISION 11/01/17

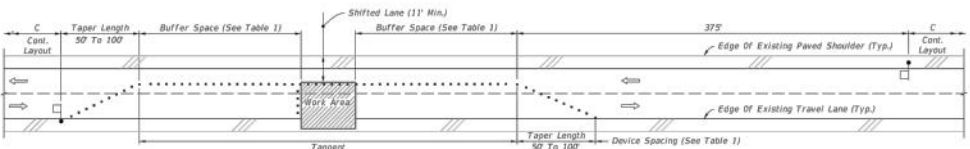
DESCRIPTION: TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY

INDEX 102-603

SHEET 2 of 3



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCRUCHES ON THE CENTERLINE

SPECIAL CONDITIONS

Cross Reference:
1. See General Note 1, Sheet 1 for more information.

SPECIAL CONDITIONS

LAST REVISION 11/01/17

DESCRIPTION: TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY

INDEX 102-603

SHEET 3 of 3

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
FORT WORTH, TEXAS 76104
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

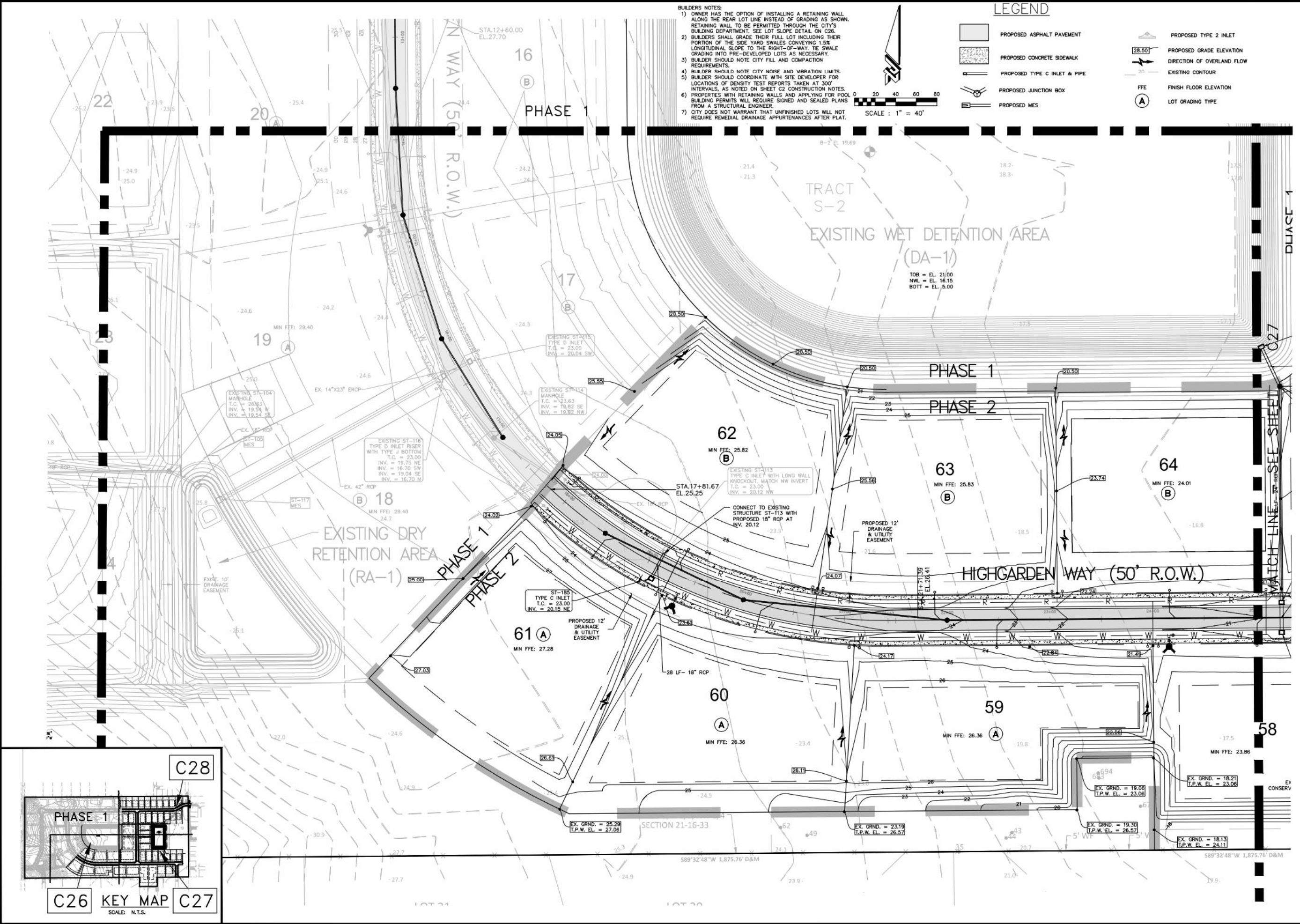
**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS**

