# CITY OF DELAND
## REGULAR MEETING OF THE PLANNING BOARD
## FEBRUARY 15, 2023 AT 5:00 PM
## CITY HALL, COMMISSION CHAMBERS
## 120 SOUTH FLORIDA AVENUE

## AGENDA

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**VERBAL REPORT ON CITY COMMISSION MEETINGS**

**MINUTES** Approval of the minutes from the December 14, 2022 meeting.

1. Approval of the December 14, 2022 meeting minutes.

**VARIANCE OLD BUSINESS**

**VARIANCE NEW BUSINESS**

**PUBLIC PARTICIPATION PROCEEDINGS**

**PLANNING - OLD BUSINESS**

**PLANNING - NEW BUSINESS**

1. Applicant Name: Ray Bahrami, City Engineer, on behalf of the City of DeLand
   Project Number: AN23-001 – Annexation of lots 21-26 of the Clark Harper plat for property owned by the city
   Project Location: 0.996 acres located northwest of the intersection of S. Garfield Ave. & E. New Hampshire Ave.
   Project Description: Annexation of .996 acres of property owned by the City of DeLand

2. Applicant Name: Nick Gluckman, *Taylor Morrison, Inc.*
   Project Number: SP22-247 - Class IV Site Plan, *Yardly DeLand*.
   Project Location: Southeast Intersection of Martin Luther King Blvd (CR 4101) and Cassadaga Road
   Project Description: Request to develop build-to-rent multi-family development with 233 units, designed to reflect a single-family residential neighborhood with individual units.

**OTHER BUSINESS**

**ADJOURNMENT**

# CITY OF DELAND
# PLANNING BOARD REGULAR MEETING
# MINUTES
# WEDNESDAY, DECEMBER 14, 2022 -5:00 P.M.
# CITY HALL

## CALL TO ORDER

The meeting began at 5:00 p.m.

## PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Ms. Comella, Chairperson

## ROLL CALL

| | |
|---|---|
| Harper Hill | Present |
| Nora Lewis | Present |
| Don Liska | Present – arrived at 5:03p.m. |
| Buz Nesbit | Present |
| Albert Neumann | Absent – arrived at 5:03p.m. |
| Jeremy Owens, *Vice Chairperson* | Present |
| Virginia Comella, *Chairperson* | Present |

**Quorum: Yes**

Present – Mike Holmes, Planning Director; Rick Werbiskis, Community Development Director; Carol Kuhn, Deputy Planning Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Melissa Winsett, Senior Planner; Emily Ragusa, Community Development Coordinator; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

## VERBAL REPORT ON CITY COMMISSION MEETINGS

Mr. Holmes provided the verbal report.

## MINUTES

1. Ms. Lewis moved to approve the November 16, 2022 Meeting Minutes. Mr. Owens seconded the motion. The motion passed unanimously.

## VARIANCE OLD BUSINESS

None.

## VARIANCE NEW BUSINESS

1. Applicant Name: Kenneth Ashley
   Project Number: V22-233
   Project Location: 627 S. Adelle Ave.
   Project Description: Variance to reduce the required 4 off-street parking spaces (2 interior, 2 exterior), to 1 exterior parking space.

Public Participation: Applicant, Kenneth Ashley, spoke and answered questions from the board. William Hoffman spoke on inconsistencies of the City ordinance, and made clear he was neither for or against this specific request.

Mr. Hill moved to approve the request, subject to the structure being moved 8 ft. back to provide for four (4) exterior spaces. Mr. Owens seconded the motion. The motion to approve passed unanimously.

2. Applicant Name: Kenneth Ashley
   Project Number: V22-234
   Project Location: 920 E. Carolina Ave.
   Project Description: Variance to reduce the required 4 off-street parking spaces (2 interior, 2 exterior), to 1 exterior parking space.

Public Participation: Applicant, Kenneth Ashley, has withdrawn the application.

3. Applicant Name: Douglas Falasco
   Project Number: V22-236
   Project Location: 217 W. Michigan Ave.
   Project Description: Variance to reduce the side and rear yard setback from 7.5' to 5.5'.

Public Participation: Applicant, Douglas Falasco, spoke and answered questions from the board.

Mr. Owens moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed unanimously.

## PUBLIC PARTICIPATION PROCEEDINGS

Ms. Comella read the Public Participation procedures.

## PLANNING – OLD BUSINESS

None.

## PLANNING – NEW BUSINESS

1. Applicant Name: Mark Watts
   Project Number: AN22-168 – Annexation for Longbranch DeLand
   Project Location: North side of Greens Dairy Rd., east of N. Spring Garden Ave.
   Project Description: Annex 10 acres

Public Participation: Staff announced continuation to the January 18, 2023 has been requested by applicant.

Ms. Lewis moved to approve the continuance. Mr. Owens seconded the motion. The motion to continue to the January 18, 2023 meeting passed unanimously.

2. Applicant Name: Mark Watts
   Project Number: SMLU22-169 – Comprehensive Plan Amendment
   Project Location: East of N. Spring Garden Ave., north and south of Greens Dairy Rd.
   Project Description: Land use change for 33.55 acres from County Urban Low Intensity and City Business Retail & Commercial to Mixed Commercial

Public Participation: Staff announced continuation to the January 18, 2023 has been requested by applicant.

Ms. Lewis moved to approve the continuance. Mr. Owens seconded the motion. The motion to continue to the January 18, 2023 meeting passed unanimously.

3. Applicant Name: Mark Watts
   Project Number: Z22-170 – Rezoning for Longbranch DeLand
   Project Location: East of N Spring Garden Ave., north and south of Greens Dairy Rd.
   Project Description: Rezone 33.55 acres from VC: R-3, VC: R-3C and VC: R-3A to Longbranch DeLand PD, a mixed-use development

Public Participation: Staff announced continuation to the January 18, 2023 has been requested by applicant.

Ms. Lewis moved to approve the continuance. Mr. Hill seconded the motion. The motion to continue to the January 18, 2023 meeting passed unanimously.

4. Applicant Name: Mark Watts
   Project Number: Z22-171 – Rezoning for Spring Garden Townhomes
   Project Location: West side of N. Spring Garden south of Plymouth, north of Minnesota
   Project Description: Rezone 14.74 acres from C-2 (General Commercial) to Spring Garden Townhomes Planned Development to develop a multi-family residential project

Public Participation: Applicant, Mark Watts, spoke and answered questions from the board. Stan Storm spoke against the project, his concerns are with the trees behind property and density buffer. Anthony O'Dell spoke against due to protected species living in the area, including a family of black bears that has been spotted in the area.

Mr. Hill moved to approve the request. Ms. Lewis seconded the motion. The motion to approve passed 6 to 1, with Mr. Nesbit dissenting.

5. Applicant Name: Pieter Ambachtsheer
   Project Number: SMLU22-241 – Comprehensive Plan Amendment
   Project Location: NW corner of Cassadaga Road and I-4
   Project Description: Land use change for 3.66 acres from County Urban Low Intensity to City of DeLand Industrial

Public Participation: Applicant, Pieter Ambachtsheer, spoke and answered questions from the board. Karmen Finney spoke against due to her concerns of industrial vehicles working in the area which only has 1 lane in 1 lane out, and gets easily blocked. Lonny Reid spoke against due to his

concerns of this being the beginning of an expanding industrial area moving in, as well as concern to the school bus stop currently at the entrance of the area. Lyman Switzer spoke against due to his desire for the area to remain residential, and the area being annexed into the City. Dirk Miller spoke against due to the proposed project using a private dirt road currently maintained by the residents of the area. Gloria Cambre spoke against, wanting the area to remain residential and the project would affect the access road currently used by 84 homes versus the 1 home referenced in the proposed project documents. Jay Lamar presented questions about the property previously annexed being contiguous to the City of DeLand. Len Robins spoke against allowing industrial business into their residential area. Tony Cannizzaro spoke against due to the property in question being in the middle of 84 residences, which only has 1 ingress and 1 egress. Randy Heinsoff spoke against due to being only 2 lane road, and the owner having the option to sell or lease the industrial land to someone who may not respect the surrounding residences. Gary Coleman spoke against stating that the preparation work being done to the property has already caused wear on the roads servicing the residential units in the area, and an industrial area would require a paved road that is not yet there. Alan Harrison spoke against for concerns of safety due the traffic already coming through at a high rate of speed, while there are also school bus stops in the area.

Applicant requested a continuance until February, 2023 to have time to widen the road for the access issue.

Mr. Liska moved to recommend denial of the request. Mr. Owens seconded the motion. Mr. Neumann would like to continue in order to allow the applicant to resolve the access issue. Mr. Owens has concerns about access and intensity changes. Mr. Hill has concerns on the impact of the zoning and density uses in the area. Mr. Liska has concerns about the access issues for neighboring residences that would take a long time to resolve, if at all. Ms. Lewis would like a continuance in order to give the applicant a chance to mitigate the residents' concerns. Ms. Comella has concerns about accessibility traffic issue and compatibility with the neighborhood.

The motion to approve passed 4 to 2, with Ms. Lewis and Mr. Neumann dissenting.

6. Applicant Name: Pieter Ambachtsheer
   Project Number: Z22-220 – Rezoning for Cassadaga Road Warehouse and Storage
   Project Location: NW corner of Cassadaga Road and I-4
   Project Description: Rezone 3.66 acres from R-4, Urban Single Family Residential (Volusia County) to M-1, Industrial (City of DeLand)

Public Participation: Applicant, Pieter Ambachtsheer, spoke and answered questions from the board.

Mr. Liska moved to recommend denial of the request, due to concerns of density, compatibility and access. Mr. Owens seconded the motion. The motion to approve passed 4 to 2, with Ms. Lewis and Mr. Neumann dissenting.

7. Applicant Name: George Dennison
   Project Number: AN22-244 – Annexation
   Project Location: 309 W. Taylor Road
   Project Description: Annex 3.023 acres

Public Participation: Applicant, George Dennison, spoke and answered questions from the board.

Mr. Owens moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

8. Applicant Name: George Dennison
   Project Number: SMLU22-246 – Comprehensive Plan Amendment
   Project Location: 309 W. Taylor Road
   Project Description: Land use change for 3.023 acres from County Urban Medium Intensity and Commercial to City of DeLand Highway Commercial

Public Participation: Applicant, George Dennison, spoke and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Hill seconded the motion. The motion to approve passed unanimously.

9. Applicant Name: George Dennison
   Project Number: Z22-248 – Rezoning
   Project Location: 309 W. Taylor Road
   Project Description: Rezone 3.023 acres from R-4, Urban Single Family Residential (Volusia County) and B-4C Commercial (Volusia County) to C-2, Highway Commercial (City of DeLand)

Public Participation: Applicant, George Dennison, spoke and answered questions from the board.

Ms. Lewis moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

The meeting ended at 8:48p.m.

# CITY OF DELAND
## Request for Commission Action
## February 15, 2023

**SUBJECT:** Applicant Name: Ray Bahrami, City Engineer, on behalf of the City of DeLand
Project Number: AN23-001 – Annexation of lots 21-26 of the Clark Harper plat for property owned by the city
Project Location: 0.996 acres located northwest of the intersection of S. Garfield Ave. & E. New Hampshire Ave.
Project Description: Annexation of .996 acres of property owned by the City of DeLand

**DEPARTMENT:** Planning

**PREPARED BY**: Kendall Story, Senior Planner

**ATTACHMENTS:** AN23-001 Staff Report - City Owned Property (PDF), AN23-001 Zoning (PDF), AN23-001 Aerial (PDF), AN23-001 Boundary Survey (PDF), AN23-001 Legal Description (PDF)

**APPROVED BY:** Carol Kuhn, Deputy Planning Director, February 10, 2023

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**SUMMARY/HIGHLIGHT:**

AN23-001

# PLANNING DEPARTMENT STAFF REPORT
# TO
# PLANNING BOARD

**February 15, 2023**

**APPLICATION**: AN23-001

1. **Requested Action:** Annexation of lots 21-26 of the Clark Harper's plat into the City limits of DeLand

2. **Location:** Located ± 250 northwest of the intersection of E. New Hampshire Ave. & S. Garfield Ave.

3. **Petitioner**: Ray Bahrami, City Engineer, on behalf of the city

4. **Owner**: City of DeLand

5. **Size of parcel(s):** ± 0.996 acres

6. **Parcel ID**: 702101000220; 702101000210

7. **Land Use Designation & Zoning of Subject Property:**

**Future Land Use**: Volusia County: Urban Medium Intensity UMI

**Existing Zoning:** Volusia County: R-4

**Existing Use**: Undeveloped

8. **Surrounding Land Use & Zoning:**

| | LAND USE | ZONING |
|---|---|---|
| **North:** | LDR | R-1 |
| **South:** | VC: UMI | VC: R-4 |
| **East**: | VC: UMI | VC: R-4 |
| **West:** | VC: UMI & LDR | VC: R-4 & R-1B |

**9. Physical Characteristics:** The subject property is located in unincorporated Volusia County and is currently zoned R-4 (Urban Single-Family) with a future land use designation of County UMI (Urban Medium Intensity). Both the zoning and land use shall remain. The proposed annexation consists of ± 0.996 acres, and will also include the southern half of Mansfield Ave. right-of-way. The subject property does not appear to contain any wetlands and does not lie within the 100-year flood zone. The parcel is wooded and undeveloped. The subject property is owned by the City of DeLand, and all site improvements will require review and approval of a separate site plan or other development application.

