



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, January 25, 2024

Time: 5:30 PM

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

B. DISCUSSION/ACTION

3. Consideration of Minutes - December 14, 2023
4. APPLICATION: Large-Scale Comprehensive Plan Amendment/Hammock Preserve
CASE NO.: CPAM-23-0001
LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the applicant to amend the Comprehensive Plan as follows:

1. Amend the Future Land Use (FLU) Map to change the FLU designation for ±5.2 acres of Parcel 1 (Parcel 6201-00-00-0010) from *Urban Medium Density Residential* (4-8 units/acre) to *Commercial*, and change the FLU designation of Parcel 2 (Parcel 6201-00-00-0012), consisting of ±32.4 acres, from *Suburban Residential* (0-2 units/acre) to ±29.9 acres of *Urban Medium Density Residential* (4-8 units/acre) and ±2.5 acres of *Commercial*.
2. Add a policy to the FLU Element to limit development on a 149.2-acre site to a maximum of 873 residential units and 40,000 square feet of commercial.
5. APPLICATION: PUD Rezoning and Hammock Preserve Planned Unit Development (PUD) Master Development Agreement and Conceptual Development Plan
CASE NO.: PRZA-23-0007
LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-

5671/pcruz@port-orange.org

A request by the applicant to rezone 32.4 acres from R-8SF (single-family residential) to PUD (Planned Unit Development) and establish the Hammock Preserve Master Development Agreement and Conceptual Development Plan for a 149.2-acre site.

C. OTHER BUSINESS

6. Commissioner Comments

7. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) 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 OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), 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, 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 OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

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

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
DECEMBER 14, 2023

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

Pledge of Allegiance

Roll Call

Present:

Mark Bowling
Scott Steger
Stan Schmidt
Maria Mills-Benat, Vice Chair
Lance Green, Chair

Absent:

Thomas Jordan (excused)
Bo Bofamy (unexcused)

Also Present:

Shannon Balmer, Assistant City Attorney
Tracee Cody, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - November 16, 2023

Motion to approve the meeting minutes from November 16, 2023 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: Large-Scale Comprehensive Plan /Hammock Preserve -
TO BE CONTINUED TO 1-25-24 MEETING
CASE NO.: CPAM-23-0001
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request by the applicant to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation of ±5.2 acres of Parcel 1 (Parcel 6201-00-00-0010) from Urban Medium Density Residential (4-8 units/acre) to Commercial, and to change the FLU designation of Parcel 2 (Parcel 6201-00-00-0012), consisting of ±32.4 acres, from Suburban Residential (0-2 units/acre) to ±29.9 acres of Urban Medium Density Residential (4-8 units/acre) and ±2.5 acres of Commercial, and to add a FLU Element Policy to provide density/intensity limits for the property.



Location map of the proposed Hammock Preserve PUD site adjacent to Madeline Ave. and Williamson Blvd.

Motion to approve Case No. CPAM-23-0001 to be continued to January 25, 2024 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Scott Steger. Motion carried unanimously by roll call vote.

OTHER BUSINESS

5. Commissioner Comments
6. Staff Comments

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 5:33 p.m.

Chairman Lance Green



STAFF REPORT

Large-Scale Comprehensive Plan Amendment/
Hammock Preserve
CASE NO. CPAM-23-0001

REQUEST:	Amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation of ±5.2 acres of Parcel 1 from <i>Urban Medium Density Residential</i> (4-8 units/acre) to <i>Commercial</i> , and change the FLU designation of Parcel 2, consisting of ±32.4 acres, from <i>Suburban Residential</i> (0-2 units/acre) to ±29.9 acres of <i>Urban Medium Density Residential</i> (4-8 units/acre) and ±2.5 acres of <i>Commercial</i> . Add a FLU Element Policy to provide density/intensity limits for the property.
APPLICANT:	Mark Watts, Esq., Cobb Cole
PROPERTY OWNERS:	FL P17, LLC, FL P18, LLC, FL P43, LLC
LOCATION:	North and south side of Madeline Avenue, east of Williamson Boulevard (Figure 1 - Location Map)
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
PLANNING COMMISSION:	January 25, 2024

APPLICANT'S PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Comprehensive Plan Future Land Use (FLU) Map amendment is for 149.2 acres that consist of three parcels and is necessary for developing a mixed-use project. If the applicant's Comprehensive Plan amendment is approved, the applicant is proposing to rezone the 149.2 acres as the Hammock Preserve Planned Unit Development (see Staff Report for Case No. PRZA-23-0007), consisting of 873 multi-family units and 40,000 square feet of commercial space.

The proposed Comprehensive Plan Amendment consists of the following requests:

1. Amend the Future Land Use (FLU) Map to change the FLU designation for ±5.2 acres of Parcel 1 from *Urban Medium Density Residential* (4-8 units/acre) to *Commercial*, and change the FLU designation of Parcel 2, consisting of ±32.4 acres, from *Suburban Residential* (0-2 units/acre) to ±29.9 acres of *Urban Medium Density Residential* (4-8 units/acre) and ±2.5 acres of *Commercial*.
2. Add a policy to the FLU Element to limit development on the 149.2-acre site to a maximum of 873 residential units and 40,000 square feet of commercial.

Proposed Future Land Use Element Policy: The Hammock Preserve Planned Unit Development (PUD), which includes Parcels 6201-00-00-0010, 6201-00-00-0012, 6201-00-00-0011 and 5236-00-00-0015, shall be limited to a maximum of 873 residential units and 40,000 square feet of neighborhood commercial uses over the property. The gross residential density within the overall PUD shall be clustered on Parcel 1 (Parcel 6201-00-00-0010) to allow for increased open space, preservation of natural areas, and provide needed areas for drainage on Parcels 2 (Parcel 6201-00-00-0012) and 3 (Parcels 6201-00-00-0011 and 5236-00-00-0015). Neighborhood commercial square footage shall be distributed between Parcels 1 and 2, so long as the gross amount of neighborhood commercial square footage does not exceed the amount set forth in this policy and so long as neighborhood square footage south of Madeline Avenue does not exceed 10,000 square feet in total.

Figure 1 - Location Map



PROPERTY OVERVIEW

The subject property is currently undeveloped and used for agricultural operations, with open pastures, forested uplands, forested wetlands, drainage ditches and ponds, and a portion of the B-19 Canal is located along the west boundary of Parcels 2 and 3.

The subject property abuts Williamson Boulevard and Madeline Avenue. Williamson Boulevard is a Volusia County-maintained arterial road, and Madeline Avenue is a Volusia County-maintained arterial road from Williamson Boulevard to Grove View Lane and from Grove View Lane, east to McDonald Road is a city-maintained arterial road.

The current land use, Future Land Use (FLU) designations, zoning designations, and density for the properties adjacent to the subject property are identified in Table 1. The density of the proposed Hammock Preserve PUD is 6.2 residential units per acre. The proposed FLU designations of the subject property and current FLU designations for the adjacent properties are shown on Exhibit 1. The proposed zoning designations of the subject property designations for the adjacent properties are shown on Exhibit 2.

Table 1. Surrounding Land Uses, FLU Designations, Zoning Designations, and Density

Direction	Existing Land Use	FLU Designation	Zoning District	Existing Density
Parcel 1				
North	City of Daytona Beach Single Family Homes and Golf Course (Pelican Bay, Phase PH VI UNIT II)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.65 u/a
	City of Daytona Beach Duplexes (Pelican Bay-Hawks Landing Condos)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	6.9 u/a
South	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
East	City of Port Orange Vacant Residential	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	Proposed Hammock Preserve PUD Parcel 2	N/A
West	City of Port Orange Vacant Commercial	City of Port Orange Commercial	Town Parck Planned Commercial Development (PCD)	N/A
	City of Daytona Beach Vacant Residential and Commercial	City of Daytona Beach Level 1 Residential (L1-R) and Low Intensity Commercial (LI-C)	City of Daytona Beach Walker's Green Planned Development-General (PD-G)	1.5 u/a
Parcel 2				
North	City of Port Orange Vacant Residential	City of Port Orange <i>Medium Density Residential</i> (4-8 units/acre)	Proposed Hammock Preserve PUD Parcel 1	6.2 u/a

South	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
East	City of Port Orange Single Family Homes (Sunset Cove)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.9 u/a
	City of Port Orange Single Family Homes (The Groves)	City of Port Orange <i>Medium Density Residential</i> (4-8 units/acre)	City of Port Orange Two-Family Residential (R-2D)	3.37 u/a
West	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
Parcel 3				
North	City of Daytona Beach Single Family Homes (Georgetowne)	City of Daytona Beach Level 1 Residential (L1-R)	City of Daytona Beach Multi-Family Residential-20 (MRF- 20)	3.32 u/a
	City of Daytona Beach Multi-family Condominium (Yorktowne Estates)	City of Daytona Beach Level 2 Residential (L2-R)	City of Daytona Beach Multi-Family Residential-20 (MRF- 20)	12.25 u/a
South	City of Port Orange Single Family Homes (Sunset Cove)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.9 u/a
East	City of Port Orange Single Family Homes (The Groves)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange R- 8SF single-family residential	1.7 u/a
	City of Port Orange Single Family Homes (Sunrise Oaks)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.21 u/a
	City of Port Orange Multifamily (Sunrise Pointe Apartments)	City of Port Orange <i>Urban Medium Residential</i> (4-8 units/acre) and <i>Urban High Density Residential</i> (8-16 units/acre)	City of Port Orange Sun Rise Oaks Planned Unit Development (PUD)	10.57 u/a
	City of Port Orange Timberland	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre) and <i>Urban Medium Residential</i> (4-8 units/acre)	City of Port Orange Agriculture	N/A
West	City of Daytona Beach Duplexes (Pelican Bay- Hawks Landing Condos)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	6.9 u/a
	City of Daytona Beach Single Family Homes (Pelican Bay, PHASE III UNIT 2)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.7 u/a
	City of Daytona Beach Single Family Homes (Pelican Bay, PHASE 1 UNIT 3)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.58 u/a

PROPOSED AMENDMENT

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

The proposed amendment does **not** increase the number of dwelling units allowed on the subject property but will increase the square footage for commercial uses by 40,000 square feet (see Table 3) at a designated commercial node. According to the applicant, commercial requested at a designated commercial node is to serve current and future residents of the surrounding neighborhoods and serve existing pass-by traffic already traveling by the subject property on Williamson Boulevard and Madeline Avenue.

Table 2. Current and Proposed Future Land Uses on the Subject Property – Acreage by Category

FLU DESIGNATION	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
<i>Suburban Residential</i> (4 units/acre)	80.1	47.7	-32.4
<i>Urban Medium Density Residential</i> (8 units/acre)	69.1	93.8	+24.7
<i>Commercial</i>	0	7.7	+7.7
TOTAL	149.2	149.2	

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

	Current FLU Theoretical Max Dwelling Units & Commercial SQ. FT.	Proposed FLU Theoretical Max Dwelling Units & Commercial SQ. FT.	Proposed FLU * Theoretical Max Dwelling Units & Commercial SQ. FT. with Site Specific Policy Limit	Net Change in Residential Units and Non-Residential SQ. FT.
Suburban Residential (4 units/acre)	320 DU	191 DU	0	-320 DU
Urban Medium Density Residential (8 units/acre)	553 DU	750 DU	873 DU	+320 DU
Total Dwelling Units on Parcel 1-3	873 DU	941 DU	873 DU	0
Commercial (FAR** 0.3) on Parcel 1 and 2	0	100,624 sq.ft.	40,000 sq.ft.	+40,000 sq.ft.

*Maximum residential units and non-residential square footage allowed is limited to 873 units and 40,000 SF. by site-specific policy in the Future Land Use Element.

** FAR (Floor Area Ratio) is the total covered area on all floors of all buildings on a certain lot divided by the total area of the property.

COMMERCIAL FUTURE LAND USE DESIGNATION

The proposed amendment is generally consistent with the Comprehensive Plan neighborhood commercial node designation at the intersection of Williamson Boulevard and Madeline Avenue. A neighborhood commercial node has been planned for in the Comprehensive Plan for about 13 years. In locating commercial areas on the Future

Land Use Map, the City has maintained the policy of designating commercial nodes at intersections of roadways based on the functional classification of the adjacent roadways and size of the surrounding residential neighborhoods. The planned node at the intersection of Williamson Boulevard and Madeline Avenue is located at the intersection of two arterial roadways and is intended to serve the neighborhood areas within ± 1 mile of the node.

Figure 2. General Location of Commercial Node



According to the applicant, while commercial uses are generally located at an intersection node, the proposed commercial located on the south side of Madeline Avenue is placed in a location to allow pass-by trips for residents who will stop in on their way to and from their homes or for traditional neighborhood commercial uses that serve the general area (ice cream store, dinner, barber shop, etc...). The area surrounding the site, including the southeast corner of Williamson Boulevard and Madeline Avenue, where commercial land uses would typically be located, is already developed for residential uses. By providing neighborhood commercial uses near this node, the proposed development will provide the potential for shorter vehicle trips for services to existing residents.

The allowed Floor Area Ratio (FAR) in the *Commercial* FLU designation for property located within a neighborhood commercial node is 0.3 FAR. Therefore, a theoretical maximum of 100,624 square-feet of commercial uses could be developed on the 7.7 acres being requested to be designated *Commercial* on the Future Land Use Map. However, the theoretical maximum square footage for commercial uses on the 7.7 acres will be limited because the applicant is including a site-specific policy in the City's Comprehensive Plan as part of their amendment that limits the maximum amount of commercial square-footage that can be developed on the 7.7 acres to 40,000 square feet. The only other commercial area within this neighborhood commercial node is the vacant commercial building at the northeast corner of Williamson Boulevard and Madeline Avenue.

URBAN MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION

The Comprehensive Plan states that the *Urban Medium Density Residential* designation allows for the development of various types of residential uses, such as duplexes, villas, cluster homes, townhouses, mobile homes, manufactured homes, or multi-family development at densities between four (4) to eight (8) units per acre. The density of the proposed Hammock Preserve PUD is 6.2 residential units per acre.

The proposed Comprehensive Plan amendment does not increase the number of residential units allowed on the subject property beyond the current number of residential units allowed on the subject property by the current FLU designations. The proposed Hammock Preserve PUD (Case No. PRZA-23-0007) would cluster the allowed density onto one of the three parcels (Parcel 1) that make up the subject property to preserve open space and natural areas within the overall site and provide needed areas for drainage to serve the proposed development.

INFRASTRUCTURE IMPACT ASSESSMENT

In accordance with standard practice from the State Land Planning Agency (Florida Commerce) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designations versus the proposed designation. 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. School

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Land Uses	Proposed Land Use along with site-specific policy in the Future Land Use Element to limit development to 40,000 SF and 873 dwelling units *	Net Change
Residential Units	873	873	0
Non-residential Buildable Sq. Ft.	0	40,000	+40,000
Population ¹	2,017	2,017	0
PM Peak Hour Trips/Daily Trips ²	514/5,537	405/6,819	-109/+1,282
Sanitary Sewer (gallons/day) ³	139,680	143,680	+4,000
Potable Water (gallons/day) ⁴	157,140	161,140	+4,000
Solid Waste (lbs./person) ⁵	6,473	6,873	+400
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space (acres) ⁷	14.12	14.12	0

*Maximum allowed by site-specific Future Land Use Element: 40,000 SF and 873 dwelling units.

1. Population: 2.31 persons per household (per 2017-2021 Census American Community Survey)
2. Transportation: ITE Trip Generation Manual, 11th Edition and Traffic Memorandum, LTG Engineering & Planning, October 2023
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 current FLU designations for the subject property (Parcel 1-3) allow a theoretical maximum of 873 residential units. The proposed FLU designation and density/intensity limitation policy for the subject property (Parcel 1-3) would maintain the theoretical maximum number of residential units at 873 and up to 40,000 square feet of commercial development. Overall, the amendment results in a net increase in impacts on public infrastructure, except for recreation and open space.

Transportation

Although a full Traffic Impact Analysis (TIA) is not required at this time, a Traffic Memorandum according to the City's and River to Sea Transportation Planning Organization (R2CTPO) for a Comprehensive Plan Amendment has been prepared by the applicant's traffic engineering firm, LTG Engineering & Planning, and has been reviewed by staff. Based on the current Future Land Use designations for Parcels 1-3, these parcel sites could be developed with a maximum of 873 residential dwelling units, such as single-family homes or multi-family units, which is estimated to generate about 514 PM peak hour (4 PM to 6 PM) trips and 5,537 Daily trips.

Based on the density and intensity limits in the proposed Future Land Use Element Policy, 873 multi-family dwelling units could potentially be constructed on Parcel 1 along with maximum of 40,000 square feet of commercial uses on Parcel 1 and 2, which is estimated to generate about 549 PM peak hour trips, and 6,819 Daily trips, likely over the entire development. However, when pass-by and internal capture factors from the ITE Trip Generation Manual, 3rd Edition are applied, the development is anticipated to generate about 405 PM peak hour trips and 6,819 Daily trips.

According to the Traffic Memorandum submit by the applicant, if developed at the maximum density and intensity per the proposed Future Land Use Element Policy, it could result in a potential increase of 1,282 Dailey trip and decrease of 109 PM peak hour trips.

Table 5. Net Change in Estimated Vehicular Trips

	Intensity	Approx. Peak Hour and Daily Trips
Current Property (Parcels 1-3)	Vacant	0 AM / 0 PM / 0 Daily
Development Under Existing Future Land Use Designations	321 Single-Family Homes 522 Multi-Family Units Total	215 AM / 298 PM/ 2,950 Daily 231 AM / 216 PM / 2,587 Daily 447 AM / 514 PM / 5,537 Daily
*Potential Trip Generation under Proposed Zoning	873 Multi-Family Units 40K Commercial Total	368 AM / 303 PM/ 4,118 Daily 64 AM / 102 PM/ 2,701 Daily 432 AM / 405 PM / 6,819 Daily
*Potential Net Change under Proposed Zoning		-5 AM/ -109 PM / +1,282 Daily
*The pass-by capture and internal capture factors were applied to the AM and PM peak trips generated.		

According to the latest traffic counts for Williamson Boulevard and Madeline Avenue, there is not capacity at this time for the anticipated 6,819 daily vehicular trips estimated to be generated by the proposed Hammock Preserve PUD project (Table 6).

The extent of the anticipated impacts on the road network will not be fully known until the traffic concurrency review is conducted as part of final site plan and/or subdivision

for this property. The city will require the submittal of a traffic study at the time a development application is submitted, to fully assess the impacts of the development on the surrounding roadway network at the time of development and to identify any roadway improvements that might be needed. Similar to other developments within this area of the city, the developer may be required to enter into a Transportation Fair-Share and Concurrency Agreement with the City, and Volusia County, to construct or pay for part of the scheduled improvements for the impacted roadways and intersections.

Table 6. Roadway Capacities for Roadways Adjacent to Subject Property

Roadway Segment	Maximum Capacity Vehicles Per Day	2019 Volume Per Day	2020 Volume Per Day	2021 Volume Per Day	2022 Volume Per Day	2023 Volume Per Day	Remaining Capacity Vehicles Per Day	V/C Ratio****
* Williamson Boulevard (Madeline Avenue to Beville Road)	17,050	19,740	15,200	14,430	16,200	N/A	850	0.95
* Williamson Boulevard (Madeline Avenue to Willow Run Boulevard)	17,050	18,590	15,200	14,840	16,200	N/A	850	0.95
** Madeline Avenue (Clyde Morris Boulevard to Town Park Drive)	14,404	12,304	10,701	12,233	13,943	13,081	1,323	0.91
**Madeline Avenue (Town Park Drive to Williamson Boulevard)	14,404	12,304	N/A	N/A	N/A	11,425	2,979	0.79
* Source: Traffic counts provided by Volusia County Traffic Engineering								
**Source: City of Port Orange, Traffic counts conducted by Traffic Engineering Data Solutions, Inc. (TEDS); and Volusia County Traffic Engineering								
****Volume/Capacity (V/C) Ratio - Volume-Demand-to-Capacity Ratio compares roadway demand (vehicle volumes) with roadway supply (carrying capacity). A V/C ratio of 1.00 indicates the roadway is operating at its capacity.								

Sanitary Sewer

The City has available sewer capacity to accommodate the proposed amendment. The City's adopted LOS standard for sanitary sewer is 160 gallons per day per Equivalent Residential Unit (ERU), and 1/10 gallon per square foot per day of non-residential development. Using these standards, the proposed FLU designations would theoretically generate 143,680 gallons per day (gpd) of wastewater. This is a net increase of 4,000 gpd between the current and proposed FLU designations. Based upon these measures, the City has available sewer capacity to accommodate the proposed amendment and future development of the property.

Potable Water

The City has available well and Consumptive Use Permit (CUP) capacity to serve the proposed amendment. The City's adopted LOS standard for potable water is 180 gallons per day per ERU, and 1/10 gallon per square foot per day of non-residential development. Using these standards, the proposed FLU designations would

theoretically demand 161,140 gallons per day (GPD) of potable water. This is a net increase of 4,000 gpd between the current and proposed FLU designations.

The City's 20-year CUP, issued by the St. Johns River Water Management District (SJRWMD) in 2023, allows for an average daily withdrawal of 7.33 million gallons per day (MGD). The actual average daily flow during the 2023 calendar year was 6.68 MGD. Based upon these measures, the City has available CUP capacity to accommodate the proposed amendment and future development of the property (Exhibit 3).

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, a weight standard of 3.21 pounds per person per day, and 10 lbs. per 1,000 square feet of non-residential development per day. Using these standards, the proposed FLU designations would theoretically generate approximately 6,873 pounds of garbage per day. This is a net increase of 400 pounds of solid waste between the current and proposed FLU designations. 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 adopted LOS standard in the City's Comprehensive Plan for stormwater is a 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

The proposed FLU amendment does not require additional parkland or recreation facilities because it does not increase the residential density allowed for the subject site. According to the City's 2023 Concurrency Management Report, the city has an excess of 37 acres of parkland, so no additional parkland is needed.

Schools

The School District determined that no additional impact to their schools will result from this amendment. The proposed FLU amendment does not create additional demand because it does not increase the residential density allowed on the subject site. The Volusia County School District reviewed the proposed FLU amendment for potential impacts to school capacity (Exhibit 4).

ENVIRONMENTAL CONDITIONS

An environmental analysis was prepared for the subject property (Parcels 1-3) by Zev Cohen & Associates in late 2023 to evaluate site conditions with regards to soils, vegetative communities, wetlands and protected species.

- The majority of the subject property consists of pastures with forested uplands, wetlands, and surface water ponds and swales.
- The vegetative communities identified on subject property include Improved Pastures, Upland Hardwood Forest, Hardwood – Conifer Mixed, Water, Streams and Waterway, and Cypress.
- The B-19 Canal runs parallel to and partially on the east side of Parcel 2 and west side of 3. The B-19 Canal and the series of surface water ditches on Parcel 3 were constructed in the 1960's to assist with mosquito control.
- There is approximately 21.5 acres of wetlands and 13.8 acres of surface waters (ponds, ditches, and B-19 Canal) on the 149.2-acre site. If the Comprehensive Plan Amendment and PUD are approved, any development on the subject property will require a review of potential wetland impacts by local, State, and Federal agencies during the subdivision and site plan review process.

A wildlife survey was also conducted for the subject property by Zev Cohen & Associates in late 2023 to evaluate the potential presence of state and federally protected wildlife.

- The wildlife survey indicated the possible presence of gopher tortoises as the only listed species on the subject property. If the Comprehensive Plan Amendment and PUD are approved, and prior to any development on the subject property a complete a gopher tortoise survey will be required within 90 days prior to construction. If the removal of gopher tortoises is needed, a Florida Fish and Wildlife Commission permit and mitigation payment will be required prior to removal.

REVIEW CRITERIA AND STAFF FINDINGS

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

Staff finding: The proposed FLU amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The proposed FLU designations meet the locational criteria as the subject property is located along an arterial corridor near the intersection of two arterial roads. Adequate capacity exists for potable water, sewer, schools, and solid waste to accommodate the proposed amendment. As for traffic, roadway segments above current capacity was identified and as with all development, any future specific site development proposals for the property will be subject to concurrency regulations requiring adequate public facilities to be provided to mitigate the impacts created by the proposed development.

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

Staff finding: Compatibility is defined in the comprehensive plan as a condition in which dissimilar land uses can co-exist in relative proximity to one another and stable fashion over time, such that neither use is unduly negatively impacted by the other. The subject property abuts two arterial roadways, Madeline Avenue to the north and south, and Williamson Boulevard to the west. To the west, the subject property abuts Williamson Boulevard, an existing single-family residential development and undeveloped land in the City of Daytona Beach that is approved for the Walker's Green Planned Unit Development (589 dwelling units). To the east is existing single-family residential development and agricultural land with a FLU designation of *Suburban Residential* and *Urban Medium Density Residential*. To the north and south, the property abuts existing single-family residential.

As part of the proposed Hammock Preserve Planned Unit Development (see Staff Report for Case No. PRZA-23-0007), a minimum 20-foot landscape buffer will be required adjacent to the existing residential subdivisions, a 50-foot landscape buffer along Williamson Boulevard and the east side of Parcel 3, and a 35-foot landscape buffer along Madeline Avenue.

The proposed FLU designations meet the locational criteria as the subject property is located along an arterial corridor near the intersection of two arterial roads. The proposed development does not increase the density beyond the number of units currently allowed on the subject property under the existing FLU designations. The proposed Hammock Preserve Planned Unit Development (Case No. PRZA-23-0007) is designed to cluster the residential density onto one of the three parcels (Parcel 1) to preserve open space and natural areas within the overall site and provide needed areas for drainage.

3. Impacts on public facilities/infrastructure/services.

Staff finding: All public facilities, except for roadways, have adequate capacity to accommodate the proposed amendment and potential increased impacts on infrastructure. The proposed amendment would allow for new non-residential uses (commercial and office) where currently only residential is allowed.

As for traffic, some roadway segments were identified as being above capacity, and as with all development, at the time of site or subdivision development, the specific site development proposals for the property will be subject to concurrency regulations requiring adequate public facilities to be provided to mitigate their 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 does not lie within the Hurricane Vulnerability Zone. The proposed amendment will not negatively impact the clearance time for evacuation of the population in the Hurricane Vulnerability Zone.

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

Staff finding:

- The proposed amendment does not encourage sprawl. The proposed amendment provides for a mixed-use, interconnected development that will support housing and non-residential uses that will serve the needs of future and existing surrounding residents.
- The proposed 40,000 square-feet of commercial on the subject property is located within the general area of a designated neighborhood commercial node according to the City's Comprehensive Plan. Adding commercial uses at the Williamson Boulevard/Madeline Avenue Neighborhood Commercial Node would provide commercial uses/services (restaurants, medical offices, hair salons, etc.) closer to existing and proposed residential areas within a 1-mile radius of the proposed PUD, reducing travel time to access these services. In addition, the commercial uses, specifically the area north of Madeline Avenue, would serve existing pass-by traffic already traveling by this site on Williamson Boulevard but have no reason to stop now since there are no commercial uses but if commercial use is developed, they may stop since it is on their travel route.
- The proposed development does not increase the density beyond the number of units currently allowed on the subject property under the existing FLU designations, but per the proposed Hammock Preserve Planned Unit Development (Case No. PRZA-23-0007) instead proposes cluster the density onto one of the three parcels (Parcel 1) to preserve open space and natural areas within the site and provide needed areas for drainage.
- Utilities infrastructure already exist in area and this area has been planned for development on the City's Comprehensive Plan since 1989.
- Adequate capacity exists for potable water, sewer, schools, and solid waste to accommodate the proposed amendment. As for traffic, roadway segments above current capacity was identified and as with all development, any future specific site development proposals for the property will be subject to concurrency regulations requiring adequate public facilities to be provided to mitigate their impacts.

PUBLIC NOTICE

A Public Notice sign was posted on the site on September 1, 2023. As of January 19, 2024, staff has received phone calls or office visits from thirty-two (32) people requesting general information regarding the proposed FLU amendment and related rezoning. Concerns included density, traffic, and drainage.

A neighborhood meeting was held by the applicant on October 2, 2023, at 6 p.m. at the Riverside Pavilion located at 3431 Ridgewood Avenue and was attended by approximately 65 people. According to the applicant's summary of the neighborhood meeting (Exhibit 5), main questions and concerns from the residents that attended were regarding proposed density, drainage, and traffic, and the project's effect on their quality of life.