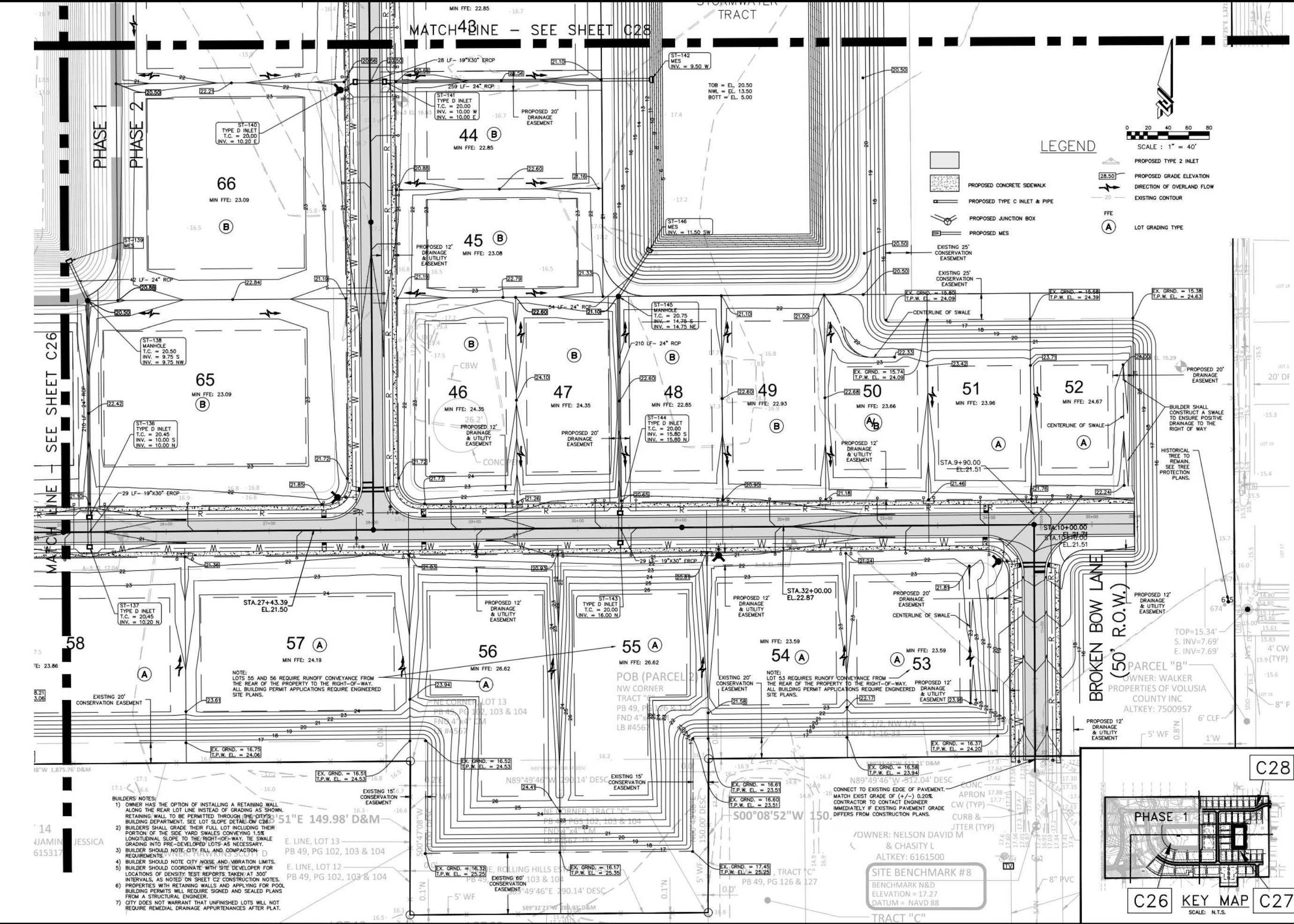
CITY OF PORT ORANGE
VOLusia COUNTY, FL

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RBH/MLR
DRAFTED BY: RMC
CHECKED BY: RHH
DRAWING FILE: 15082X-NOT.DWG
XREFS:
XREFS:

NOT VALID WITHOUT SEAL
RANDY M. HIGDON, P.E. NO. 83053

SCALE: N.T.S.
SHEET: C25 OF 28





ZEV COHEN & ASSOCIATES, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
TRANSPORTATION

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
BUILDERS GRADING PLAN**

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RMH/MLR
DRAFTED BY: MLR
CHECKED BY: RMH
DRAWING FILE: 15082X-PGD-PH-2-3.DWG
XREF: 15082X-BAS.DWG
XREF: 15082X-SURV.DWG

SCALE: 1"=40'
SHEET: C27 OF 28

 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE SIDEWALK
 PROPOSED TYPE C INLET & PIPE
 PROPOSED JUNCTION BOX
 PROPOSED MES

 EX. GRND. = 15.97 T.P.W. EL. = 23.95	EXISTING GRADE ELEVATION WITH TOP OF POTENTIAL WALL MINIMUM ELEVATION
	PROPOSED TYPE 2 INLET
 28.50	PROPOSED GRADE ELEVATION
	DIRECTION OF OVERLAND FLOW
 20	EXISTING CONTOUR
	FINISH FLOOR ELEVATION
	LOT GRADING TYPE

A key map showing the project area. The map is divided into three main sections: PHASE 1 (shaded gray), C26 (white), and C27 (white). C28 is also labeled. The map includes a scale bar and the text "SCALE: N.T.S.".



**ZEV COHEN
& ASSOCIATES, INC.**
300 INTERCHANGE BLVD., STE. C
GARDEN BRICK FL 33174
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PLANS
BUILDERS GRADING PLAN**

PROJECT NO: ZC 15082
ISSUE DATE: 5-16-17
DESIGNED BY: RMH/MLR
DRAFTED BY: MLR
CHECKED BY: RMH
DRAWING FILE: 15082X-PGD-PH-2-3.DWG
XREF'S: 15082X-BAS.DWG
XREF'S: 15082X-SURV.DWG

NOT VALID WITHOUT SEAL

RANDY M. HUDAK, P.E. NO. 69053

SCALE: 1"=40'

SHEET: C28 OF 28

NOT PLATTED
ORB 1951, PG 571
OWNER: SCHOOL BOARD OF VOLUSIA COUNTY
ALTKEY: 3654854

SITE BENCHMARK #6
BENCHMARK N&D
ELEVATION = 16.38
DATUM = NAVD 88

LOT 20
OWNER: FEDERAL NAT
MORTGAGE ASSOC
ALTKEY: 4798811
CONC

LOT 18
OWNER: MARTIN MAR
KATHERINE
ALTKEY: 4798790

LOT 17
OWNER: MACDUFFIE RAY
PHILLIP J MACDUFFIE
ALTKEY: 479873
EXISTING
CONSERVATION
EASE

LOT 16
OWNER: PETERSEN WILLIAM H SR
ALTKEY: 4798579

PB 33, PG 1
FND 4"x4"
NO #

TRACT
CA-5

**KING'S LANDING
PHASE 2
FINAL ENGINEERING PI
BUILDERS GRADING PI**

PROJECT NO: ZC 15082

ISSUE DATE: 5-16-1

DESIGNED BY: RMHA

DRAFTED BY: MLR

1000

XREF'S: 15082X•BAS.DWG
XREF'S: 15082X•SURV.DWG

5.