**10. Public Services & Utilities:** The City's Utilities Department determined the closest City water main is an 8" main on Garfield Ave., and the closest city sewer main is a 6" force main located on New Hampshire Ave. The Police Department has determined the appropriate Patrol Zone (5), and the Fire Department will confirm that there is adequate fire protection.

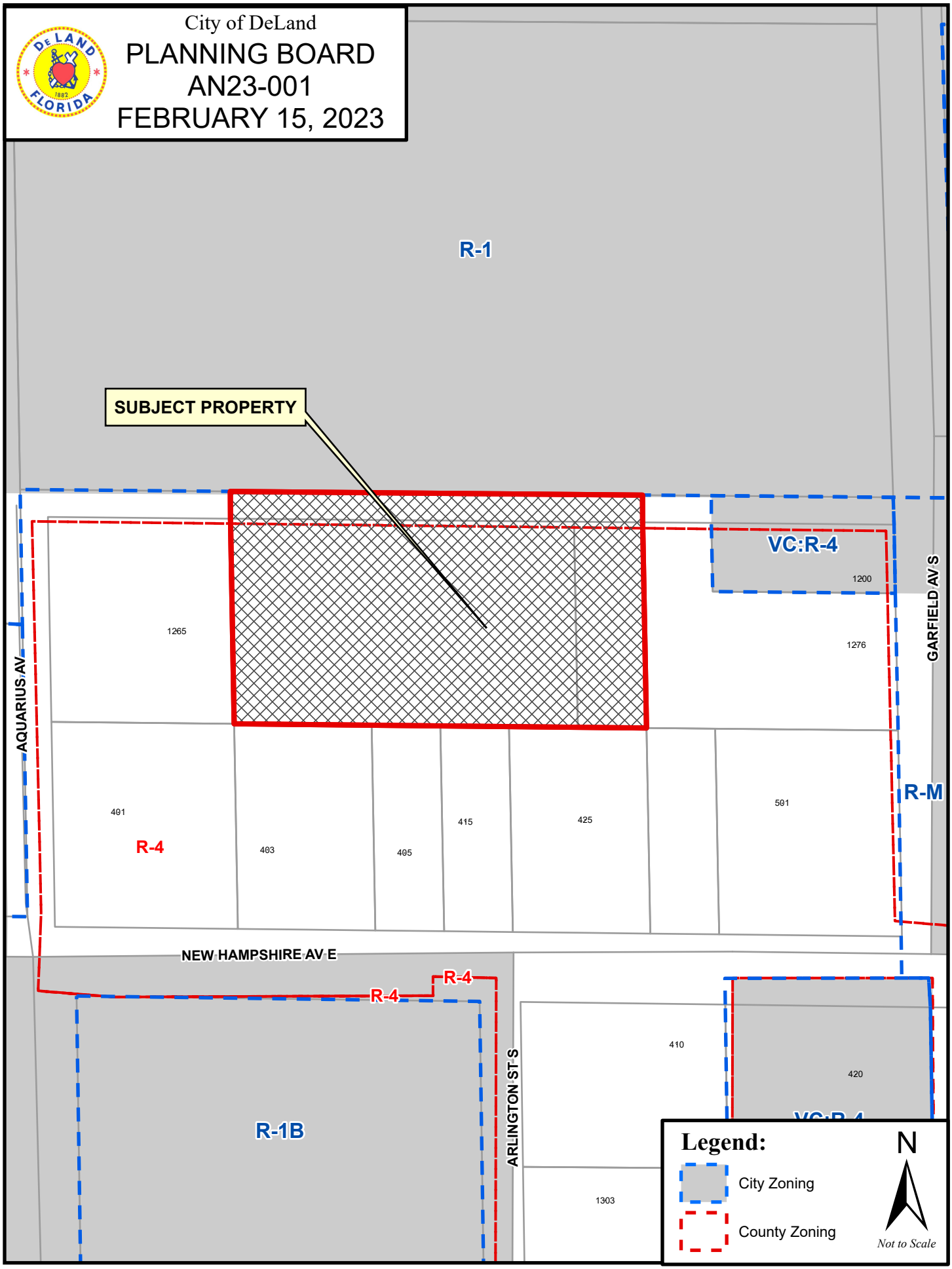
**11. Growth Management Plan Consistency:**
The city-owned property to the north of the subject property is the location of the Public Works department and future administrative building. To the south, east and west of the subject property are residential properties, less than a half-acre each.

**12. Analysis:** The City's guidelines for annexation require a property be sufficiently **contiguous** to property already within the city limits and to be accessible to public services provided. In addition, the State requires the property be **reasonably compact**, **not circuitous**, and **does not create an enclave**. The subject property does not create an enclave, is contiguous to the City of DeLand, is reasonably compact and is not circuitous. The parcel is contiguous to the city to the north by ± 300 ft.

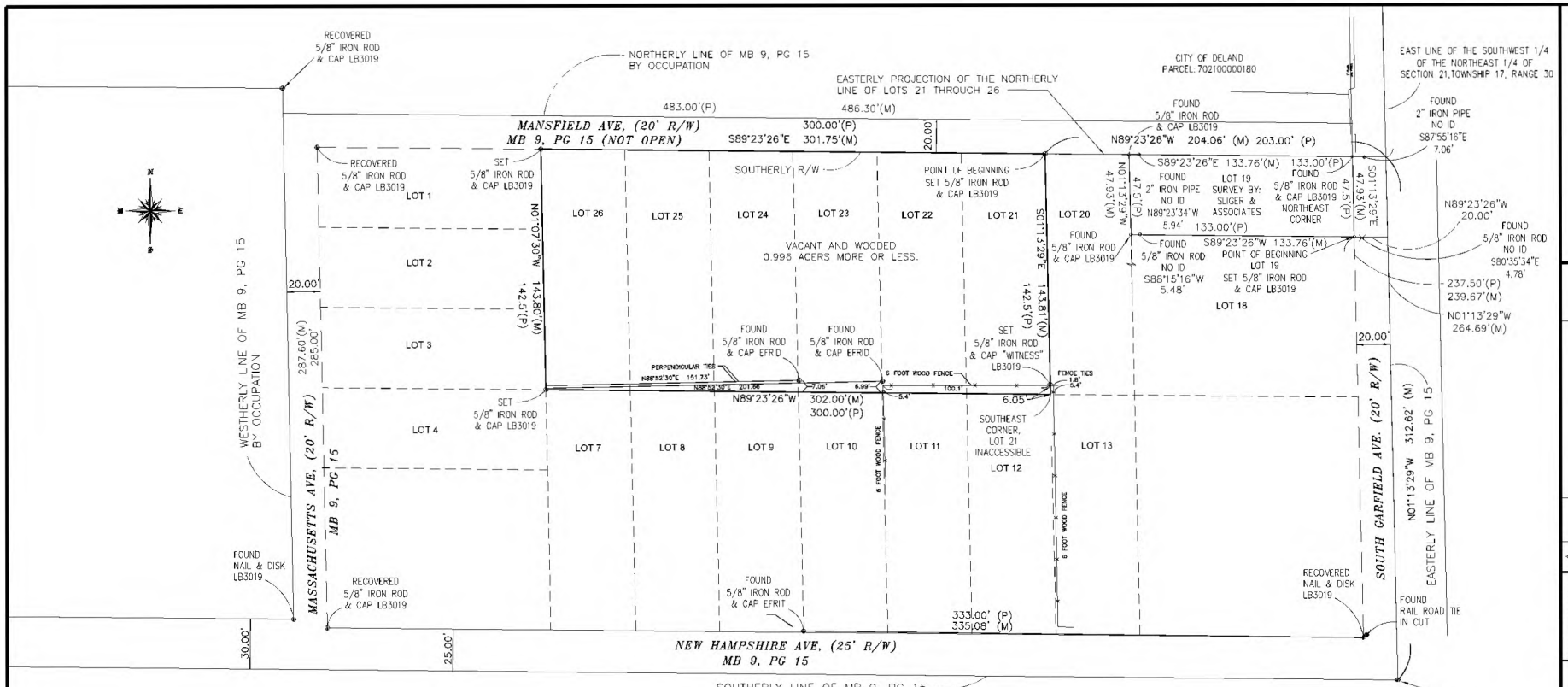
**Recommendation:** Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

Based upon the concurrency requirements of the State of Florida and the City's concurrency management plan, as adopted in Article 5, Sec. 33-41 of the Land Development Regulations, approval of the proposed annexation does not automatically provide vested development rights. At the time the developer applies for a development permit, adequate infrastructure must exist to support the proposed development. If such infrastructure does not exist, the developer may be required to incur additional expense to ensure that the necessary infrastructure is provided.

*L\COMMDEV\PLANNING\SR\2023 SR-AN23-001 City Owned Property*


City of DeLand
PLANNING BOARD
AN23-001
FEBRUARY 15, 2023
R-1
SUBJECT PROPERTY
VC:R-4
1200
1276
GARFIELD AV S
1265
AQUARIUS AV
401
R-4
403
405
415
425
501
R-M
NEW HAMPSHIRE AV E
R-4
R-4
R-1B
ARLINGTON ST S
410
420
1303
Legend:
City Zoning
County Zoning
N
Not to Scale

City of DeLand
PLANNING BOARD
AN23-001
FEBRUARY 15, 2023
R-1
SUBJECT PROPERTY
VC:R-4
1200
1265
1276
AQUARIUS AV
GARFIELD AV S
R-4
R-M
401
403
405
415
425
501
NEW HAMPSHIRE AV E
R-4
R-4
ARLINGTON ST S
410
R-1B
1303
Legend:
City Zoning
County Zoning
N
Not to Scale




## LEGEND:

- IRON ROD WITH CAP
- IRON ROD
- IRON PIPE WITH CAP
- IRON PIPE
- NAIL & DISK
- FD "X" CUT IN CONCRETE
- CONCRETE MONUMENT
- DENOTES PC / PT
- PERMANENT CONTROL POINT
- SITE BENCHMARK
- FH FIRE HYDRANT

## ABBREVIATIONS:

| | | | |
|---|---|---|---|
| W/ | WITH | ILLEG. | ILLEGIBLE |
| IRC | IRON ROD & CAP | MB | MAP BOOK |
| IR | IRON ROD (NO CAP) | PG | PAGE |
| IPC | IRON PIPE & CAP | ORB | OFFICIAL RECORDS BOOK |
| IP | IRON PIPE (NO CAP) | (P) | PLATTED DIMENSION |
| CM | CONCRETE MONUMENT | (D) | DEED DIMENSION |
| N&D | NAIL & DISK | (M) | MEASURED DIMENSION |
| FND | FOUND | (C) | CALCULATED DIMENSION |
| MW | MONITORING WELL | (R) | RADIAL |
| ID | IDENTIFICATION | (NR) | NON RADIAL |
| (TYP) | TYPICAL | STA | STATION |
| SEC | SECTION | EL | ELEVATION |
| TWP | TOWNSHIP | INV | INVERT |
| RGE | RANGE | ℄ | CENTERLINE |
| R/W | RIGHT OF WAY | | |

## SURVEYOR'S REPORT:

PURPOSE OF SURVEY:

IS TO PREPARE A BOUNDARY FOR ACCUSITION AND REZONING.

METHODOLOGY:

THE GLOBAL POSITIONING SYSTEM (GPS) NETWORK WAS USED FROM SLIGER JOB NUMBER 19-1559. PROJECT CONTROL WAS OCCUPIED BY A GPS BASE STATION AND SECONDARY CONTROL WAS SET USING THE GPS ROVER. THE SECONDARY CONTROL WAS OCCUPIED WITH A TOPCON TOTAL STATION AND ALL CORNERS AND IMPROVEMENTS HAVE NEEN LOCATED AND LOGGED INTO THE DATA COLLECTOR.

REFERENCE MATERIALS:

SLIGER JOB NUMBER 19-1559
SLIGER JOB NUMBER 20-0184
SLIGER JOB NUMBER 20-0388
VOLUSIA COUNTY PROJECT R&B NO. 3342
SURVEY BY STEINMAN PROJECT 40064-B-69
SURVEY BY STEINMAN PROJECT NO. 8252
SURVEY BY C. FRED DEUEL W.O. 40068 B.
MAP BOOK 9, PAGE 15, CLARK HARPER'S SUB

SURVEYOR'S COMMENTS:

THE SURVEYING IN THIS SUBDIVISION HAS BEEN SURVEYED IN TWO DIFFERENT WAYS BY VARIOUS SURVEYORS.
VOLUSIA COUNTY AND LARRY EFIRD, PSM, APPEAR TO HAVE TAKEN THE LEGAL DESCRIPTION FROM THE PLAT AS BEING THE SE 1/4 OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST. THE SECTION WAS MEASURED AND BROKEN DOWN TO DETERMINE THE AREA OF THE PLAT. THE LOTS WITHIN THE PLAT WERE THEN PRORATED TO FIT THE PLAT BOUNDARY AS DETERMINED BY MEASURING THE SECTION. THE RESULTING LOT LENGTHS IN THE NORTH-SOUTH DIRECTION ARE CONSIDERABLY LONGER THAN THE DISTANCES ON THE FACE OF THE PLAT.

I BELIEVE THAT HISTORICALLY THAT ART STEINMAN SURVEYED THE PLAT BASED ON SEVERAL OLD PIPES THAT MORE OR LESS FIT THE PLAT DISTANCES. (PLEASE SEE THE STEINMAN AND DEUEL SURVEYS IN THE REFERENCE LIST). THE SURVEY SHOWN HEREON ARE PRORATED BASED ON FOUND MONUMENTATION AND FIT THE PLAT DIMENSIONS WELL IN THE NORTH-SOUTH DIRECTION. THE EAST - WEST DIRECTION WERE PRORATED BASED ON THE APPARENT LOCATION OF THE WESTERLY LINE OF SE 1/4 OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST. THIS EXPLAINS THE 6.00 FOOT MORE OR LESS DISCREPANCY ALONG THE SOUTHERLY LINES OF LOT 21 THROUGH 26.