STAFF RECOMMENDATION

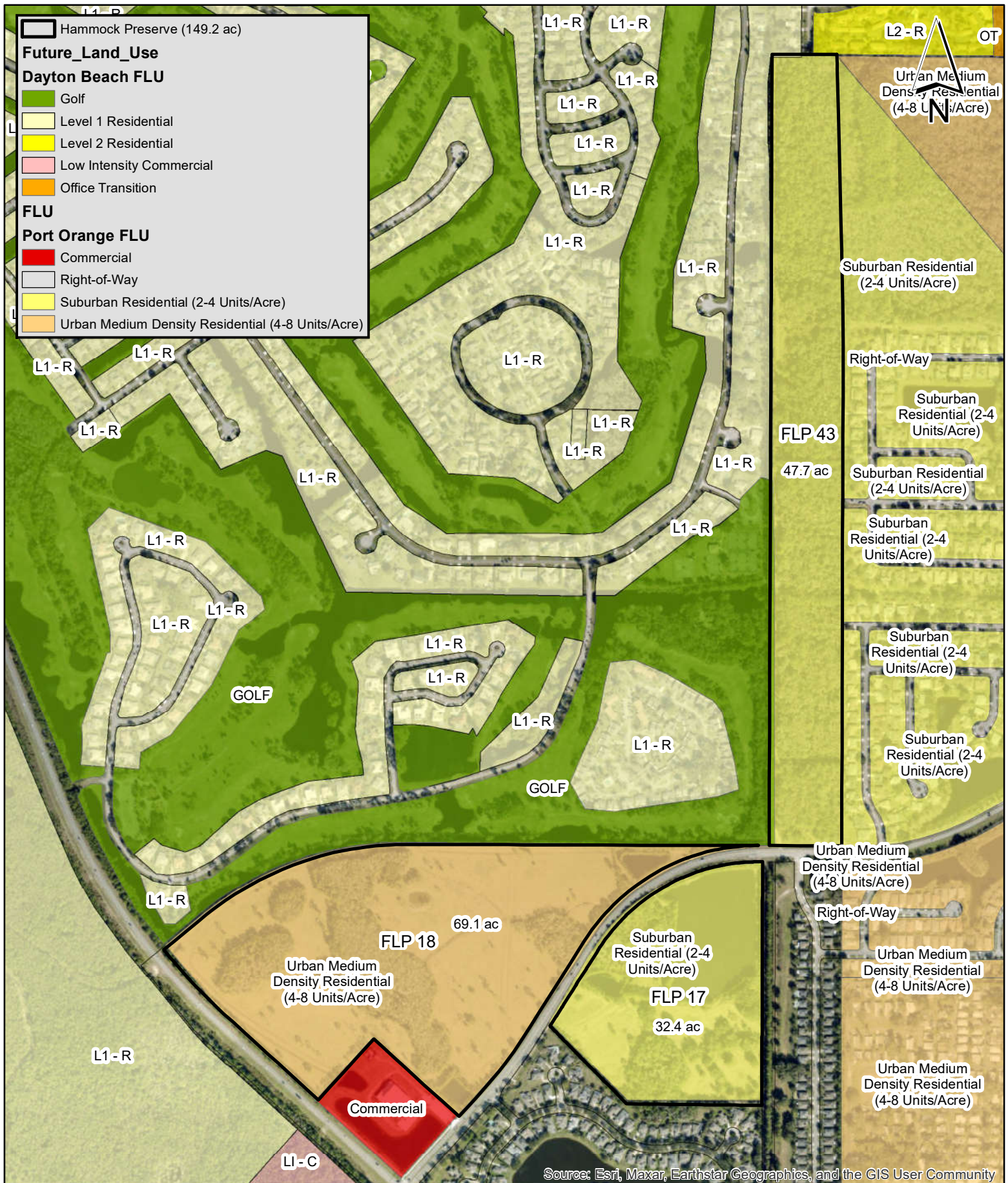
Staff recommends approval of the requested amendment to the City's Future Land Use Map and the site-specific text amendment FLU Element Policy to limit density/intensity, and transmittal to the State Land Planning Agency, the Volusia Growth Management Commission, and other required agencies for review.

ATTACHMENTS

- Exhibit 1 – Current and Proposed Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map
- Exhibit 3 – SJRWMD Potable Water Availability Worksheet
- Exhibit 4 – School District Review Letter
- Exhibit 5 – Applicant's Neighborhood Meeting Summary

Exhibit 1

Current and Proposed Future Land Use Map



Info:

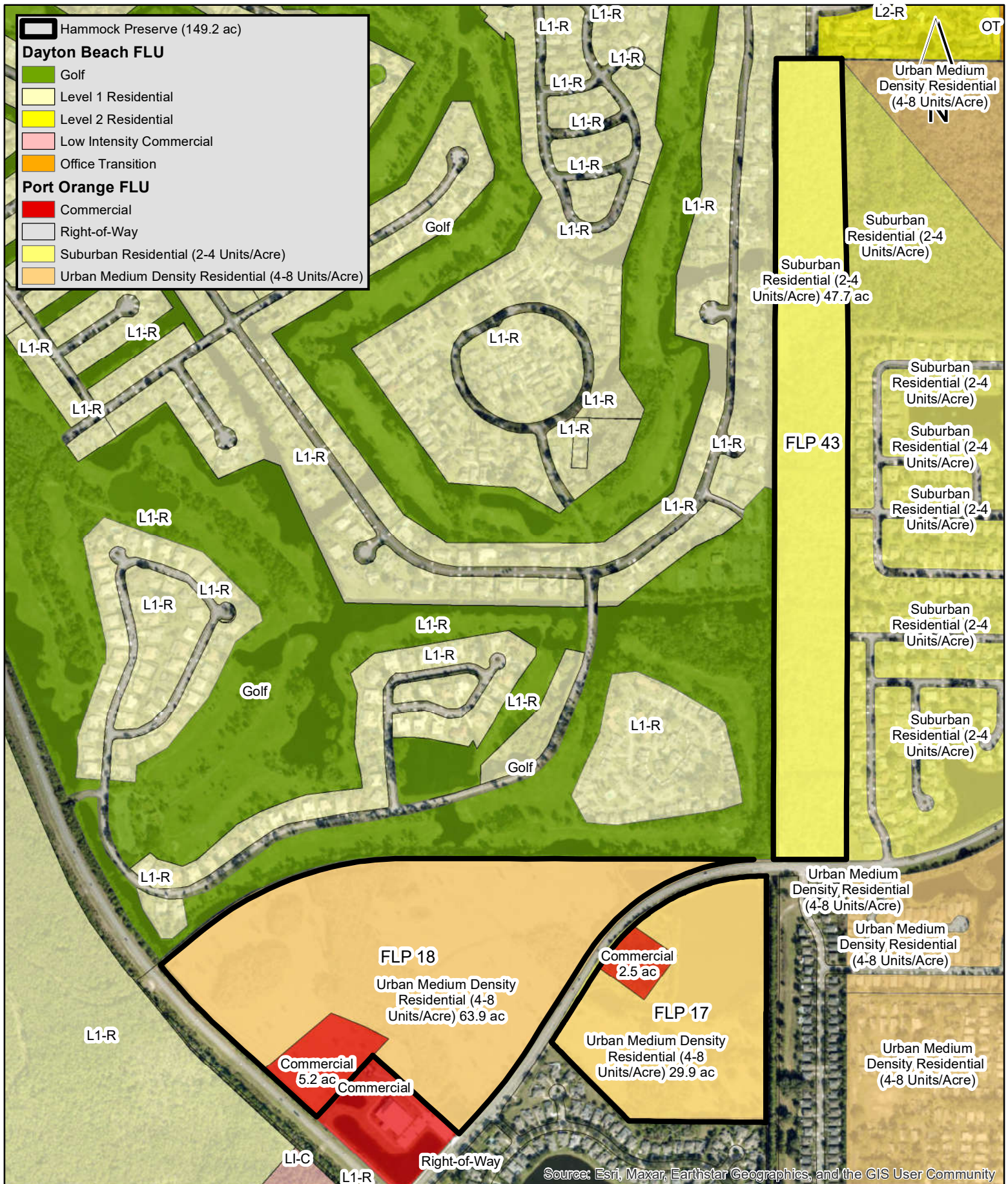
Date Saved: 11/30/2023 created by: planigan
Path: Z:\PROJECTS\2021\21210 FLP 18 CoracFLU Map (Hammock Preserve).mxd

Current Future Land Use Map Hammock Preserve Daytona Beach, FL

750 375 0 750 Feet



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



Info:

Date Saved: 11/30/2023 created by: planigan
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750 375 0 750 Feet

Proposed Future Land Use Map Hammock Preserve Daytona Beach, FL

ZEVC **COHEN**
 & ASSOCIATES INC

300 Interchange Blvd
 Ormond Beach, FL 32174
 ph 386-677-2482

Exhibit 2

Current and Proposed Zoning Map

Hammock Preserve (149.2 ac)

Daytona Beach Zoning

AG

MFR-20

PD-G

RP

VC

Zoning

A Agriculture

PCD Planned Commercial Development

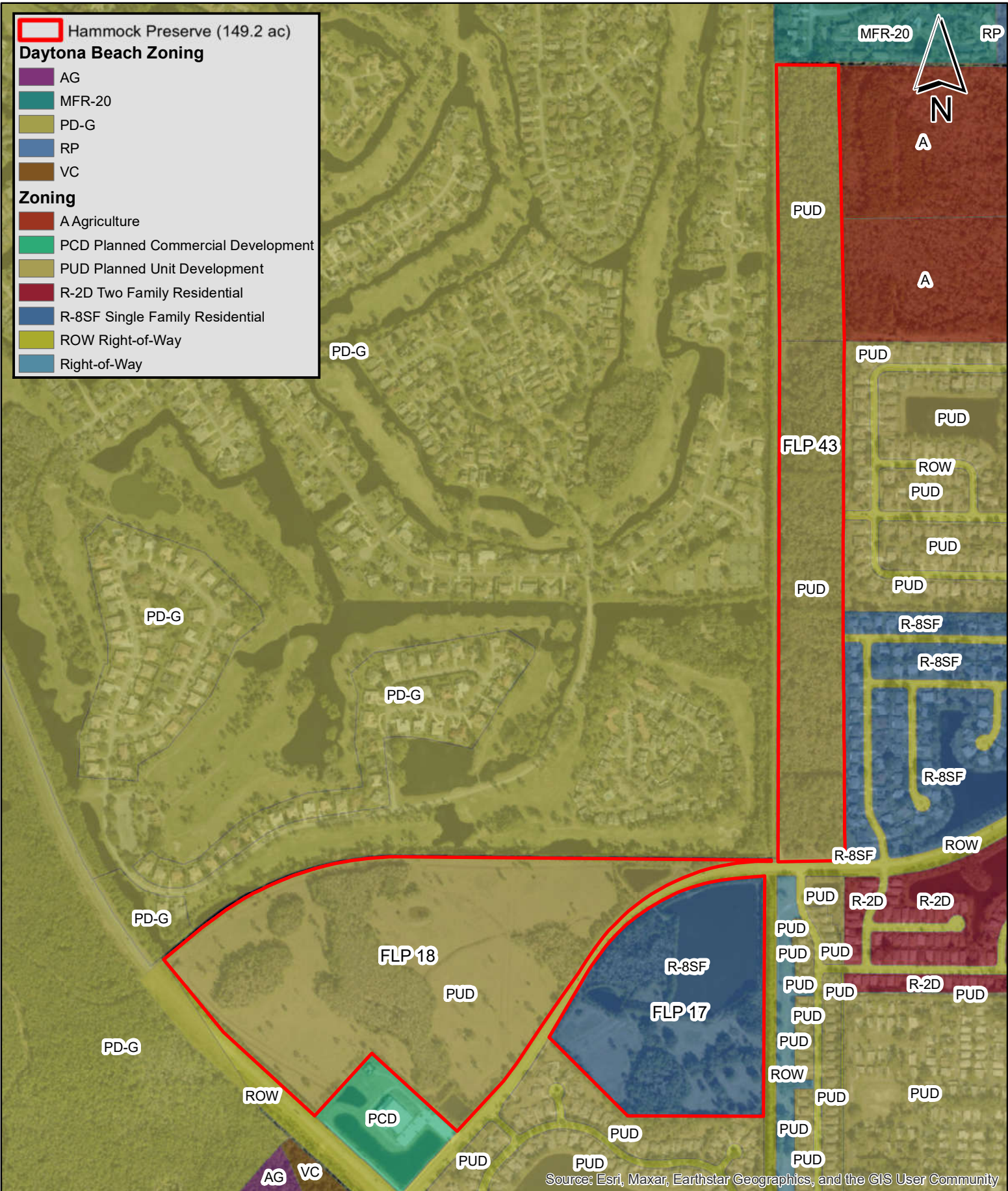
PUD Planned Unit Development

R-2D Two Family Residential

R-8SF Single Family Residential

ROW Right-of-Way

Right-of-Way



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Info:

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760 380 0 760 Feet

Current Zoning Map

Hammock Preserve

Daytona Beach, FL

300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

Hammock Preserve (149.2 ac)

Daytona Beach Zoning

AG

MFR-20

PD-G

RP

VC

Port Orange Zoning

A Agriculture

PCD Planned Commercial Development

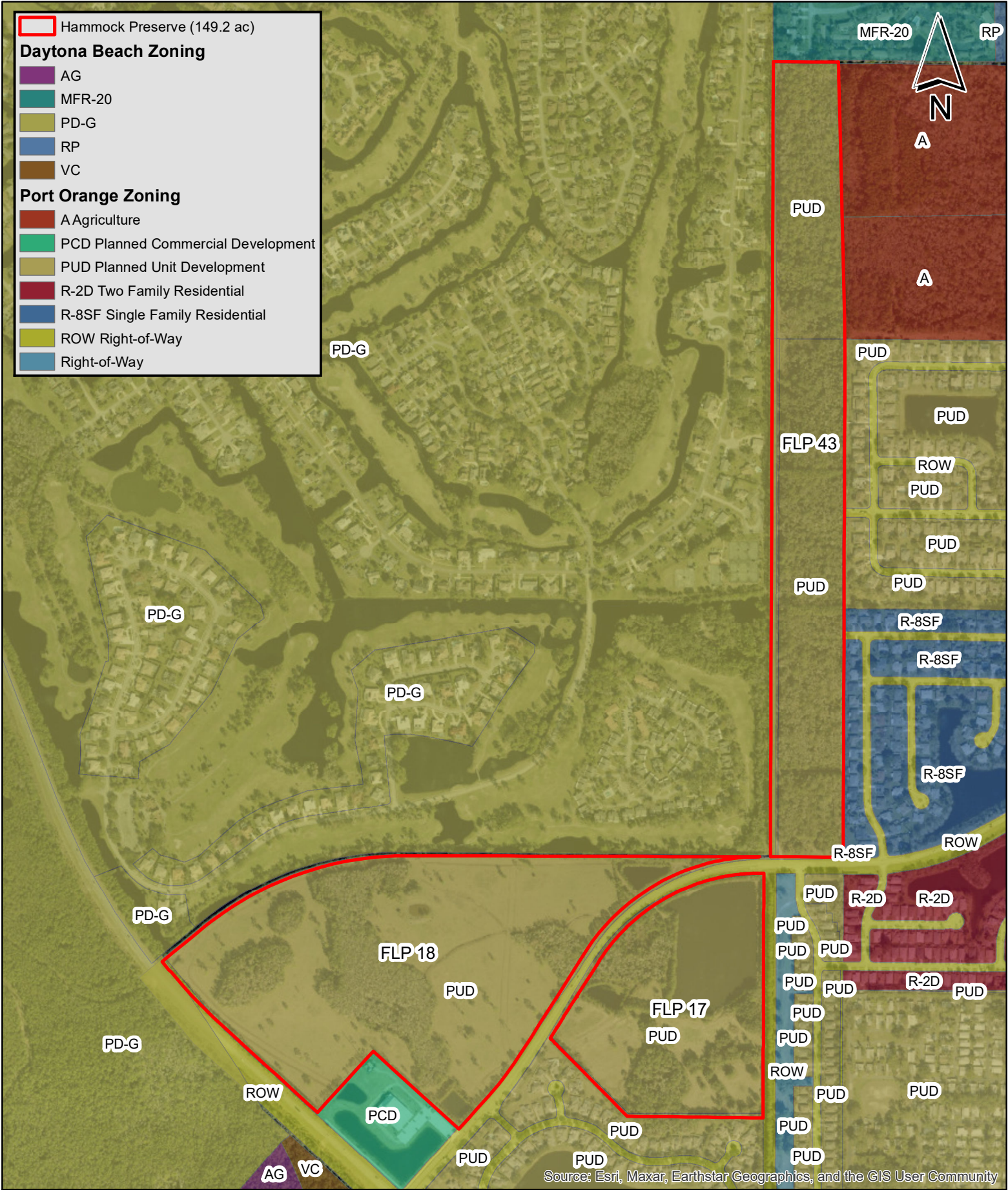
PUD Planned Unit Development

R-2D Two Family Residential

R-8SF Single Family Residential

ROW Right-of-Way

Right-of-Way



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit 3



St. Johns River Water Management District Potable Water Availability Worksheet

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

1. General Information

Date: 1-18-24

Contact name: Penelope Cruz Phone: 386-506-5671 E-mail: pcruz@port-orange.org

Local government: City of Port Orange

Potable water supplier: City of Port Orange

2. Infrastructure Information

Water treatment plant permit number: 3641044 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 15 million gallons a day (mgd)

Total design capacity of the water treatment plant(s): 15 mgd

Are distribution lines available to serve the property? Yes ☒ No ☐

If not, indicate how and when the lines will be provided: _____

Are reuse distribution lines available to serve the property? Yes ☒ No ☐

If not, indicate if, how and when the lines will be provided: _____

3. SJRWMD Consumptive Use Permit (CUP) Information

CUP number: 8595-7 Expiration date: 2/14/43

Total CUP duration (years): 20

CUP allocation in last year of permit: 7.33 MGD

Current status of CUP: In compliance ☒ Not in compliance ☐

Allocations to other local governments: Ponce Inlet as a whole sale customer; Daytona Beach Shores & Volusia County are partially served as retail customers; No specific water usage amount has been recorded or agreed for these local governments

Reserved capacity: .239 MGD (Based on a estimated 1,331 ELUs that are permitted but unbuilt at 180 GPD/ELU.) Total committed capacity built and unbuilt is 7.79 MGD - based on 43,219 ELUs at 180 GPD/ELU.

4. Consumptive Use Analysis

Designate mgd ☒ or mgy ☐

A. Current year CUP allocation: 7.33

B. Consumption in the previous calendar year: 6.68

C. Reserved capacity ☐ or growth projection ☒ (check the one used): 0.18

D. Projected consumption by proposed comprehensive plan amendment areas 0.16

E. Amount available for all other future uses (A - B - C - D = E): 0.31

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

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



Carmen J. Balgobin, Ed.D
Superintendent of Schools

Exhibit 4

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination Finding of Adequate Capacity Letter

October 11, 2023

Ms. Jessica Gow, Esq
Cobb Cole
149 S Ridgewood Ave, Suite 700
Daytona Beach, FL 32114

RE : Hammock Preserve – City of Port Orange
School Concurrency Case # 23-08-24-001-A (Amendment)

Dear Ms. Gow:

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

District staff reviewed the information for the proposed project known as Hammock Preserve associated with 150 +/- acres of property located at or near the intersection of S Williamson Blvd and Madeline Ave within Port Orange city limits. Proposed project would now provide eight hundred seventy-three (873) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate one hundred twenty (120) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	873	120
Manufactured Home Dwelling Unit	0.052	0	0
	Total	873	120

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

FACILITIES SERVICES
3750 OLSON DRIVE ♦ DAYTONA BEACH, FL 32124
PHONE: (386) 947-8786 ♦ FAX (386) 506-5056

Table 2

Schools	SY 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
South Daytona Elementary	785	86%	No	50
Silver Sands Middle	1,171	105%	No	32
Halifax CSA (Atlantic High)	1,275	109%	No	36
Other				2

The student projections generated by this project will increase the existing percentage above 100% permanent capacity at the middle school and high school levels. However, the concurrency service area (CSA) for Silver Sands Middle is at or over 100% but below 115% for level of service (LOS) standards. Likewise, the CSA for Atlantic High is projected to be at or over 100% but below 120% LOS. Based on this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

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

Should you need additional information, please contact me at (386) 947-8786, extension 50806.

Sincerely,



Leineriza V. Divina
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Penelope Cruz, AICP, Planning Manager, City of Port Orange
James F. Roberts, VCSB Planning Services Project File



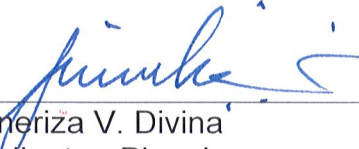
Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Hammock Preserve
VCSB Project #	23-08-24-001-A
Jurisdiction Project #	
Parcel ID Numbers	6201-00-00-0012; 6207-00-00-0010; 6201-00-00-0011; 5236-00-00-0015
Project Location	S Williamson Blvd and Madeline Ave
Potential Residential Units	873 Multi-Family Units
Property Owner/Applicant	Jessica Gow, Esq – Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

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

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


Leineriza V. Divina
Coordinator, Planning

October 11, 2023
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Hammock Preserve



Created by Facilities Services
August 2023

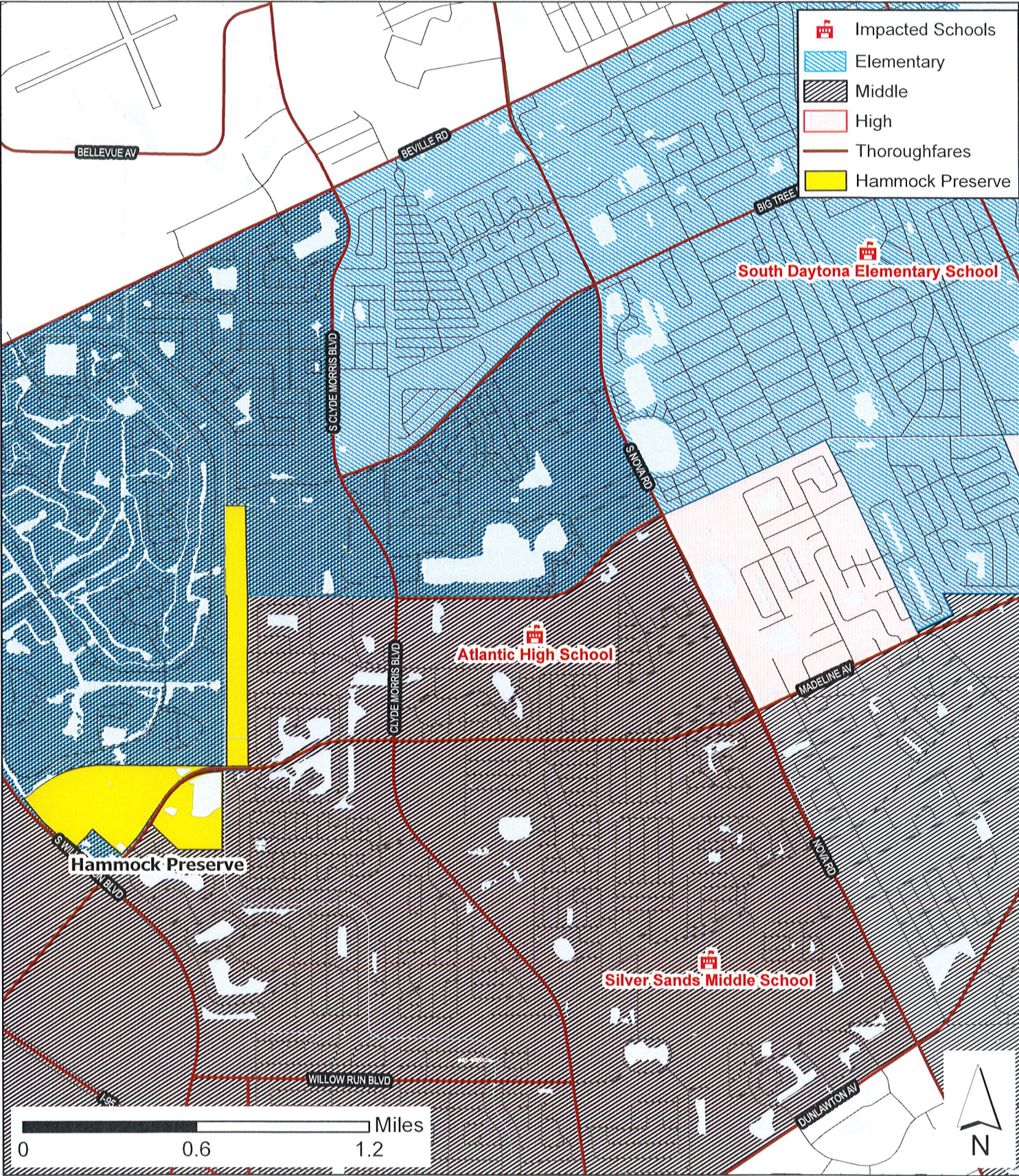


Exhibit 5

Applicant's Neighborhood Meeting Summary

Memorandum



Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Penelope Cruz, Planning Manager, City of Port Orange
From: Alanna Smith, Esq.
Date: October 3, 2023
Client/Matter #: Veecor Property Management, LLC -New PD in Port Orange (FLP 17,18,43)
CPAM-23-001
PRZA-23-0007
Subject: Neighborhood Meeting Summary –October 2, 2023

A neighborhood meeting for the proposed development was held at the Riverwalk Pavilion at 3431 S Ridgewood Ave, Port Orange, FL on October 2, 2023, at 6:00 p.m. – prior to the meeting, several interested residents provided written comments to the development team. Copies of the correspondence and replies are included herein.

Jessica Gow, Mark Watts and Alanna Smith with Cobb Cole were in attendance to explain the request. Dwight Durant and Kris Rowley with Zev Cohen and Associates were in attendance to address engineering concerns, Sans Lassiter and Kirsten Fawcett with Lassiter Transportation Group were in attendance to address transportation impacts, and Larry Adams and Scott Webber with ACi Architecture were in attendance for design questions. Several interested citizens attended the meeting. See the attached sign-in sheet. Ms. Gow and Mr. Watts gave an overview of the request to the interested neighbors, with Mr. Rowley providing an overview of the engineering design and Mr. Lassiter providing an overview of the transportation study planned for the site.

Many of the residents noted a general concern over the level of density proposed for the site as it related to traffic and stormwater impacts, as discussed herein. The development team explained that in terms of residential density, the proposed development did not expand density beyond the number of units currently permitted on the site under the Future Land Use, but instead clustered that density onto one of the three parcels in order to preserve open space and natural areas within the site, and provide needed areas for floodplain compensation to benefit the project and potentially alleviate flooding concerns in the surrounding area.

Several neighbors voiced their concern over the potential traffic that the project could cause on Madeline Avenue, and how this right of way had been used as a cut through to avoid other City

thoroughfares. Mr. Watts informed them that there is potential for the Madeline Avenue corridor to be extended through Walker's Green development planned within the City of Daytona Beach, though its implementation will be contingent on a few factors, such as funding. Mr. Watts also stated that the project is already under early technical review of the full-scale Traffic Impact Analysis, which is typically deferred to after the land use and zoning phase. He explained that before development can occur, the development team must look at everything within the vicinity of the site according to TPO guidelines and identify the current traffic impacts as well as background growth, vested trips from other planned development projects, and the traffic impacts created after the project is completed.

Another traffic related question from a neighbor concerned the access configuration on the site and how they will support the residents that will be frequently entering and exiting. Mr. Watts informed them that Volusia County has the design of the expansion of Williamson Boulevard from Madeline Avenue north to Beville Road in progress and are currently undertaking survey work. It was explained that construction of the Williamson widening project was funded and expected to commence before the project impacts. Mr. Lassiter informed the residents that access review and configuration will be discussed and coordinated with the City and County in the future, and that access points at this time were conceptual.

Another neighbor asked about whether the project will include a connection from the existing terminus of Yorktown Blvd to Madeline Avenue. Mr. Watts informed him that there will not be a connection proposed.

One resident asked about wildlife relocation efforts for the project, stating that he has noticed an increase of wildlife in suburban areas due to recent local developments. Mrs. Gow explained that the project will be less impactful to wildlife as a result of the proposed clustering of development in a smaller footprint and preserving natural areas of the site, especially near the northern parcel, to allow for increased open space within the development that would not be achieved through typical single family development patterns.

Flooding was another concern raised for several residents based on last season's hurricane impacts and water retention seen during the rainy season. One resident in the adjacent Sunrise Oaks development stated that the B-19 canal has caused flooding in her neighborhood for the past few years, and she was concerned that the project could intensify the flooding. Mr. Watts stated that although the B-19 canal is owned and maintained by the County, the development team understands the significance of reviewing the proposed development and its interaction with the County maintenance of the canal. He further explained that the developers do not have the right to add water into the B-19 canal or increase the rate at which water is added to the canal beyond its current condition and hydrologic flow. Mr. Rowley also informed the residents that the team is hiring a specialized group of experts to conduct a flood study of the entire basin to ensure that no one in the area will be negatively affected by development within the floodplain located within and around the site. Mr. Watts said the team believes that the project will provide the opportunity to address not only its own stormwater needs, but the needs of developments in the entire area.

Another resident who lives in Sunrise Oaks, which is on the east side of the narrow parcel located on the eastern edge of the project, asked about how dredging and other excavation on the site will impact the existing ditch in her yard, which she said has previously flooded. Mr. Rowley explained that for any property under their control, the development team will ensure that the water flows

through the property without impediment and reaches the B-19 canal as it is supposed to, which will provide a channel for the water flow coming off the residents property through the project site and into the canal system.

Several residents also inquired about development specifications on the north parcel of the property. Mr. Rowley informed them that there will be no development within that parcel, and they will only be using the site for additional flood compensating storage, including the potential excavation of some areas within the parcel to create additional storage volume. Mr. Rowley also said that they are proposing a walking trail dedicated for public use over the existing roadway on the parcel along an existing utility easement – however, due to public feedback provided in the meeting about concerns for activation of this area, the development team is reviewing whether this walking path concept should be removed.

One neighbor asked whether the site would include low-income housing. Mr. Watts explained that although it is illegal to say in a zoning document that low-income housing is prohibited from a site, the project is planned for a luxury multifamily development with the highest value in the Port Orange area; therefore, the units would be market-rate. The residents seemed satisfied with this response.