11. *Journal of the American Medical Association*, 277, 1996, 1000-1001.

166

100

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

8

NOT VALID WITHOUT SEAL

RANDY M. HUDAK, P.E. NO. 65053

[illegible]

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

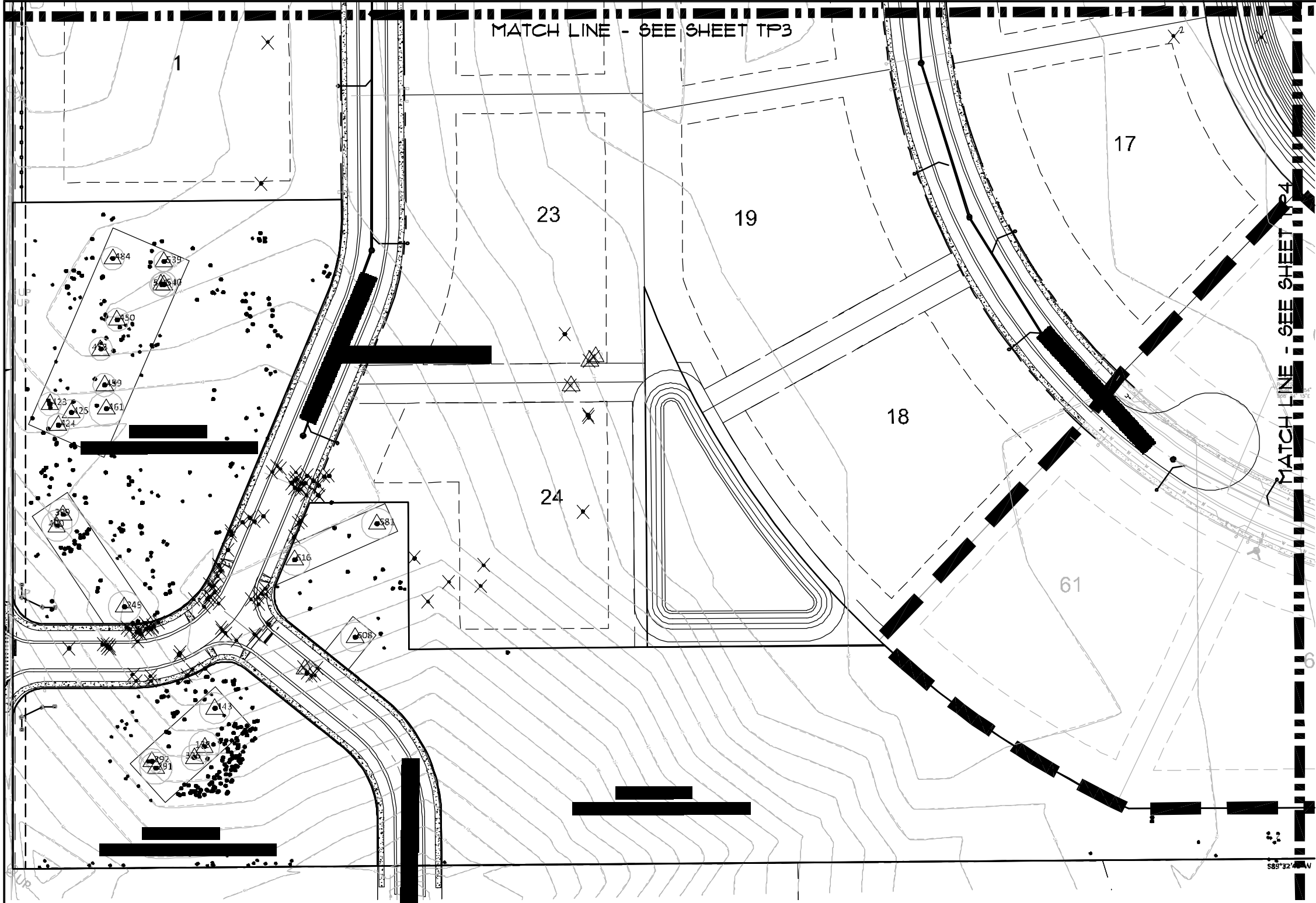
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SCALE: 1"=40'

SHEET: C28 OF 28

MATCH LINE - SEE SHEET C27

DA-2
STORMWATER
TRACT



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- DENOTES ROOT ZONE PROTECTION AREA REQUIRED
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- DENOTES EXISTING TREE

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

15% NATURAL TREE PRESERVATION

TOTAL SITE AREA	81.2 ACRES
TOTAL PRESERVATION AREA REQUIRED (CALCULATION: 81.2 AC. x 15% = 12.18 AC.)	12.18 ACRES
UNDISTURBED NATURAL PRESERVATION AREA	12.54 ACRES

MINIMUM ON SITE TREES

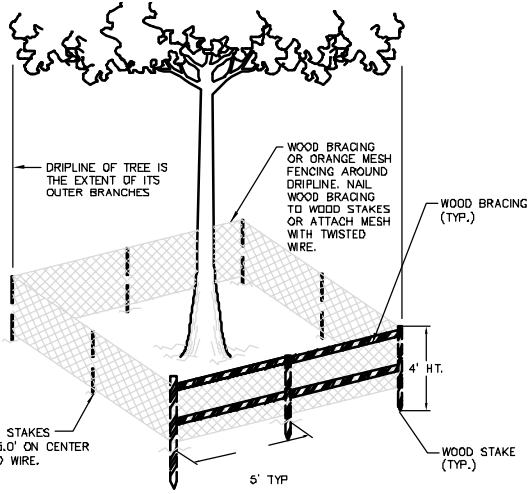
MINIMUM TREES REQUIRED ON SITE CALCULATION: 3960/200 SF/A / 2500 SF. = 1402	1402
EXISTING TREES TO BE PRESERVED WITHIN 80% PRESERVATION AREA	1402
TOTAL NUMBER OF TREES EXISTING	1404

NOTE: TREES WITHIN THE NATURAL VEGETATION AREAS SHALL BE COUNTED TOWARDS ANY DEFICIT OF REQUIRED TREES ON SITE.
NOTE: EXISTING TREES TO REMAIN WITHIN 80% PRESERVATION AREA HAVE BEEN CALCULATED BASED UPON TREE SURVEY CONDUCTED AUGUST 2016.
*LOT AREA
*THE OVERALL TREE COUNT FOR PROPOSED TREES WILL INCREASE AND MEET THE MINIMUM LANDSCAPING AND TREE REQUIREMENTS (TREE / 2500 SF OF LOT AREA) FOR THE INDIVIDUAL SINGLE-FAMILY LOTS, PRIOR TO THE ISSUANCE OF A CO.