## BOUNDARY DESCRIPTION:

ALL OF LOTS 21, 22, 23, 24, 25, AND 26, CLARK HARPER'S SUBDIVISION RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST. MARKED BY A 1 INCH IRON PIPE; THENCE N01°13'29"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ A DISTANCE OF 312.62 FEET TO THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF LOTS 21 THROUGH 26; THENCE N89°23'26"W, A DISTANCE OF 204.06 FEET; TO THE POINT OF BEGINNING; THENCE DEPART SAID NORTH LINE S01°13'29"E, A DISTANCE OF 143.81 FEET; THENCE N89°23'26"W, A DISTANCE OF 302.00 FEET; THENCE N01°07'30"W, A DISTANCE OF 143.80 FEET TO THE AFOREMENTIONED NORTH LINE OF LOTS 21 THROUGH 26; THENCE S89°23'26"E, A DISTANCE OF 301.75 FEET; TO THE POINT OF BEGINNING.

HAVING AN AREA OF 43388.75 SQUARE FEET, 0.996 ACRES

## SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, AS ESTABLISHED FROM MULTIPLE OBSERVATIONS USING THE LENGEMANN REAL TIME KINEMATIC REFERENCE STATIONS, ALSO KNOWN AS THE L-NET (TopNET GNSS Network). DERIVING A BEARING OF N01°13'29"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST.

2. THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT REPORT FROM AN AUTHORIZED TITLE PROFESSIONAL, OR A TITLE OPINION ISSUED BY AN ATTORNEY LICENSED BY THE FLORIDA BAR. THEREFORE, THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN ON THIS SURVEY.

3. UNDERGROUND FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED OR SHOWN AS A PART OF THIS SURVEY.

4. EVIDENCE OF ABOVE GROUND UTILITIES HAVE BEEN LOCATED AS A PART OF THIS SURVEY. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED BY SLIGER AND ASSOCIATES, INC.

5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.

6. UNLESS OTHERWISE SHOWN, RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF VOLUSIA COUNTY.

7. LEGAL DESCRIPTION PREPARED BY: SLIGER & ASSOCIATES ON DATE NOVEMBER 28, 2022, AT CLIENTS REQUEST.

## NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## SURVEYOR'S CERTIFICATION:

CERTIFIED TO THE CITY OF DeLAND FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE:

JEFF W. BARNES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5576

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
352 High Road
Ivanhoe Village, FL 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019
Copyright © 2023 Sliger & Associates, Inc

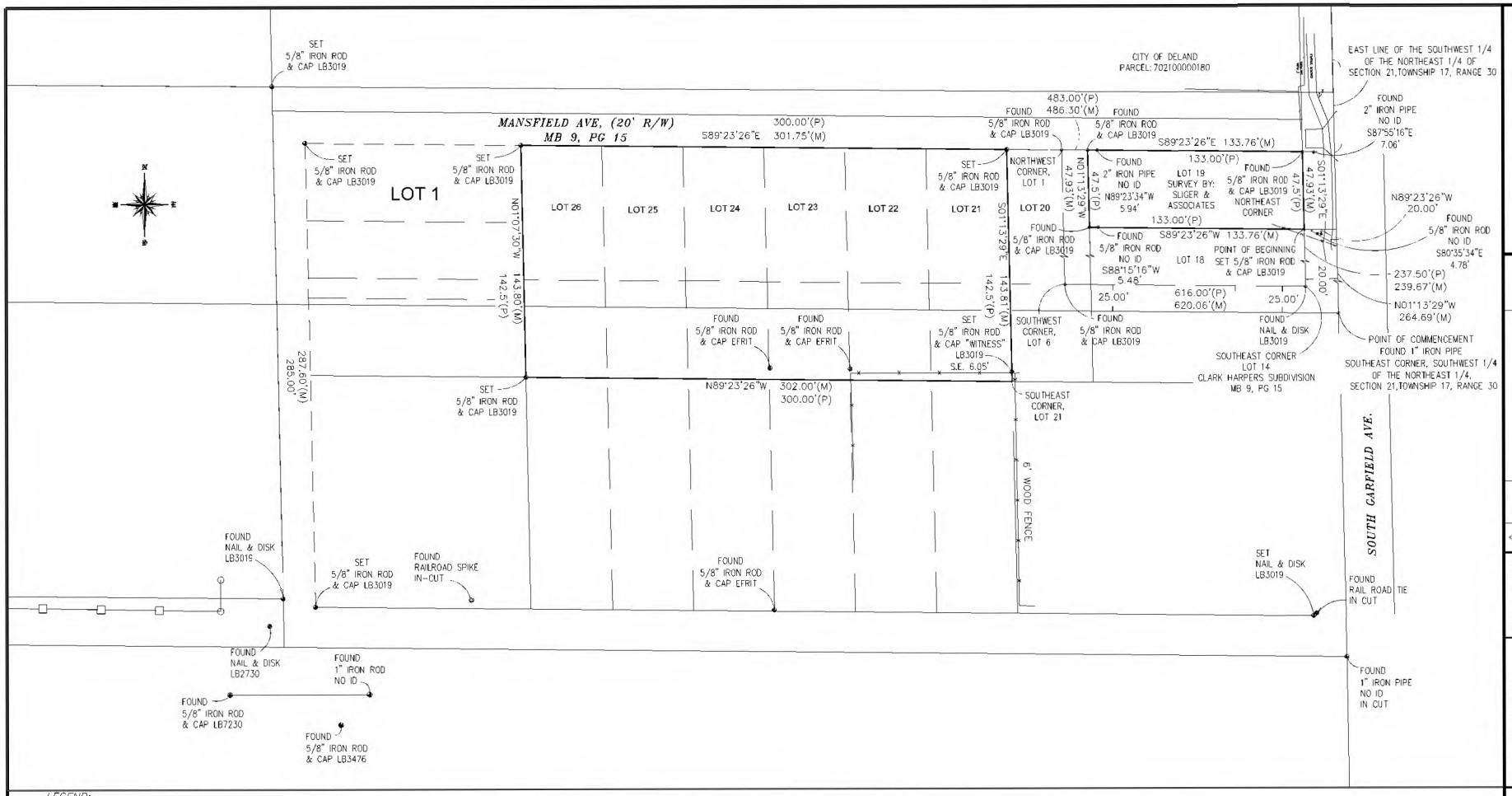
| No. | Date | Revision | Approved |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

FIELD BOOK: 1494
PAGE: 29
FIELD DATE: 09-14-2022
PARTY CHIEF: PENFIELD
DRAWN BY: T.JEFFREY
CHECKED BY: J.BARNES

BOUNDARY SURVEY
120 SOUTH FLORIDA AVE.
DELAND, FL. 32720
CLIENT: CITY OF DELAND

PROJECT: 08178
JOB: 22-1324
SCALE: 1"=30'
SHEET: 1 OF 1

FILE: K:\22\221324\22-1324 BOUNDARY.DWG




LEGEND:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | IRON ROD WITH CAP | GV | GAS VALVE | FOCB | FIBER OPTIC CABLE BOX | SSMH | SANITARY SEWER MANHOLE | | ROCK RIP RAP |
| | IRON ROD | RUV | REUSE VALE | FOCV | FIBER OPTIC CABLE VAULT | SDMH | STORM DRAIN MANHOLE | | PAVER |
| | IRON PIPE WITH CAP | SSV | SANITARY SEWER VALVE | ELP | ELECTRIC PANEL | GTMH | GREASE TRAP MANHOLE | | CONCRETE |
| | IRON PIPE | HHE | HAND HOLE (ELECTRIC) | FOCM | FIBER OPTIC CABLE MARKER | EMH | ELECTRIC MANHOLE | | |
| | NAIL & DISK | WM | WATER METER | TPM | TELEPHONE CABLE MARKER | UMH | UTILITY MANHOLE | | |
| | FD "X"/CUT IN CONCRETE | GM | GAS METER | | SIGN | CO | CLEAN OUT | | |
| | CONCRETE MONUMENT | TB | TELEPHONE BOX | LP | LIGHT POLE | FOC | FIBER OPTIC CABLE MANHOLE | | |
| | DENOTES PC / PT | MB | MAIL BOX | YL | YARD LIGHT | RBO | REUSE BLOWOFF ASSEMBLY | | |
| | PERMANENT CONTROL POINT | TV | CABLE TELEVISION BOX | | UTILITY POLE | | WETLANDS LOCATION | | |
| | SITE BENCHMARK | TSB | TRAFFIC SIGNAL BOX | GA | GUY ANCHOR | | EXISTING CONCRETE | | |
| FH | FIRE HYDRANT | WV | WATER VALVE | EB | ELECTRIC SERVICE BOX | 0.00 | EXISTING ELEVATION | | |

ABBREVIATIONS:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| W/ | WITH | ILLEG. | ILLEGIBLE | GLM | GAS LINE MARKER | | | LP | LIGHT POLE | -FO- | BURIED FIBER OPTIC CABLE |
| IRC | IRON ROD & CAP | MB | MAP BOOK | D | CENTRAL ANGLE | DIP | DUCTILE IRON PIE | PP | POWER POLE | -T- | BURIED TELEPHONE CABLE |
| IR | IRON ROD (NO CAP) | PG | PAGE | R | RADIUS | PVC | POLYVINYL CHLORIDE | GA | GUY ANCHOR | -W- | BURIED WATER LINE |
| IPC | IRON PIPE & CAP | ORB | OFFICIAL RECORDS BOOK | L | ARC LENGTH | CONC | CONCRETE | TSP | TRAFFIC SIGNAL POLE | -E- | BURIED ELECTRIC LINE |
| IP | IRON PIPE (NO CAP) | (P) | PLATTED DIMENSION | CB | CHORD BEARING | RES | RESIDENCE | R/W | RIGHT OF WAY | -G- | BURIED GAS LINE |
| CM | CONCRETE MONUMENT | (D) | DEED DIMENSION | CH | CHORD DISTANCE | CO | CLEANOUT | DW | DRIVEWAY | -TV- | BURIED TELEVISION LINE |
| N&D | NAIL & DISK | (M) | MEASURED DIMENSION | SAN | SANITARY | ES | ELECTRIC SERVICE | TOB | TOP OF BANK | -FM- | BURIED FORCEMAIN |
| FND | FOUND | (C) | CALCULATED DIMENSION | MH | MANHOLE | CV | CHECK VALVE | TOE | TOE OF SLOPE | -OH- | AERIAL UTILITY LINE |
| MW | MONITORING WELL | (R) | RADIAL | MES | MITERED END SECTION | IV | IRRIGATION VALVE | CLS | CENTERLINE OF SWALE | -ST- | STORM WATER LINE |
| ID | IDENTIFICATION | (NR) | NON RADIAL | HDPE | HIGH DENSITY POLYETHYLENE PIPE | WV | WATER VALVE | A/C | AIR CONDITIONER | FPML CO | FLORIDA POWER & LIGHT COMPANY |
| (TYP) | TYPICAL | STA | STATION | RCP | REINFORCED CONCRETE PIPE | RV | REUSE VALVE | FNC | FENCE | NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| SEC | SECTION | EL | ELEVATION | CMP | CORRUGATED METAL PIPE | WM | WATER METER | EOW | EDGE OF WATER | NAVD | NORTH AMERICAN VERTICAL DATUM |
| TWP | TOWNSHIP | INV | INVERT | CPP | CORRUGATED PLASTIC PIPE | FH | FIRE HYDRANT | U.E. | UITILITY EASEMENT | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| RGE | RANGE | ℄ | CENTERLINE | VCP | VITREOUS CLAY PIPE | TC | TOP COVER | A.E. | ACCESS EASEMENT | USC & GS | UNITED STATES COAST & GEODETIC SURVEY |
| | | | | | | | | | | TIIFT | TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3831 HIGH ROAD
PORT ORANGE, FL 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019
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| No. | Date | Revision | Approved |
|---|---|---|---|
| | | | |

FIELD BOOK: 1494
PAGE: 29
FIELD DATE: 09-14-2022
PARTY CHIEF: PENFIELD
DRAWN BY: T.JEFFREY
CHECKED BY: J.BARNES

BOUNDARY SURVEY
120 SOUTH FLORIDA AVE.
DELAND, FL. 32720
CLIENT: CITY OF DELAND

PROJECT: 08178
JOB: 22-1324
SCALE: 1"=30'
SHEET: 1 OF 1

FILE: K:\22\221324\22-1324 BOUNDARY.DWG

# SKETCH OF DESCRIPTION

**DESCRIPTION:**

ALL OF MANSFIELD AVENUE LOCATED WITHIN CLARK HARPER'S SUBDIVISION RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST. MARKED BY A 1 INCH IRON PIPE; THENCE N01°13'29"W, ALONG THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST 1/4, A DISTANCE OF 312.62 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF MANSFIELD AVENUE ACCORDING TO THE PLAT OF CLARK HARPER'S SUBDIVISION PER MAP BOOK 9, PAGE 15, BEING A 20.00 FOOT RIGHT OF WAY; THENCE N89°23'26"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N83°23'26',W, A DISTANCE OF 619.56 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, N01°07'30"W, ALONG THE NORTHERLY EXTENSION OF EASTERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 20.00 FEET TO A TO POINT ON THE NORTHERLY RIGHT OF WAY OF SAID MANSFIELD AVENUE , SAID POINT BEARS S89°23'26E, A DISTANCE OF 20.00 FEET FROM THE NORTHWEST CORNER OF SAID PLAT OF CLARK HARPERS SUBDIVISION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S89°23'26"E, ALONG THE NORTHERLY RIGHT-OF-WAY OF MANSFIELD AVE, SAID LINE ALSO BEING THE NORTHERLY LINE OF MAP BOOK 9, PAGE 15 BY OCCUPATION, A DISTANCE OF 619.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GARFIELD AVENUE; THENCE DEPARTING SAID NORTHERLY LINE, S01°13,29"E, ALONG SAID WESTERLY RIGHT OF WAY OF GARFIELD AVENUE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 12391 SQUARE FEET, 0.284 ACRE

| | | | |
|---|---|---|---|
| **PROJECT:** MAINSFIELD AVENUE<br>**CLIENT: CITY OF DELAND** | **SCALE: N/A**<br>**DATE:** 02-12-2023 | JOB NO. 23-0107 | **SHEET 3 OF 4** |

# CITY OF DELAND
## Request for Commission Action
## February 15, 2023

**SUBJECT:** Applicant Name: Nick Gluckman, Taylor Morrison, Inc.
Project Number: SP22-247 - Class IV Site Plan, Yardly DeLand.
Project Location: Southeast Intersection of Martin Luther King Blvd (CR 4101) and Cassadaga Road
Project Description: Request to develop build-to-rent multi-family development with 233 units, designed to reflect a single-family residential neighborhood with individual units.