Many residents inquired about the proposed mix of land uses on the site. Mr. Watts informed them that the land use for the site currently allows for a range of residential uses, and certain areas are targeted for multifamily development. Mrs. Gow explained that although multi-family allows for several uses such as townhomes or multifamily buildings, the project will be comprised entirely of apartments. She further stated that the project is restricted to only 873 residential units and 40,000 sq. ft. of non-residential units through a site-specific policy of the comprehensive plan. One resident asked if the apartments will be solely apartment buildings – the development team responded that the draft agreement for the site allows for the provision of multiple product types within the multifamily complex, with the final design to be determined at site plan review if the project is approved.

One neighbor asked what sort of uses will be on the commercial portion of the property. Mr. Watts stated that development on that portion will depend on whether there is a market for it. He further stated that the goal of having both commercial and multi-family uses at the site is to provide for a walkable community and accessibility to support commercial uses, thus decreasing traffic in the area. The proposed uses for the commercial area were also included in the presentation for review by the residents.

Some neighbors expressed their concern that the project would create too much density in the area. One resident asked if there was a way to replace the multi-family development with single family. Mr. Watts explained that multi-family is a more responsible way to develop the property because it allows you to concentrate the development on a larger parcel. Another resident asked how many floors the apartments would be; Mr. Watts stated that the zoning allows them to go up to 65-feet, which is approximately five stories, and that the development agreement currently requires any development within 100 feet of the property line to be limited to a height of 45 feet in order to create a gradual transition area between single family and taller multi-family buildings.

The neighbors were concerned about how the new development would impact capacity at the local schools. Mr. Watts explained that during both the rezoning phase of the development and before

they can begin construction, the development team must ask local schools if they have the capacity for the new development. This includes any time that new proposals are added to the site. If the schools state that they do not have the capacity for the project, Mr. Watts stated that the development team will not have permission to build until mitigation was provided to offset that need for capacity.

One resident asked the timeline for when construction will begin on the project. Mr. Rowley stated that if approved, the earliest timeframe for construction would be within initial activities occurring within approximately 18-months to 2 years.

Ms. Gow and Mr. Watts thanked the neighbors for their attendance.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and a photo of the sign we posted on the property.

We look forward to this item being scheduled for the Planning Board and the City Commission at their next available meetings.

Thanks.

Tequila Nelson

From: Mark Watts
Sent: Monday, October 2, 2023 1:31 PM
To: arz3795@aol.com
Cc: Alanna Smith; Jessica Gow; Tequila Nelson
Subject: RE: HAMMOCK PRESERVE

Mrs. Zaffuto,

Good afternoon. I am one of the attorney's representing the owner of the property next to your home. Thank you for reaching out with your questions and concerns.

I am sorry to say that you were given partially incorrect information about the property located behind your house. While the general protections of the City's tree ordinance do apply to the property (protections for specimen and historic size trees and the requirement for mitigation of trees removed), the property is not classified as conservation. In fact, the current city land use for the property is Suburban Residential, which permits 2-4 units per acre of single-family housing to be built on the property. To put that in context, a development based on that density would be similar to the development in the Sunset Cove neighborhood, to your south.

That said, I can confirm that the proposal we will be discussing at our meeting this evening does not include the development of homes on that parcel. Instead, our client is proposing that the density associated with that portion of the property be relocated to the larger parcel on the north side of Madeline and west of the B-19 drainage canal. The property behind your home is proposed for open space area and stormwater improvements.

Please let me know if you have any additional questions. I look forward to speaking with you this evening if you will be at the meeting.



Mark Watts
Florida Bar No. 157521
Cobb Cole
231 North Woodland Boulevard
DeLand, FL 32720
(D) 386-736-7700 | (F) 386-785-1549
[Website](#) | [Bio](#)

Notice: The information contained in this email transmission is intended by the sender for the use of the named individual or entity to which it is directed and may contain information that is privileged or otherwise confidential. It is not intended for transmission to, or receipt by, anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It should not be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email or by calling Cobb Cole at 386-255-8171, so that we can update our address records accordingly.

From: Annmarie Zaffuto <arz3795@aol.com>
Sent: Saturday, September 30, 2023 2:18 PM
To: Tequila Nelson <tequila.valdez@cobbcole.com>
Subject: HAMMOCK PRESERVE

Dear Sir or Madam,

I am writing about OUR concern to what the owner's intention is for Parcel #3. When WE, the original owners, purchased our homes on the west side of Grove View Lane, with our back yards connecting to Parcel #3, the builder told us that the land would never be developed because of the endangered species trees and vegetation that exist there.

We were given a business card and were told that if we had any problems with the trees or vegetation to call, "SOUTHERN FOREST MANAGEMENT SERVICES, INC., TIMBER AND WILDLIFE SPECIALISTS." I've called them twice over the 30 years that I've owned my home. I was again told that trees back there were endangered and could not be cut down.

We would like the intention of Parcel #3 to remain as is. My question is, is the intention of the builders to strip ALL trees and vegetation from Parcel #3 and leave it bare or is the intention to leave a natural buffer which we prefer?

Sincerely,

Joe & Annmarie Zaffuto
3795 Grove View Lane
Port Orange, FL 32129
386-322-0706

Tequila Nelson

From: Jessica Gow
Sent: Monday, October 2, 2023 10:23 PM
To: Mark Watts; Tequila Nelson
Subject: Fwd: Madeline & Williamson Blvd's Development Presentation

Sent from my mobile device, please excuse any spelling or grammar mistakes! 😊



Jessica Gow
Attorney at Law
Cobb Cole
149 S. Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9226 | (F) 386-323-9206
[Website](#) | [Bio](#)

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From: dkurtz0626@gmail.com <dkurtz0626@gmail.com>
Sent: Monday, October 2, 2023 10:06:02 PM
To: Jessica Gow <jessica.gow@cobbcole.com>; Kris Rowley <Krowley@zevcohen.com>
Subject: Madeline & Williamson Blvd's Development Presentation

Jessica & Kris, Thank you and your team for tonight's information presentation. It was interesting and worth my wife's and my attending.

I live in the adjacent Town Park development and highly agree with the proposed improvement to Williamson Blvd. North to Beville. The county has promised this for many years and never delivered.

Please make a note that Madeline Ave needs to be widened to 4 lanes where it is 2 lanes East of Town Park, plus currently Port Orange is in violation of Federal ADA requirements by not providing an ADA compliant sidewalk for citizens like my wife who use an ECV scooter to get from our development to the grocery stores, Perrine's or Walmart Neighborhood Market on Clyde Morris @ Madeline.

Thank you very much!
Dean

Sent from my iPhone

Tequila Nelson

From: Mark Watts
Sent: Monday, September 25, 2023 10:35 AM
To: Tequila Nelson; Jessica Gow; Alanna Smith
Subject: RE: Hammock Preserve

Ok, thanks Tequila.



Mark Watts
Florida Bar No. 157521
Cobb Cole
231 North Woodland Boulevard
DeLand, FL 32720
(D) 386-736-7700 | (F) 386-785-1549
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From: Tequila Nelson <tequila.valdez@cobbcole.com>
Sent: Monday, September 25, 2023 10:34 AM
To: Jessica Gow <jessica.gow@cobbcole.com>; Mark Watts <Mark.Watts@cobbcole.com>; Alanna Smith <alanna.smith@cobbcole.com>
Subject: Hammock Preserve

Got my first call from a concerned resident.

Dana & James Guardino
1426 Richel Dr.
Port Orange, FL
Sunrise Oaks area

They are not in favor of the development and is worried about the traffic it will cause. Both will be in attendance of the meeting.

Thanks,



Tequila Nelson
Legal Assistant
Cobb Cole
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Daytona Beach, FL 32114
(D) 386-323-9264 | (F) 386-323-9207
[Website](#)

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Tequila Nelson

From: Tequila Nelson
Sent: Friday, October 6, 2023 10:20 AM
To: Kim Fessock
Cc: Jessica Gow
Subject: RE: building on Madeline In Port Orange

Kim,

We will include your concern in our neighborhood meeting summary. If you have any questions on the specific development proposal, please let us know and we would be happy to discuss.

Thanks,



Tequila Nelson
Legal Assistant
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149 S. Ridgewood Avenue
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Daytona Beach, FL 32114
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[Website](#)

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From: Kim Fessock <2lobsterster@gmail.com>
Sent: Monday, September 25, 2023 2:25 PM
To: Tequila Nelson <tequila.valdez@cobbcole.com>
Subject: building on Madeline In Port Orange

We do not want anything built on Madeline. There is already going to be too much traffic because of all the condo's by our Walmart.



STAFF REPORT

PUD Rezoning and Hammock Preserve Planned Unit Development (PUD) Master Development Agreement and Conceptual Development Plan

CASE NO. PRZA-23-0007

REQUEST:	Rezone 32.4 acres from R-8SF (single-family residential) to PUD (Planned Unit Development) and establish the Hammock Preserve Master Development Agreement and Conceptual Development Plan for a 149.2-acre site.
APPLICANT:	Mark Watts, Esq., Cobb Cole
PROPERTY OWNERS:	FL P17, LLC, FL P18, LLC, FL P43, LLC
LOCATION:	North and south side of Madeline Avenue, east of Williamson Boulevard (Figure 1 - Location Map)
STAFF RECOMMENDATION:	Approval, subject to City Council approval of Policy Issue
STAFF CONTACT:	Penelope Cruz, Planning Manager (386) 506-5671
PLANNING COMMISSION:	January 25, 2024

PLANNED UNIT DEVELOPMENT ZONING DISTRICT

The Planned Unit Development (PUD) district is a conditional zoning district intended to provide a flexible approach for unique and innovative land development proposals, which could not be accomplished under conventional zoning. A PUD requires a Master Development Agreement (MDA) to establish permitted uses and specific development requirements and a Conceptual Development Plan (CDP) that illustrates the general location and intensity of the land uses within the development. A PUD does not approve any specific development itself but establishes the parameters for how a site can be developed. The flexibility from the standard code requirements in the Land Development Code (LDC) is offered with the goal of creating a better-quality project with greater benefits for the public and the developer. A PUD must be developed in accordance with the standards established in the approved MDA and CDP and must comply with all other applicable development regulations (stormwater, landscaping, tree preservation, roadways, traffic, parking, etc.). Compliance with the MDA, CDP, and other applicable development regulations is verified during the review of a site-specific development proposal located within the planned development.

The PUD district was established in the Land Development Code to encourage innovative, integrated, and efficient land planning and site design concepts that achieve a high quality of development, environmental sensitivity, and adequate public facilities and services. The PUD district can also provide more flexibility from conventional development standards, such as building height and setbacks, to help create a more mixed-use, pedestrian-oriented development.

If a PUD is approved, the applicant would then be required to prepare and submit a specific site and/or subdivision development plans that comply with the requirements of the MDA, CDP, and LDC, such as grading, stormwater drainage improvements, type and location of trees and shrubs in the landscape buffers, location and size of the stormwater pipes, building location, and water and sewer lines, roadway or parking lot design, and other development requirements. A site or subdivision plan set is typically 30 to 75 pages of technical documents signed and sealed by a licensed engineer and contains extensive engineering and construction details. At the time a PUD is requested, site and/or subdivision plans are not required to be prepared or have not been submitted. A PUD requires an MDA to establish permitted uses and specific development requirements and a CDP that illustrates the general location and intensity of the land uses within the development.

APPLICANT'S PROPOSED PLANNED UNIT DEVELOPMENT

The proposed PUD consists of three parcels located on the north and south sides of Madeline Avenue, east of Williamson Boulevard (see Figure 1). The applicant is requesting to rezone 32.4 acres from R-8SF (Single-Family Residential) to Planned Unit Development (PUD) and to establish the Hammock Preserve Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the 149.2-acre PUD site. Of the overall 149.2-acre property, 116.8 acres are already zoned PUD, but without an active MDA to establish development parameters.

Figure 1. Location Map



If approved, the proposed PUD would allow for the development of a mixed-use project that consists of:

- 873 multi-family units. The proposed CDP shows that all multi-family buildings will be located on the portion of the PUD at the northeast corner of Madeline Avenue and Williamson Boulevard (Parcel 1).
- The current Future Land Use designations on the PUD site allow for the development of up to 873 residential units in the form of multi-family, duplexes, or single-family homes. The proposed PUD does not include any increase in residential density. As part of the PUD, the applicant is requesting to consolidate all 873 residential units currently allowed on Parcels 1-3 onto Parcel 1 to allow for increased open space, preservation of natural areas, and drainage on Parcels 2 and 3.
- As proposed, the multi-family buildings on Parcel 1 will be a maximum of 65 feet tall, except for any portion of a multi-family building located within 100 feet of the PUD boundary, which can only be 45 feet tall.
- 40,000 square feet of commercial square footage. Commercial square footage can be distributed between Parcels 1 and 2, so long as the gross amount of commercial square footage does not exceed 40,000 square feet overall, and the square footage on the south side of Madeline Avenue does not exceed 10,000 square feet. The proposed CDP identifies the general location that all commercial buildings will be located on the portion of the PUD on the east side of Williamson Boulevard, north of vacant church property (Parcel 1) or on the south side of Madeline Avenue, east of Town Park Subdivision (Parcel 2).
- According to the applicant, the proposed PUD is an example of an in-fill development, repurposing three vacant parcels into a master-planned mixed-use development that is designed to provide multifamily housing and neighborhood commercial uses at the intersection of two major roadways within the city, to serve nearby residents and existing pass-by traffic on adjacent roadways, and improve the City's tax base.
- The proposed development would provide a commercial node at the intersection of Madeline Avenue and Williamson Boulevard that will serve the residents of the proposed multi-family development and the surrounding existing and future neighborhoods that will offer nearby retail and commercial services to adjacent and nearby residents, reducing the number and distance of additional vehicular trips on the roadway network.
- As proposed, the commercial buildings will be a maximum of 45 feet in height on Parcel 1 and 25 feet in height on Parcel 2.
- As proposed, all the residential units for the PUD would be developed to be clustered on Parcel 1 in order to provide more preservation of open space on Parcels 2 and 3, which are adjacent to existing residential areas.

- The commercial uses shall be limited to the following commercial uses permitted on Parcel 1 and Parcel 2:

<u>Parcel 1:</u> 1. Laundry and dry-cleaning retail stores. 2. Childcare centers 3. Community gardens 4. Adult/vocational education. 5. Banks. 6. Business services. 7. Clubs, lodges, and fraternal organizations. 8. Financial services. 9. Furniture and appliance stores and repair shops. 10. Health/exercise clubs. 11. Medical offices/clinics. 12. Offices. 13. Office supplies. 14. Personal services. 15. Restaurants (without drive through) 16. Retail home building materials. 17. Retail nurseries and garden supplies. 18. Retail sales and services. 19. Veterinary clinics. 20. Brewery 21. Craft food and beverage producer 22. Microbrewery 23. Theaters 24. Game/recreation facilities	<u>Parcel 2:</u> 1. Laundry and dry-cleaning retail stores. 2. Childcare centers 3. Community gardens 4. Adult/vocational education. 5. Banks. 6. Business services. 7. Financial services. 8. Health/exercise clubs. 9. Medical offices/clinics. 10. Offices. 11. Office supplies. 12. Personal services. 13. Restaurants (without drive through) 14. Retail sales and services. 15. Veterinary clinics. 16. Brewery 17. Craft food and beverage producer 18. Microbrewery
--	---

- According to the applicant, the commercial area on the south side of Madeline Avenue will include more traditional neighborhood commercial uses, such as ice cream store, diner, barber shop, gym, microbrewery etc.) that are primarily intended to serve the surrounding residential area and provide the potential for shorter vehicle trips for services to existing and future residents.

Figure 2. Example Commercial Development at Approximately 30,000 Square-feet



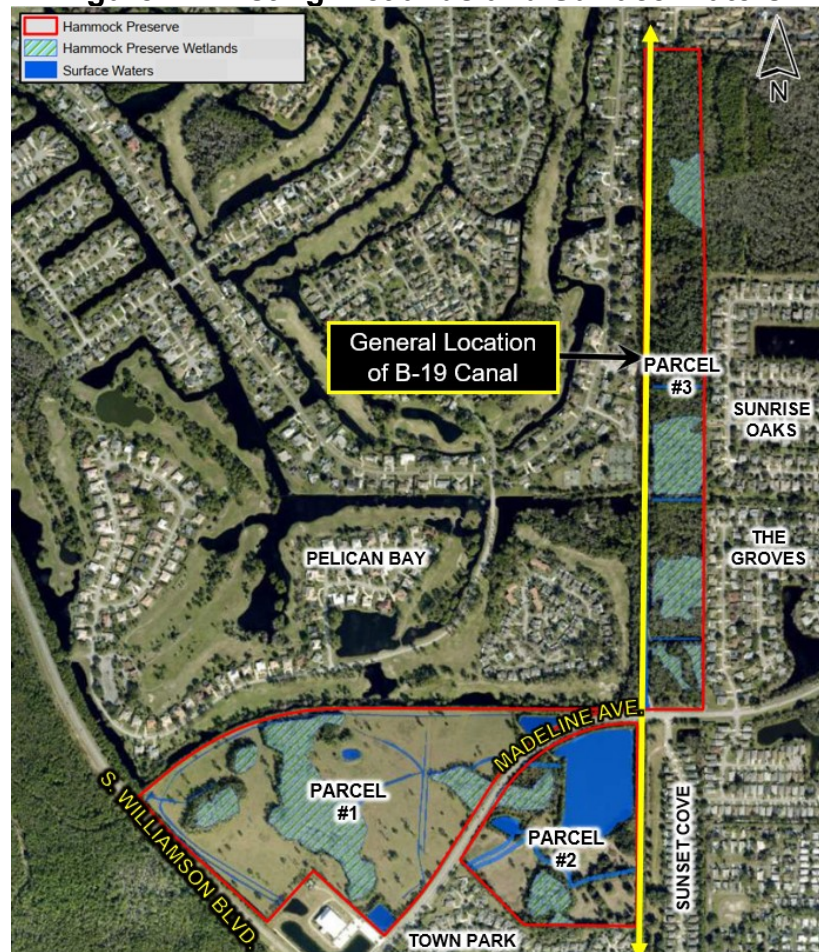
Figure 3. Example Commercial Development at Approximately 10,000 Square-feet



OVERVIEW OF THE PROPOSED PUD PROPERTY

- The proposed PUD property consists of three parcels located on the north and south sides of Madeline Avenue, east of Williamson Boulevard (Figure 1 - Location Map on page 2).
- The PUD site is currently undeveloped and used for agricultural operations, with open pastures, forested uplands, forested wetlands, several drainage ditches and ponds, and the B-19 Canal (Figure 4).

Figure 4. Existing Wetlands and Surface Waters



- Parcel 1 was previously approved in 2006 for a 552-unit multi-family development named Villa Park. Parcel 2 was previously approved in 2006 for a 37-unit single-family subdivision. The development plans for both of these once proposed developments expired prior to development commencing.

CURRENT LAND USES, FUTURE LAND USE AND ZONING DESIGNATIONS, AND DENSITY ADJACENT TO THE PROPOSED PUD:

- The current land use, Future Land Use and zoning designations, and density for the properties adjacent to the PUD are identified in Table 1 and shown in Figure 5 on page 8.
- The proposed 873 residential units for this development equate to an overall density of 6.2 dwelling units per acre (du/ac), with all of the 873 residential units located on Parcel 1.
- The current and proposed Future Land Use (FLU) designations for the subject property and adjacent properties are identified in Exhibit 1. The current and proposed zoning classification for the subject property and adjacent properties are identified in Exhibit 2.

Table 1. Surrounding Land Uses, FLU Designations, Zoning, and Density

Direction	Existing Land Use	FLU Designation	Zoning District	Existing Density
Parcel 1				
North	City of Daytona Beach Single Family Homes and Golf Course (Pelican Bay, Phase PH VI UNIT II)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.65 u/a
	City of Daytona Beach Duplexes (Pelican Bay- Hawks Landing Condos)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	6.9 u/a
South	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
East	City of Port Orange Vacant Residential	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	Proposed Hammock Preserve PUD Parcel 2	N/A
West	City of Port Orange Vacant Commercial	City of Port Orange Commercial	Town Park Planned Commercial Development (PCD)	N/A
	City of Daytona Beach Vacant Residential and Commercial	City of Daytona Beach Level 1 Residential (L1-R) and Low Intensity Commercial (LI-C)	City of Daytona Beach Walker's Green Planned Development-General (PD-G)	1.5 u/a
Parcel 2				
North	City of Port Orange Vacant Residential	City of Port Orange <i>Medium Density Residential</i> (4-8 units/acre)	Proposed Hammock Preserve PUD Parcel 1	6.2 u/a

South	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
East	City of Port Orange Single Family Homes (Sunset Cove)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.9 u/a
	City of Port Orange Single Family Homes (The Groves)	City of Port Orange <i>Medium Density Residential</i> (4-8 units/acre)	City of Port Orange Two-Family Residential (R-2D)	3.37 u/a
West	City of Port Orange Single Family Homes (Town Park)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	2.07 u/a
Parcel 3				
North	City of Daytona Beach Single Family Homes (Georgetowne)	City of Daytona Beach Level 1 Residential (L1-R)	City of Daytona Beach Multi-Family Residential-20 (MRF- 20)	3.32 u/a
	City of Daytona Beach Multi-family Condominium (Yorktowne Estates)	City of Daytona Beach Level 2 Residential (L2-R)	City of Daytona Beach Multi-Family Residential-20 (MRF- 20)	12.25 u/a
South	City of Port Orange Single Family Homes (Sunset Cove)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.9 u/a
East	City of Port Orange Single Family Homes (The Groves)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange R-8SF single-family residential	1.7 u/a
	City of Port Orange Single Family Homes (Sunrise Oaks)	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre)	City of Port Orange Planned Unit Development (PUD)	2.21 u/a
	City of Port Orange Multifamily (Sunrise Pointe Apartments)	City of Port Orange <i>Urban Medium Residential</i> (4-8 units/acre) and <i>Urban High Density Residential</i> (8-16 units/acre)	City of Port Orange Sun Rise Oaks Planned Unit Development (PUD)	10.57 u/a
	City of Port Orange Timberland	City of Port Orange <i>Suburban Residential</i> (2-4 units/acre) and <i>Urban Medium Residential</i> (4-8 units/acre)	City of Port Orange Agriculture	N/A
West	City of Daytona Beach Duplexes (Pelican Bay- Hawks Landing Condos)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	6.9 u/a
	City of Daytona Beach Single Family Homes (Pelican Bay, PHASE III UNIT 2)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.7 u/a
	City of Daytona Beach Single Family Homes (Pelican Bay, PHASE 1 UNIT 3)	City of Daytona Beach Level 1 Residential (L1-R) and Golf	City of Daytona Beach Pelican Bay Planned Development - General (PD-G)	1.58 u/a

Figure 5. Subject Property and Surrounding Developments



DEVELOPMENT PROPOSAL

The following discussion will focus on the significant aspects of the proposed PUD, such as general site layout, general location of multi-family and commercial uses, access, parking, dimensional requirements, landscape buffers, tree preservation, open space, utilities, stormwater, utilities, etc.

Figure 6. Proposed Conceptual Development Plan



Dimensional Requirements:

- The MDA includes the dimensional requirements (lot width and area, setbacks, building height, open space, impervious/building coverage, etc.) for the proposed multi-family and neighborhood commercial development. Table 3 lists the proposed dimensional requirements for the PUD.
- The proposed dimensional requirements for the PUD are generally consistent with those for the conventional zoning districts that would allow for the proposed uses, except for height, which is discussed later in the report.

Table 3 - Dimensional Requirements

Zoning District	Minimum Lot Width	Minimum Lot Area	Maximum Impervious Surface Coverage	Minimum Open Space	Front Bldg. Setback	Side Bldg. Setback	Rear Bldg. Setback	Maximum Height
Hammock Preserve PUD	100 ft.	20,000 sq.ft.	60%	40%	50 ft. from Williamson Blvd. 35 ft. from Madeline Ave.	External to PUD: 25 ft. Internal to PUD: 5 ft.	25 ft.	Parcel 1 (Residential) 45 ft. within 100 ft. of the PUD Boundary and 65 ft. for the remaining area Parcel 1 (Commercial) 45 ft. Parcel 2 (Commercial) 25 ft.
PUD	---	---	60%	40%	---	---	---	35 ft.***
Comparable Standard Zoning Districts in the LDC								
Community Commercial (CC)	150 ft.	22,500 sq. ft.	70%	30%	50 ft. from Williamson Blvd. 20 ft. from Madeline Ave.	15 ft.*	25 ft.*	45 ft.
Neighborhood Commercial (NC)	100 ft.	15,000 sq. ft.	60%	40%	30 ft.	10 ft.*	25 ft.*	25 ft.
R-3H info	---	600 sq. ft.	50%	50%	30 ft.	25 ft.**	25 ft.**	45 ft.

*Non-residential building setbacks adjoining residential zoning shall be equal to or greater than the building height.

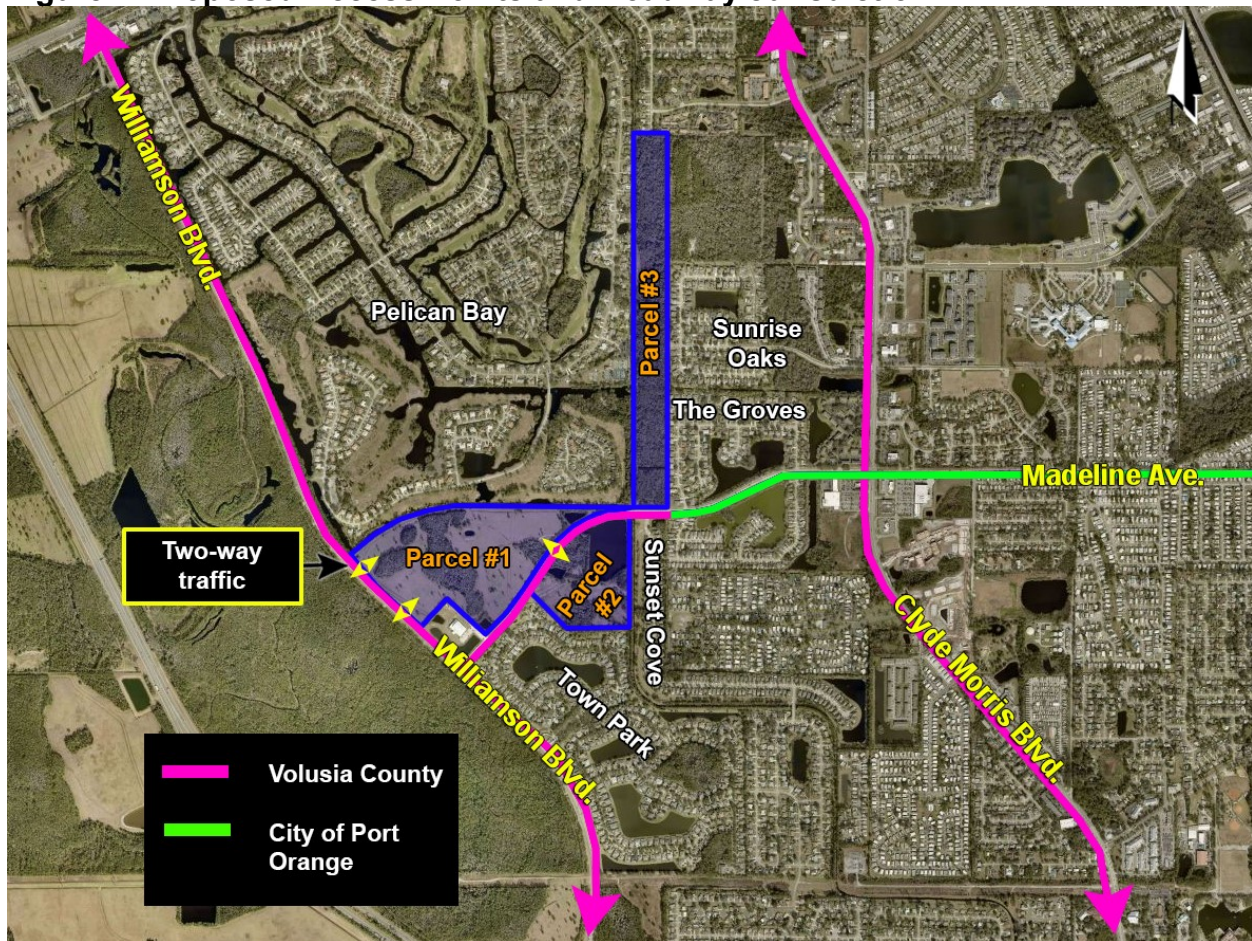
**Multifamily buildings greater than 25 feet in height shall have a building setback equal to or greater than the building height.

***Maximum height is limited to 35 feet if the property abuts a single-family zoning district.

Access and Parking

- Roadway connections for the PUD will be made to Madeline Avenue and Williamson Boulevard. Williamson Boulevard is a Volusia County-maintained arterial road, and Madeline Avenue is a Volusia County-maintained arterial road from Williamson Boulevard to Grove View Lane and from Grove View Lane to McDonald Road is a city-maintained arterial road (see Figure 7 on Page 11).

Figure 7. Proposed Access Points and Roadway Jurisdiction



- The PUD will comply with the city's parking requirements in the LDC for the proposed multi-family residential and neighborhood commercial uses (Table 4).