SPECIMEN TREE CALCULATIONS PHASE 142

NUMBER OF SPECIMEN TREES ON SITE- LDC, CHM. I, WA	50
TOTAL SITE AREA (ACRE)	81.2
SPECIMEN TREES PER ACRE	61
REQUIRED PERCENTAGE OF SPECIMEN TREES REQUIRED TO REMAIN ON SITE-LDC, CHM. ARTICLE II, SECTION 140	80%
SPECIMEN TREES REQUIRED TO BE PRESERVED (CALCULATION: 50 TREES x 80% = 40 TREES)	40
SPECIMEN TREES TO REMAIN ON SITE	40
PERCENTAGE OF SPECIMEN TREES REQ. TO REMAIN	80%

NOTE: NO HISTORIC TREES (LIVE OAK [QUERCUS VIRGINIANA] OR BALD CYPRESS [TAXODIUM DISTICHUM]) 36" DBH OR GREATER ARE TO BE REMOVED IN PHASE 1 AND 2.

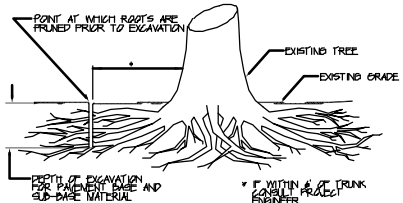


**STANDARD CONSTRUCTION DETAIL
TREE PROTECTION BARRICADE**

REV. 12/08

FILE NAME: R23.DWG
DETAIL REF: R-23

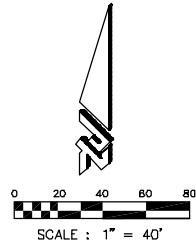
② TREE PROTECTION BARRICADE DETAIL



NOTES:
1) LOTS ARE TO BE MOVED CLEANLY WITH A SHARP ROOT PRUNING TOOL, SUCH AS A DRYDOR OR POWER ROOT PRUNER.
2) INITIAL ORANGE PLASTIC MESH TREE BARRIER, WITH BEAM SUPPORTS, AT TOP OF PRUNING AND CONTINUE COMPLETELY AROUND TREE, PROTECTING THE AREA WITHIN THE DRIPLINE EXTENT OF OUTER BRANCHES.
3) ROOT PRUNING PROCEDURE MUST BE DONE AND NOTIFIED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR GRADING AND FILLING PERMIT.

① ROOT PRUNING DETAIL

SCALE: N.T.S.



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COGUEWATER
1438 W. MAIN, # 137-32
(407) 977-2402 FAX (407) 977-2855

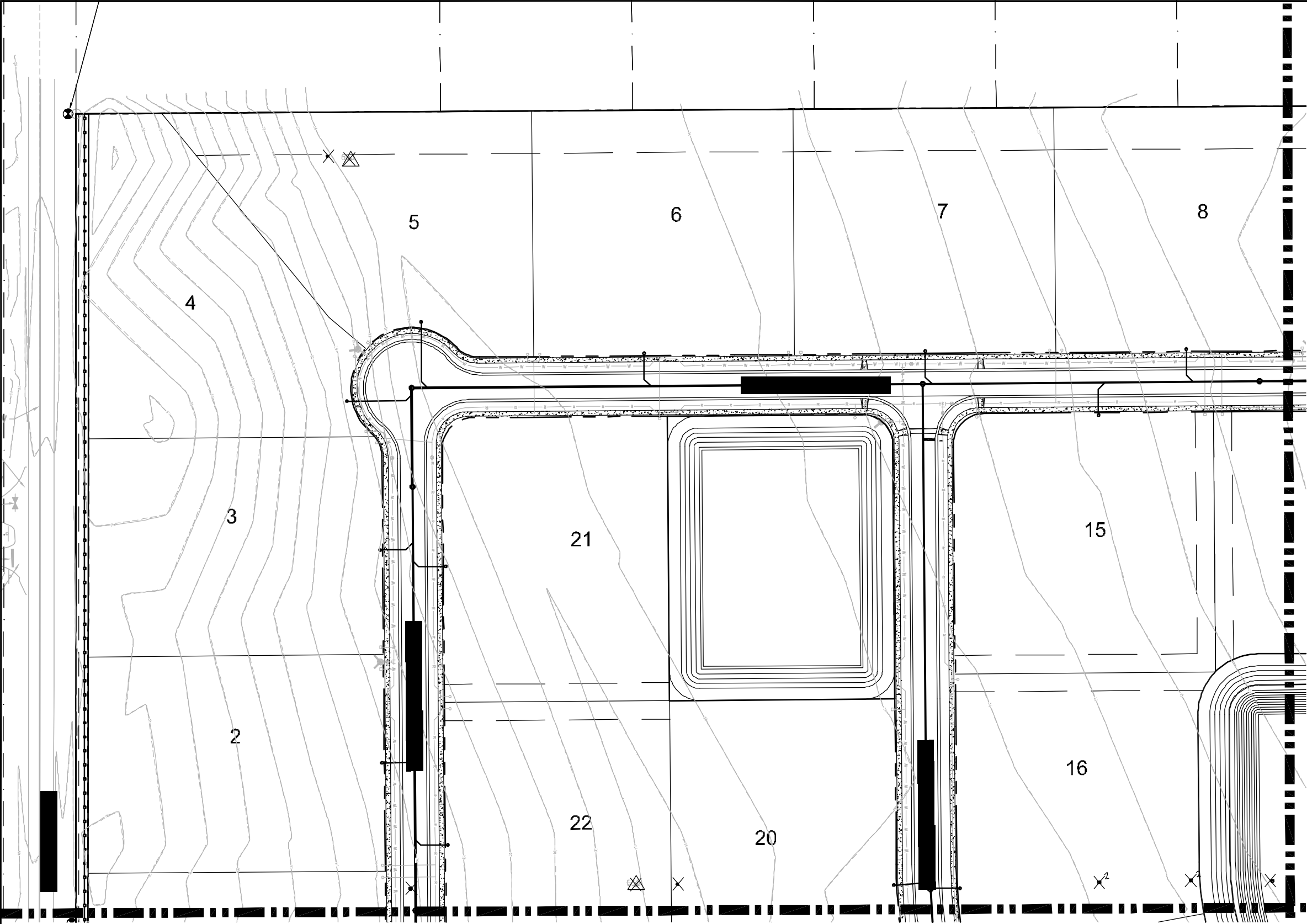
**KINGS LANDING PHASE 2
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS**