**DEPARTMENT:** Planning

**PREPARED BY**:

**ATTACHMENTS:** Staff Report - SP22-247 - Yardley DeLand Crossing (PDF), SP22-247 Zoning (PDF), SP22-247 Aerial (PDF), Yardly DeLand Colored Renderings and 4-side Elevations (PDF), Deland Crossings Development Plans (PDF)

**APPROVED BY:** Emily Ragusa, Community Dev. Coordinator, February 10, 2023

---

**SUMMARY/HIGHLIGHT:**

**PLANNING STAFF REPORT**
**TO**
**CITY OF DELAND PLANNING BOARD**
**February 15, 2023**

**A. APPLICATION NO.:** SP22-247

**APPLICANT:** Nick Gluckman – Taylor Morrison

**REQUEST:** Class IV Site Plan – Yardley DeLand

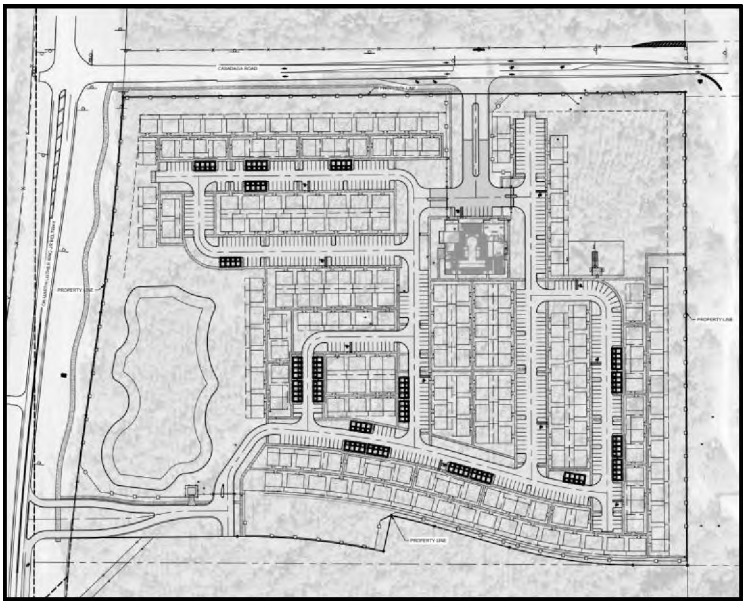
**APPLICABLE SECTIONS:** Article XII, Section 33-132

**B. SITE CONDITIONS:**

**Location**: Southeast intersection MLK (CR 4101) /Cassadaga Road
**Parcel Size:** 28.64 ± acres
**Existing Zoning:** CTC DeLand PD

The site, located in the southeast section of the city limits is currently vacant, undeveloped and heavily vegetated. The site is a part of the Southwest Activity Center which previously was the subject of a DRI including property in unincorporated Volusia County and the city limits of Orange City and Deltona. The DRI has been dissolved and the City of DeLand maintains the Activity Center land use designation to provide guidance for development of property in the area. Other actions for which this property has been the subject, leading up to the development of this site plan, are a rezoning of the property to CTC Deland PD.

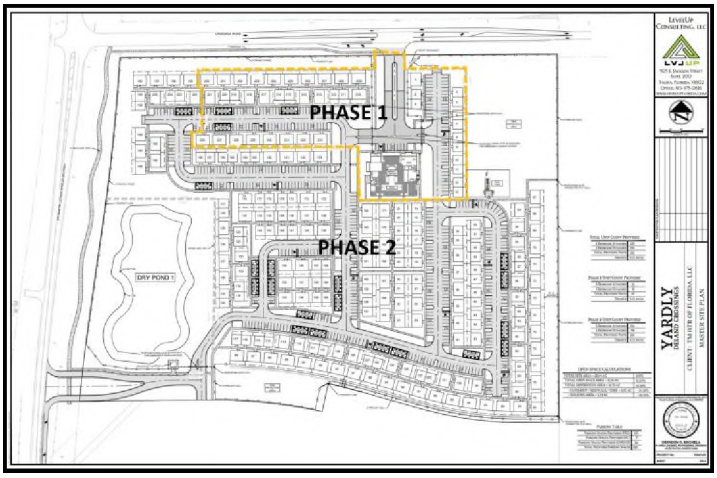
**C. LAND USE PLAN:** The concept for the development of this property is as a build-to-rent multi-family development with 233 units designed to reflect a single-family residential neighborhood with individual units instead of the typical apartment layout of larger buildings with multiple units on a single lot. The 28.64-acre residential development will include a total of 233 attached and detached multi-family units arranged "cottage style" as opposed to a single multi-story, multi-family building with a resulting density of 8.1 du\ac. The buildings are single story and will contain a similar square footage as a typical apartment unit and each unit will have its own private backyard.



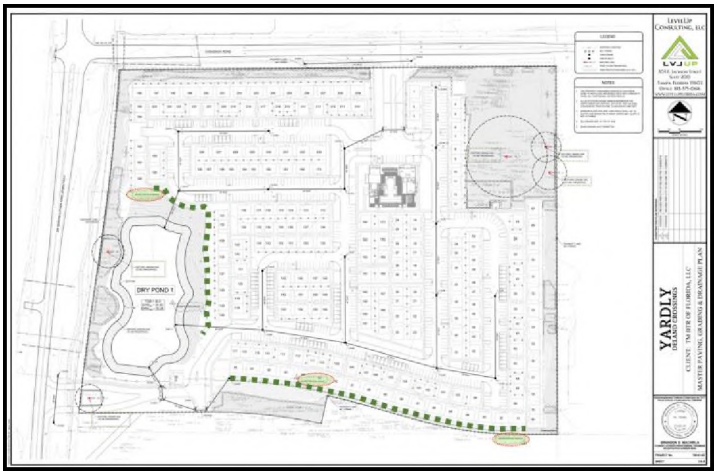
There will be a single owner for the entire development, no HOA, no individual homestead exemptions allowed, the property will be considered a commercial use and the units cannot be sold as individual residences. The development plan includes open spaces/tree protection, stormwater areas, amenities including a pool/clubhouse, a dog park and a walking trail.

Parking for the units, including several handicap spaces, will be available on the street in front of the units and there will be enclosed garage space for some of the units. The complex will be surrounded by privacy fencing, a tree protection area has been maintained in some areas and there is a 40-foot buffer and use of existing vegetation along MLK and Cassadaga.

**D. ANALYSIS:** The development will be accomplished in a total of 2 phases with Phase 1 containing 43 units including the amenity center and phase 2 containing the remaining 190 units.




The project will utilize LID (low impact development) which is a land planning and engineering design approach to manage stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. The property will contain 2 such elements as shown below:




At the January 19, 2023 meeting of the Technical Review Committee (TRC) it was moved to forward the application to the Planning Board meeting conditioned upon all comments being addressed. The city's architect typically does not review the design of single-family projects, however, because this is a multi-family project on a single lot it was sent to the city's architect for review for consistency with the Community Design Standards. Samples of the architecture proposed for the structures is shown below:

Single unit

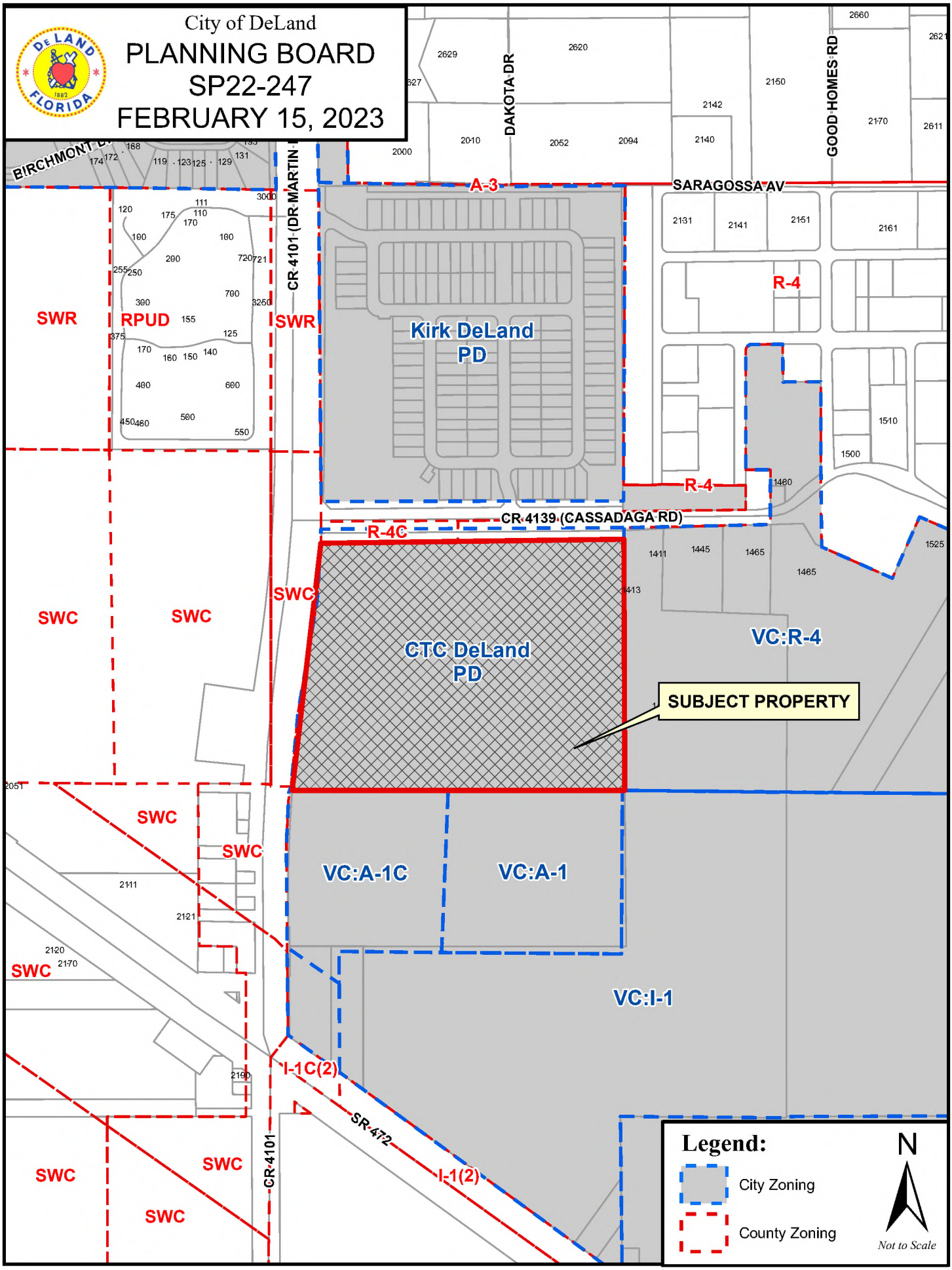
FRONT ELEVATION
CRAFTSMAN

Duplex unit

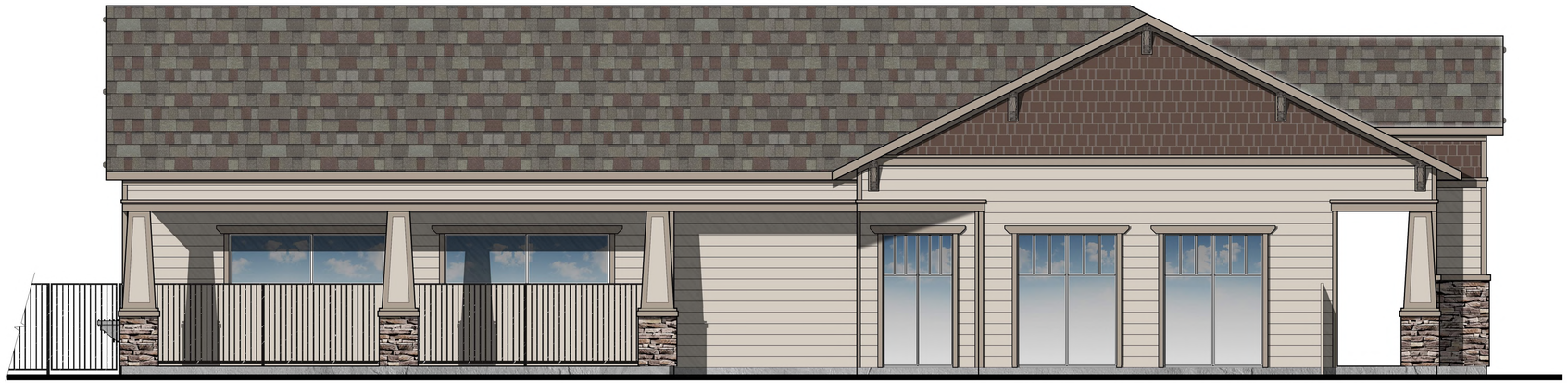
FRONT ELEVATION
CRAFTSMAN

## E. STAFF RECOMMENDATION:

Staff recommends approval of the Class IV Site Plan for Yardley DeLand. Because of the size of the development, the final decision on all Class IV developments is made by the City Commission. The City Commission will hear the application at the March 20, 2023 meeting.