Table 4. Parking Standards in the Land Development Code

Multifamily	Studio: 1 space/unit 1 bedroom: 1.5 spaces/unit 2, 3, or more bedrooms: 2 spaces/unit Visitor Parking: .25 spaces/unit
Commercial Multi-Tenant Buildings (Shopping Center)	1 space per 250 square feet - excluding movie theaters, grocery stores, drug stores, convenience stores, and health/exercise clubs

- The final design of the driveways for the PUD will be reviewed and approved through the Volusia County Driveway permitting process since all proposed driveways are on County-maintained arterial roads. According to the CDP, the applicant is proposing two (2) driveways off Williamson Boulevard, one (1) driveway off Madeline Avenue for Parcel 1, and one (1) driveway off Madeline Avenue for Parcel 2.
- A driveway stub out to the adjacent vacant commercial property at the northeast corner of Madeline Avenue and Williamson Boulevard will be required for a future internal connection between the two commercial properties.

- Based on the anticipated traffic entering and exiting the proposed PUD, designated left and right turn lanes are anticipated at all driveways into the site. Turn lanes will be reviewed and approved through the Volusia County Driveway permitting process since all proposed driveways are on County-maintained arterial roads.
- According to the MDA, the roadway network within the PUD will consist of private roads and/or access drives, and the property owner will be required to maintain the roadway network within the PUD.
- An 8-foot-wide sidewalk will be required to be constructed along Williamson Boulevard and the north side of Madeline Avenue, a 5-foot-wide sidewalk along the south side of Madeline Avenue, along with connections into the development.
- An internal sidewalk network will also be required for Parcel 1 to connect all multi-family and commercial buildings. The sidewalk improvements are to encourage a walkable development to promote easier pedestrian access to nearby commercial uses for residents of the development and nearby subdivisions without additional vehicle trips.

Tree Preservation, Landscaping, and Buffers

- The PUD will comply with the landscaping and tree preservation requirements in the LDC. When a site plan is submitted, a formal review of the landscaping and tree preservation areas will occur to verify compliance with the LDC.
- A minimum of 15% (+/- 22.4 acres) of the 149.2-acre PUD property will be required to be reserved to protect existing trees.
- The applicant's proposed CDP indicates a minimum of 20% (+/- 29.8 acres) of the 149.2-acre PUD property will be reserved for active and passive recreation space for the residents of the development.
- The applicant's proposed CDP indicates a minimum of 60% (89.5 acres) of the 149.2-acre PUD property will be open space (undeveloped land, stormwater ponds, landscape buffer areas, wetlands, and active and passive recreation space).
- A twenty (20) foot perimeter landscape buffer will be required adjacent to the existing residential subdivisions, a fifty (50) foot roadway landscape buffer will be required along Williamson Boulevard and along the east side of Parcel 3, and a thirty-five (35) foot roadway landscape buffer will be required along Madeline Avenue.
- According to the environmental analysis prepared by Zev Cohen & Associates in 2023, there are approximately +/- 28.6 acres of wetlands and +/- 16.7 acres of ponds and ditches currently on the 149.2-acre PUD property. Any proposed

development on the subject property will require a review of wetlands and potential wetland impacts by local, State, and Federal agencies during the subdivision and/or site plan review process.

- According to the applicant's CDP, +/- 23.1 acres of the +/- 28.6 acres of wetlands will be impacted.

Potable Water and Sanitary Sewer

- The PUD property will be served by the City's potable water and sanitary sewer.
- Improvements related to potable water and sanitary sewer will comply with the requirements of the City's Land Development Code (LDC) and proposed MDA.
- Irrigation will be provided by the lowest quality water source, including reclaimed water, surface/stormwater, or irrigation well if available, and will comply with the requirements of the City's LDC.

Architecture

- The multi-family and commercial buildings and accessory structures (fence, clubhouses, enclosures, signage, mail kiosks, etc.) will be designed using the Modern Coastal Florida Architectural style.
- According to the applicant, the Modern Coastal Florida Architectural style focuses on functionality, sustainability, and outdoor living using clean lines, neutral colors, and open plans that include a living connection to nature.

Figure 8. Representative Images of Proposed Architectural Style





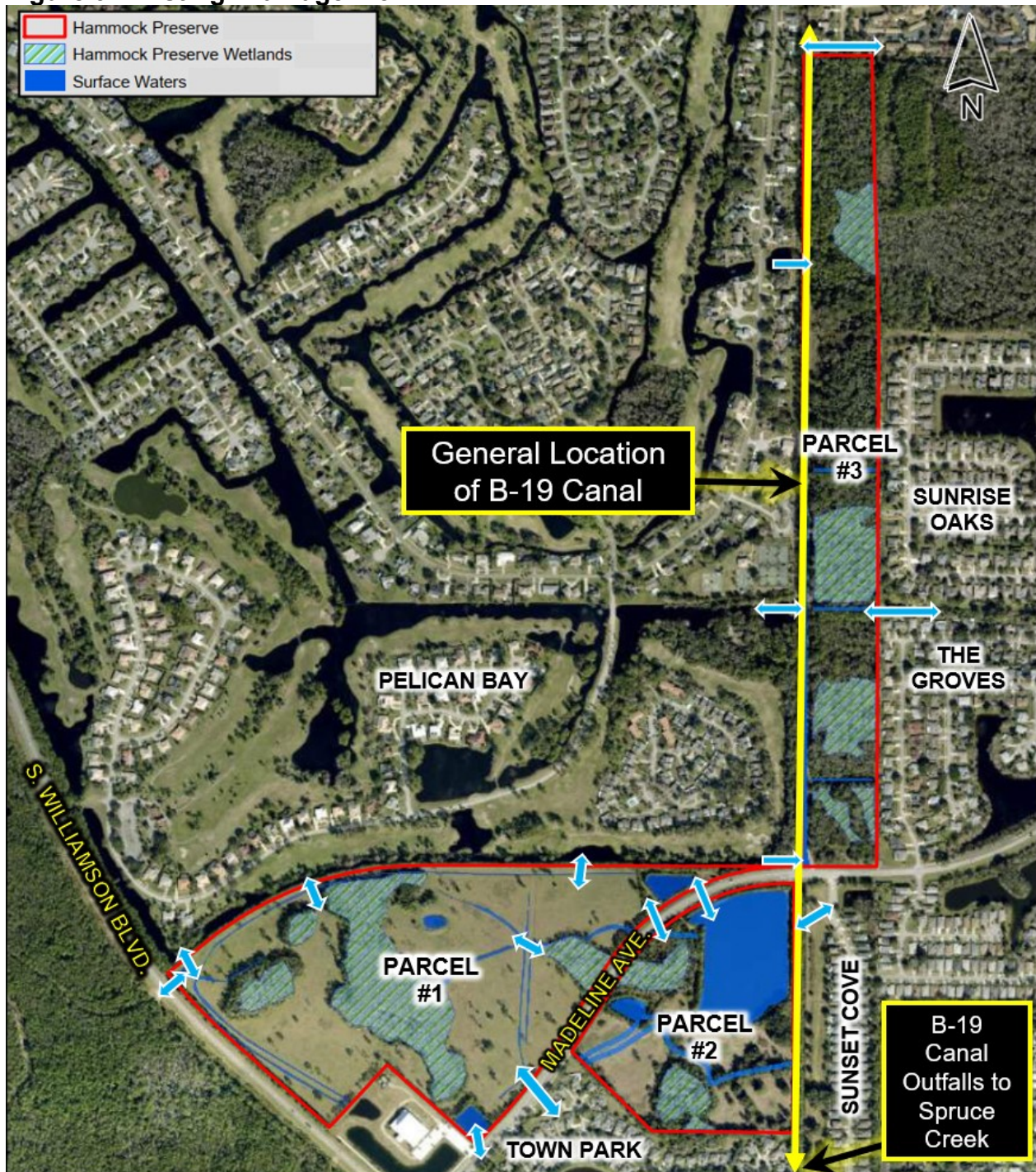
Neighborhood Commercial Inspiration and Conceptual Images



Stormwater Management

- The PUD site is currently undeveloped and used for agricultural operations, with open pastures, forested uplands, forested wetlands, drainage ditches, ponds, and the B-19 Canal.
- Currently, stormwater from Parcel 1 is retained on site in existing wetlands and ponds, infiltration or is conveyed by pipes under Madeline Avenue to the existing pond on Parcel 2 or to the Pelican Bay drainage ditch on the north side of Parcel 1, and discharges into the B-19 Canal.
- The pond on Parcel 2 holds stormwater from Parcel 1 and 2. Along the east side of Parcel 2 is the B-19 Canal, but based on the survey provided by the applicant, there is no direct outfall from Parcel 2 into the B-19 Canal. However, during storm events beyond a 100-year, 24-hour event (An example Storm Event would be Hurricane Ian in 2022), there would be overland drainage from Parcel 2 into the B-19 Canal.
- The B-19 Canal runs along the west side of Parcel 3, along with a series of ditches on Parcel 3 that convey stormwater from adjacent subdivisions (Yorktown Estates, Sunrise Oaks, and The Groves) to the B-19 Canal. Based on the survey provided by the applicant, there is no outfall from Parcel 3 to the B-19 canal or under Madeline Avenue to Parcel 2. However, since Parcel 3 is lower than the surrounding developed areas when the B-19 Canal overflows its top of bank, water will stage on Parcel 3.
- According to the applicant, the three parcels are currently hydraulically connected to the B-19 canal and also assist with the routing of adjacent stormwater systems that flow through to the B-19 Canal.
- Generally, the area between Clyde Morris Boulevard and Williamson Boulevard south of Beville Road and areas west of I-95 drain to the B-19 Canal and ultimately outfall to Spruce Creek, which is tidally influenced.

Figure 9. Existing Drainage Flow



- The proposed stormwater drainage infrastructure for the PUD will be provided as generally depicted on the CDP. The proposed development spans three parcels located within Flood Zone AE and a designated floodway.
- Parcel 1 will include a network of ponds, wetlands, and existing drainage canals or ditches that will be designed to treat and attenuate runoff, facilitate efficient water management, and mitigate environmental impact.

- According to the project engineer, the interconnected ponds on Parcel 1 will treat runoff before discharging into a centralized existing wetland. Discharge into the wetland will help maintain water quality and contribute to wetland hydration, fostering a sustainable environment for wildlife. In addition, stormwater will also be discharged to the Pelican Bay ditch, at the north end of Parcel 1, which eventually outfalls into the B-19 Canal

Figure 10. Proposed Stormwater System for PUD



- The CDP also includes compensating storage ponds on Parcels 2 and 3. According to the project engineer, the compensating storage ponds are strategically positioned to mitigate or offset the effects of the impact of the

development on Parcel 1 and a portion of Parcel 2 that requires fill to be added within the flood plain. Compensatory storage ponds are used to balance the loss of natural flood storage capacity when fill or structures are placed within the floodplain.

- If the PUD is approved, formal engineered drainage plans are required to be submitted as part of any site or subdivision plan application. Per the City's Land Development Code, the applicant will be required to construct on-site stormwater facilities designed to accommodate and treat a 100-year, 24-hour storm event (approximately 11 inches of rain over a 24-hour period). In addition to meeting the requirements in the LDC, the stormwater system will also be required to meet the stormwater requirements of the St. Johns River Water Management District, and there could be possible permitting required through FEMA. Surrounding residential developments were developed using the same drainage standards.

Schools

- Students generated from this development would be assigned to South Daytona Elementary, Silver Sands Middle, and Atlantic High schools. Students may apply to attend a different high school based on acceptance into an academy or special program offering.
- The Volusia County School District has determined there is adequate school capacity at the existing schools for the estimated one hundred twenty (120) students anticipated to be generated by the proposed 873 multi-family units. (Exhibit 4).
- At the time a site plan is submitted to develop the multi-family units, the School District will complete another concurrency review.

Traffic

- Although a full Traffic Impact Analysis (TIA) is not required for a PUD rezoning, a Traffic Memorandum has been prepared by the applicant's traffic engineering firm, LTG Engineering & Planning, and has been reviewed by staff. A Traffic Impact Analysis (TIA) is not required for a PUD rezoning; a TIA is required when a specific development site plan or subdivision is submitted, and the TIA will thoroughly analyze access, potential trip generation, and roadway and intersection improvements.
- If the PUD is approved, the specific site development proposals for the subject property will be required to comply with the City's Transportation Concurrency Management requirements in the LDC at the time of development, requiring adequate transportation facilities (turn lanes, signal retiming, roadway widening, etc.) to be provided or to mitigate their impacts. The developer may be required to enter into a Proportionate Fair-Share Agreement with the City and Volusia County to pay for part of scheduled improvements for any impacted areas or recommended roadway improvements, similar to other developments within the city. Recommended roadway improvements will be completed as required by a

TIA, site, or subdivision plan or through the Volusia County Driveway permitting process.

- Based on the proposed Future Land Use designations for Parcels 1-3, the PUD site could be developed with a maximum of 873 residential dwelling units (single-family homes or multi-family), which is estimated to generate about 447 AM peak hour (7 AM to 9 AM) trips and 514 PM peak hour (4 PM to 6 PM) trips and 5,537 Daily trips.
- Under the proposed PUD, the 873 multi-family dwelling units on Parcel 1 and 40,000 square feet of commercial uses on Parcels 1 and 2 could potentially generate about 432 AM peak hour (7 AM to 9 AM) trips and 405 PM peak hour (4 PM to 6 PM) trips, and 6,819 Daily trips, over the entire development.
- According to the Traffic Memo provided by the applicant, if the PUD is developed at the maximum density and intensity, it could generate fewer PM peak hour trips if the three parcels were developed under the maximum residential density allowed by the current Future Land Use designations for the three parcels and overall (Table 5) but more daily trips if the three parcels were developed under the maximum residential density allowed by the current Future Land Use designations for the three parcels and overall (Table 5).

Table 5. Net Change in Estimated Vehicular Trips

	Intensity	Approx. Peak Hour and Daily Trips
Current Property (Parcels 1-3)	Vacant	0 AM / 0 PM / 0 Daily
Development Under Existing Future Land Use Designations	321 Single-Family Homes 522 Multi-Family Units Total	215 AM / 298 PM / 2,950 Daily 231 AM / 216 PM / 2,587 Daily 447 AM / 514 PM / 5,537 Daily
*Potential Trip Generation under Proposed Zoning	873 Multi-Family Units 40K Commercial Total	368 AM / 303 PM / 4,118 Daily 64 AM / 102 PM / 2,701 Daily 432 AM / 405 PM / 6,819 Daily
*Potential Net Change under Proposed Zoning		-5 AM / -109 PM / +1,282 Daily
*The pass-by capture and internal capture factors were applied to the AM and PM peak trips generated.		

- The proposed commercial is placed in a location to allow pass-by trips for residents who will stop in on their way to and from their homes. By providing neighborhood commercial uses, the proposed development will provide the potential for shorter vehicle trips for services to existing residents.
- According to the latest traffic counts available for Williamson Boulevard and Madeline Avenue, there is not capacity currently for the anticipated daily vehicular trips estimated to be generated by the proposed Hammock Preserve PUD project (Table 6).

Table 6. Roadway Capacities for Roadways Adjacent to Madeline Commons

Roadway Segment	Maximum Capacity Vehicles Per Day	2019 Volume Per Day	2020 Volume Per Day	2021 Volume Per Day	2022 Volume Per Day	2023 Volume Per Day	Remaining Capacity Vehicles Per Day	V/C Ratio****
* Williamson Boulevard (Madeline Avenue to Beville Road)	17,050	19,740	15,200	14,430	16,200	N/A	850	0.95
* Williamson Boulevard (Madeline Avenue to Willow Run Boulevard)	17,050	18,590	15,200	14,840	16,200	N/A	850	0.95
** Madeline Avenue (Clyde Morris Boulevard to Town Park Drive)	14,404	12,304	10,701	12,233	13,943	13,081	1,323	0.91
** Madeline Avenue (Town Park Drive to Williamson Boulevard)	14,404	12,304	N/A	N/A	N/A	11,425	2,979	0.79
* Source: Traffic counts provided by Volusia County Traffic Engineering								
**Source: City of Port Orange, Traffic counts conducted by Traffic Engineering Data Solutions, Inc. (TEDS); and Volusia County Traffic Engineering								
****Volume/Capacity (V/C) Ratio - Volume-Demand-to-Capacity Ratio compares roadway demand (vehicle volumes) with roadway supply (carrying capacity). A V/C ratio of 1.00 indicates the roadway is operating at its capacity.								

- **Site Vehicular Trip Distribution:** The Traffic Memorandum prepared by LTG estimates that the distribution of traffic to and from the site will be split, with 37% of the trips (160 AM trips, 150 PM trips) utilizing northbound Williamson Boulevard, 18.2% (79 AM trips, 74 PM trips) using southbound Williamson Boulevard, and 44.8% (193 AM trips, 181 PM trips) using Madeline Avenue (Figure 11).

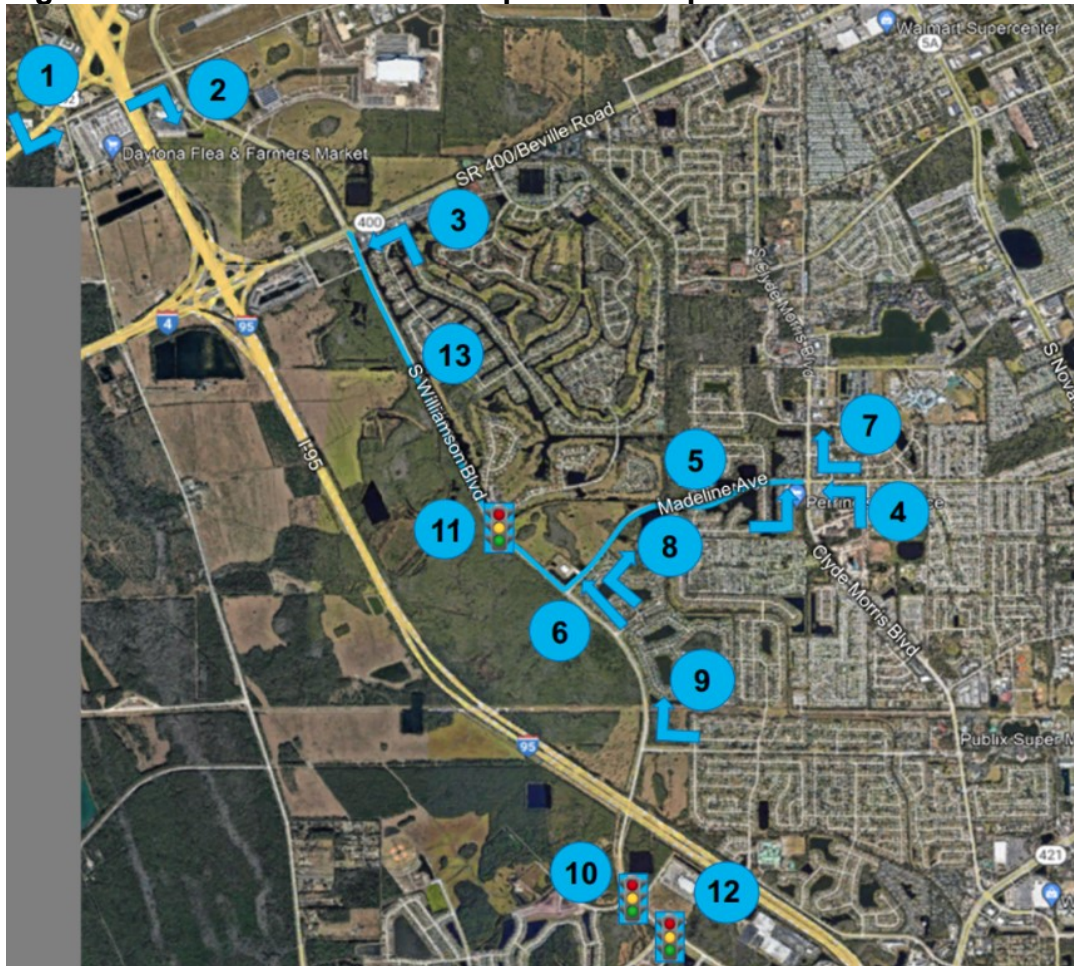
Figure 11. Estimated Vehicular Trip Distribution



Transportation Improvements: There is no specific development proposal (site plan) or TIA at this time to fully analyze traffic impacts on the development of 873 multi-family units and 40,000 square feet of shopping center uses. However, the applicant did provide a preliminary analysis that can be used to estimate potential roadway impacts with the development of 873 multi-family units and 40,000 square feet of shopping center uses and the possible future roadway projects that may be needed to ensure adequate transportation facilities as part of the proposed PUD.

- If the PUD is approved and as part of the site plan and/or subdivision development applications, the developer will be required to prepare a Traffic Impact Analysis (TIA) according to the adopted County-wide standards that will analyze and determine the roadway improvement projects to be completed along with the project or payment provided toward the future completion of a project.
- The Traffic Memorandum analyzed the Level of Service (LOS) for adjacent roadway segments and notable intersections within the general area of the PUD. The improvements listed below are subject to change based on analysis results from a TIA at the time development is proposed and are **not** an official list of the improvements required to be completed as part of this PUD.
 1. Bellevue Avenue at Tomoka Farms Road:
 - i. Extend the existing southbound left turn lane.
 2. Williamson Boulevard at Bellevue Avenue:
 - i. Extend the existing eastbound right turn lane.
 3. Williamson Boulevard at SR 400/Beville Road:
 - i. Extend the existing northbound left turn lane.
 4. Madeline Avenue at Clyde Morris Boulevard:
 - i. Extend the existing eastbound left turn lane and northbound left turn lane.
 5. Madeline Avenue from Clyde Morris Boulevard to Williamson Boulevard:
 - i. Widen from 4 lanes to 2 lanes from Clyde Morris Boulevard to Williamson Boulevard.
 6. Williamson Boulevard at Madeline Avenue:
 - i. Add a northbound through lane.
 7. Madeline Avenue at Clyde Morris Boulevard:
 - i. Add a westbound right turn lane.
 8. Williamson Boulevard at Madeline Avenue:
 - i. Extended northbound right turn lane
 9. Williamson Boulevard at Willow Run Boulevard:
 - i. Extend the westbound right turn lane.
 10. Williamson Boulevard at McGinnis Avenue:
 - i. Optimize signal timing to handle fluctuations in traffic throughout the day to minimize traffic congestion.
 11. Williamson Boulevard at Project Driveway #2:
 - i. Signalize intersection.
 12. Williamson Boulevard at Town West Boulevard:
 - i. Analyze turn lanes (southbound right turn lane and northbound left turn lane)
 13. Williamson Boulevard from Madeline Avenue to SR 400/Beville Road:
 - i. Widen from 2 lanes to 4 lanes. Volusia County is currently preparing design plans and anticipates the design plan and permitting to be completed by the end of 2024 and construction beginning late 2025.

Figure 12. Possible Future Transportation Improvements



- The proposed turn lane and through lane improvements will add roadway capacity at intersections, reduce delays on roadway segments, allow turning vehicles to decelerate away from through traffic, eliminate or reduce queues in the through lane, and improve roadway safety.

POLICY ISSUE

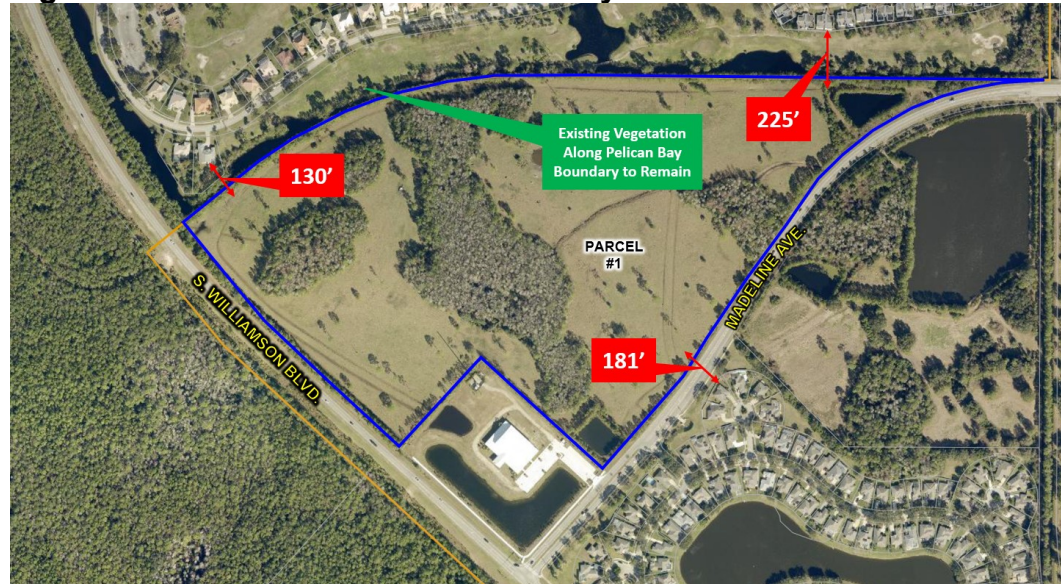
The following is an analysis of the one (1) requested deviation from the Land Development Code (LDC) in the proposed Hammock Preserve PUD. The PUD zoning district allows the applicant to request flexibility from standard code requirements. To be eligible for this flexibility, the applicant must provide an innovative design. The Planning Commission and City Council will need to consider the following deviations from the LDC requested by the applicant:

1. Increase the maximum building height for a PUD to be greater than 35 feet.

The MDA includes a maximum building height for multifamily uses at 45 feet within 100 feet of the PUD boundary, 65 feet where a building is located farther than 100 feet from the PUD boundary, and a maximum building height of 45 feet for commercial uses at Parcel 1.

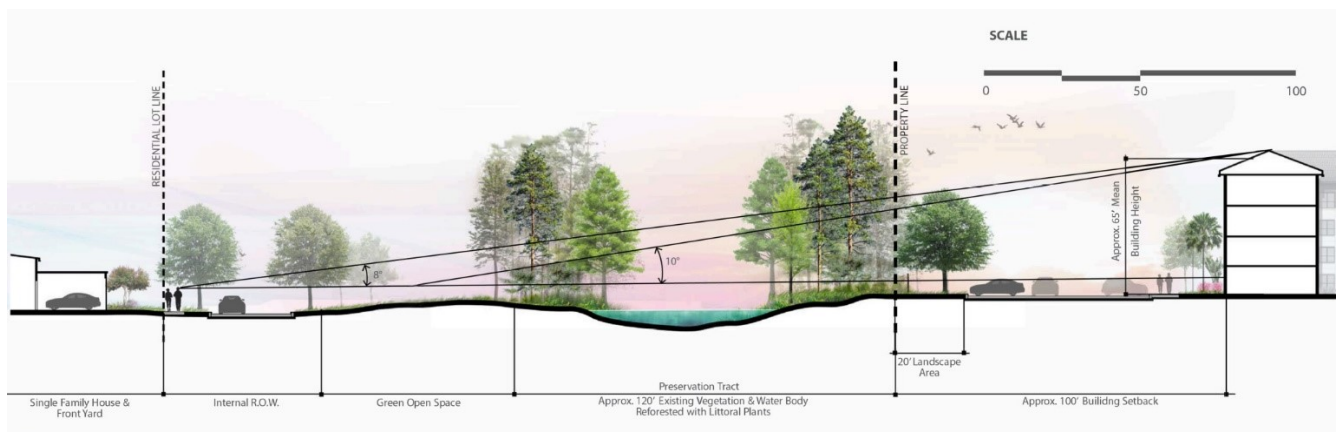
- Based on the proposed setbacks in the MDA and the current location of existing family homes adjacent to the PUD (Town Park and Pelican Bay), no existing single-family home would be closer than over 100 feet from a multi-family building, with actual separation ranging from 130 feet to 225 feet on Parcel 1 (Figure 13).

Figure 13. Distance from PUD Boundary and Nearest Structures



- According to the applicant, the intent of limiting the maximum building height to 45 feet within 100 feet from the PUD boundary, is to mitigate the impacts of buildings on adjacent single-family homes.

Figure 14. Illustrative Rendering of Perspective from Pelican Bay (Sea Duck Drive) towards the Parcel 1 of the Proposed Hammock Preserve PUD



- The Land Development Code currently allows, and maximum building height of 45 feet properties zoned with a conventional city Multi-family or Commercial zoning designation.
- The proposed PUD will be buffered from adjacent properties through a mixture of planted perimeter landscape buffers and the preservation of existing vegetation (Figure 14 on Page 22).
- According to the applicant, the requested height allows the clustering of the residential units on Parcel 1 in a manner that allows for the preservation of large tracts of open space and stormwater/compensatory storage areas on Parcels 2 and 3.
- According to the applicant, the Architectural design for all sides of the multi-family buildings will focus on functionality, sustainability, neutral colors, and architectural embellishments.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

- A Comprehensive Plan Amendment is being processed concurrently with the proposed PUD rezoning to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation of ± 5.2 acres on Parcel 1 from *Urban Medium Density Residential* (4-8 units/acre) to *Commercial* and to change the FLU designation of Parcel 2, consisting of ± 32.4 acres, from *Suburban Residential* (0-2 units/acre) to ± 29.9 acres of *Urban Medium Density Residential* (4-8 units/acre) and ± 2.5 acres of *Commercial*.
- As part of the Comprehensive Plan Amendment a FLU Element text amendment would limit the development on Parcel 1 (6201-00-00-0010) to a maximum of 873 residential units and 40,000 square feet of neighborhood commercial uses on Parcel 1 (6201-00-00-0010) and Parcel 2 (6201-00-00-0012).
 - *Proposed Future Land Use Element Policy:* The Hammock Preserve Planned Unit Development (PUD), which includes Parcels 6201-00-00-0010, 6201-00-00-0012, 6201-00-00-0011 and 5236-00-00-0015, shall be limited to a maximum of 873 residential units and 40,000 square feet of neighborhood commercial uses over the property as a whole. The gross

residential density within the overall PUD shall be clustered on Parcel 1 (Parcel 6201-00-00-0010) to allow for increased open space, preservation of natural areas, and provide needed areas for drainage on Parcels 2 (Parcel 6201-00-00-0012) and 3 (Parcels 6201-00-00-0011 and 5236-00-00-0015). Neighborhood commercial square-footage shall be distributed between Parcels 1 and 2, so long as the gross amount of neighborhood commercial square-footage does not exceed the amount set forth in this policy, and so long as neighborhood square-footage south of Madeline Avenue does not exceed 10,000 square feet in total.