PROJECT NO.: 5082X
ISSUE DATE: 8/21/18
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SM
DRAWING NO.: 18-0000-01
SHEET NO.: 18-0000-01-001

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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

SCALE: 1" = 40'
SHEET: TP2 OF 7



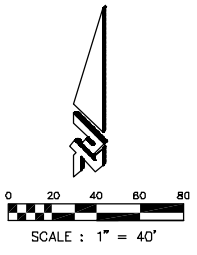
LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- PENOTES ROOT ZONE PROTECTION AREA REQUIRED
- PENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- PENOTES EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR DPH.

MATCH LINE - SEE SHEET TP5

MATCH LINE - SEE SHEET TP2



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COGUEVILLE
1111 ST. AUGUSTINE F. 32080
PHONE: (407) 611-1111 FAX: (407) 611-1112

NO.	DATE	BY	DESCRIPTION
01	12/27/18	JES	PRELIMINARY COMMENTS
02	1/12/19	JES	REVISION COMMENTS
03	1/21/19	JES	REVISION COMMENTS
04			
05			
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22			

KINGS LANDING PHASE 2
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS

PROJECT NO: 1802X
ISSUE DATE: 8/2/19
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: JES
APPROVED BY: JES
SCALE: 1" = 40'
SHEET: TP3 OF 7

MATCH LINE - SEE SHEET TP5

MATCH LINE - SEE SHEET TP2

MATCH LINE - SEE SHEET TP6

PHASE 2

WINTERFELL DR.

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO BE REMOVED

EXISTING HISTORIC TREE

EXISTING SPECIMEN TREE

INDICATES ROOT ZONE PROTECTION AREA REQUIRED

INDICATES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

INDICATES EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR ID#.

0 20 40 60 80

SCALE : 1" = 40'

KINGS LANDING PHASE 2 FINAL ENGINEERING PLANS TREE PROTECTION PLAN & DETAILS

PROJECT NO: 5022X
ISSUE DATE: 8/2/18
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: BR
DRAWN BY: JES
APPROVED: JES
DATE: 8/2/18

NO. 1000 / 11/10/18 SEAL
SHEET NO. 4 OF 4
SCALE: 1" = 40'
SHEET: TP4 OF 7

NO.	DATE	BY	REVISION
1	8/2/18	JES	ISSUED FOR CONSTRUCTION
2	8/2/18	JES	REVISIONS
3	8/2/18	JES	REVISIONS
4	8/2/18	JES	REVISIONS
5	8/2/18	JES	REVISIONS
6	8/2/18	JES	REVISIONS
7	8/2/18	JES	REVISIONS
8	8/2/18	JES	REVISIONS
9	8/2/18	JES	REVISIONS
10	8/2/18	JES	REVISIONS

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MATCH LINE - SEE SHEET TP4

MATCH LINE - SEE SHEET TP1

MATCH LINE - SEE SHEET TP4

LEGEND



EXISTING TREE TO BE REMOVED



EXISTING SPECIMEN TREE TO BE REMOVED



EXISTING HISTORIC TREE



EXISTING SPECIMEN TREE



ROOT ZONE PROTECTION AREA REQUIRED



NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN



EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR ID#.

PROJECT NO: 5022X

ISSUE DATE: 8/2/18

DESIGNED BY: JES

DRAFTED BY: JES

CHECKED BY: JES

PLANNED BY: JES

APPROVED BY: JES

DATE: 8/2/18

100% ALL INFORMATION

STATIONED & RUNS, N.J.A. NO. 096

SCALE: 1" = 40'

SHEET: TP5 OF 7

PROJECT NO: 5022X

ISSUE DATE: 8/2/18

DESIGNED BY: JES

DRAFTED BY: JES

CHECKED BY: JES

PLANNED BY: JES

APPROVED BY: JES

DATE: 8/2/18

100% ALL INFORMATION

STATIONED & RUNS, N.J.A. NO. 096

SCALE: 1" = 40'

SHEET: TP5 OF 7

NO.	DATE	BY	REVISION
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02	8/2/18	JES	REVISIONS
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99	8/2/18	JES	REVISIONS
100	8/2/18	JES	REVISIONS