City of DeLand
PLANNING BOARD
SP22-247
FEBRUARY 15, 2023
DAKOTA DR
GOOD HOMES RD
SARAGOSSA AV
CR 4101 (DR MARTIN
BIRCHMONT
A-3
R-4
SWR
RPUD
Kirk DeLand PD
R-4C
CR 4139 (CASSADAGA RD)
SWC
CTC DeLand PD
VC:R-4
SUBJECT PROPERTY
VC:A-1C
VC:A-1
VC:I-1
I-1C(2)
SR 472
I-1(2)
CR 4101
Legend:
City Zoning
County Zoning
N
Not to Scale

City of DeLand
PLANNING BOARD
SP22-247
FEBRUARY 15, 2023
A-3
A-3
SARAGOSSA AV
2131
2141
2151
SWR RPUD
SWR
INTEGRA DUNES CIR
CR 4101 (DR MARTIN L KING JR
PD
R-4
R-4
1430
CR 4139 (CASSADAGA RD)
R-4C
1411
1445
1465
1485
1413
SUBJECT PROPERTY
VC:R-4
SWC
SWC
SWC
PD
1115
SWC
SWC
VC:A-1C
VC:A-1
2121
SWC
VC:I-1
2190
I-1C(2)
CR 4101
SR 472
I-1(2)
SWC
SWC
Legend:
City Zoning
County Zoning
N
Not to Scale



Left Side Elevation
Craftsman 1/4" = 1'-0"

Front Elevation
Craftsman 1/4" = 1'-0"

COLOR SCHEME 2

# LEASING OFFICE & CLUBHOUSE | BTR AT EUSTIS

9-16-2022

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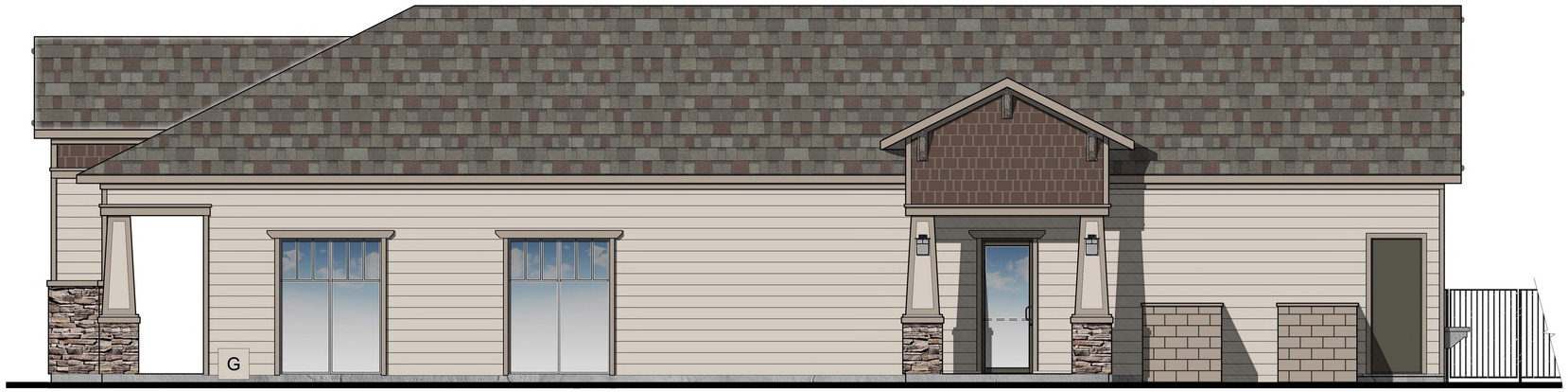


Right Side Elevation
Craftsman 1/4" = 1'-0"

Rear Elevation
Craftsman 1/4" = 1'-0"

COLOR SCHEME 2

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Left Side Elevation
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Front Elevation
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COLOR SCHEME 2

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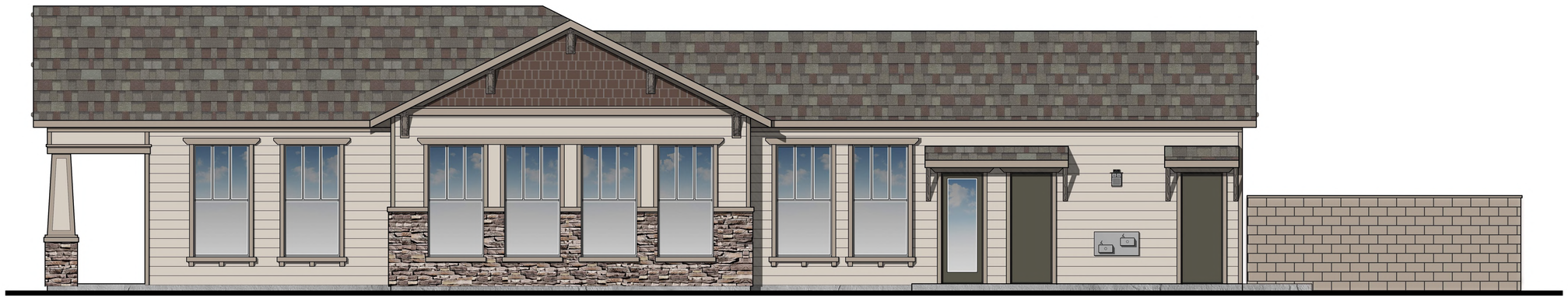

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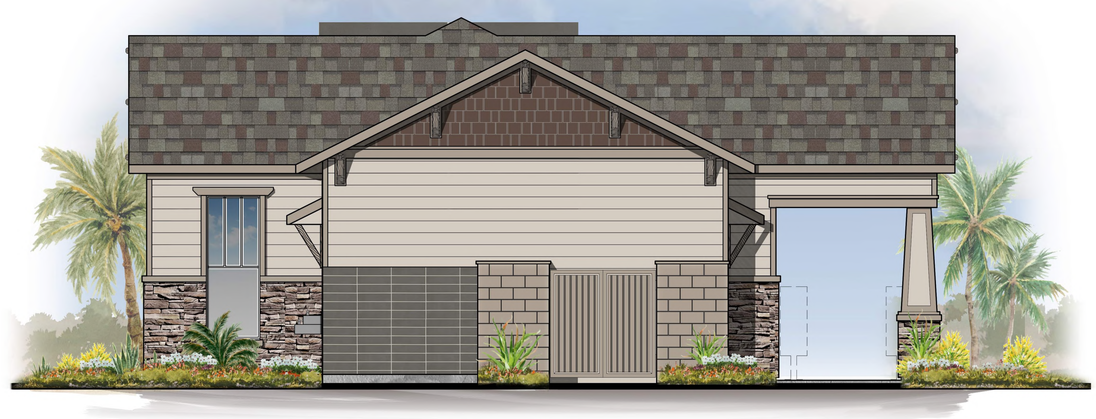

Rear Elevation

Craftsman 1/4" = 1'-0"

COLOR SCHEME 2

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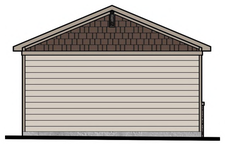

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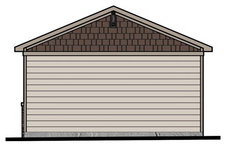
REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 2

# GARAGE | BTR AT EUSTIS

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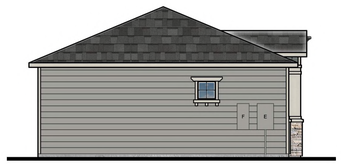

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REAR ELEVATION
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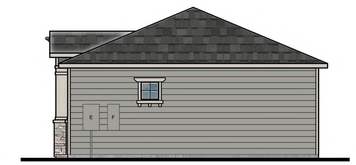

RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 1

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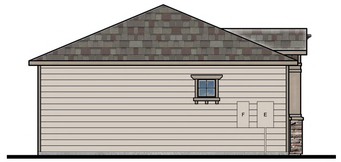

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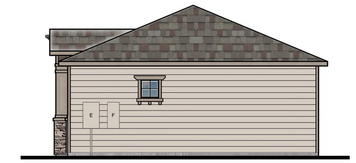

RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 2

# UNIT 1 | BTR AT EUSTIS

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LEFT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"

RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 3

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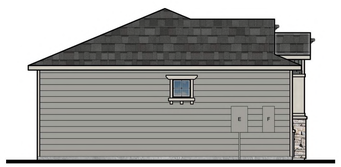

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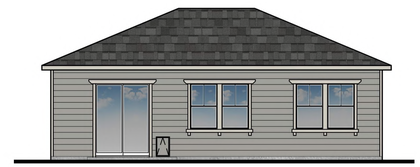

REAR ELEVATION
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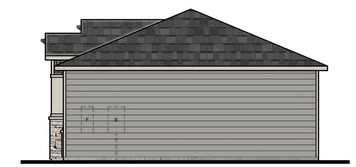

RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 1

# UNIT 2 | BTR AT EUSTIS

9-16-2022

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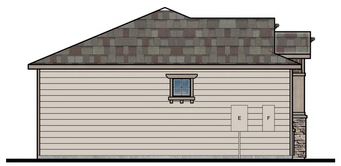

LEFT ELEVATION
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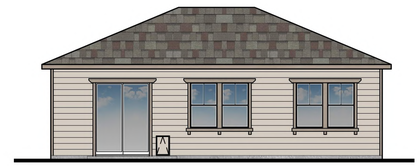

REAR ELEVATION
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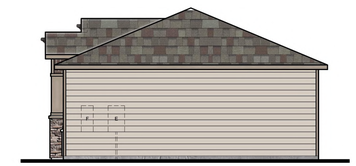

RIGHT ELEVATION
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FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 2

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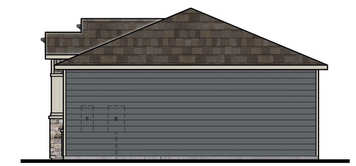
REAR ELEVATION
CRAFTSMAN 1/8" = 1'-0"



RIGHT ELEVATION
CRAFTSMAN 1/8" = 1'-0"

FRONT ELEVATION
CRAFTSMAN 1/4" = 1'-0"

COLOR SCHEME 3

# UNIT 2 | BTR AT EUSTIS

9-16-2022

taylor morrison
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Development Plans
For

# YARDLY
## DELAND CROSSINGS

Section 6, Township 18 South, Range 31 East
City of DeLand, Florida

## PROPERTY DESCRIPTION

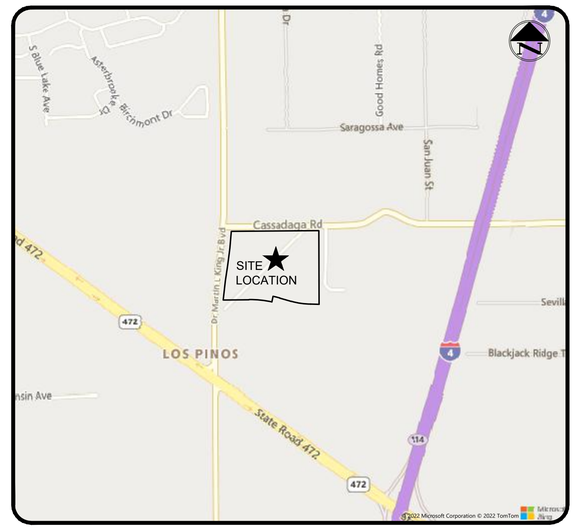
LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF CASSADAGA ROAD PER OFFICIAL RECORDS BOOK 3779, PAGE 3745 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE EASTERLY LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTH 00°14'44" EAST ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1028.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 89°43'30" WEST, FOR A DISTANCE OF 118.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15°36'56", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 272.54 FEET, A CHORD BEARING OF NORTH 81°55'02" WEST AND A CHORD DISTANCE OF 271.70 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 74°06'34" WEST, FOR A DISTANCE OF 169.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 3°39'55", A RADIUS OF 1520.00 FEET, AN ARC LENGTH OF 97.24 FEET, A CHORD BEARING OF NORTH 75°56'32" WEST AND A CHORD DISTANCE OF 97.22 FEET TO THE POINT ON A RADIAL LINE; THENCE RUN SOUTH 12°13'31" WEST ALONG SAID RADIAL LINE, FOR A DISTANCE OF 80.00 FEET TO THE POINT ON A CURVE CONCAVE SOUTHERLY; THENCE DEPARTING SAID RADIAL LINE, RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°42'11", A RADIUS OF 1440.00 FEET, AN ARC LENGTH OF 319.26 FEET, A CHORD BEARING OF NORTH 84°07'35" WEST AND A CHORD DISTANCE OF 318.61 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'20" WEST, FOR A DISTANCE OF 362.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 3819 OF SAID PUBLIC RECORDS AND A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND EASTERLY RIGHT OF WAY LINE HAVING A CENTRAL ANGLE OF 2°43'48", A RADIUS OF 5629.58 FEET, AN ARC LENGTH OF 268.24 FEET, A CHORD BEARING OF NORTH 06°53'12" EAST AND A CHORD DISTANCE OF 268.22 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 08°15'06" EAST, FOR A DISTANCE OF 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°38'00", A RADIUS OF 5629.58 FEET, AN ARC LENGTH OF 471.41 FEET, A CHORD BEARING OF NORTH 05°56'07" EAST AND A CHORD DISTANCE OF 471.28 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF CASSADAGA ROAD; THENCE RUN NORTH 89°31'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1223.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.642 ACRES OF LAND, MORE OR LESS.