- The Comprehensive Plan states that the *Urban Medium Density Residential* designation allows for the development of various types of residential uses, such as duplexes, villas, cluster homes, townhouses, mobile homes, manufactured homes, or multi-family development at densities between four (4) to eight (8) units per acre. The density of the proposed Hammock Preserve PUD is 6.2 residential units per acre. As shown in Table 1, the density for the proposed Hammock Preserve PUD is compatible with the density of the existing FLU for the subject property and the existing residential subdivisions in the surrounding area.
- The City's Comprehensive Plan, Future Land Use Element, Objective 2.8 states that the City shall discourage urban sprawl by directing development to the areas within the City's service area boundaries and areas where public facilities and services are available and encouraged infill development consistent with the underlying future land use designation. The proposed Hammock Preserve PUD is considered an infill development as it is currently surrounded by existing development or proposed development, and the subject property is served by existing public infrastructure and services (water, sewer, roads, fire, police, schools, etc.) that can support new development.

PUBLIC NOTICE

Public Notice signs were posted on the site on September 1, 2023. As of January 19, 2024, staff has received phone calls or office visits from thirty-two (32) people requesting general information regarding the proposed FLU amendment and related rezoning. Concerns included density, traffic, and drainage.

A neighborhood meeting was held by the applicant on October 2, 2023, at 6 p.m. at the Riverside Pavilion at 3431 Ridgewood Avenue and was attended by about 65 people. According to the applicant's summary of the neighborhood meeting (Exhibit 5), main questions and concerns from the residents that attended were regarding proposed density, drainage, and traffic, and the project's effect on their quality of life.

RECOMMENDATION

Staff recommends approval of the rezoning of rezoning of ±32.4 acres from R-8SF (single-family residential) to PUD (Planned Unit Development) and establishment of the Hammock Preserve Master Development Agreement and Conceptual Development Plan for the overall 149.2-acre site, subject to approval of the policy issue discussed in the staff report as requested by the applicant:

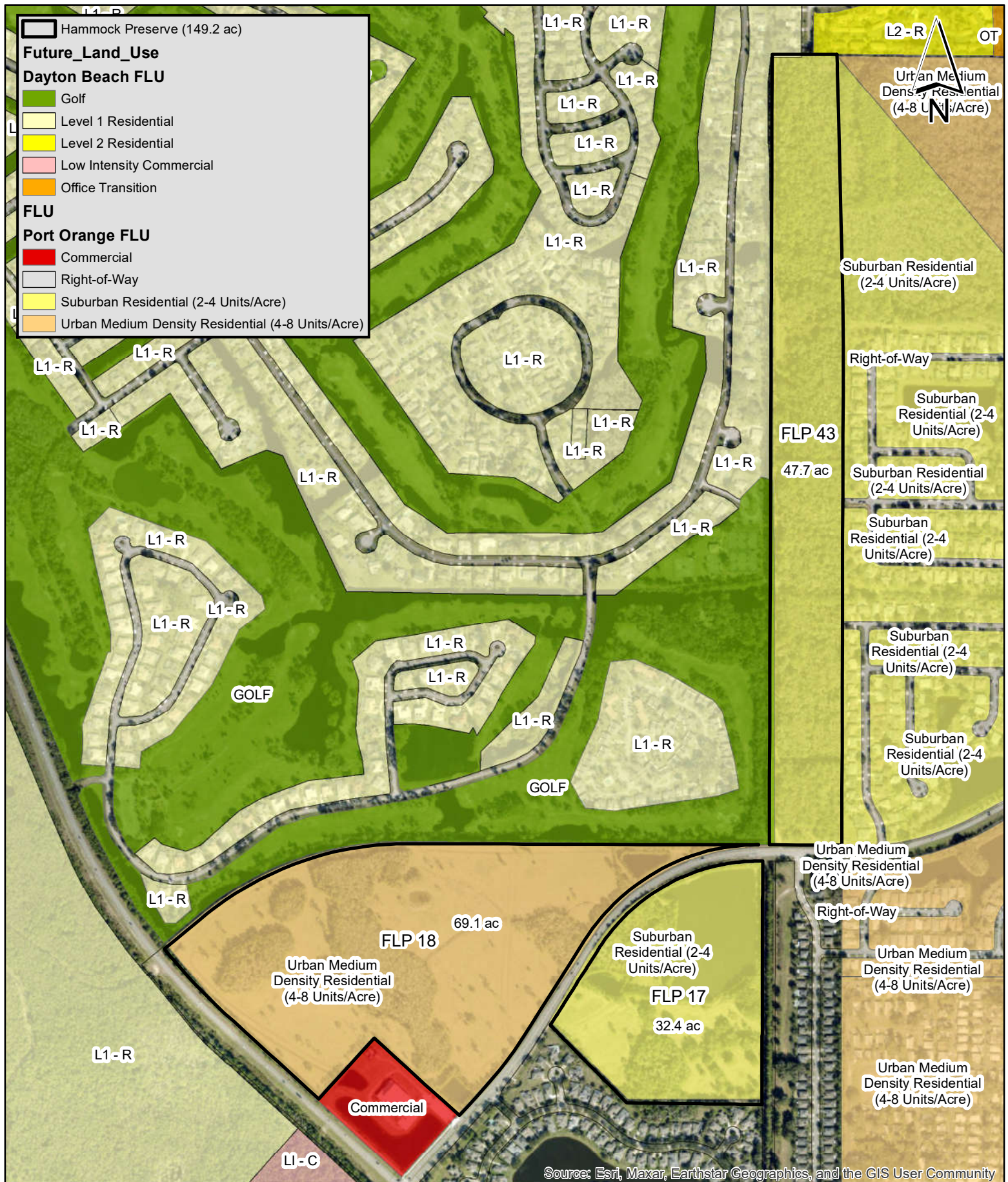
Policy Issue: To allows a maximum building height for multifamily uses at 45 feet within 100 feet of the PUD boundary, 65 feet where a building is located farther than 100 feet from the PUD boundary, and a maximum building height of 45 feet for commercial uses on Parcel 1.

ATTACHMENTS

- Exhibit 1 – Current and Proposed Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map
- Exhibit 3 – Hammock Preserve Master Development Agreement and Conceptual Development Plan
- Exhibit 4 – School District Review Letter
- Exhibit 5 – Applicant's Neighborhood Meeting Summary

Exhibit 1

Current and Proposed Future Land Use Map



Info:

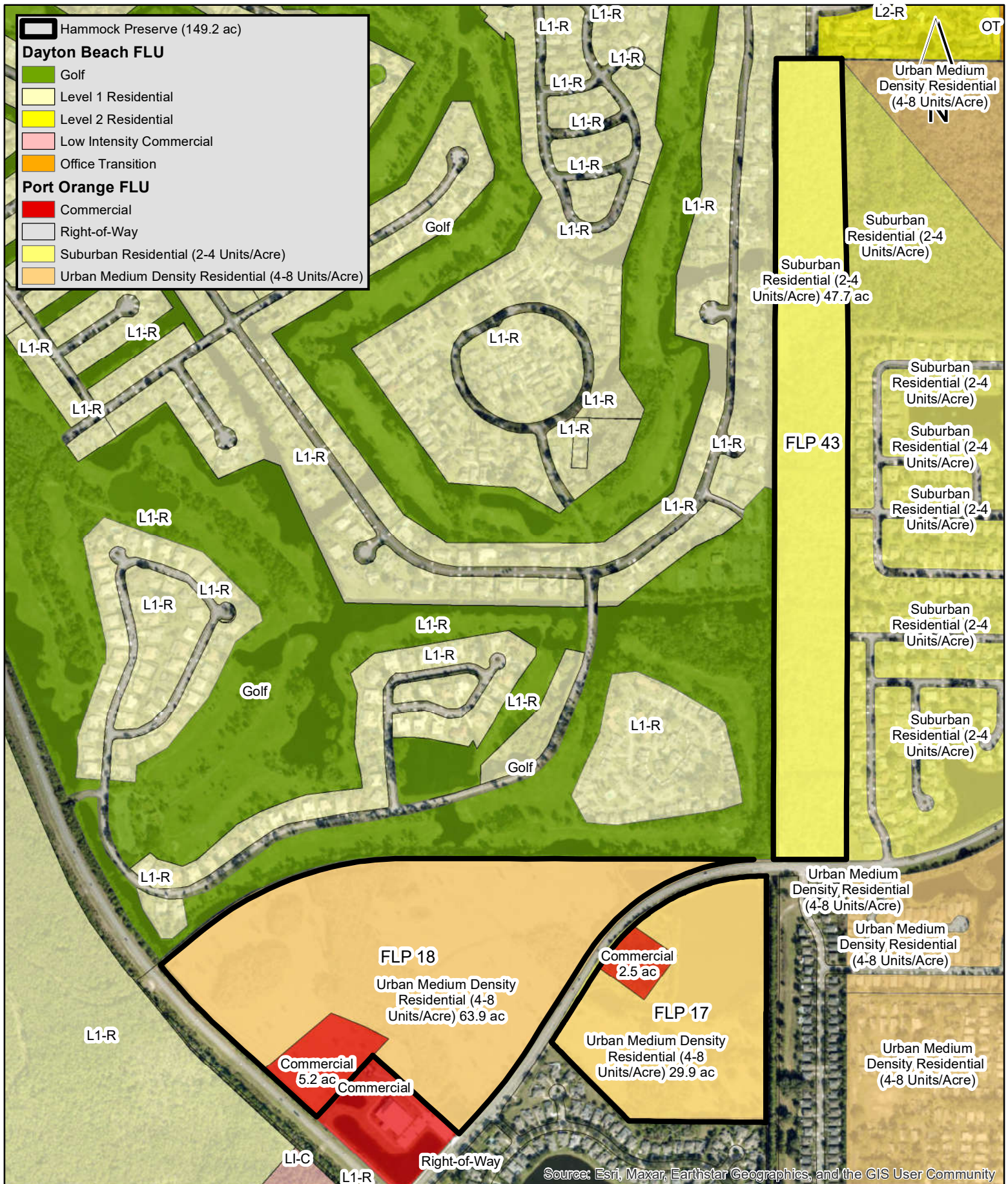
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Current Future Land Use Map Hammock Preserve Daytona Beach, FL

750 375 0 750 Feet



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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750 375 0 750 Feet

Proposed Future Land Use Map Hammock Preserve Daytona Beach, FL

ZEVC **COHEN**
& ASSOCIATES INC.

300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

Exhibit 2

Current and Proposed Zoning Map

Hammock Preserve (149.2 ac)

Daytona Beach Zoning

AG

MFR-20

PD-G

RP

VC

Zoning

A Agriculture

PCD Planned Commercial Development

PUD Planned Unit Development

R-2D Two Family Residential

R-8SF Single Family Residential

ROW Right-of-Way

Right-of-Way

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Current Zoning Map Hammock Preserve Daytona Beach, FL

ZEV COHEN
 & ASSOCIATES INC.

300 Interchange Blvd
 Ormond Beach, FL 32174
 ph 386-677-2482

Hammock Preserve (149.2 ac)

Daytona Beach Zoning

AG

MFR-20

PD-G

RP

VC

Port Orange Zoning

A Agriculture

PCD Planned Commercial Development

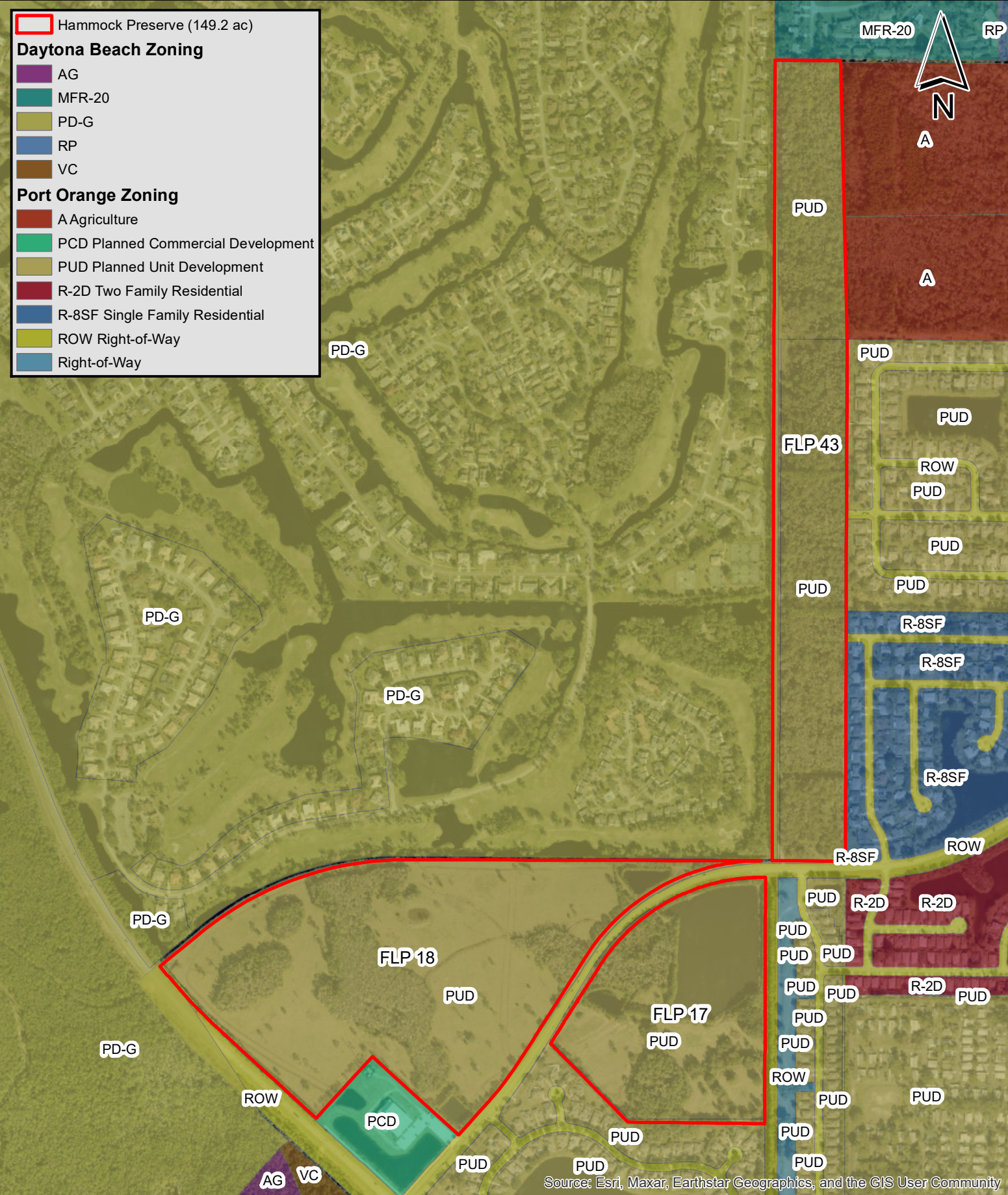
PUD Planned Unit Development

R-2D Two Family Residential

R-8SF Single Family Residential

ROW Right-of-Way

Right-of-Way



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit 3

Hammock Preserve Master Development Agreement and Conceptual Development Plan

HAMMOCK PRESERVE PLANNED UNIT DEVELOPMENT PUD MASTER DEVELOPMENT AGREEMENT

This Hammock Preserve Planned Unit Development (“PUD”) Master Development Agreement (“MDA”) is entered into by and between the City of Port Orange, a Florida municipal corporation (the “City”), and FL P17, LLC, a Florida limited liability company, FL P18, LLC, a Florida limited liability company, and FL P43, LLC, a Florida limited liability company (the “Owner”), including its successors and assigns, (collectively the “Parties”), hereby covenant and agree, and bind their successor and assigns as follows:

1. OWNERSHIP OF THE PROPERTY

This Planned Unit Development, commonly known as “**HAMMOCK PRESERVE**”, involves approximately +/- 149.2 acres of land which is legally described on Exhibit A attached hereto, and shall henceforth be referred to as the “Property”. The Property is under ownership of the Owners, signatories to this Agreement. This Agreement between the City and the Owner shall revoke any and all prior development agreements applicable to the Property.

2. DEVELOPMENT CONCEPT

The Hammock Preserve PUD provides for multifamily residential development and neighborhood commercial uses that protect the moderate-density and transitional character of the Madeline Avenue area while creating a node of activity within the Williamson Boulevard intersection. The Property will be developed with up to 873 residential units and 40,000 square feet of limited neighborhood commercial uses, as defined herein, with buffers that ensure the project is compatible with the surrounding, existing neighborhoods.

3. DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN

Development of the Property shall be controlled by the terms and provisions of this Hammock Preserve PUD, comprised of the MDA and the Conceptual Development Plan (“CDP”),

attached hereto as Exhibit “B”, for the Property which generally depicts the planned layout of roads, lots, amenities, and other planned features or improvements to the Property and demonstrates the lot coverage requirements available to owners within the PUD. Collectively, this MDA and the CDP 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 CDP, 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 CDP. If the Plan fails to address a particular subject or requirement, the applicable City ordinances, as defined by the City of Port Orange Land Development Code (“LDC”) shall control. The parties acknowledge that compliance with the City’s LDC may necessitate modification to the CDP. In the event modification to comply with the LDC is required, and the modifications to the CDP are not in conflict with the textual provisions of this MDA and any City ordinances not superseded by this MDA, the modifications shall be deemed “minor” and may be approved without formal amendment of this MDA. Minor modifications shall require the City Administrative Official’s written approval and shall require execution of an amendment to memorialize said modification. If the Owner is not satisfied with the suggested resolution of any problem or the decision by the City Administrative Official categorizing the modification as minor or major, the Owner may appeal the decision pursuant to the LDC.

4. USAGE OF THE PROPERTY

A. Permitted Uses

The Property shall be used for residential and neighborhood commercial purposes and developed as a community with common open space and other buffers as specified herein. The Property shall be developed for a maximum of 873 residential units, along with 40,000 sq. ft. of nonresidential uses allocated throughout the Property as further detailed herein. When considered in light of other

housing and community choices in the vicinity, the Hammock Preserve PUD will provide for a transitional residential development that creates a multifamily project that may include a variety of product types (traditional multifamily, townhome, and/or carriage house style units may be included) adjacent to the surrounding land use pattern.

The PUD will have an overall density of 873 residential units and a maximum nonresidential square footage of 40,000 sq. ft. which is consistent with the density and intensity requirements of the Future Land Use designations for the Property. The PUD shall be limited to 10,000 sq. ft. of nonresidential development located south of Madeline Avenue. This design also provides for a compatible transition between the varying densities and use types of the surrounding properties.

In order to assure that the Property is developed in substantial compliance with the Plan, a Unity of Title Agreement is necessary to establish the parcels that make up the residential areas subject to this PUD as a unified parcel whereby the use and development of which will be limited to the uses as set forth herein, including the transfer of residential density from Parcel 2 and Parcel 3 to Parcel 1. Developer hereby covenants that the residential portions of the Property, as identified by those parcels located within the Suburban Residential and Urban Medium Density Residential Future Land Use classifications, shall be held and conveyed as a single integrated parcel of land.

1. Permitted residential development:

- a. Parcel 1, as illustrated on CDP: 873 residential units
- b. Parcel 2, as illustrated on CDP: N/A
- c. Parcel 3, as illustrated on CDP: N/A

2. Permitted nonresidential development:

- a. Parcel 1, as illustrated on CDP: 40,000 sq. ft. – provided, however, that in the event commercial development is established on Parcel 2, as detailed herein, the allowable square footage on Parcel 1 shall be reduced by the amount of such

development.

- b. Parcel 2, as illustrated on CDP: 10,000 sq. ft. – provided, however, that if Parcel 1 is developed for greater than 30,000 sq. ft., the allowable square footage of commercial development within Parcel 2 shall be reduced by an equivalent amount to the square footage over 30,000 sq. ft. placed within Parcel 1.
- c. Parcel 3, as illustrated on CDP: N/A

Permitted neighborhood commercial uses shall be those uses listed herein:

Parcel 1:

Laundry and dry cleaning retail stores.
Child care centers
Community gardens
Adult/vocational education.
Banks.
Business services.
Clubs, lodges, and fraternal organizations.
Financial services.
Furniture and appliance stores and repair shops.
Health/exercise clubs.
Medical offices/clinics.
Offices.
Office supplies.
Personal services.
Restaurants (without drive through)
Retail home building materials.
Retail nurseries and garden supplies.
Retail sales and services.
Veterinary clinics.
Brewery
Craft food and beverage producer
Microbrewery
Theaters
Game/recreation facilities

Parcel 2:

Laundry and dry cleaning retail stores.
Child care centers
Community gardens
Adult/vocational education.
Banks.
Business services.
Financial services.
Health/exercise clubs.

Medical offices/clinics.
 Offices.
 Office supplies.
 Personal services.
 Restaurants (without drive through)
 Retail sales and services.
 Veterinary clinics.
 Brewery
 Craft food and beverage producer
 Microbrewery

B. Dimensional Requirements

Lot dimensions and configurations within the Property are generally depicted on the CDP. The lot sizes and configurations shall comply with the minimum dimensional requirements described below. The lot dimensions and areas shown on Exhibit “B” may be adjusted during the final subdivision process.

1. Overall PUD Development Requirements

- a. Maximum Impervious Surface/Building Coverage: 40%
- b. Minimum Open Space: 60% (20% of which shall be common open space)

2. Multifamily Development Requirements

- a. Setbacks
 - i. Williamson Boulevard: 50'
 - ii. Madeline Avenue: 35'
 - iii. Rear: 25'
 - iv. Side: External to PUD: 25'
Internal to PUD: 5'
- b. Maximum Building Height: 45' within 100' of PUD Boundary, all others 65' (measured from the grade to the mid-point of the trusses)
- c. Minimum Open Space: 30%

- d. Maximum Impervious Surface/Building Coverage: 70%
- e. Minimum Living Area: 750 square feet
- f. Minimum lot area: 20,000 square feet
- g. Minimum lot width: 100 feet

3. Nonresidential Development Requirements

- a. Setbacks
 - i. Williamson Boulevard: 50'
 - ii. Madeline Avenue: 35'
 - iii. Rear: 25'
 - iv. Side: External to PUD: 25'
Internal to PUD: 5'
- b. Maximum Building Height: Parcel 2: 25'
Parcel 1: 45'
- c. Minimum Open Space: 30%
- d. Maximum Impervious Area/Building Coverage: 70%
- e. Minimum lot area: 20,000 square feet
- f. Minimum lot width: 100'

C. Open Space

60% of the overall Hammock Preserve PUD shall be open space, of which 20% shall be common open space.

5. ARCHITECTURAL STANDARDS AND REVIEW

The overall architectural theme of the project shall comply with Chapter 14 of the LDC requirements and be consistent with a Modern Coastal Florida Architectural style that focuses on functionality, sustainability, and outdoor living through the use of clean lines, neutral colors, and open plans that include a living connection to nature. Representative imagery presenting the

general theme of the proposed development is included herein as Exhibit C, although different elevations for the proposed development may be approved so long as the architectural theme set forth herein is met.

6. PHASING

The development of the Hammock Preserve PUD may occur in a single or multiple phases. Each proposed phase shall include the construction of all subdivision and infrastructure improvements necessary for said phase to stand alone, including any necessary transportation improvements to support that phase. Project amenities, such as park areas and on-street parking spaces within private streets, shall be constructed prior to issuance of a certificate of occupancy for the first structure in the phase in which they are located. Any proposed phasing must meet the minimum requirements of the City LDC.

7. SANITARY WASTE, STORMWATER, AND POTABLE WATER

The Owner will extend water and sewer lines to serve the Property and the development authorized herein, as necessary, and the water and sewer lines shall be private utilities. If the City desires to extend the water and sewer lines prior to the Owner's need for installation of the Owner's lines, the Owner shall grant the necessary utility easement to the City and the City shall install and pay for such lines. All lines and other necessary infrastructure shall be sized adequately to serve both the adjoining property and the lots within the PUD.

Irrigation to be provided by the lowest quality water source, including reclaimed water, surface/storm water, or an irrigation well if available. If a lower quality water source is not available or not deemed feasible pursuant to St. Johns River Water Management District Rule or applicable state law, then potable water may be considered for irrigation. Potable water and sanitary sewer will be supplied to the Property by City of Port Orange. The Owner shall be responsible for any utility infrastructure upgrades needed for the development, including the

relocation of any existing utilities. Improvements will be constructed in accordance with City of Port Orange Utility Construction Standards.

Runoff from higher adjacent lands, if any, shall be considered as part of site plan and subdivision review, and provisions for conveyance of said runoff shall be included in the drainage plan. The stormwater report shall include the depressional storage volume when modeling the pre-existing conditions for the 25 year/24 hour and 100 year/24-hour frequency storms. The minimum floor finished elevation shall be one foot above the Base Flood Elevation project wide. The Owner shall comply with the City's LDC and the rules and regulations of the St. Johns River Water Management District concerning stormwater drainage.

The proposed development will require the Owner's development of hydrologically connected compensatory storage facilities, as generally depicted on the CDP. Review of impacts to areas within the floodplain or floodway will require detailed analysis in the form of a Flood Impact Analysis, which shall be reviewed and approved by the City and any other agency as required by law, prior to development within the Property. Floodplain compensatory storage volume for development on the adjacent property located at 4015 S Williamson Blvd. is existing at the time of approval of this Agreement. The Property shall ensure that the connection to the floodplain is maintained through the Property and the existing compensatory storage volume is not isolated from the floodplain as a result of development of this Property, or an equivalent volume of compensatory storage shall be provided within the Property.

8. ACCESS, PARKING, SIDEWALKS, AND ROADWAY CAPACITY

A. **ACCESS.** The exact location of all driveways and/or roadways and reserved street names, as applicable, will be provided and depicted when the Property is subject to the subdivision or site plan review process. Access will be provided in accordance with the LDC, and internal roadways and drive aisles shall be private.

B. **PARKING.** Parking shall be provided consistent with the LDC.

C. **SIDEWALKS.** Sidewalks shall be constructed as required by the LDC and as depicted on the CDP. Along the north side of Madeline Avenue, within the right-of-way, an 8-foot-wide sidewalk is required for the two parcels on the north side of Madeline Avenue. Along the south side of Madeline Avenue, within the right-of-way, a 5-foot-wide sidewalk is required for the parcel on the south side of Madeline Avenue. Along the east side of Williamson Blvd., within the right-of-way, an 8-foot-wide sidewalk is required for the parcel on the east side of Williamson Blvd.

D. **ROADWAY CAPACITY.** Development of the Property will result in the creation of traffic generation that will need to be analyzed in accordance with Section 9, Concurrency, below. The Owner has completed an initial review of transportation facilities in the vicinity of the site and has determined that additional review is necessary to determine if the improvements listed herein will be required in line with site development. The Owner shall perform a Traffic Impact Analysis (TIA) that analyzes and determines the necessity and feasibility of each of the improvements listed below at the time of site development.

- I. Analysis and potential improvement of the southbound right at McGinnis Avenue and Williamson Boulevard;
- II. Analysis of signal timing and coordination of the traffic signals at Williamson Boulevard and McGinnis Avenue and Williamson Boulevard and Town West Boulevard;
- III. Installation of second left turn lane on Southbound Williamson Boulevard onto Eastbound Madeline Avenue;
- IV. Analysis and installation of safety and capacity intersection improvements at Madeline Avenue and Clyde Morris Boulevard, as warranted; and
- V. Analysis and potential improvement to the southbound right turn lane located at Williamson Boulevard and Town West Boulevard.
- VI. Additional improvements may be required following review of the Traffic Impact Analysis for the Property during site plan review.

9. CONCURRENCY.

The development of the Property shall comply with the transportation concurrency management requirements established in the City of Port Orange Comprehensive Plan and LDC. Nothing in this Agreement shall be construed as a waiver by the Owner of its right to pursue impact fee credits for any and all work performed by Owner for which impact fee credits can be awarded.

10. MAINTENANCE OF COMMON OPEN SPACE AND COMMON FACILITIES

The Owner shall form and incorporate a non-profit property owners association (the “POA”) which will operate, maintain and control, subject to other documents of record, the common areas, and common facilities, including but not limited to stormwater drainage systems within the Property, the vehicle staging and mail kiosk areas, and the entrance features and landscape buffers on the Property.