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PHASE 1

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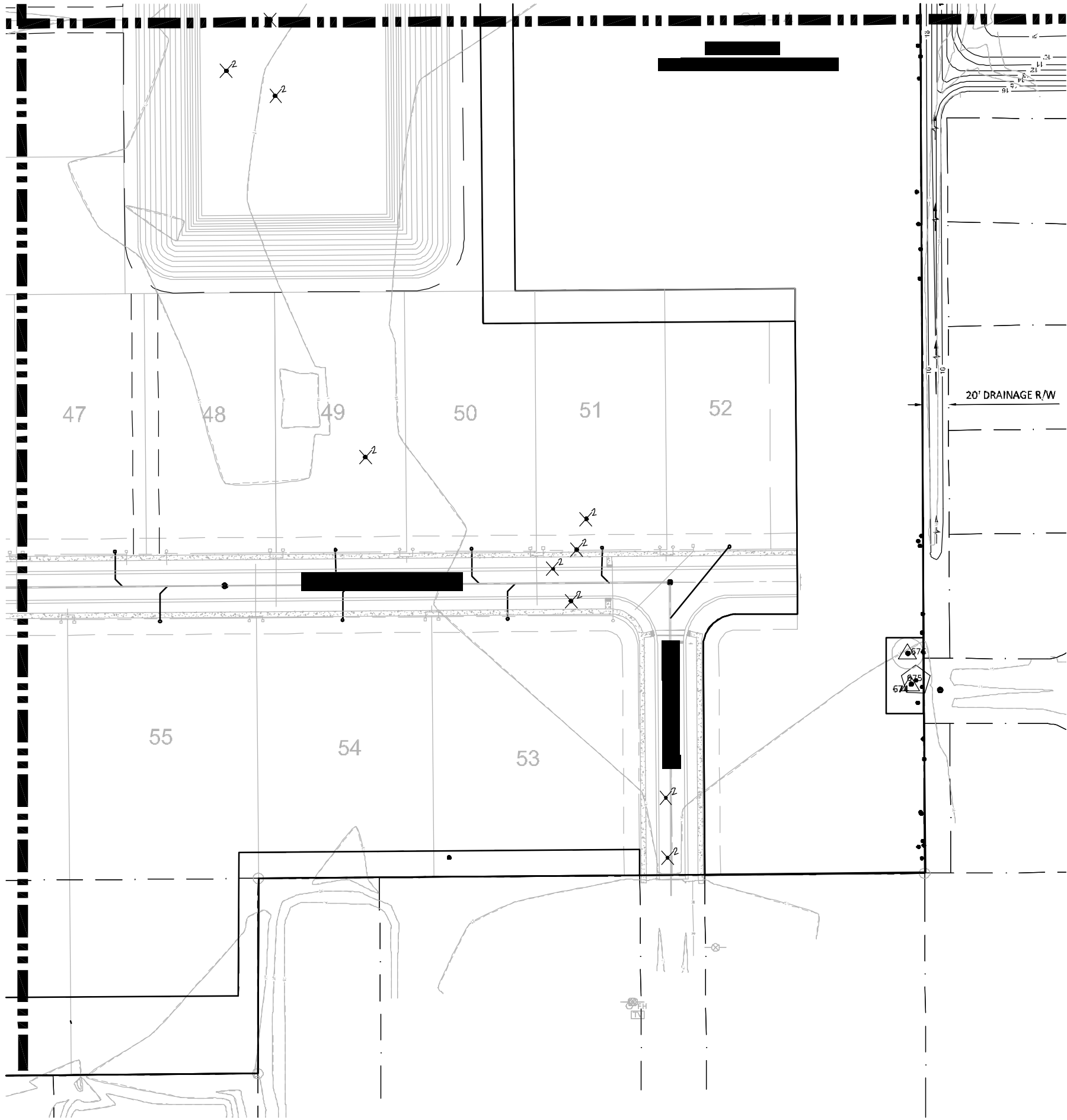
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28

MATCH LINE - SEE SHEET TP4

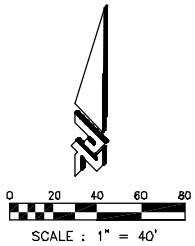
MATCH LINE - SEE SHEET TP1



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING HISTORIC TREE
- EXISTING SPECIMEN TREE
- DENOTES ROOT ZONE PROTECTION AREA REQUIRED
- DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
- DENOTES EXISTING TREE

NOTE: SEE TREE LEGEND FOR SPECIES AND PLAN VIEW FOR DET.



**KINGS LANDING PHASE 2
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS**

PROJECT NO: 6082X
ISSUE DATE: 8/2/18
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: JES
APPROVED BY: JES

NO. 1000 / 11/10/10 SEAL
STATIONING: 1000000.00
SCALE: 1" = 40'
SHEET: TP6 OF 7

NO.	DATE	BY	CHKD	DATE	BY	CHKD
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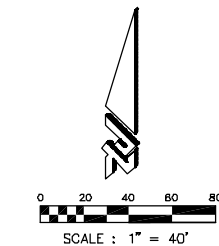
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ZEV COHEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
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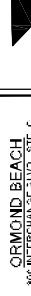
ORMOND BEACH
8000 INTERNATIONAL BLVD., STE. C
ORMOND BEACH, FL 32054
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DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
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LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING SPECIMEN TREE TO BE REMOVED
	EXISTING HISTORIC TREE
	EXISTING SPECIMEN TREE
	DENOTES ROOT ZONE PROTECTION AREA REQUIRED
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN
	DENOTES EXISTING TREE
NOTE: SEE TREE LEGEND FOR SPECIES AND PLANT VIEW FOR PPM.	



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NO. DATE **REV. REVISIONS**

001	02-25-16	REVISION OF COMMENTS
002	03-01-16	REVISION OF COMMENTS
003	03-01-16	REVISION OF COMMENTS
004	03-01-16	REVISION OF COMMENTS

FOR REVIEW ONLY NOT FOR CONSTRUCTION

KINGS LANDING PHASE 2
FINAL ENGINEERING PLANS
TREE PROTECTION PLAN & DETAILS

JOHN A. CUNY, P. E. DBP#24

CITY OF MIAMI GARDENS

PROJECT NO.: 5092X

ISSUE DATE: 02/15/16

DESIGNED BY: JSC

DRAWN BY: JES

CHECKED BY: SR

DESIGNED BY: 1/8/2016
 XREFS: 5376-WCAPP/RS.RV
 N/A1/12

NOT AVOID PUNCH SEAL

5110190-N-2, 601905, N/A, N/A, N/A, 500

SCALE: 1" = 40'

Sheet: **TP7** of 7

Exhibit 3 - Tree Preservation Chart

15% Tree Preservation Area

Total Site Area	Required 15% Tree Preservation Area	Tree Preservation Area Provided
82.2 Acres	12.3 Acres	12.5 Acres