## VICINITY MAP
1" = 1,000'

## SHEET LIST TABLE

| Sheet Number | Sheet Title |
|---|---|
| C1.0 | COVER SHEET |
| C2.0 | GENERAL NOTES |
| C3.0 | AERIAL SITE PLAN |
| C4.0 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C5.0 | MASTER SITE PLAN |
| C5.1 - C5.12 | SITE PLAN |
| C6.0 | MASTER PAVING, GRADING & DRAINAGE PLAN |
| C6.1 - C6.12 | PAVING, GRADING & DRAINAGE PLAN |
| C7.0 | CROSS SECTIONS |
| C8.0 | MASTER UTILITTY PLAN |
| C8.1 - C8.12 | UTILITY PLAN |
| C9.0 - C9.1 | CONSTRUCTION DETAILS |
| C10.0 - C10.1 | UTILITY DETAILS |
| C10.2 - C10.4 | LIFT STATION DETAILS |
| C11.0 - C11.1 | DRAINAGE DETAILS |
| L1.0 | TREE REMOVAL REFERENCE PLAN |
| L1.1 - L 1.4 | TREE REMOVAL ENLARGEMENT PLAN |
| L1.5 - L1.13 | TREE REMOVAL SPREADSHEET |
| L3.0 | LANDSCAPE PLAN |
| L4.0 | SCHEMATIC IRRIGATION PLAN |
| L4.1 - L 4.4 | IRRIGATION ENLARGEMENT PLAN |
| L4.5 | IRRIGATION SCHEDULE |
| 2 L5.0-L 5.1 | LANDSCAPE DETAILS |
| L6.0 | IRRIGATION DETAILS |
| L7.0 | GENERAL NOTES & LANDSCAPE SPECIFICATIONS |

LVJ UP

## PROJECT TEAM MEMBERS:


DEVELOPER:
TM BTR OF FLORIDA, LLC
2600 LAKE LUCIEN DRIVE, SUITE 350
MAITLAND, FLORIDA 32751
NICK GLUCKMAN
EMAIL: NGLUCKMAN@TAYLORMORRISON.COM
PHONE: (813) 230-1762

ENGINEER:
LEVELUP CONSULTING, LLC
505 E. JACKSON STREET, SUITE 200
TAMPA, FLORIDA 33602
BRANDON MACHIELA
EMAIL: BRANDONM@LEVELUPFLORIDA.COM
PHONE: (813) 375-0616

SURVEYOR:
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 654-5355

OWNER:
STONEKIRK VENTURES LLC
WILLIAM LJR KIRK
PO BOX 1873
ORLANDO, FLORIDA 32802


VERTICAL DATUM INFORMATION

THE ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION DATUM PER BENCH MARK NUMBER 91503036, ELEVATION = 49.322, NAVD 1988 DATUM.

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1 (800) 432-4770

BRANDON D. MACHIELA
LICENSE
NO. 90686
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Brandon Machiela
Date: 2023.01.25 16:53:09 -05'00'

YARDLY
DELAND CROSSINGS

SITE DATA TABLE

| | |
|---|---|
| PROJECT LOCATION | CITY OF DELAND |
| TOTAL PROJECT AREA | 28.642± |
| PRESENT ZONING | PD |
| FUTURE LAND DESIGNATION | PD |
| PROPOSED USE | BUILD-TO-RENT COMMUNITY |
| PID # | 810600000124 |
| FLOOD ZONE | "X" PER FIRM MAP NUMBER 12127C0610J, DATED 2/18/2014 |
| NO. OF UNITS | 233 |

CONSTRUCTION PLAN REVISIONS — REV 00 <<>> XX/XX/XX

| | | |
|---|---|---|
| 1 | 12/22/2022 | REVISED PER CITY OF DELAND TRC COMMENTS |
| 2 | 01/25/2023 | REVISED PER CITY OF DELAND TRC COMMENTS |

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authortzation No. LC26000638

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PROFESSIONAL ENGINEER

BRANDON D. MACHIELA
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 90686

T:\Projects\169-01 Kirk Property\Drawings\169-01-02 Construction Plans\Current Plans\169010201.0-CVR.dwg
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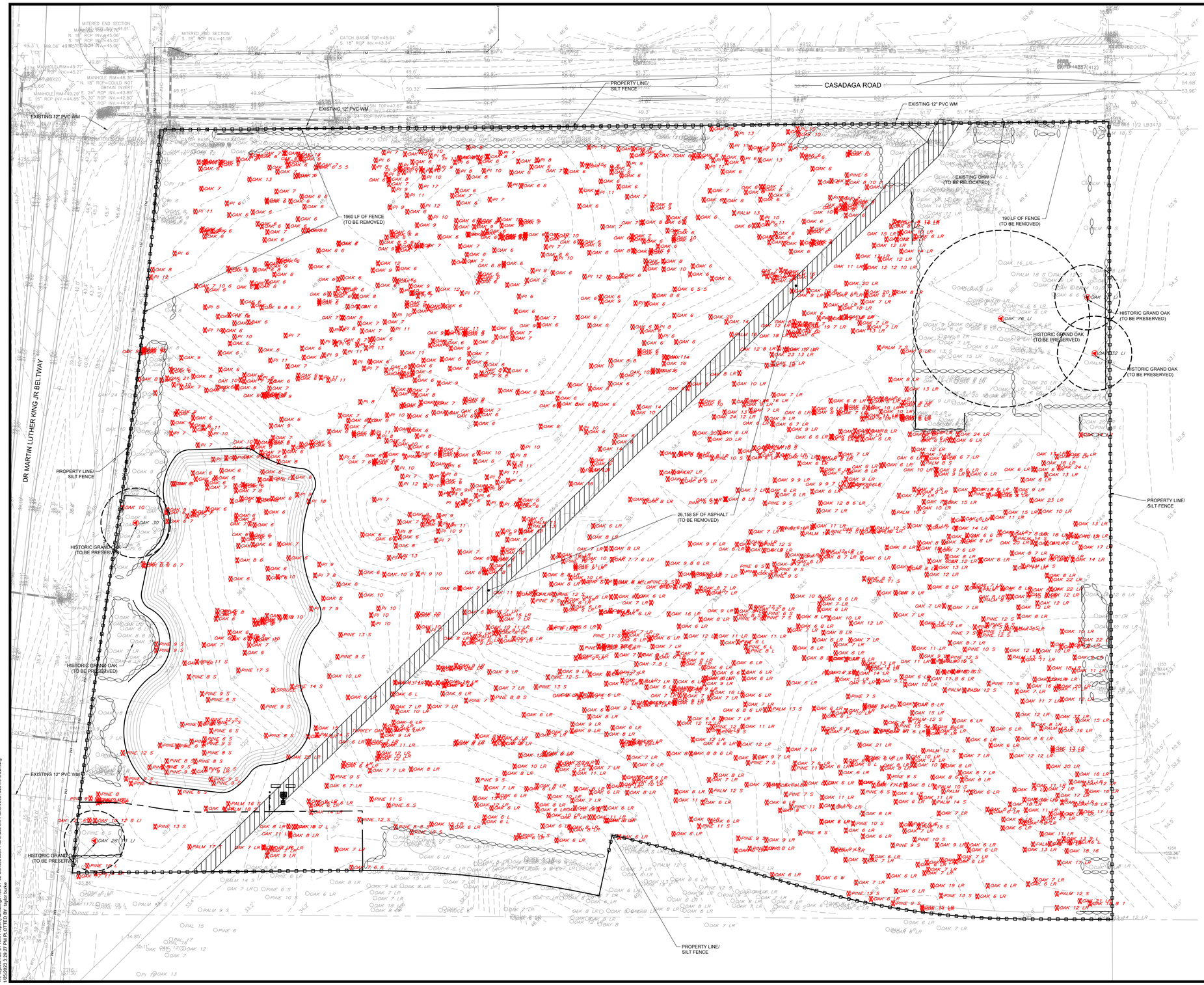
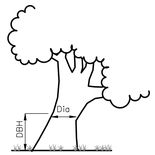



## LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE
- SILT FENCE

## TREE LEGEND

- TREE TO BE REMOVED
- HISTORIC TREE
- Tree Location
- Tree Size (inches) and Type




NOTE:
TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

## DEMOLITION NOTES

1.) DEMOLITION AREA SHOWN ON THIS PLAN IS A GENERAL REPRESENTATION. ACTUAL EXTENTS OF DEMOLITION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BY OWNER AND CONTRACTOR.

2.) LAND CLEARING DEBRIS CANNOT BE BURNED ON SITE. THE CITY OF DELAND DOES NOT ALLOW ON SITE BURNING WITHIN CITY AREAS.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CONSTRUCTION PLAN REVISIONS

| | | |
|---|---|---|
| 1 | 12/22/2022 | REVISED PER CITY OF DELAND TRC COMMENTS |
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# YARDLY
DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

EXISTING CONDITIONS AND DEMOLITION PLAN


Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

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PROFESSIONAL ENGINEER

BRANDON D. MACHIELA
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 90686


PROJECT No. 169-01-02

SHEET C4.0

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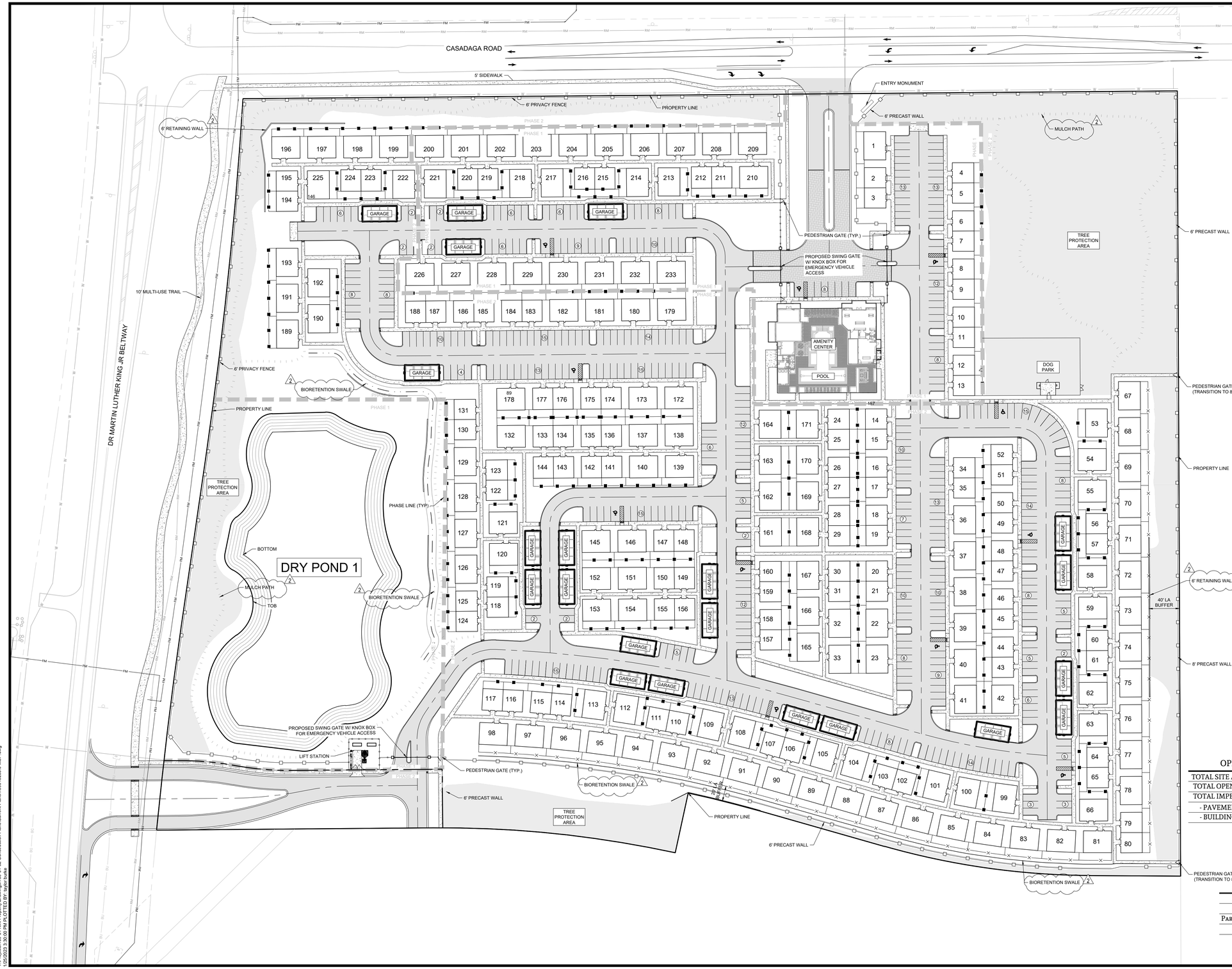