The general scope and format of the POA documents, and the covenants and restrictions, will be similar in concept to the documents of similar associations in Port Orange. The covenants and restrictions governing the Property and association responsibility shall be executed and recorded in the Public Records of Volusia County, Florida. The POA will have a board of directors to legislate and govern the rules and orders of the HOA. The POA board will have the means and authorization to carry out and regulate the by-laws and restrictions governing the maintenance, operation and repairs of all common areas and facilities. Not only will the board of directors be able to regulate and govern the common area; the board will also regulate each member requiring the maintenance and service of their own individual building site. The POA rules may be enforced by fines and liens upon the individual building sites and any other remedy available at law. The POA covenants and restrictions shall include provisions limiting on-street parking within the development to those parking areas identified during site plan or subdivision review of the proposed private roadways, and shall include provisions requiring the ongoing maintenance and repair of any sidewalks and roadways not dedicated to the City. The POA may charge and collect

dues to maintain operate and service all common facilities on the Property. The POA will have authority to place a lien against individual building sites to collect unpaid POA dues. The owner of each lot within the Property will automatically become a member of the POA by virtue of purchasing a building subject to the rules, covenants, and restrictions of the POA. The POA will have the authority and means to hire, supervise, and regulate persons employed by them for the maintenance, repair and operation of common areas and facilities. If the association fails to perform the maintenance, repair or replacement, as necessary, of the storm water drainage facility, the City shall have the right to enter upon the common area of the Property and to provide the maintenance, repair, or replacement of the stormwater drainage facility and shall have the right to lien all owners of record in the Property for the cost of such maintenance, repair, and replacement as the City may deem necessary. If requested by the City and as otherwise needed for plat improvements, the Owner will provide easements and grants for the installation, maintenance and upkeep of the public utilities including water, sewer, and electricity. The Owner may from time to time add additional covenants and restrictions or make changes in the Association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

11. PROJECT BUFFERS AND LANDSCAPING

In order to comply with the requirements of Chapter 13, of the Port Orange LDC, a perimeter buffer shall be provided as shown on the CDP and shall comply with the following standards and requirements. The intent of the landscape buffer is to provide a protected green space separation between the Property and surrounding neighborhoods. There shall be a perimeter buffer with a width of fifty (50) feet along the Property boundary adjacent to Williamson Boulevard and along the eastern boundary of Parcel 3, thirty-five (35) feet along Madeline Avenue, and twenty (20) feet along all other perimeters. The planting standard along Madeline Avenue shall be comprised of six (6) shade trees, seven (7) understory trees, and fifty-five (55) shrubs per 100

linear feet. All buffers will remain as existing conditions or at time of each lot build out shall be required to install minimum landscape requirements for the Port Orange LDC.

12. ENVIRONMENTAL CONSIDERATIONS

Both during and after construction, the Owner will use reasonable efforts to preserve trees and natural vegetation within the Property and maximize protection of natural drainage pathways. The PUD shall comply with the tree preservation requirements of the City's LDC. The Owner shall comply with all rules, statutes, laws and regulations pertaining to protected wildlife species, including but limited to the rules and permitting requirements of the Florida Fish and Wildlife Commission concerning gopher tortoises. Compliance with the City Environmental Preservation Code may necessitate modification of the Conceptual Development Plan.

13. EXPIRATION

Development of the Hammock Preserve PUD shall commence within five (5) years from the effective date of this Agreement. Failure to comply with the schedule set out above shall cause this Agreement to lapse unless the schedule is modified by mutual agreement of the Owner and the City. Development shall be as defined by the LDC.

14. EFFECTIVE DATE

This Agreement shall become effective and run with the land upon recording by the City of Port Orange at the Owner's expense in the public records of Volusia County, Florida.

15. AMENDMENTS AND VARIANCES

- A. Amendments. Amendments to this Agreement and CDP shall comply with the requirements established in Chapter 3, Article 1 and Chapter 17, Section 17 of the City of Port Orange LDC.
- B. Administrative Variances. Pursuant to the LDC, as applicable, the City may grant an administrative variance for this PUD from the requirements of the LDC, as applicable, when deemed appropriate by the administrative official. Application for administrative

variances from the requirements of this PUD shall be made on the appropriate forms provided by the City for that purpose and shall be accompanied by the appropriate review fee. Furthermore, an administrative variance is not applicable to deviations from the LDC as established herein.

16. CONFORMANCE WITH THE LAWS

The Owner agrees:

- A. To develop the Property according to all PUD regulations of the City to the extent those regulations are not inconsistent with the CDP 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 or approved development phases, and for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense, and that the Owner's successors in title will be bound by the Owner's commitments made in the Agreement.
- C. To be bound by all City codes and ordinances that are not in conflict with the provisions of this Agreement.

17. ENFORCEABILITY

If any provision of this Agreement 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 Agreement unless the holding so states.

18. PRIOR AGREEMENTS

This Agreement 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 Agreement is hereby voided

and superseded by this Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto attached their hands and seals this ____ day of _____, 20____.

WITNESSES:

CITY OF PORT ORANGE, FLORIDA
A Chartered Municipal Corporation

Name: _____

By: _____
Donald O. Burnette, Mayor

Name: _____

Date: _____, 2024

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this __ day of _____, 2024, by Donald O. Burnette as Mayor, of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledge that he is duly authorized to execute the foregoing agreement on behalf of the city. He is personally known to me.

Notary Public, State of Florida at Large
Printed, typed or stamped name, commission and expiration of commission term

WITNESSES:

Name: _____

Attest: _____
Robin L. Fenwick, MMC, City Clerk

Name: _____

Date: _____, 2024

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization this __ day of _____, 2024, by Robin L. Fenwick, as City Clerk, of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledge that she is duly authorized to execute the foregoing agreement on behalf of the city. She is personally known to me.

Notary Public, State of Florida at Large
Printed, typed or stamped name, commission and expiration of commission term

Signed, sealed and delivered in the presence
of:

FL P18, LLC (“Owner”)

Witness 1

By: _____
Name: _____

Print Name of Witness 1

Date: _____

Witness 2

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ___ day of _____, 2024, by _____ of FL P18,
LLC, referred to in this agreement as “Owner.” He or she is ☐ personally known to me or ☐
produced as identification and did not take an oath.

Notary Public
Commission No. _____

Signed, sealed and delivered in the presence
of:

FL P17, LLC (“Owner”)

Witness 1

By: _____
Name: _____

Print Name of Witness 1

Date: _____

Witness 2

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ___ day of _____, 2024, by _____ of FL P17,
LLC, referred to in this agreement as “Owner.” He or she is ☐ personally known to me or ☐
produced as identification and did not take an oath.

Notary Public
Commission No. _____

Signed, sealed and delivered in the presence
of:

FL P43, LLC (“Owner”)

Witness 1

Print Name of Witness 1

By: _____

Name: _____

Date: _____

Witness 2

Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ___ day of _____, 2024, by _____ of FL P43,
LLC, referred to in this agreement as “Owner.” He or she is ☐ personally known to me or ☐
produced as identification and did not take an oath.

Notary Public

Commission No. _____

Approved as to legal form:

By: _____
Shannon K. Balmer, Assistant City Attorney

Exhibit A
Legal Description

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE GROVES PHASE C, AS RECORDED IN MAP BOOK 44, PAGE 19, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MADELINE AVENUE, A 100 FOOT RIGHT OF WAY; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE; 1) N 89 DEGREES 51 MINUTES 09 SECONDS W, A DISTANCE OF 434.79 FEET; 2) N 89°50'18" W, A DISTANCE OF 45.21 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S 00°10'25" W ALONG THE WEST LINE OF THE 80 FOOT BOUNDARY OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 433 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1479.57 FEET TO A POINT ON THE NORTH LINE OF TOWN PARK P.U.D. PHASE 1B AS RECORDED IN MAP BOOK 48, PAGES 14 THROUGH 17 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH LINE; 1) N 89°21'52" W, A DISTANCE OF 822.00 FEET; (2) N 44°35'36" W, A DISTANCE OF 663.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MADELINE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 4516, PAGE 1152 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE; 1) N 32°23'42" E, A DISTANCE OF 549.47 FEET; 2) THENCE NORTHEASTERLY, 1159.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 57°46'00" (CHORD BEARING N 61°16'42" E, 1110.96 FEET); 3) S 89°50'18" E, A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HAVING A RADIUS OF 2,450.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 424.04 FEET; THENCE SOUTH 42 DEGREES 21 MINUTES 10 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 207.85 FEET; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE, NORTH 47 DEGREES 38 MINUTES 59 SECONDS WEST, 700.00 FEET; THENCE SOUTH 42 DEGREES 21 MINUTES 10 SECONDS WEST, 500.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A 200 FOOT RIGHT OF WAY; THENCE NORTH 47 DEGREES 38 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 746.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 3,728.32 FEET AND A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 17 SECONDS; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 564.26 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE, NORTH 50 DEGREES 28 MINUTES 29 SECONDS EAST, 308.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1,937.10 FEET AND A CENTRAL ANGLE OF 39 DEGREES 43 MINUTES 41 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 1,343.16 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST, 2,138.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, THAT LIES SOUTH OF THE SOUTH LINE OF COLEMAN'S THIRTY ACRES, AS RECORDED IN MAP BOOK 40, PAGE 103, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND EAST OF THE CENTERLINE OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 433, SAID PUBLIC RECORDS.

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Exhibit B
Conceptual Development Plan

Exhibit C
Representative Imagery

Exhibit A
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Exhibit B
Conceptual Development Plan

HAMMOCK PRESERVE

CITY OF PORT ORANGE – VOLUSIA COUNTY, FL

CONCEPTUAL DEVELOPMENT PLAN

OWNER:

FLP 17LLC., FLP 18LLC., FLP 43LLC.

259 BILL FRANCE BLVD.

DAYTONA BEACH, FL 32114

PHONE NUMBER: (386) 295-9676

FAX NUMBER

CONTACT PERSON: MATTHEW CACOLO

e-mail: mcacolo@veecorpm.com

CIVIL ENGINEER:

ZEV COHEN & ASSOC.

300 INTERCHANGE BLVD., SUITE C

ORMOND BEACH, FL 32174

PHONE NUMBER: (386) 677-2482

FAX NUMBER: (386) 677-2505

CONTACT PERSON: KRIS ROWLEY, P.E.

e-mail: krowley@zevcohen.com

SURVEYOR:

GEOPPOINT SURVEYING, INC

213 HOBBS STREET

TAMPA, FL 33619

PHONE NUMBER: (813) 248-8888

FAX NUMBER: (813) 248-2266

CONTACT PERSON: DAVID A. WILLIAMS, P.S.M., R.P.L.S.

e-mail: davidw@geopointsurvey.com

LANDSCAPE ARCHITECT:

DANIEL ROGERS LANDSCAPE ARCHITECTURE

1775 MOHAWK TRAIL

MAITLAND, FL 32751

PHONE NUMBER: (407) 353-0112

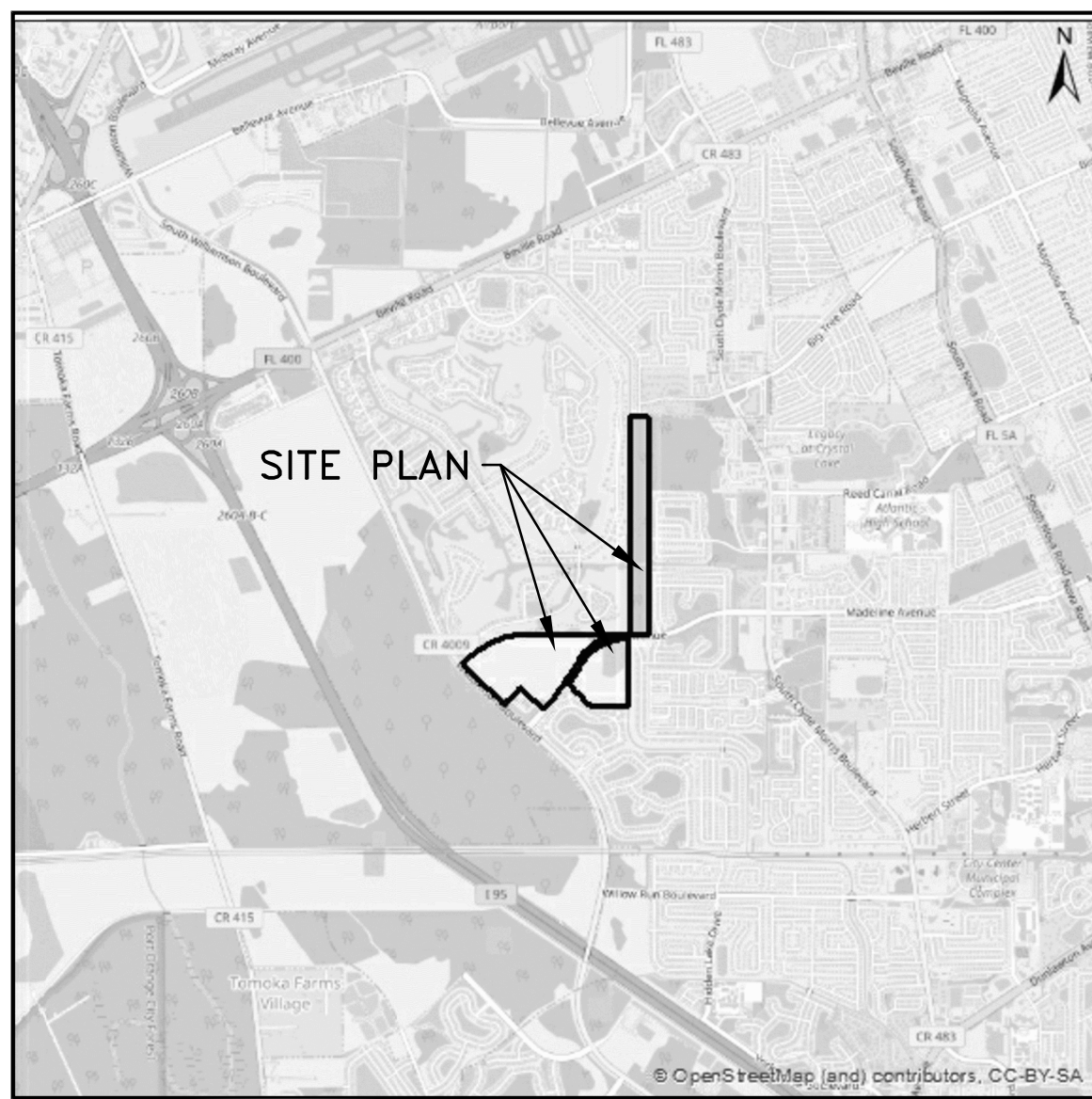
FAX NUMBER: (386) 677-2505

CONTACT PERSON: DANIEL ROGERS, RLA

e-mail: daniel@rogers-la.com

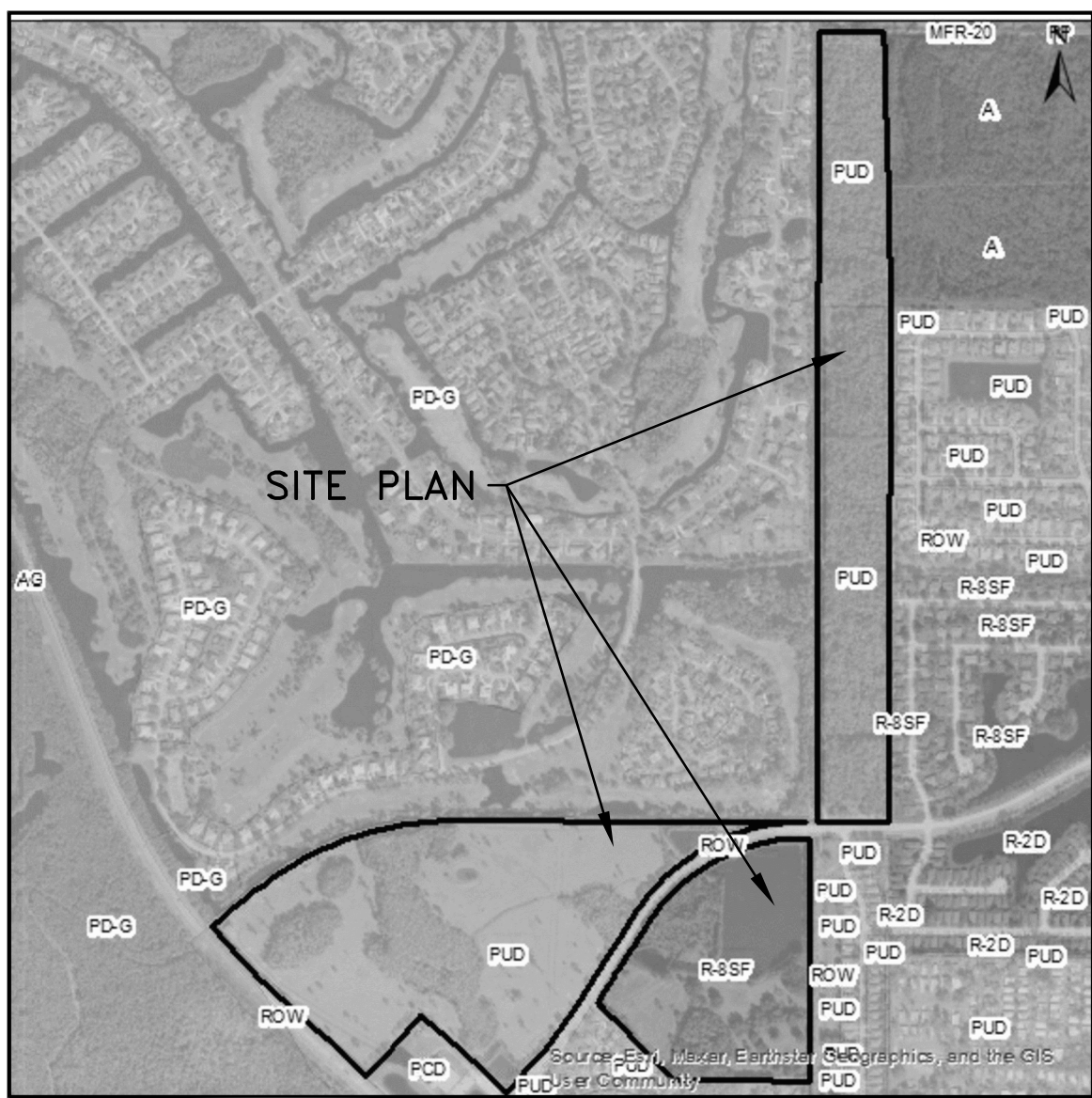
SITE INFORMATION:

SITE ADDRESS:	MADLINE AVE, PORT ORANGE, FL 32129
TAX PARCEL I.D. #:	62-01-00-00-0010, 62-01-00-00-0011, 62-01-00-00-0012, 52-36-00-00-0015
PROJECT AREA:	149.2 AC
PARCEL 1 ACREAGE:	69.1 AC
PARCEL 2 ACREAGE:	32.4 AC
PARCEL 3 ACREAGE:	47.7 AC
EXISTING ZONING:	PUD, R-BSF
PROPOSED ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-USE
EXISTING FUTURE LAND USE:	SUBURBAN RESIDENTIAL, URBAN MEDIUM DENSITY RESIDENTIAL
PROPOSED FUTURE LAND USE:	SUBURBAN RESIDENTIAL, URBAN MEDIUM DENSITY RESIDENTIAL, COMMERCIAL
TOTAL MAXIMUM DENSITY	873 RESIDENTIAL UNITS
TOTAL MAXIMUM COMMERCIAL SQ. FT.:	40,000 SQ. FT.
MULTIFAMILY DEVELOPMENT REQUIREMENTS	
SETBACKS:	
WILLIAMSON BLVD:	50 FT
MADLINE AVENUE:	35 FT
REAR:	25 FT
SIDE EXTERNAL TO PUD:	25 FT
SIDE INTERNAL TO PUD:	5 FT
MAXIMUM BUILDING HEIGHT:	45' WITHIN 100' OF PUD BOUNDARY, ALL OTHERS 65 FT (MEASURED FROM THE GRADE TO THE MID-POINT OF THE TRUSSES)
MINIMUM OPEN SPACE:	30%
MAXIMUM IMPERVIOUS AREA:	70%
MINIMUM LIVING AREA:	750 SQFT
MINIMUM LOT SIZE:	20,000 SQFT
MINIMUM LOT WIDTH:	100 FT.
NONRESIDENTIAL DEVELOPMENT REQUIREMENTS	
SETBACKS:	
WILLIAMSON BLVD:	50 FT
MADLINE AVE:	35 FT
REAR:	25 FT
SIDE:	EXTERNAL TO PD: 25 FT INTERNAL TO PD: 5 FT
MINIMUM LOT SIZE:	20,000 SQFT
MINIMUM LOT WIDTH:	100 FT.
MAXIMUM BUILDING HEIGHT PARCEL 1:	45'
MAXIMUM BUILDING HEIGHT PARCEL 2:	25'
MINIMUM OPEN SPACE:	30%
MAXIMUM IMPERVIOUS SURFACE/BUILDING COVERAGE:	70%
OVERALL PUD DEVELOPMENT REQUIREMENTS	
MAXIMUM IMPERVIOUS SURFACE/BUILDING COVERAGE:	40%
OPEN SPACE:	60%
REQUIRED TREE PROTECTION AREA	15%
UTILITIES:	PROVIDED BY CITY OF PORT ORANGE
DRAINAGE AREAS	
PARCEL 1	10.99 AC
PARCEL 2	20.81 AC
PARCEL 3	30.22 AC
COMMON OPEN SPACE	
PARCEL 1	21.06 AC
PARCEL 2	9.02 AC
PARCEL 3	0.35 AC
REMAINING WETLAND AREA	
PARCEL 1	4.12 AC
PARCEL 2	0 AC
PARCEL 3	1.45 AC



VICINITY MAP

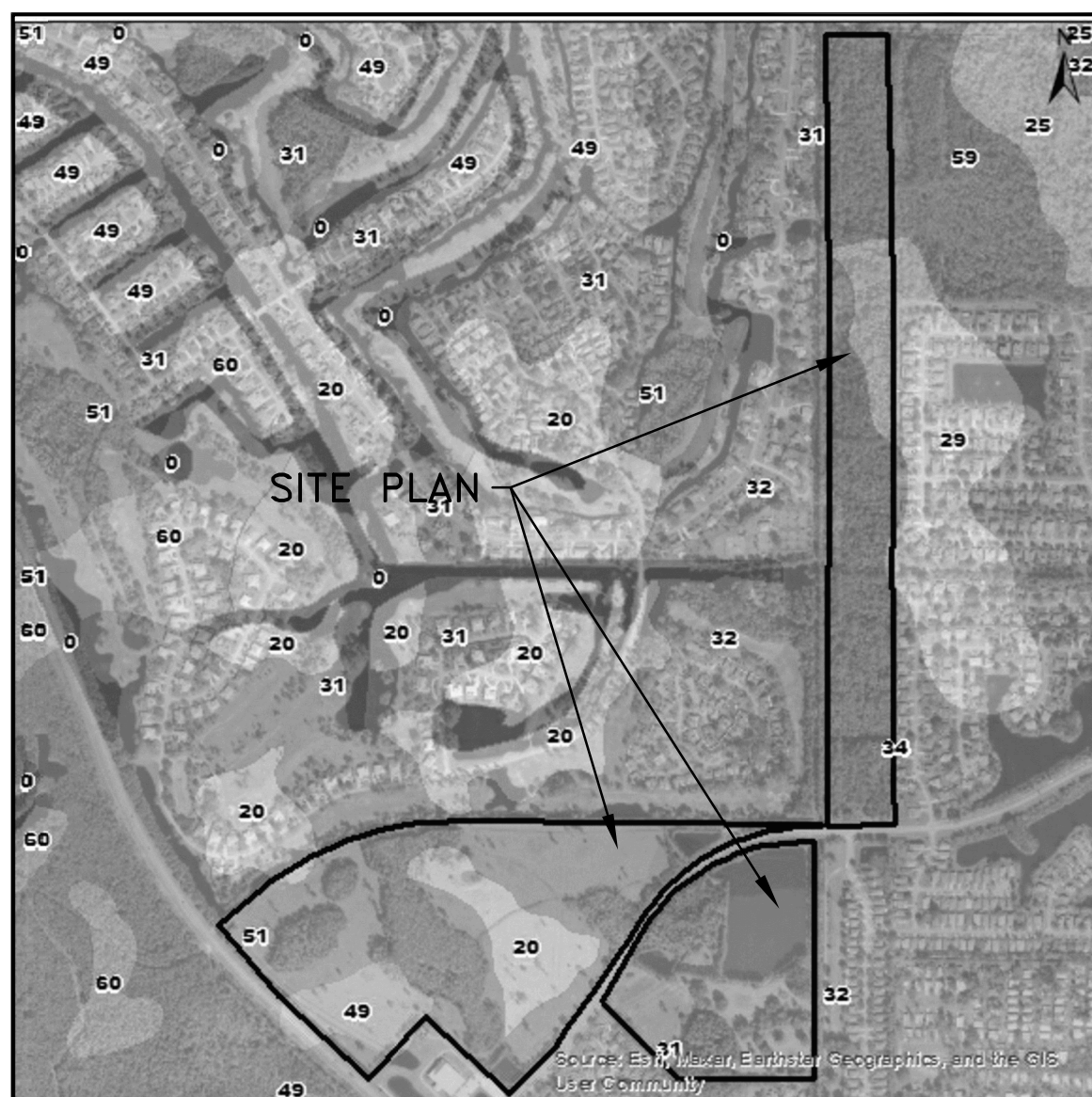
SCALE: 1" = 4000'



ZONING MAP

SCALE: 1" = 1100'

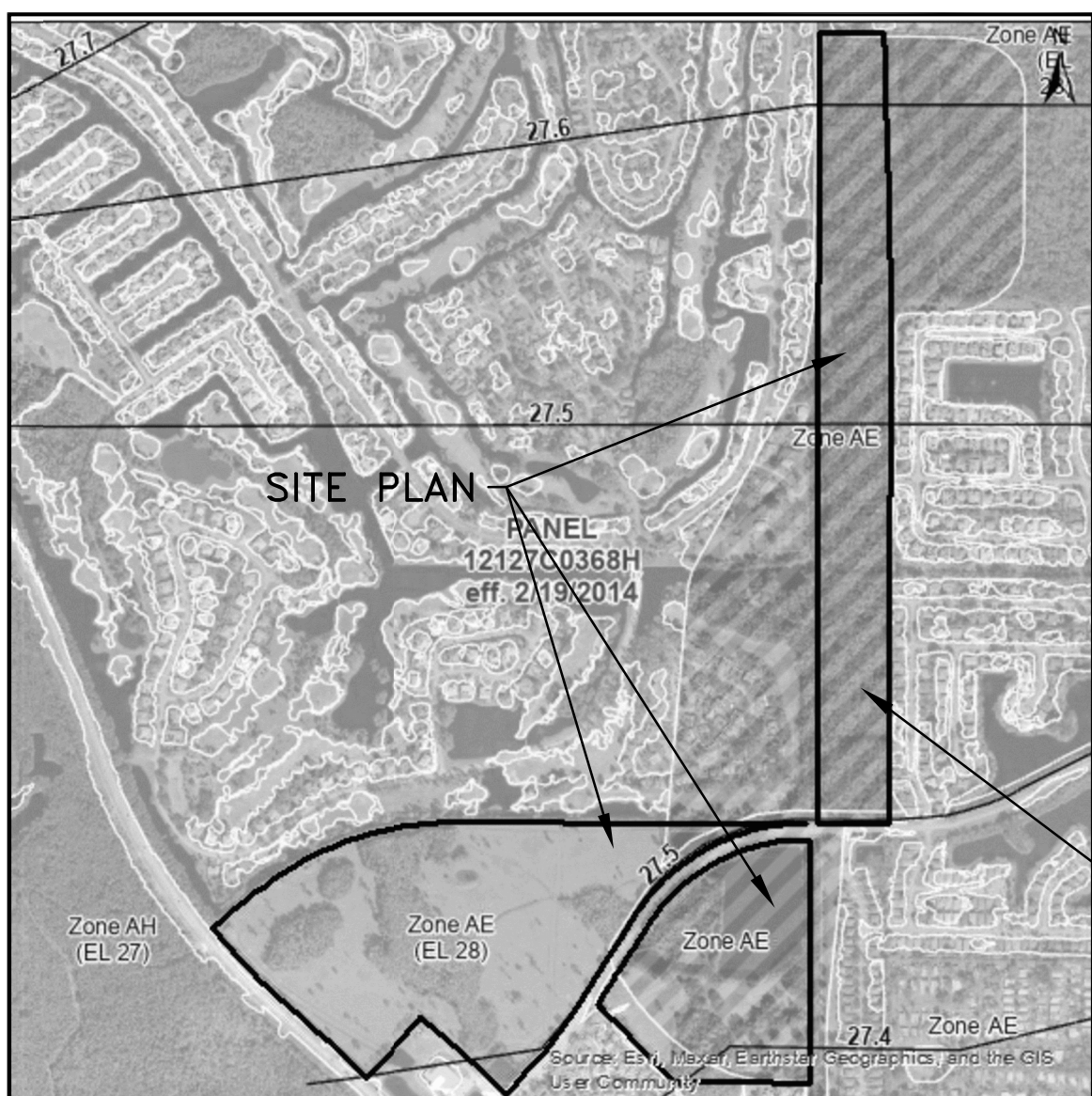
CURRENT ZONING FOR THIS SITE IS: PUD



SOILS MAP

SCALE: 1" = 1100'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0 – Water 20 – Eau Gallie Fine Sand 25 – Gator Muck 9 – Immokalee Sand 31 – Malabar Fine Sand 32 – Myakka Fine Sand 34 – Myakka-St. Johns Complex 49 – Pomona Fine Sand 51 – Pomona-St. Johns Complex 59 – Scaggin Sand 60 – Smyrna Fine Sand



FLOOD ZONE MAP

SCALE: 1" = 1100'

THE PROPERTY LIES IN: FLOOD ZONE AE & AE REGULATORY FLOODWAY PER FEMA MAPS 12127C0368H

SHEET INDEX:

C1	COVER SHEET
C2	NOTES
C3	PARCEL 1 EXHIBIT
C4	PARCEL 2 EXHIBIT
C5-C6	PARCEL 3 EXHIBIT
C7-C10	EXISTING TOPOGRAPHY EXHIBITS
C11-C12	OPEN SPACE EXHIBITS
C13-C14	STORMWATER & FLOOD ZONE EXHIBITS

LEGAL DESCRIPTION:

SEE SHEET C2

NOTES:

1. COMPLIANCE WITH THE LAND DEVELOPMENT CODE MAY NECESSITATE MODIFICATION OF THE CONCEPTUAL PLAN
2. THE IMPROVEMENTS DEPICTED IN THIS PLAN ARE PRESENTED FOR CONCEPTUAL PURPOSES EXCLUSIVELY. THE LOCATIONS AND DIMENSIONS OUTLINED HEREIN ARE SUBJECT TO MODIFICATION DURING THE SITE PLAN PERMITTING PROCESS. THIS ENCOMPASSES, BUT IS NOT CONFINED TO, ACCESS POINTS, OFFSITE IMPROVEMENTS, STORMWATER PONDS, COMMON OPEN SPACES, OPEN SPACES, MULTIFAMILY AREAS, ETC.
3. WETLAND LINES TO BE VERIFIED AT THE TIME OF PERMITTING

REGULATORY FLOOD WAY

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. DATE BY SUBMITTALS / REVISIONS

HAMMOCK PRESERVE
CONCEPTUAL DEVELOPMENT
PLAN
COVER SHEET

VOLUSIA COUNTY, FLORIDA
CITY OF PORT ORANGE

PROJECT NO: ZC 21210

DESIGNED BY: KR

DRAFTED BY: MM

CHECKED BY: KR

DRAWING FILE: 01-02_21210 COV

KRISTOPHER T. ROWLEY, P.E., NO. 84263
NOT VALID WITHOUT SEAL

SHEET: C1 OF 14

HAMMOCK PRESERVE

CITY OF PORT ORANGE - VOLUSIA COUNTY, FL



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE GROVES PHASE C, AS RECORDED IN MAP BOOK 44, PAGE 19, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MADELINE AVENUE, A 100 FOOT RIGHT OF WAY; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY LINE; 1) N 89 DEGREES 51 MINUTES 09 SECONDS W, A DISTANCE OF 434.79 FEET; 2) N 89°50'18" W, A DISTANCE OF 45.21 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S 00°10'25" W ALONG THE WEST LINE OF THE 80 FOOT BOUNDARY OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 493 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 1479.57 FEET TO A POINT ON THE NORTH LINE OF TOWN PARK P.U.D. PHASE 1B AS RECORDED IN MAP BOOK 48, PAGES 14 THROUGH 17 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH LINE; 1) N 89°21'52" W, A DISTANCE OF 822.00 FEET; (2) N 44°35'36" W, A DISTANCE OF 663.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MADELINE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 4516, PAGE 1152 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE; 1) N 32°23'42" E, A DISTANCE OF 549.47 FEET; 2) THENCE NORTHEASTERLY, 1159.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 57°46'00" (CHORD BEARING N 61°16'42" E, 1110.96 FEET); 3) S 89°50'18" E, A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE GROVES PHASE C, AS RECORDED IN MAP 000444, PAGE 19, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MADELINE AVENUE, A 100 FOOT RIGHT OF WAY; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 434.83 FEET TO THE CENTERLINE OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 433, SAID PUBLIC RECORDS; THENCE NORTH 00 DEGREES 11 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE, 100.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID MADELINE AVENUE; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 68.99 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 1,250.00 FEET AND A CENTRAL ANGLE OF 57 DEGREES 46 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 1,260.27 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 32 DEGREES 26 MINUTES 10 SECONDS WEST, 683.72 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 2,450.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 00 SECONDS; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 424.04 FEET; THENCE SOUTH 42 DEGREES 21 MINUTES 10 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 207.85 FEET; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE, NORTH 47 DEGREES 38 MINUTES 59 SECONDS WEST, 700.00 FEET; THENCE SOUTH 42 DEGREES 21 MINUTES 10 SECONDS WEST, 500.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD, A 200 FOOT RIGHT OF WAY; THENCE NORTH 47 DEGREES 38 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 746.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 3,728.32 FEET AND A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 17 SECONDS; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 564.26 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE, NORTH 50 DEGREES 28 MINUTES 29 SECONDS EAST, 308.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1,937.10 FEET AND A CENTRAL ANGLE OF 39 DEGREES 43 MINUTES 41 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 1,343.16 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST, 2,138.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, THAT LIES SOUTH OF THE SOUTH LINE OF COLEMAN'S THIRTY ACRES, AS RECORDED IN MAP BOOK 40, PAGE 103, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND EAST OF THE CENTERLINE OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 433, SAID PUBLIC RECORDS.

TOGETHER WITH THAT PORTION OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, THAT LIES NORTH OF MADELINE AVENUE, A 100 FOOT RIGHT OF WAY AND EAST OF THE CENTERLINE OF THE EAST VOLUSIA COUNTY MOSQUITO CONTROL DISTRICT MAIN DRAINAGE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 433, SAID PUBLIC RECORDS.

1

CHRIS BERTON
BONNIE BERTON
455 SEA DUCK DR
DAYTONA BEACH FL, 32119

2

MARYANN HANSEN
451 SEA DUCK DR
DAYTONA BEACH FL, 32119

3

JEFFREY FRIEDMAN
SHELLY FRIEDMAN
1591 TOWN PARK DR
PORT ORANGE FL, 32119

4

PATRICIA WENSLEY
RICHARD WENSLEY
1593 TOWN PARK DR
PORT ORANGE FL, 32129

5

JACOB CLEMENS
1595 TOWN PARK DR
PORT ORANGE FL, 32129

6

SHELEAN BURLSON
JAMIE BURLSON
1597 TOWN PARK DR
PORT ORANGE FL, 32129

7

ATAUR RAHMAN
FERSKOWSKI FARIDA
1676 TOWN PARK DR
PORT ORANGE FL, 32129

8

MARK PATERNITI
4232 CHADSWORTH LN
PORT ORANGE FL, 32129

9

IVAN TORRES JR
DELIA TORRES
4230 CHADSWORTH LN
PORT ORANGE FL, 32129

10

JOHN CALDWELL
4231 CHADSWORTH LN
PORT ORANGE FL, 32129

11

ROBERT HANUSIEWICZ
4233 CHADSWORTH LN
PORT ORANGE FL, 32129

12

TODD STIFFLER
TANYA STIFFLER
1617 TOWN PARK DR
PORT ORANGE FL, 32129

13

CHELSEA HECK
1619 TOWN PARK DR
PORT ORANGE FL, 32129

14

THOMAS WEISS
MAXINE WEISS
1621 TOWN PARK DR
PORT ORANGE FL, 32129

15

KELLY MELLICHAMPE
1623 TOWN PARK DR
PORT ORANGE FL, 32129

16

PARCEL: 620104000950
CONFIDENTIAL
1625 TOWN PARK DR
PORT ORANGE FL, 32129

17

DILLION DORSEY
1627 TOWN PARK DR
PORT ORANGE FL, 32129

18

KENNETH RUSSELL SR
ELAINE RUSSELL
1629 TOWN PARK DR
PORT ORANGE FL, 32129

19

BERNARD WALDRON
BERNARD WALDRON REVOC TRUST
1633 TOWN PARK DR
PORT ORANGE FL, 32129

20

DEANNA PECKHAM
1635 TOWN PARK DR
PORT ORANGE FL, 32129

21

JAMES MALLOCH
ANNETTE MALLOCH
2076 WOODLAND TRL
PORT ORANGE FL, 32129

22

WENDY BANICH
1639 TOWN PARK DR
PORT ORANGE FL, 32129

23

MAUREEN BAILEY
LAUREN VARTANIAN
1641 TOWN PARK DR
PORT ORANGE FL, 32129

24

ELIZABETH HENNIGHAN
1643 TOWN PARK DR
PORT ORANGE FL, 32129

25

SEAN JONES
TRACEY HAMMOND
4226 BRISTLE CONE WAY
PORT ORANGE FL, 32129

26

HEIDI HATTON
BRENDAN ROLAND
4224 BRISTLE CONE WAY
PORT ORANGE FL, 32129

27

PHILLIP FOREMAN
LISA FOREMAN
4222 BRISTLE CONE WAY
PORT ORANGE FL, 32129

28

STEPHEN JACKSON
JACKSON DEBORAH
4220 BRISTLE CONE
PORT ORANGE FL, 32129

29

DAVID GOLD
4221 BRISTLE CONE WAY
PORT ORANGE FL, 32129

30

RICK HEINZ
KELLY HEINZ
4223 BRISTLE CONE WAY
PORT ORANGE FL, 32129

31

ERYL MOKRY
3799 GROVE VIEW LN
PORT ORANGE FL, 32119

32

JOSHUA KELLER
3797 GROVE VIEW LN
PORT ORANGE, FL 32129

33

JOSEPH ZAFFUTO
ANNMARIE ZAFFUTO
3795 GROVE VIEW LN
PORT ORANGE FL, 32129

34

TIMOTHY SPRUCK
VICKI SPRUCK
3793 GROVE VIEW LN
PORT ORANGE FL, 32129

35

DENNIS HOFFMAN
LINDA HOFFMAN
3791 GROVE VIEW LN
PORT ORANGE FL, 32129

36

JOHN LADD
3789 GROVE VIEW LANE
PORT ORANGE FL, 32129

37

GREGORY BENTLEY
3825 SCHOOLWAY AVE
NEW SMYRNA BEACH FL, 32169

38

WILLIAM VASQUEZ
SANDRA VASQUEZ
3785 GROVE VIEW LN
PORT ORANGE FL, 32129

39

SERGEI RYBALKO
NATALIA KOVAL
3783 GROVE VIEW LN
PORT ORANGE FL, 32129

40

JUSTIN TRAMONT
STACI TRAMONT
3781 GROVE VIEW LN
PORT ORANGE, FL 32129

41

JERRY COLEMAN
3779 GROVE VIEW LN
PORT ORANGE FL, 32129

42

JACKIE MADRON
DEBORAH MADRON
3777 GROVE VIEW LN
PORT ORANGE FL, 32129

43

KEVIN ALLEN
MARTHA ALLEN
3775 GROVE VIEW LN
PORT ORANGE FL, 32129

44

JOSEPH BAIAMONTE
KAY BAIAMONTE
3773 GROVE VIEW LANE
PORT ORANGE FL, 32129

45

PHILLIP BONNELL
LINDA BONNELL
3771 GROVE VIEW LN
PORT ORANGE FL, 32129

46

LORRI CAMPBELL
3769 GROVE VIEW LN
PORT ORANGE FL, 32129

47

JOHN MERCER
LYNN MERCER
3732 LONG GROVE LN
PORT ORANGE FL, 32129

48

MARK CHEATHAM
3734 LONG GROVE LN
PORT ORANGE FL, 32129

49

NANCY HOLLAND
BENJAMIN WAIT
3799 FIANO DR
PORT ORANGE, FL 32129

50

MARK AYRES
3781 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

51

PATRICIA PEARSON
3734 SUNRISE OAKS DR
PORT ORANGE FL, 32129

52

CARMEN TULLIUS
6183 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

53

JAMES MORGAN
REBECCA MORGAN
3787 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

54

JAMES POITER
CONSTANCE POITER
3801 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

55

DARRELL PAYMAR
PATRICIA PAYMAR
3803 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

56

NATHAN MULDER
3805 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

57

MAE AUSTIN
3807 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

58

LUIS GRACIA
STEFANIE GRACIA
3809 BIRCH MOUNTAIN RD
PORT ORANGE, FL 32129

59

VINCENT CHIAMPLOU
KATHLEEN CHIAMPLOU
3811 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

60

MILAN KHANNA
139 CREEK FOREST LN
ORMOND BEACH FL, 32129

61

STEWART GRIFFITH
5783 STEWART AVE
PORT ORANGE FL, 32127

62

JOSEPH SCHOMER
LORI SCHOMER
3817 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

63

HILTON CREEL
SANEDA CREEL
3819 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

64

MARTIN LOWMAN
KRISTY JONES
3821 BIRCH MOUNTAIN RD
PORT ORANGE FL, 32129

65

ROBERT THOMPSON
1433 NEW BOLTON DR
PORT ORANGE FL, 32129

66

PATRICIA CORBETT
408 YORKTOWNE DR
DAYTONA BEACH FL, 32119

67

ROGER BYERS
PO BOX 10983
DAYTONA BEACH, FL 32120

68

COTT STEVENS
MICHELLE STEVENS
533 PELICAN BAY DR
DAYTONA BEACH FL, 32119

69

IRVING TAYLOR
STACY TAYLOR
1831 W CEDAR GROVE ST
MERIDIAN ID, 83646

70

JOSEPH WOZNIAK
JUNE WOZNIAK
545 PELICAN BAY DR
DAYTONA BEACH FL, 32119

71

WALTER SCHIMMEL
549 PELICAN BAY DR
DAYTONA BEACH FL, 32119

72

DANIEL TOSIELLO
MARYANN TOSIELLO
553 PELICAN BAY DR
DAYTONA BEACH FL, 32119

73

TELCYN SMITH
EVANS SMITH
557 PELICAN BAY DR
DAYTONA BEACH FL, 32119

74

CARIN CARDIN
561 PELICAN BAY DR
DAYTONA BEACH FL, 32119

75

ADRIENNE POSNICK
MACE POSNICK
565 PELICAN BAY DR
DAYTONA BEACH FL, 32119

76

DEAN ADKINS
569 PELICAN BAY DR
DAYTONA BEACH FL, 32119

77

MARK KARRAS
ECHO KARRAS
573 PELICAN BAY DR
DAYTONA BEACH, FL 32119

78

MONIQUE ROGERS
577 PELICAN BAY DR
DAYTONA BEACH FL, 32119

79

JEFFREY CIUPIK
128 MALLARD LN
DAYTONA BEACH FL, 32119

80

ELIZABETH THROPP
605 PELICAN BAY DR
DAYTONA BEACH FL, 32119

81

HENRY ELSNER
DONNA ELSNER
609 PELICAN BAY DR
DAYTONA BEACH FL, 32119

82

FARHAD FARJAM
613 PELICAN BAY DR
DAYTONA BEACH FL, 32119

83

FRANCIS FAMILY TRUST
3152 S PENINSULA DR
DAYTONA BEACH FL, 32118

84

JOHN KITTINGER IV
CHELSEA KITTINGER
621 PELICAN BAY DR
DAYTONA BEACH FL, 32119

85

ROLAND BOILEAU
CAROL BOILEAU
625 PELICAN BAY DR
DAYTONA BEACH FL, 32119

86

JASON SMALL
NICOLE SMALL
629 PELICAN BAY DR
DAYTONA BEACH FL, 32119

87

ROGER PERKINS
SARA PERKINS
108 CANVASBACK CIR
SOUTH DAYTONA FL, 32119

88

MONIQUE ROGERS
112 CANVASBACK CIR
DAYTONA BEACH FL, 32119

89

ADAM PAYTON
CHARLENE PAYTON
105 GOSHAWK DR
DAYTONA BEACH FL, 32119

90

PELICAN BAY GOLF CLUB LLC
11507 N SHORE GOLF CLUB BLVD
ORLANDO FL, 32832

91

PELICAN BAY SPORTS CLUB LLC
303 BIRCHWOOD PARK DR
JERICHO NY, 11753

92

PELICAN BAY HOMEOWNERS ASSOC
OF DAYTONA BEACH INC
101 SEA HAWK DR
DAYTONA BEACH FL, 32119

93

FRANCIS FAMILY TRUST
3152 S PENINSULA DR
DAYTONA BEACH FL, 32118

94

RAINBOW DEVELOPMENT GROUP LLC
1690 DUNLAWTON AVE STE 110
PORT ORANGE FL, 32127

95

TOWN PARK HOMEOWNERS
2180 STATE RD 434 STE 5000
LONGWOOD FL, 32779

96

SUNSET COVE HOMEOWNERS
ASSOC AT PORT ORANGE
955 KELLER RD STE 1500
ALTAMONTE SPRINGS FL, 32714

97

MANGROVE DEVELOPMENT CORP
PO BOX 290367
PORT ORANGE FL, 32129

98

PINE HAMMOCK FARMS LLC
4269 S ATLANTIC AVE
PORT ORANGE FL, 32127

99

YORKTOWNE ESTATES CONDO ASSOC
152 RIDGEWOOD AVE
HOLLY HILL FL, 32117

****NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.****

HAMMOCK PRESERVE CONCEPTUAL DEVELOPMENT PLAN NOTES

CITY OF PORT ORANGE
VOLUISIA COUNTY FLORIDA

PROJECT NO: ZC 21210

DESIGNED BY: KR

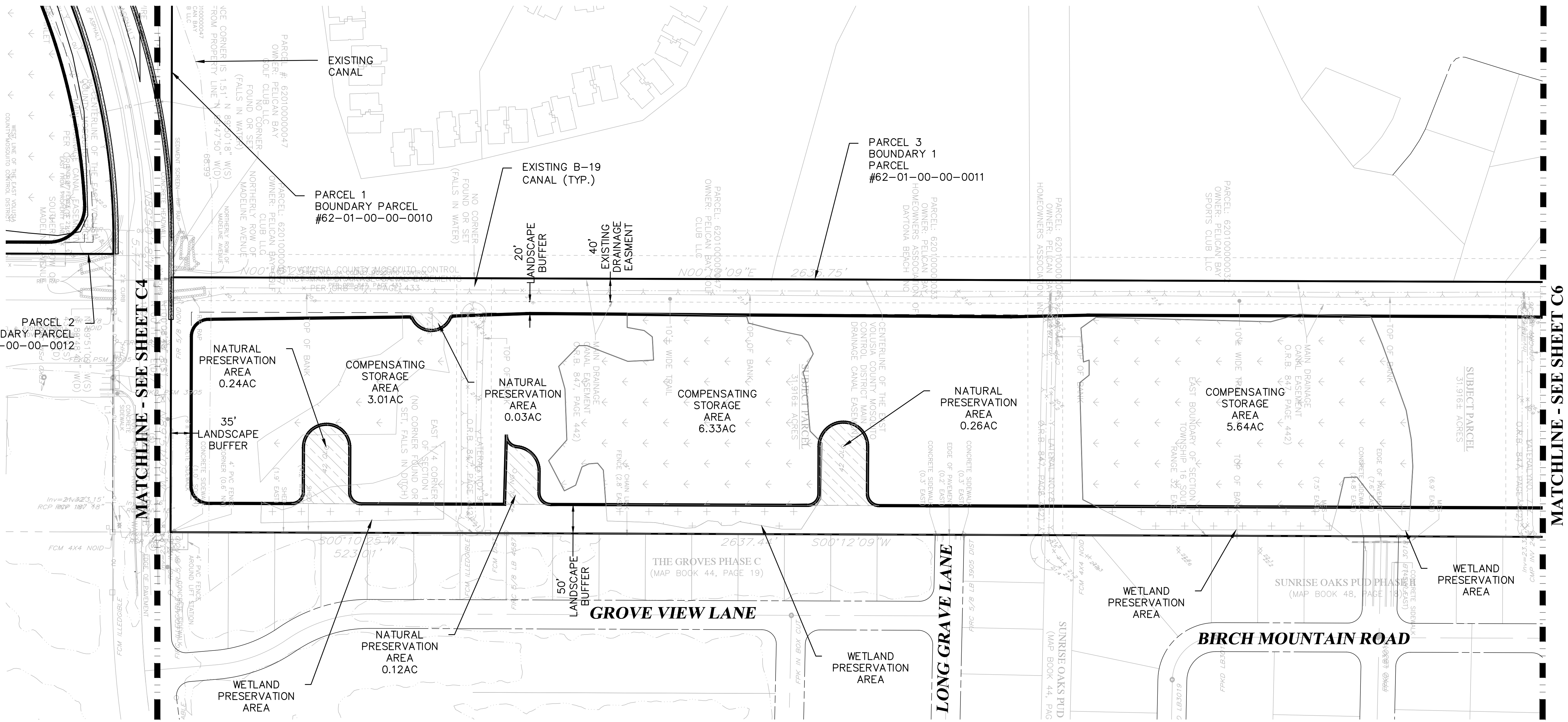
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CHECKED BY: KR

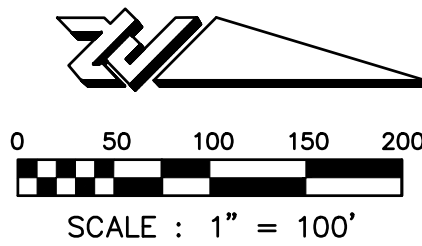
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KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

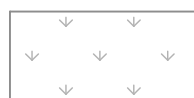
SHEET: C2 OF 14



1. FINAL LOCATION OF ON-SITE FEATURES (I.E. PONDS, DUMPSTERS, SIGNS, ETC.) TO BE SHOWN AT THE TIME OF SITE PLAN APPROVAL.
2. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH LDC.
3. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
5. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.



LEGEND:

- | | |
|---|-------------------------|
|  | LANDSCAPE BUFFER |
|  | STORMWATER/WETLAND AREA |
|  | PROPERTY LINE |
|  | WETLAND PRESERVATION |
|  | WETLAND IMPACT |
|  | NATURAL PRESERVATION |



CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL

PLANNING

TRANSPORTATION

[illegible]

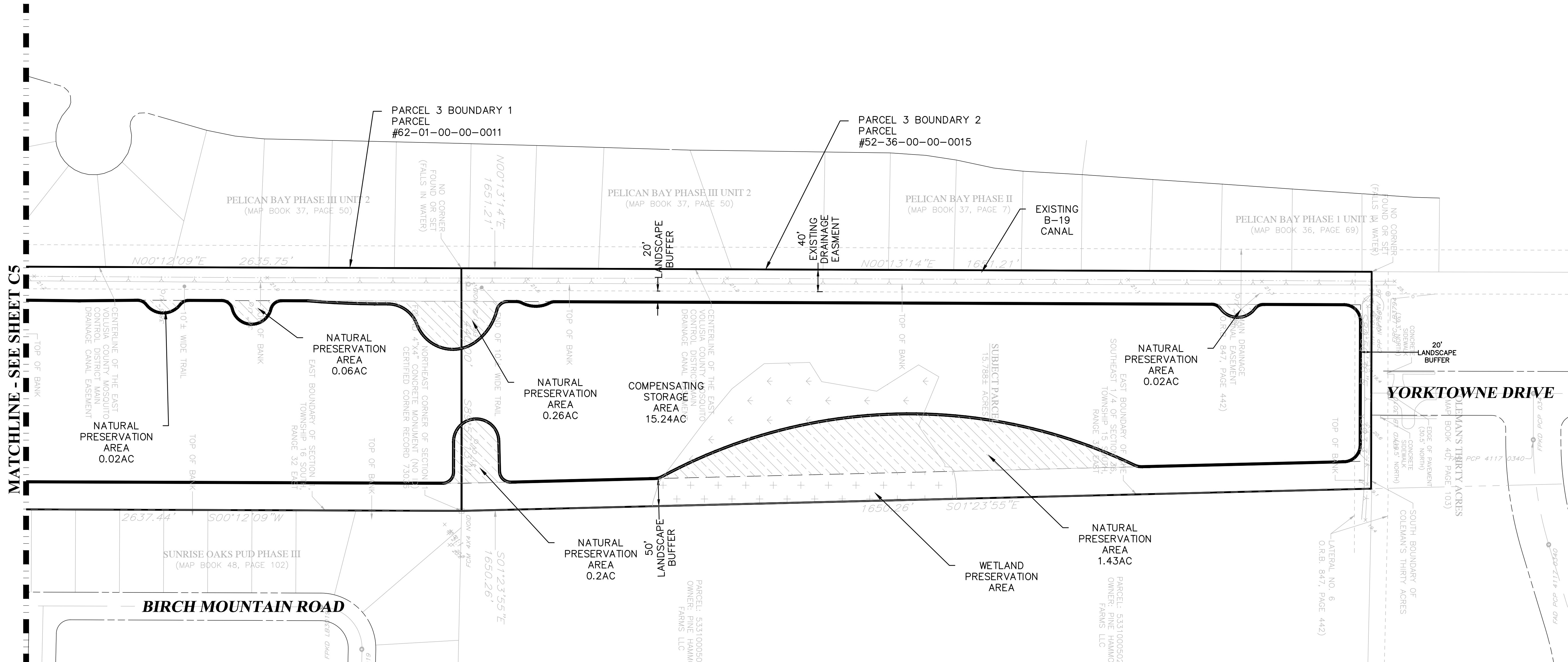
HAMMOCK PRESERVE CONCEPTUAL DEVELOPMENT PLAN PARCEL 3 EXHIBIT

CITY OF PORT ORANGE
VOLUISIA COUNTY FLORIDA

PROJECT NO: ZC 21210
DESIGNED BY: KR
DRAFTED BY: MM
CHECKED BY: KR

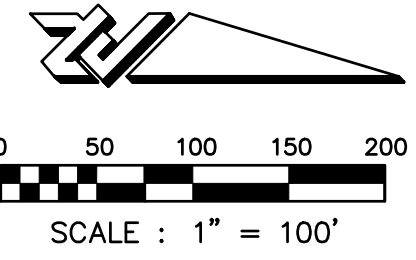
DRAWING FILE: 03-06_21210 ODP
XREF'S: 21210 BAS.DWG
XREF'S: 21210_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL



NOTES:

1. FINAL LOCATION OF ON-SITE FEATURES (I.E. PONDS, DUMPSTERS, SIGNS, ETC.) TO BE SHOWN AT THE TIME OF SITE PLAN APPROVAL.
2. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH LDC.
3. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
4. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.