Specimen Tree Calculations

Total Site Area	82.2 Acres
# of Specimen Trees	50 Specimen Trees
Specimen Trees Per Acre	0.61 Specimen Trees/Acre
Percentage of Specimen Trees to Remain [LDC, Ch 9, Sec 16]	80%
Specimen Trees to Remain in Common Area	40 Specimen Trees

Minimum Tree Coverage Requirement - 1 Tree/2,500 SF

Total Site Area	82.2
Required # of New or Existing Trees (1/2,500 SF)	1,432 Trees
Trees Provided (New and Existing) as Part of Subdivision Plan	769 New* or Existing Trees
Existing Trees in 15% Tree Preservation Area to Remain	769 Existing Trees

*** Includes trees to be planted on residential lots prior to issuance of a Certificate of Occupancy**

Tree Mitigation

Not Required with this Subdivision



STAFF REPORT

CASE NO. 19-25000003

LDC Amendment/Chapter 16 – Dog Friendly Dining Program

REQUEST:	Amend the Land Development Code (LDC) Chapter 16 to create a dog friendly dining program.
APPLICANT:	City of Port Orange
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
PLANNING COMMISSION:	October 24, 2019

INTRODUCTION

Recently, staff has received inquiries from local public food service establishment's¹ (i.e. restaurant) if the City has adopted a Dog Friendly Dining Program to allow dogs to be in an outdoor seating/dining area. Some restaurant owners believe allowing an outdoor dog friendly seating/dining area creates a fun environment and brings in more customers. According to 509.233, Florida Statutes, a local government can establish a local exemption procedure to the Food and Drug Administration's Food Code to allow dogs to be in a restaurant's outdoor seating/dining area. To establish the local exemption, the City must approve regulations within its Land Development Code for restaurants that choose to offer dog friendly dining areas to follow. However, if a local government does not want to permit any restaurant in the City with having dogs in their outdoor seating/dining areas, then no action is required as it would be prohibited according to 509.233, Florida Statutes. Several Florida communities have adopted similar programs, such as Orlando, Mount Dora, Winter Garden, Edgewood, Pasco County, Volusia County, Seminole County, Orange County, etc.

PROPOSED AMENDMENT

The proposed amendment would create a new section of the Land Development Code to provide restaurant owners the option to designate their outdoor seating/dining area as dog-friendly dining areas. The proposed amendment applies to outdoor seating/dining areas only for "public food service establishments" as defined by 509.013(5)(a), Florida Statutes¹. The proposed amendment only pertains to dogs (defined as an animal of the subspecies *Canis lupus familiaris*) and no other animals. Pursuant to State Law, the amendment

¹ "Public food service establishment" means any building, vehicle, place, or structure, or any room or division in a building, vehicle, place, or structure where food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises; called for or taken out by customers; or prepared prior to being delivered to another location for consumption. [exceptions listed in F.S.]

requires only restaurants that choose to allow dogs within their outside seating/dining area to apply for a permit to allow patrons' dogs within their outdoor seating/dining area. Patrons' dogs would be prohibited inside food service establishments, including traveling through the establishment, with the exception of service animals, as defined in Section 50-1, City of Port Orange Code of Ordinances, and police K-9 units used for law enforcement. The following application and code requirements would only apply to a restaurant that wants to allow dogs in their outdoor seating/dining area:

- Submittal of an application which will include contact information, a diagram of the designated area, and the hours of operation that patrons' dogs will be permitted in the designated area of the restaurant's outdoor seating/dining area.
- Signage must be posted to notify the public that the designated area is available for patrons with dogs.
- Dogs must be kept on a leash and under reasonable control.
- Dogs must be wearing current rabies tags.
- Dogs shall not be allowed on chairs, tables, or other furnishings.
- Restaurant employees must adhere to specific sanitary regulations.
- Accidents involving dog waste must be cleaned immediately and the area sanitized with an approved product. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.
- The permit will expire upon sale or closure of the restaurant. Subsequent restaurant owners may apply for a permit should they desire to continue to allow patrons' dogs in a designated outdoor seating/dining area of the restaurant.
- Permit shall be renewed annually.
- Any restaurant that fails to comply with the dog requirements of the Dog Friendly Dining Program shall be cited for violating this part of the LDC and will be subject to any and all enforcement proceedings consistent with the applicable provisions of the City Code and general law.
- A permit may be revoked for failure to adhere to the specified regulations.

The proposed amendment has been reviewed and approved by Animal Control and the City Attorney's Office. If approved, a minimal amount of staff time and resources would be required for application review and permitting/enforcement process. Annual renewal notices would be processed concurrent with annual Business Tax renewal notices in July. Other local governments that have adopted similar regulations have established an application/permit fee ranging from \$50 - \$100.

RECOMMENDATION

Approval of the amendments to Chapter 16 of the Land Development Code, to create a dog friendly dining program.

ATTACHMENTS

Exhibit 1 – Proposed LDC Amendment to Chapters 16

EXHIBIT 1

ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA AMENDING THE LAND DEVELOPMENT CODE CHAPTER 16 ANIMALS BY CREATING SECTION 16-11 DOG FRIENDLY DINING PROGRAM; ESTABLISHING PURSUANT TO SECTION 509.233, FLORIDA STATUTES, A LOCAL EXEMPTION TO CERTAIN PROVISIONS OF GENERAL LAW AND AGENCY RULES RELATING TO PUBLIC FOOD SERVICE ESTABLISHMENTS FOR THE PURPOSE OF PERMITTING PATRONS DOGS IN DESIGNATED OUTDOOR AREAS OF SUCH ESTABLISHMENTS; PROVIDING FOR IMPLEMENTATION AND ENFORCEMENT PROCEDURES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 509.233, Florida Statutes, grants the governing body of a local government the ability to establish, by ordinance, a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted and incorporated by the State of Florida Division of Hotels and Restaurants of the Department of Business and Professional Regulation, in order to allow patrons' dogs within certain designated outdoor areas of public food service establishments; and

WHEREAS, city council desires to establish a local exemption, consistent with state law, to allow public food service establishments the ability to obtain a permit to allow patrons' dogs in designated outdoor areas of the public food service establishment and thereby creating the Dog Friendly Dining Program; and

WHEREAS, for purposes of this Ordinance text with underlined (underlined) type shall constitute additions to the original text and text with strike-through (~~strike-through~~) type shall constitute deletions to the original text; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

SECTION 1. The City Council of the City of Port Orange, Florida, hereby amends Chapter 16 of the Land Development Code to establish a new Section 16-11 creating and implementing the Dog Friendly Dining Program which shall read as follows:

Chapter 16 - MISCELLANEOUS REGULATIONS

Section 11 - Dog Friendly Dining Program

(a) Purpose and intent; program created; exception.