## Total Unit Count Provided

| | |
|---|---|
| 2 Bedroom Attached | 129 |
| 1 Bedroom Detached | 104 |
| Total Provided Units | 233 |
| Density | 8.13 DU/AC |

## Phase 1 Unit Count Provided

| | |
|---|---|
| 2 Bedroom Attached | 25 |
| 1 Bedroom Detached | 18 |
| Total Provided Units | 43 |

## Phase 2 Unit Count Provided

| | |
|---|---|
| 2 Bedroom Attached | 104 |
| 1 Bedroom Detached | 86 |
| Total Provided Units | 190 |

## Open Space Calculations

| | |
|---|---|
| TOTAL SITE AREA = 28.64 AC | 100% |
| TOTAL OPEN SPACE AREA = 15.94 AC | 55.66% |
| TOTAL IMPERVIOUS AREA = 12.70 AC | 44.34% |
| - PAVEMENT / SIDEWALK / CURB = 6.97 AC | - 24.36% |
| - BUILDING AREA = 5.73 AC | - 20.01% |

## Parking Table

| | |
|---|---|
| Parking Spaces Provided (STD.) | 435 |
| Parking Spaces Provided (HC.) | 11 |
| Parking Spaces Provided (GARAGE) | 84 |
| Total Provided Parking Spaces | 530 |


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# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

MASTER SITE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

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**REGISTRATION NUMBER 90686**

**PROJECT No.** 169-01-02

**SHEET** C5.0

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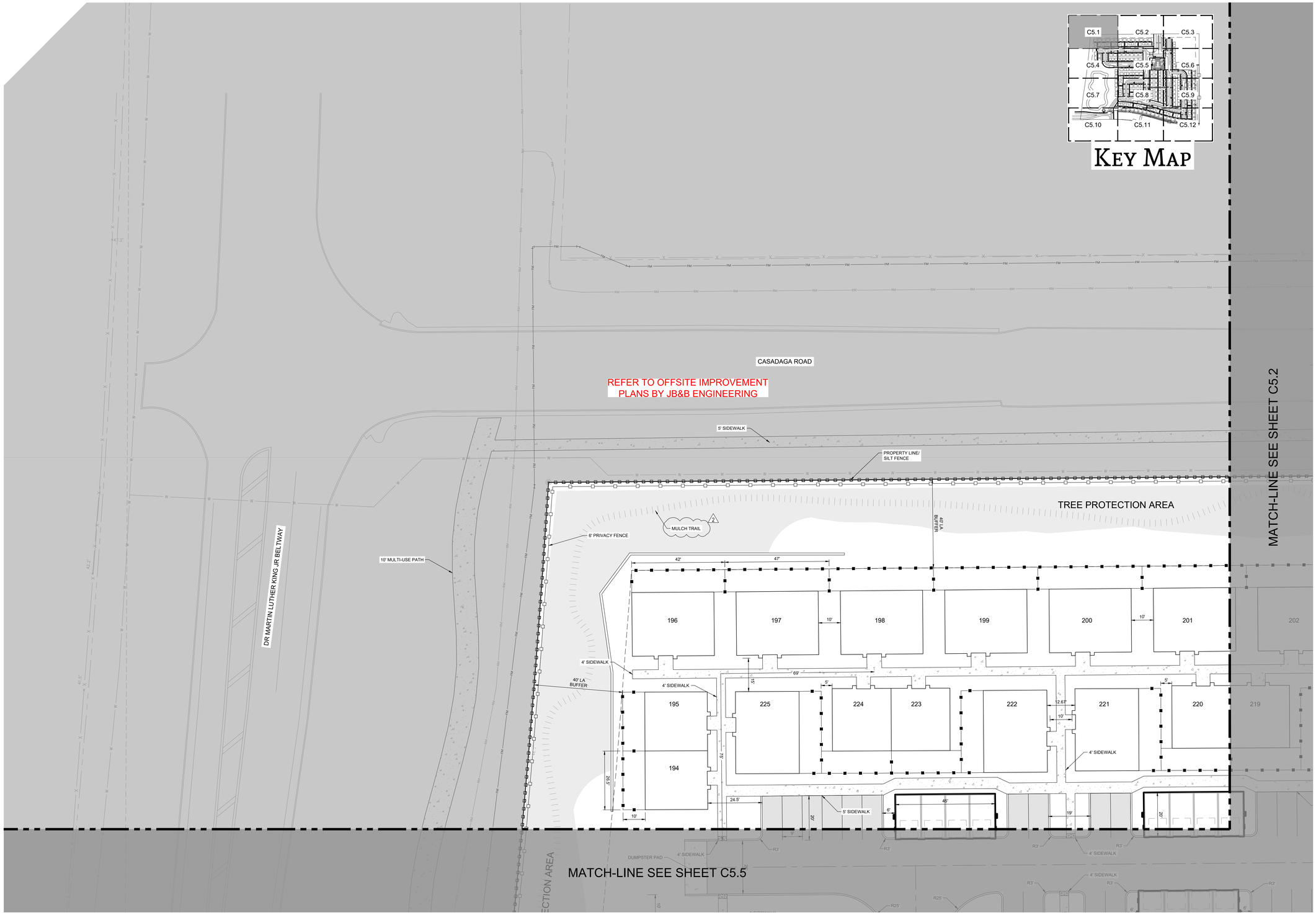



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# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

SITE PLAN

Engineering Business Certificate of Authorization No. 32771
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|---|---|
| **PROJECT No.** | **169-01-02** |
| **SHEET** | **C5.1** |

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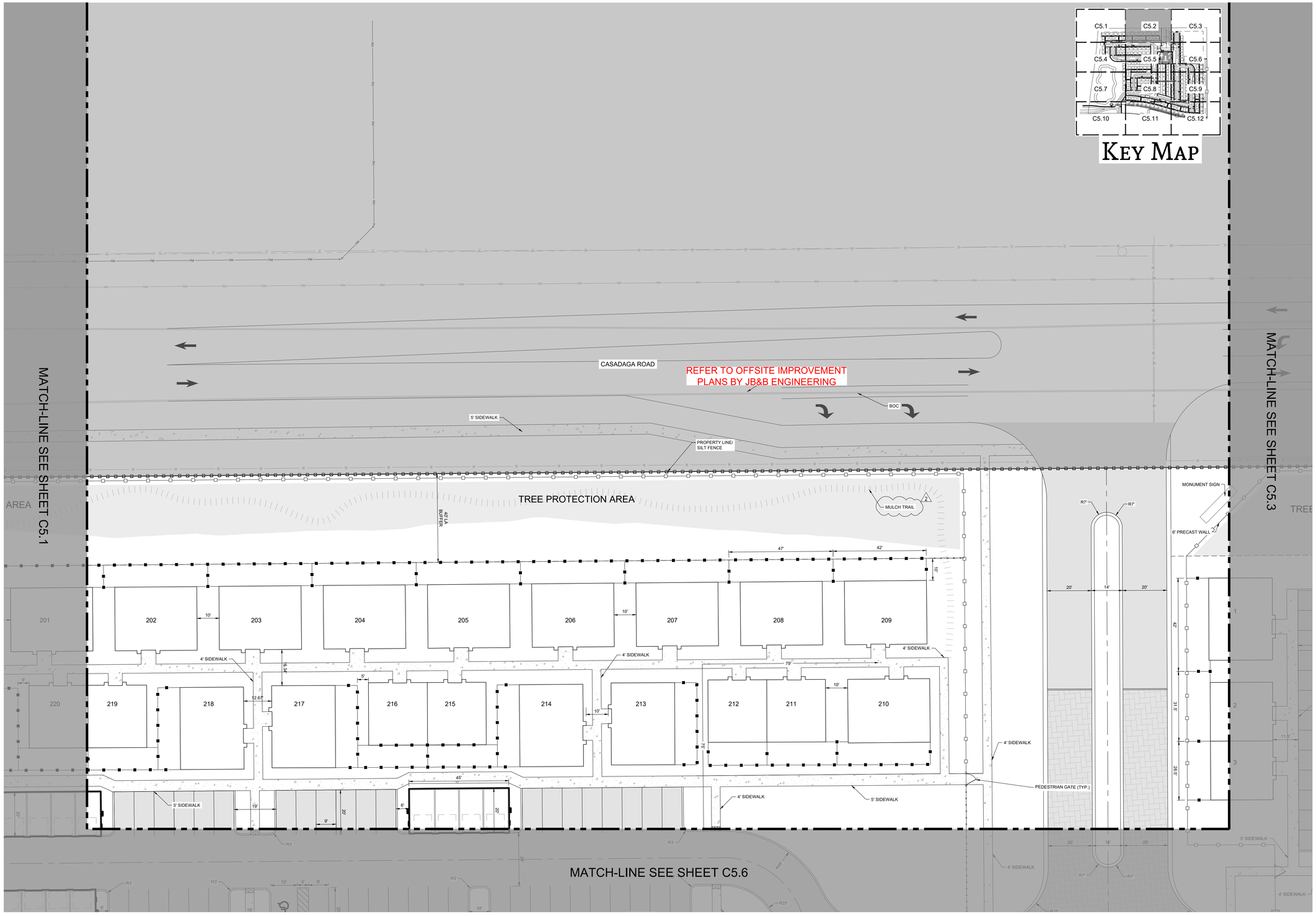


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| 3 | | |

# YARDLY
## DELAND CROSSINGS

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| **PROJECT No.** | **169-01-02** |
| **SHEET** | **C5.2** |

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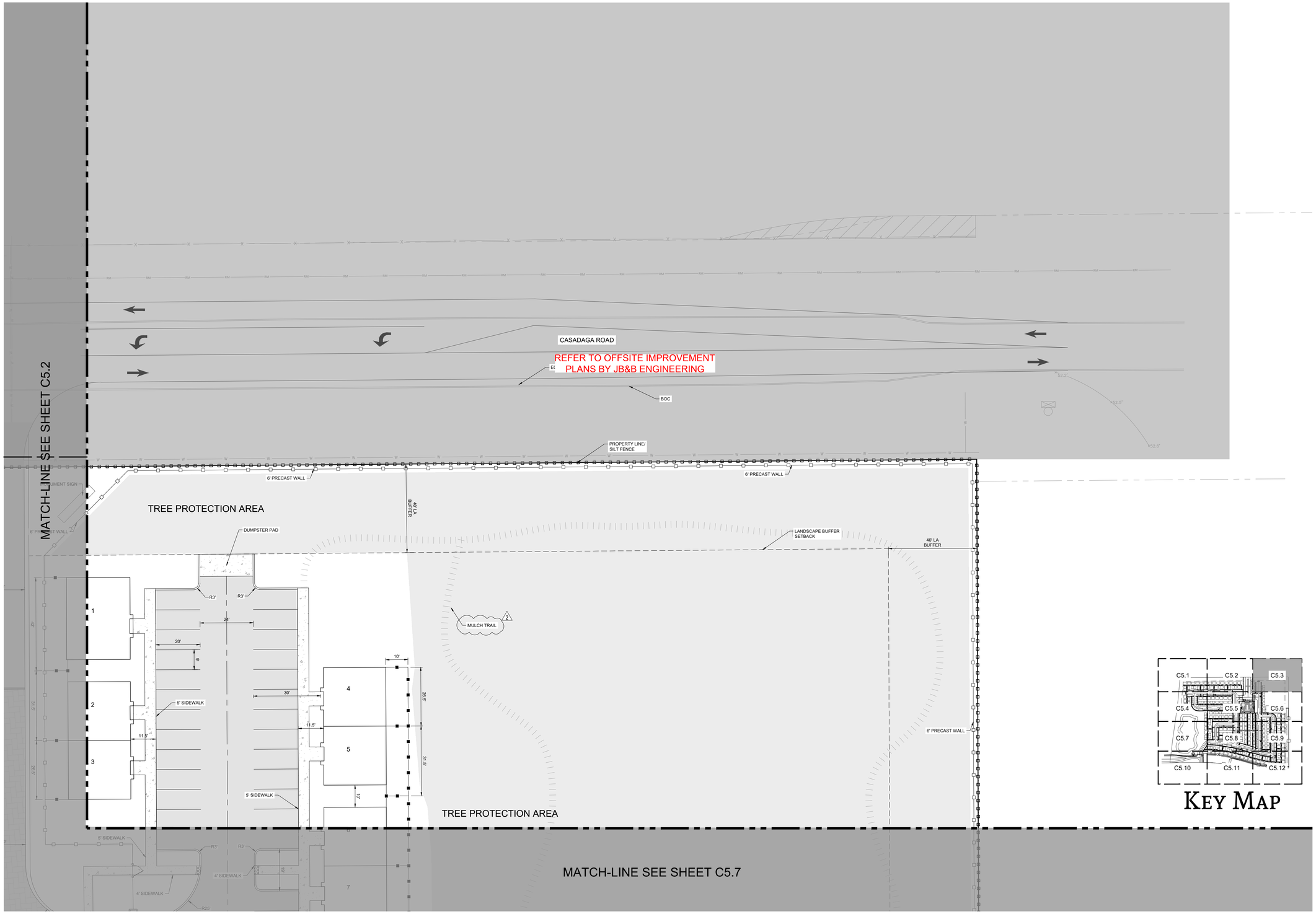





KEY MAP


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| PROJECT No. | 169-01-02 |
| SHEET | C5.3 |