SCALE : 1" = 100'

LEGEND:

- Legend:

 - LANDSCAPE BUFFER
 - STORMWATER/WETLAND AREA
 - PROPERTY LINE
 - + WETLAND PRESERVATION
 - WETLAND IMPACT
 - /// NATURAL PRESERVATION



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

[illegible]

**HAMMOCK PRESERVE
CONCEPTUAL DEVELOPMENT
PLAN
PARCEL 3 EXHIBIT**

CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21210

DESIGNED BY: KR

DRAFTED BY: MM

CHECKED BY: KR

DRAWING FILE: 03-06_21210 ODP
XREF'S: 21210 BAS.DWG
XREF'S: 21210_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

SHEET: C6 OF 14

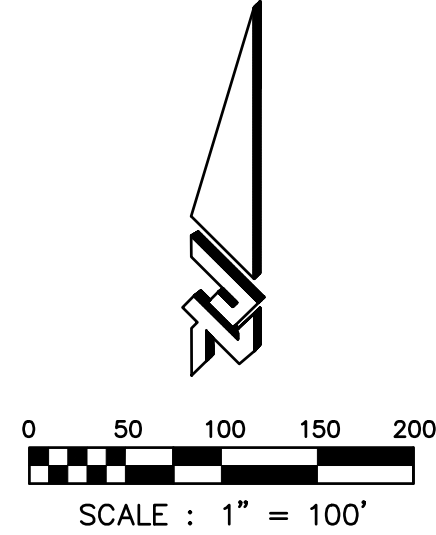
R:\21210 CORAS PARCEL 18 CONCEPT PLAN\07-10-21210 TOPO-FLOOD.DWG - PRINTED: 1/7/2024 5:15 PM

MATCHLINE - SEE SHEET C7

PARCEL 1 BOUNDARY
PARCEL
#62-01-00-00-0010

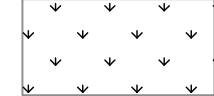
MATCHLINE - SEE SHEET C9

PARCEL 2 BOUNDARY
PARCEL
#62-01-00-00-0012



LEGEND:

- ORB ----- Official Records Book
SIP ----- Set 1/2" Iron Rod and Cap LB7768
FIR ----- Found Iron Rod LB7768 (unless otherwise noted)
FMGD ----- Found Mag Nail and Disk
CCR ----- Certified Corner Record
MES ----- Mitered End Section
S ----- Sanitary Sewer Manhole
D ----- Storm Drainage Manhole
B ----- Bollard
DU ----- Sign
----- Overhead Utility Lines
----- FEMA Flood Line
----- Top of Bank Line
B ----- Benchmark
(S) ----- Survey Dimension
(D) ----- Deed Dimension
SIR ----- Set 1/2" Iron Rod LB7768
FCM ----- Found Concrete Monument
EHH ----- Electric Handhole
W ----- Water Gate Valve
----- Service Power Pole
----- Guy Anchor
W ----- Water Meter
G ----- Buried Gas Warning Marker
W ----- Water Gate Valve
MB ----- Mail Box
LS ----- License Surveyor
LLC ----- Limited Liability Company
LB ----- Licensed Business
ROW ----- Right of Way
ARV ----- Air Release Valve
BFP ----- Water Backflow Preventer
F ----- Fire Hydrant
MW ----- Monitoring Well
F.E.M.A. ----- Federal Emergency Management Agency
RCP ----- Reinforced Concrete Pipe
W ----- Water Service
----- Underground Water Lines
o ----- Chain Link Fence
x ----- Barb Wire Fence



APPROXIMATE EXISTING WETLAND



WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. DATE BY SUBMITTALS/ REVISIONS

HAMMOCK PRESERVE
CONCEPTUAL DEVELOPMENT
PLAN
EXISTING TOPOGRAPHY

VOLUSIA COUNTY, FLORIDA
CITY OF PORT ORANGE

PROJECT NO.: ZC 21210

DESIGNED BY: KR

DRAFTED BY: MM

CHECKED BY: KR

DRAWING FILE: 07-10_21210 TOPO-FLOOD
XREFS: 21210 BAS.DWG
XREFS: 21210 SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO. 84263
NOT VALID WITHOUT SEAL

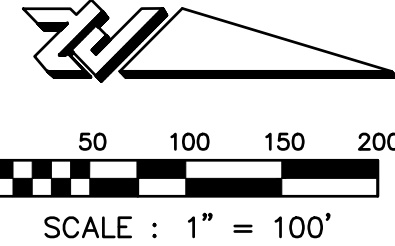
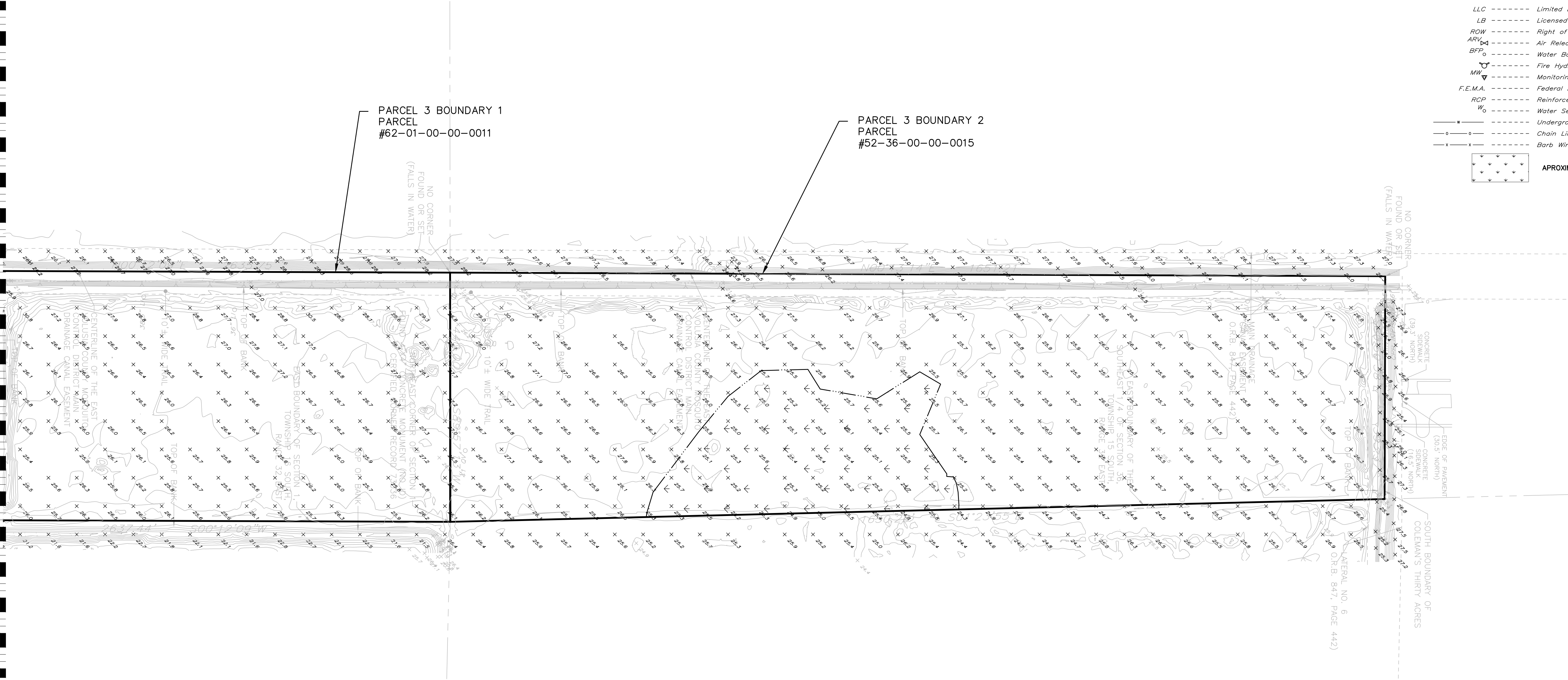
SHEET: C8 OF 14



- 
- APROXIMATE EXISTING WETLAND

A: 21210 CORAS PARCEL 18 CONCEPT PLAN.DWG 07-10-21210 TOPO-FLOOD.DWG - PRINTED: 17/2024 5:15 PM

MATCHLINE - SEE SHEET C9



LEGEND:

- ORB ----- Official Records Book
- SIP ----- Set 1/2" Iron Rod and Cap LB7768
- FIR ----- Found Iron Rod LB7768 (unless otherwise noted)
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- Service Power Pole
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- Buried Gas Warning Marker
- Water Gate Valve
- MB ----- Mail Box
- LS ----- License Surveyor
- LLC ----- Limited Liability Company
- LB ----- Licensed Business
- ROW ----- Right of Way
- AR ----- Air Release Valve
- BFP ----- Water Backflow Preventer
- MW ----- Fire Hydrant
- MW ----- Monitoring Well
- F.E.M.A. ----- Federal Emergency Management Agency
- RCP ----- Reinforced Concrete Pipe
- W ----- Water Service
- Underground Water Lines
- Chain Link Fence
- Barb Wire Fence

APPROXIMATE EXISTING WETLAND



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. DATE BY SUBMITTALS/ REVISIONS

HAMMOCK PRESERVE
CONCEPTUAL DEVELOPMENT
PLAN
EXISTING TOPOGRAPHY

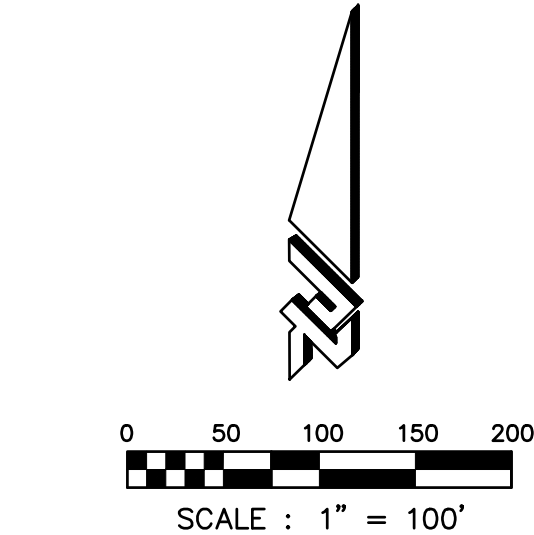
CITY OF PORT ORANGE VOLUSIA COUNTY, FLORIDA

PROJECT NO.: ZC 21210
DESIGNED BY: KR
DRAFTED BY: MM
CHECKED BY: KR

DRAWING FILE: 07-10_21210 TOPO-FLOOD
XREFS: 21210 BAS.DWG
XREFS: 21210 SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO. 84263
NOT VALID WITHOUT SEAL

SHEET: C10 OF 14



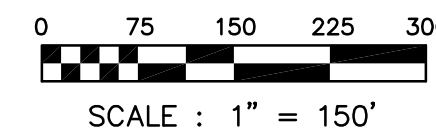
LEGEND:

LANDSCAPE BUFFER

OPEN SPACE

OPEN SPACE TABLE	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
TOTAL AREA (AC.)	69.05	32.43	47.69	149.17
COMMON OPEN SPACE (AC.)	21.06	9.02	0.35	30.43
COMMON OPEN SPACE (%)	30%	28%	1%	20%
OPEN SPACE (AC.)	35.08	30.05	47.69	112.82
OPEN SPACE (%)	51%	93%	100%	76%

MATCHLINE - SEE SHEET ###



LEGEND:

- | | |
|---|---|
|  | LANDSCAPE BUFFER |
|  | MULTIFAMILY/AMENITY AREA |
|  | STORMWATER/WETLAND AREA |
|  | B-19 CANAL |
|  | HYDRAULIC CONNECTIONS TO
B-19 CANAL |
|  | FEMA REGULATORY FLOODWAY
AREAS IN ZONE AE |
|  | PROPERTY LINE |
|  | POND INTERCONNECTIONS |
|  | CONTROLLED DISCHARGE
LOCATIONS (AFTER TREATMENT) |

NOTES:

1. FINAL LOCATION OF ON-SITE FEATURES (I.E. PONDS, DUMPSTERS, SIGNS, ETC.) TO BE SHOWN AT THE TIME OF SITE PLAN APPROVAL.
2. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH LDC.
3. ALL EXISTING DRAINAGE PATTERNS OR FUTURE PROPOSED CHANNELS TO BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
5. ANY EXISTING OR PROPOSED UTILITIES TO BE PROTECTED SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.

COLONY IN THE
WOODS 4 PUMPS
INTO B-19 CANAL

\\21210 CORACI PARCEL 18\CONCEPT PLAN\PU12-15-21210 DRAINAGE.DWG - PRINTED 1/2/2024 5:45 PM



- NOTES:

1. FINAL LOCATION OF ON-SITE FEATURES (I.E. PONDS, DUMPSTERS, SIGNS, ETC.) TO BE SHOWN AT THE TIME OF SITE PLAN APPROVAL.
2. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH DDC.
3. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
5. 4. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.

**HAMMOCK PRESERVE
CONCEPTUAL DEVELOPMENT
PLAN
STORMWATER & FLOOD ZONE
EXHIBIT**

CITY OF PORT ORANGE

PROJECT NO: ZC 21210

DESIGNED BY: KR

DRAFTED BY: MM

DRAWING FILE: 12-15_21210 DRAINAGE
XREF'S: 21210 BAS.DWG
XREF'S: 21210_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

SHEET: C14 OF 14

Exhibit C
Representative Imagery

MODERN COASTAL

Elements

- Light and breezy style has become synonymous with an architectural vernacular of simplistic elegance.
- Details geared towards creating a haven from the hectic pace of day-to-day life.
- Mostly open floor plan, maximum natural light, some large windows. Coastal spaces feel current.

Soothing Color Palette

- Soothing color palette-base of neutrals, muted tones, pastel hues; coastal color accent connotations, i.e., aquamarine, coral.

Plenty of Textures

- Visual weight crucial. Visually sense a tactile experience which is integral to feeling of physical experiences of being outside.
- Layering of textures, i.e., visually obvious finishes, plenty of soft elements.
- Feel of comfort, welcoming, laid back, elegant simplicity.





Neighborhood Commercial Inspiration and Conceptual Images





Carmen J. Balgobin, Ed.D
Superintendent of Schools

Exhibit 4

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination Finding of Adequate Capacity Letter

October 11, 2023

Ms. Jessica Gow, Esq
Cobb Cole
149 S Ridgewood Ave, Suite 700
Daytona Beach, FL 32114

RE : Hammock Preserve – City of Port Orange
School Concurrency Case # 23-08-24-001-A (Amendment)

Dear Ms. Gow:

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

District staff reviewed the information for the proposed project known as Hammock Preserve associated with 150 +/- acres of property located at or near the intersection of S Williamson Blvd and Madeline Ave within Port Orange city limits. Proposed project would now provide eight hundred seventy-three (873) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate one hundred twenty (120) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	873	120
Manufactured Home Dwelling Unit	0.052	0	0
	Total	873	120

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

Table 2

Schools	SY 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
South Daytona Elementary	785	86%	No	50
Silver Sands Middle	1,171	105%	No	32
Halifax CSA (Atlantic High)	1,275	109%	No	36
Other				2

The student projections generated by this project will increase the existing percentage above 100% permanent capacity at the middle school and high school levels. However, the concurrency service area (CSA) for Silver Sands Middle is at or over 100% but below 115% for level of service (LOS) standards. Likewise, the CSA for Atlantic High is projected to be at or over 100% but below 120% LOS. Based on this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

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

Should you need additional information, please contact me at (386) 947-8786, extension 50806.

Sincerely,



Leineriza V. Divina
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Penelope Cruz, AICP, Planning Manager, City of Port Orange
James F. Roberts, VCSB Planning Services Project File



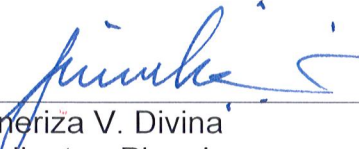
Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Hammock Preserve
VCSB Project #	23-08-24-001-A
Jurisdiction Project #	
Parcel ID Numbers	6201-00-00-0012; 6207-00-00-0010; 6201-00-00-0011; 5236-00-00-0015
Project Location	S Williamson Blvd and Madeline Ave
Potential Residential Units	873 Multi-Family Units
Property Owner/Applicant	Jessica Gow, Esq – Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

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

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



Leineriza V. Divina
Coordinator, Planning

October 11, 2023

Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Hammock Preserve



Created by Facilities Services
August 2023

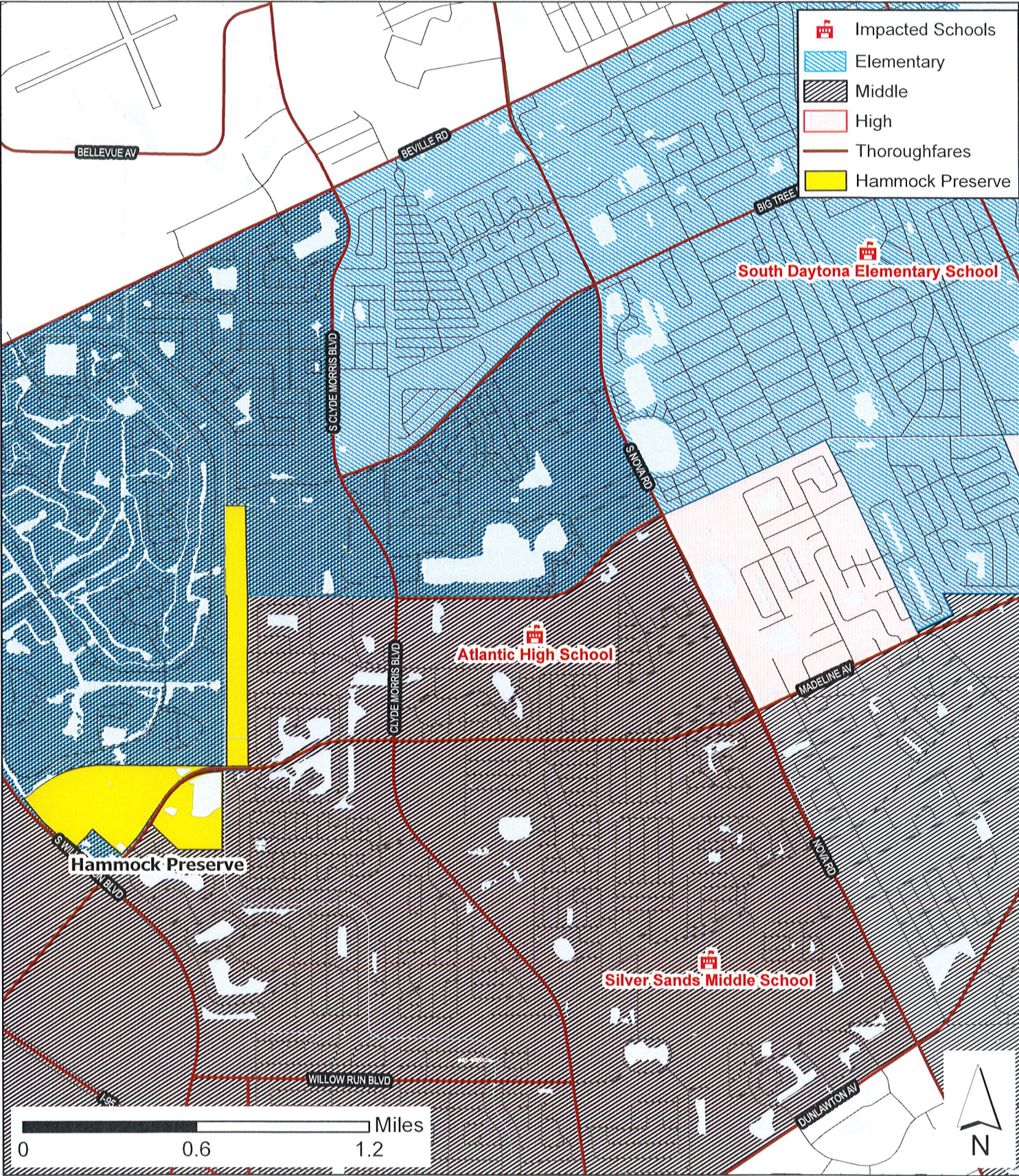


Exhibit 5

Applicant's Neighborhood Meeting Summary

Memorandum



Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Penelope Cruz, Planning Manager, City of Port Orange
From: Alanna Smith, Esq.
Date: October 3, 2023
Client/Matter #: Veecor Property Management, LLC -New PD in Port Orange (FLP 17,18,43)
CPAM-23-001
PRZA-23-0007
Subject: Neighborhood Meeting Summary –October 2, 2023

A neighborhood meeting for the proposed development was held at the Riverwalk Pavilion at 3431 S Ridgewood Ave, Port Orange, FL on October 2, 2023, at 6:00 p.m. – prior to the meeting, several interested residents provided written comments to the development team. Copies of the correspondence and replies are included herein.

Jessica Gow, Mark Watts and Alanna Smith with Cobb Cole were in attendance to explain the request. Dwight Durant and Kris Rowley with Zev Cohen and Associates were in attendance to address engineering concerns, Sans Lassiter and Kirsten Fawcett with Lassiter Transportation Group were in attendance to address transportation impacts, and Larry Adams and Scott Webber with ACi Architecture were in attendance for design questions. Several interested citizens attended the meeting. See the attached sign-in sheet. Ms. Gow and Mr. Watts gave an overview of the request to the interested neighbors, with Mr. Rowley providing an overview of the engineering design and Mr. Lassiter providing an overview of the transportation study planned for the site.

Many of the residents noted a general concern over the level of density proposed for the site as it related to traffic and stormwater impacts, as discussed herein. The development team explained that in terms of residential density, the proposed development did not expand density beyond the number of units currently permitted on the site under the Future Land Use, but instead clustered that density onto one of the three parcels in order to preserve open space and natural areas within the site, and provide needed areas for floodplain compensation to benefit the project and potentially alleviate flooding concerns in the surrounding area.

Several neighbors voiced their concern over the potential traffic that the project could cause on Madeline Avenue, and how this right of way had been used as a cut through to avoid other City

thoroughfares. Mr. Watts informed them that there is potential for the Madeline Avenue corridor to be extended through Walker's Green development planned within the City of Daytona Beach, though its implementation will be contingent on a few factors, such as funding. Mr. Watts also stated that the project is already under early technical review of the full-scale Traffic Impact Analysis, which is typically deferred to after the land use and zoning phase. He explained that before development can occur, the development team must look at everything within the vicinity of the site according to TPO guidelines and identify the current traffic impacts as well as background growth, vested trips from other planned development projects, and the traffic impacts created after the project is completed.

Another traffic related question from a neighbor concerned the access configuration on the site and how they will support the residents that will be frequently entering and exiting. Mr. Watts informed them that Volusia County has the design of the expansion of Williamson Boulevard from Madeline Avenue north to Beville Road in progress and are currently undertaking survey work. It was explained that construction of the Williamson widening project was funded and expected to commence before the project impacts. Mr. Lassiter informed the residents that access review and configuration will be discussed and coordinated with the City and County in the future, and that access points at this time were conceptual.

Another neighbor asked about whether the project will include a connection from the existing terminus of Yorktown Blvd to Madeline Avenue. Mr. Watts informed him that there will not be a connection proposed.

One resident asked about wildlife relocation efforts for the project, stating that he has noticed an increase of wildlife in suburban areas due to recent local developments. Mrs. Gow explained that the project will be less impactful to wildlife as a result of the proposed clustering of development in a smaller footprint and preserving natural areas of the site, especially near the northern parcel, to allow for increased open space within the development that would not be achieved through typical single family development patterns.

Flooding was another concern raised for several residents based on last season's hurricane impacts and water retention seen during the rainy season. One resident in the adjacent Sunrise Oaks development stated that the B-19 canal has caused flooding in her neighborhood for the past few years, and she was concerned that the project could intensify the flooding. Mr. Watts stated that although the B-19 canal is owned and maintained by the County, the development team understands the significance of reviewing the proposed development and its interaction with the County maintenance of the canal. He further explained that the developers do not have the right to add water into the B-19 canal or increase the rate at which water is added to the canal beyond its current condition and hydrologic flow. Mr. Rowley also informed the residents that the team is hiring a specialized group of experts to conduct a flood study of the entire basin to ensure that no one in the area will be negatively affected by development within the floodplain located within and around the site. Mr. Watts said the team believes that the project will provide the opportunity to address not only its own stormwater needs, but the needs of developments in the entire area.

Another resident who lives in Sunrise Oaks, which is on the east side of the narrow parcel located on the eastern edge of the project, asked about how dredging and other excavation on the site will impact the existing ditch in her yard, which she said has previously flooded. Mr. Rowley explained that for any property under their control, the development team will ensure that the water flows

through the property without impediment and reaches the B-19 canal as it is supposed to, which will provide a channel for the water flow coming off the residents property through the project site and into the canal system.

Several residents also inquired about development specifications on the north parcel of the property. Mr. Rowley informed them that there will be no development within that parcel, and they will only be using the site for additional flood compensating storage, including the potential excavation of some areas within the parcel to create additional storage volume. Mr. Rowley also said that they are proposing a walking trail dedicated for public use over the existing roadway on the parcel along an existing utility easement – however, due to public feedback provided in the meeting about concerns for activation of this area, the development team is reviewing whether this walking path concept should be removed.

One neighbor asked whether the site would include low-income housing. Mr. Watts explained that although it is illegal to say in a zoning document that low-income housing is prohibited from a site, the project is planned for a luxury multifamily development with the highest value in the Port Orange area; therefore, the units would be market-rate. The residents seemed satisfied with this response.

Many residents inquired about the proposed mix of land uses on the site. Mr. Watts informed them that the land use for the site currently allows for a range of residential uses, and certain areas are targeted for multifamily development. Mrs. Gow explained that although multi-family allows for several uses such as townhomes or multifamily buildings, the project will be comprised entirely of apartments. She further stated that the project is restricted to only 873 residential units and 40,000 sq. ft. of non-residential units through a site-specific policy of the comprehensive plan. One resident asked if the apartments will be solely apartment buildings – the development team responded that the draft agreement for the site allows for the provision of multiple product types within the multifamily complex, with the final design to be determined at site plan review if the project is approved.

One neighbor asked what sort of uses will be on the commercial portion of the property. Mr. Watts stated that development on that portion will depend on whether there is a market for it. He further stated that the goal of having both commercial and multi-family uses at the site is to provide for a walkable community and accessibility to support commercial uses, thus decreasing traffic in the area. The proposed uses for the commercial area were also included in the presentation for review by the residents.

Some neighbors expressed their concern that the project would create too much density in the area. One resident asked if there was a way to replace the multi-family development with single family. Mr. Watts explained that multi-family is a more responsible way to develop the property because it allows you to concentrate the development on a larger parcel. Another resident asked how many floors the apartments would be; Mr. Watts stated that the zoning allows them to go up to 65-feet, which is approximately five stories, and that the development agreement currently requires any development within 100 feet of the property line to be limited to a height of 45 feet in order to create a gradual transition area between single family and taller multi-family buildings.

The neighbors were concerned about how the new development would impact capacity at the local schools. Mr. Watts explained that during both the rezoning phase of the development and before

they can begin construction, the development team must ask local schools if they have the capacity for the new development. This includes any time that new proposals are added to the site. If the schools state that they do not have the capacity for the project, Mr. Watts stated that the development team will not have permission to build until mitigation was provided to offset that need for capacity.

One resident asked the timeline for when construction will begin on the project. Mr. Rowley stated that if approved, the earliest timeframe for construction would be within initial activities occurring within approximately 18-months to 2 years.

Ms. Gow and Mr. Watts thanked the neighbors for their attendance.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and a photo of the sign we posted on the property.

We look forward to this item being scheduled for the Planning Board and the City Commission at their next available meetings.

Thanks.

Tequila Nelson

From: Mark Watts
Sent: Monday, October 2, 2023 1:31 PM
To: arz3795@aol.com
Cc: Alanna Smith; Jessica Gow; Tequila Nelson
Subject: RE: HAMMOCK PRESERVE

Mrs. Zaffuto,

Good afternoon. I am one of the attorney's representing the owner of the property next to your home. Thank you for reaching out with your questions and concerns.

I am sorry to say that you were given partially incorrect information about the property located behind your house. While the general protections of the City's tree ordinance do apply to the property (protections for specimen and historic size trees and the requirement for mitigation of trees removed), the property is not classified as conservation. In fact, the current city land use for the property is Suburban Residential, which permits 2-4 units per acre of single-family housing to be built on the property. To put that in context, a development based on that density would be similar to the development in the Sunset Cove neighborhood, to your south.

That said, I can confirm that the proposal we will be discussing at our meeting this evening does not include the development of homes on that parcel. Instead, our client is proposing that the density associated with that portion of the property be relocated to the larger parcel on the north side of Madeline and west of the B-19 drainage canal. The property behind your home is proposed for open space area and stormwater improvements.

Please let me know if you have any additional questions. I look forward to speaking with you this evening if you will be at the meeting.



Mark Watts
Florida Bar No. 157521
Cobb Cole
231 North Woodland Boulevard
DeLand, FL 32720
(D) 386-736-7700 | (F) 386-785-1549
[Website](#) | [Bio](#)

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From: Annmarie Zaffuto <arz3795@aol.com>
Sent: Saturday, September 30, 2023 2:18 PM
To: Tequila Nelson <tequila.valdez@cobbcole.com>
Subject: HAMMOCK PRESERVE

Dear Sir or Madam,

I am writing about OUR concern to what the owner's intention is for Parcel #3. When WE, the original owners, purchased our homes on the west side of Grove View Lane, with our back yards connecting to Parcel #3, the builder told us that the land would never be developed because of the endangered species trees and vegetation that exist there.

We were given a business card and were told that if we had any problems with the trees or vegetation to call, "SOUTHERN FOREST MANAGEMENT SERVICES, INC., TIMBER AND WILDLIFE SPECIALISTS." I've called them twice over the 30 years that I've owned my home. I was again told that trees back there were endangered and could not be cut down.

We would like the intention of Parcel #3 to remain as is. My question is, is the intention of the builders to strip ALL trees and vegetation from Parcel #3 and leave it bare or is the intention to leave a natural buffer which we prefer?

Sincerely,

Joe & Annmarie Zaffuto
3795 Grove View Lane
Port Orange, FL 32129
386-322-0706

Tequila Nelson

From: Jessica Gow
Sent: Monday, October 2, 2023 10:23 PM
To: Mark Watts; Tequila Nelson
Subject: Fwd: Madeline & Williamson Blvd's Development Presentation

Sent from my mobile device, please excuse any spelling or grammar mistakes! 😊



Jessica Gow
Attorney at Law
Cobb Cole
149 S. Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9226 | (F) 386-323-9206
[Website](#) | [Bio](#)

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From: dkurtz0626@gmail.com <dkurtz0626@gmail.com>
Sent: Monday, October 2, 2023 10:06:02 PM
To: Jessica Gow <jessica.gow@cobbcole.com>; Kris Rowley <Krowley@zevcohen.com>
Subject: Madeline & Williamson Blvd's Development Presentation

Jessica & Kris, Thank you and your team for tonight's information presentation. It was interesting and worth my wife's and my attending.

I live in the adjacent Town Park development and highly agree with the proposed improvement to Williamson Blvd. North to Beville. The county has promised this for many years and never delivered.

Please make a note that Madeline Ave needs to be widened to 4 lanes where it is 2 lanes East of Town Park, plus currently Port Orange is in violation of Federal ADA requirements by not providing an ADA compliant sidewalk for citizens like my wife who use an ECV scooter to get from our development to the grocery stores, Perrine's or Walmart Neighborhood Market on Clyde Morris @ Madeline.

Thank you very much!
Dean

Sent from my iPhone

Tequila Nelson

From: Mark Watts
Sent: Monday, September 25, 2023 10:35 AM
To: Tequila Nelson; Jessica Gow; Alanna Smith
Subject: RE: Hammock Preserve

Ok, thanks Tequila.



Mark Watts
Florida Bar No. 157521
Cobb Cole
231 North Woodland Boulevard
DeLand, FL 32720
(D) 386-736-7700 | (F) 386-785-1549
[Website](#) | [Bio](#)

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From: Tequila Nelson <tequila.valdez@cobbcole.com>
Sent: Monday, September 25, 2023 10:34 AM
To: Jessica Gow <jessica.gow@cobbcole.com>; Mark Watts <Mark.Watts@cobbcole.com>; Alanna Smith <alanna.smith@cobbcole.com>
Subject: Hammock Preserve

Got my first call from a concerned resident.

Dana & James Guardino
1426 Richel Dr.
Port Orange, FL
Sunrise Oaks area

They are not in favor of the development and is worried about the traffic it will cause. Both will be in attendance of the meeting.

Thanks,



Tequila Nelson
Legal Assistant
Cobb Cole
149 S. Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9264 | (F) 386-323-9207
[Website](#)

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Tequila Nelson

From: Tequila Nelson
Sent: Friday, October 6, 2023 10:20 AM
To: Kim Fessock
Cc: Jessica Gow
Subject: RE: building on Madeline In Port Orange

Kim,

We will include your concern in our neighborhood meeting summary. If you have any questions on the specific development proposal, please let us know and we would be happy to discuss.

Thanks,



Tequila Nelson
Legal Assistant
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From: Kim Fessock <2lobsterster@gmail.com>
Sent: Monday, September 25, 2023 2:25 PM
To: Tequila Nelson <tequila.valdez@cobbcole.com>
Subject: building on Madeline In Port Orange

We do not want anything built on Madeline. There is already going to be too much traffic because of all the condo's by our Walmart.