- (1) With the exception of service animals, as defined in Section 50-1, City of Port Orange Code of Ordinances, and police K-9 units used for law enforcement, dogs are not permitted in "public food service establishments", which term for use in this section shall have the same meaning as provided in Section 509.013, Florida Statutes, except as provided herein.
- (2) The purpose and intent of this part is to establish a local exemption procedure pursuant to Section 509.233, Florida Statutes, thereby permitting public food service establishments, within the City of Port Orange, Florida, subject to the terms and conditions contained herein, to become exempt from certain portions of the United States Food and Drug Administration Food Code, as amended from time to time, and as adopted by the State of Florida Division of Hotels and Restaurants of the Department of Business and Professional Regulation ("Division"), in order to allow patrons', which term for use in this section shall have the same meaning as "guest" as defined in Section 509.013, Florida Statutes, "dogs" (for purposes of this section defined as an animal of the subspecies *Canis lupus familiaris*,) within certain designated outdoor portions of such establishments.
- (3) Pursuant to F.S. § 509.233(2), there is hereby created in the City of Port Orange, Florida, a local exemption procedure to certain provisions of the United States Food and Drug Administration Food Code, as amended from time to time, and as adopted by the State of Florida Division of Hotels and Restaurants of the Department of Business and Professional Regulation, in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments, which exemption procedure may be known as the City of Port Orange Dog Friendly Dining Program.

(b) Permit required; submittals.

- (1) In order to protect the health, safety, and general welfare of the public, a public food service establishment is prohibited from having any dog on its premises unless it possesses a valid permit issued in accordance with this part.

- (2) Applications for a permit under this part shall be made to the administrative official, on a form provided for such purpose by the zoning official, and shall include, along with any other such information deemed reasonably necessary by the administrative official in order to implement and enforce the provisions of this part, the following:
- (a) The name, location, and mailing address of the subject public food service establishment.
 - (b) The name, mailing location, and telephone contact information of the permit applicant.
 - (c) A diagram and description of the outdoor area to be designated as available to patrons'/guests' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of any other areas of outdoor dining not available for patrons'/guests' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the administrative official. The diagram or plan shall be accurate and to scale but need not be prepared by a licensed design professional.
 - (d) A description of the days of the week and hours of operation that patrons'/guests' dogs will be permitted in the designated outdoor area.
 - (e) All application materials shall contain the appropriate issued license number for the subject public food service establishment.

(c) General regulations; cooperation; enforcement.

- (1) In order to protect the health, safety, and general welfare of the public, and pursuant to F.S. § 509.233, all permits issued pursuant to this part are subject to the following requirements:
- (a) All public food service establishment employees shall wash their hands promptly after touching, petting, or otherwise handling any dog. Employees shall be prohibited from touching, petting, or otherwise handling any dog while serving food or beverages or handling tableware or before entering other parts of the public food service establishment.
 - (b) Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.
 - (c) Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.
 - (d) Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control. All dogs showing signs of aggression shall be removed immediately.
 - (e) Patrons' dogs must be wearing current rabies tags.
 - (f) Dogs shall not be allowed on chairs, tables, or other furnishings.
 - (g) All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons/guests. Spilled food and drink shall be removed from the floor or ground between seating of patrons.
 - (h) Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.
 - (i) At least one sign reminding employees of the applicable rules, including those contained in this part, and those additional rules and regulations, if any, included as further conditions of the permit by the administrative official, shall be posted in a conspicuous

location frequented by employees within the public food service establishment. The mandatory sign shall be not less than eight and one-half inches in width and 11 inches in height and printed in easily legible typeface of not less than 20-point font size.

- (j) At least one sign reminding patrons of the applicable rules, including those contained in this part, and those additional rules and regulations, if any, included as further conditions of the permit by the administrative official, shall be posted in a conspicuous location within the designated outdoor portion of the public food service establishment. The mandatory sign shall be not less than eight and one-half inches in width and 11 inches in height and printed in easily legible typeface of not less than 20-point font size.
 - (k) At all times while the designated outdoor portion of the public food service establishment is available to patrons/guests and their dogs, at least one sign shall be posted in a conspicuous and public location near the entrance to the designated outdoor portion of the public food service establishment, the purpose of which shall be to place patrons/guests on notice that the designated outdoor portion of the public food service establishment is currently available to patrons/guests accompanied by their dog or dogs. The mandatory sign shall be not less than eight and one-half inches in width and 11 inches in height and printed in easily legible typeface of not less than 20-point font size.
 - (l) Dogs shall not be permitted to travel through indoor or undesignated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment shall not require entrance into or passage through any indoor or undesignated outdoor portion of the public food service establishment.
- (d) A permit issued pursuant to this part shall not be transferred to a subsequent owner upon the sale or transfer of a public food service establishment, but shall expire automatically upon such sale or transfer. The subsequent owner shall be required to reapply for a permit pursuant to this part if such owner wishes to continue to accommodate patrons'/guests' dogs.
 - (e) In accordance with F.S. § 509.233(6), the administrative official shall accept and document complaints related to the dog friendly dining program within the City of Port Orange, Florida, and shall timely report to the State of Florida Division of Hotels and Restaurants all such complaints and the city's enforcement response to such complaint. The administrative official shall also timely provide the State of Florida Division of Hotels and Restaurants with a copy of all approved applications and permits issued pursuant to this part.
 - (f) Any public food service establishment that fails to comply with the requirements of this part shall be guilty of violating this part of the City of Port Orange Code and shall be subject to any and all enforcement proceedings consistent with the applicable provisions of the Port Orange City Code and general law. Each day a violation exists shall constitute a distinct and separate offense.