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MATCH-LINE SEE SHEET C5.1

MATCH-LINE SEE SHEET C5.6

MATCH-LINE SEE SHEET C5.8

REFER TO OFFSITE IMPROVEMENT PLANS BY JB&B ENGINEERING

DR MARTIN LUTHER KING JR BELTWAY

10' MULTI-USE PATH

PROPERTY LINE/ SILT FENCE

6' PRIVACY FENCE

40' LA BUFFER

TREE PROTECTION AREA

DUMPSTER PAD

4' SIDEWALK

5' SIDEWALK

MULCH TRAIL

BIORETENTION SWALE

193 192 191 190 189 188 187 186 185 228 131 130 129 128 123 122

KEY MAP

C5.1 C5.2 C5.3 C5.4 C5.5 C5.6 C5.7 C5.8 C5.9 C5.10 C5.11 C5.12


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| SHEET | C5.4 |

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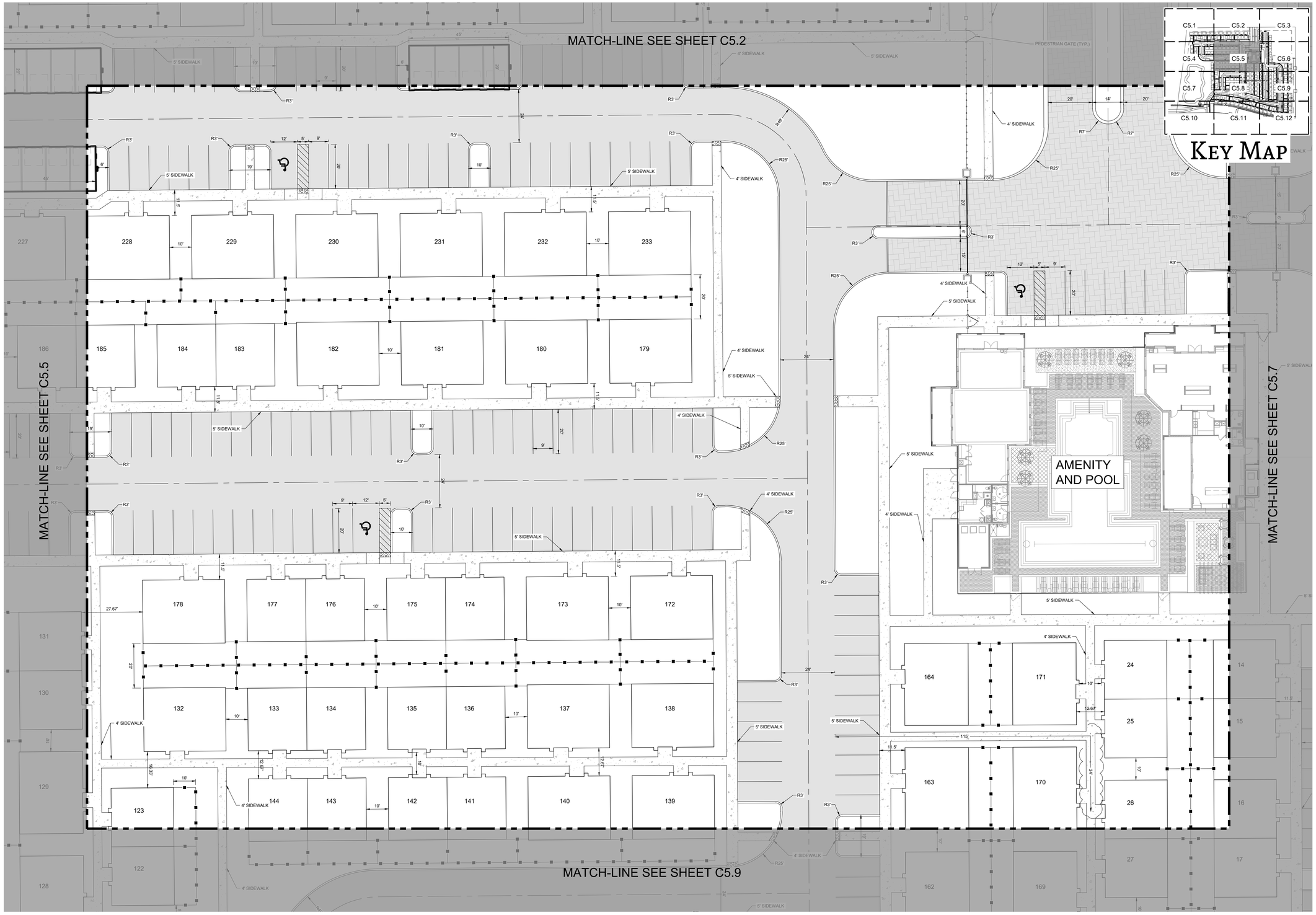


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| PROJECT No. | 169-01-02 |
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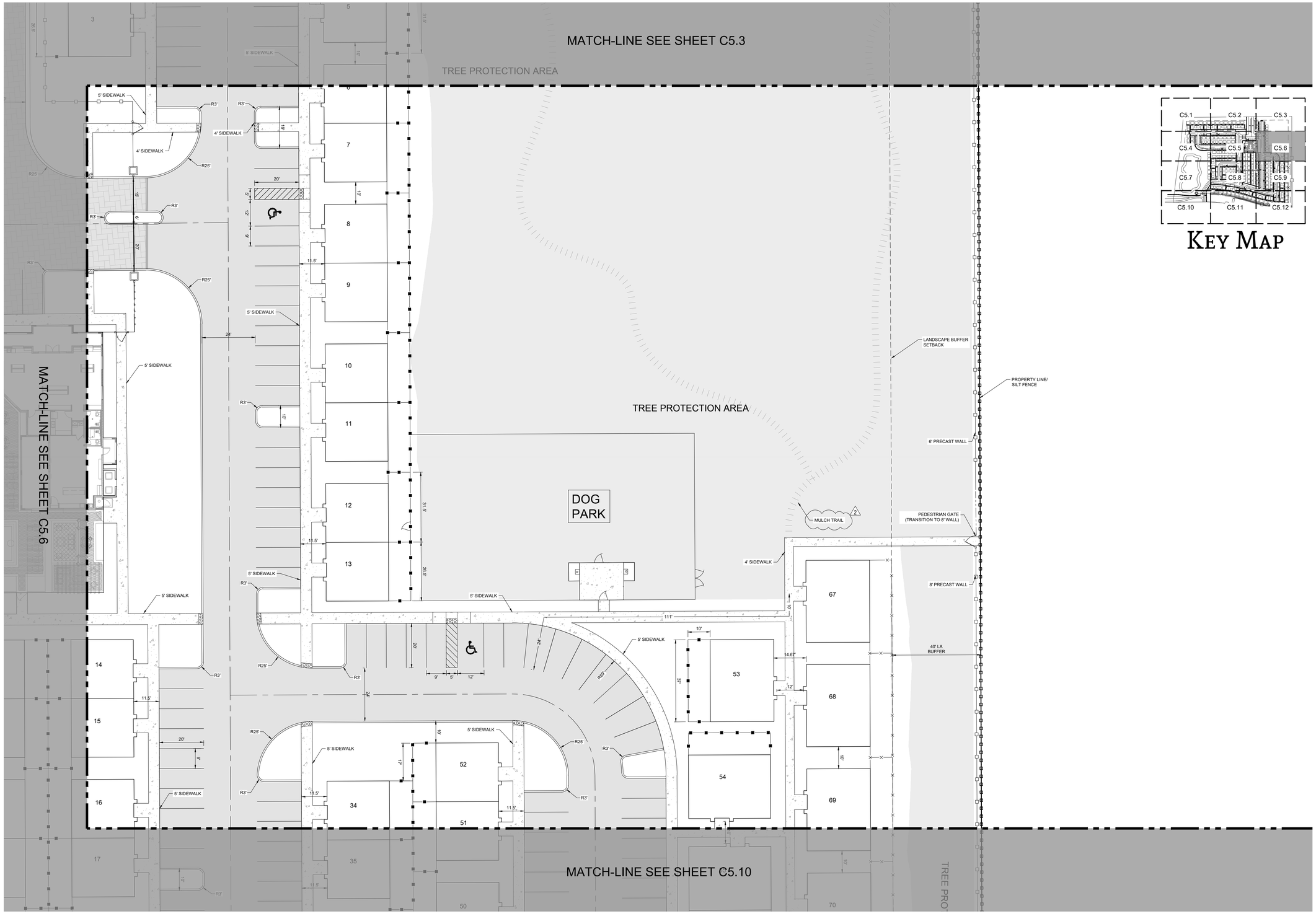





# KEY MAP


LEVELUP CONSULTING, LLC

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|---|---|
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| **SHEET** | **C5.6** |

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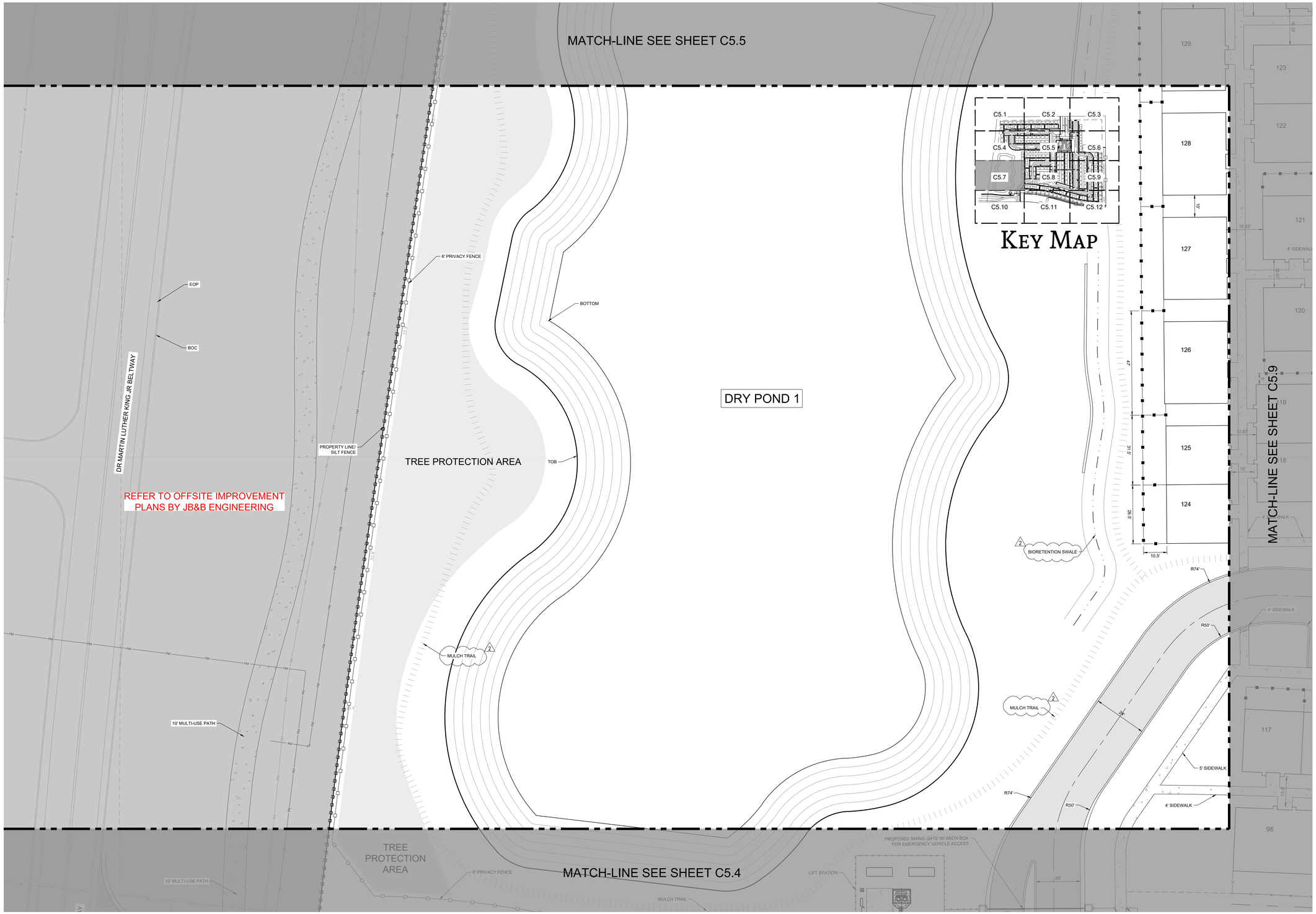



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LICENSE
NO. 90686
STATE OF FLORIDA
PROFESSIONAL ENGINEER

**BRANDON D. MACHIELA**
**FLORIDA LICENSED PROFESSIONAL ENGINEER**
**REGISTRATION NUMBER 90686**

| | |
|---|---|
| PROJECT No. | 169-01-02 |
| SHEET | C5.7 |

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LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM


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SCALE IN FEET

| CONSTRUCTION PLAN REVISIONS | | |
|---|---|---|
| 1 | 12/22/2022 | REVISED PER CITY OF DELAND TRC COMMENTS |
| 2 | 01/25/2023 | REVISED PER CITY OF DELAND TRC COMMENTS |

# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

SITE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

BRANDON D. MACHIELA
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| | |
|---|---|
| PROJECT No. | 169-01-02 |
| SHEET | C5.8 |

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LevelUp Consulting, LLC

505 E. Jackson Street
Suite 200
Tampa, Florida 33602
Office: 813-375-0616
www.levelupflorida.com


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**CONSTRUCTION PLAN REVISIONS**

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## DELAND CROSSINGS

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SITE PLAN

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**REGISTRATION NUMBER 90686**

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| **PROJECT No.** | **169-01-02** |
| **SHEET** | **C5.9** |

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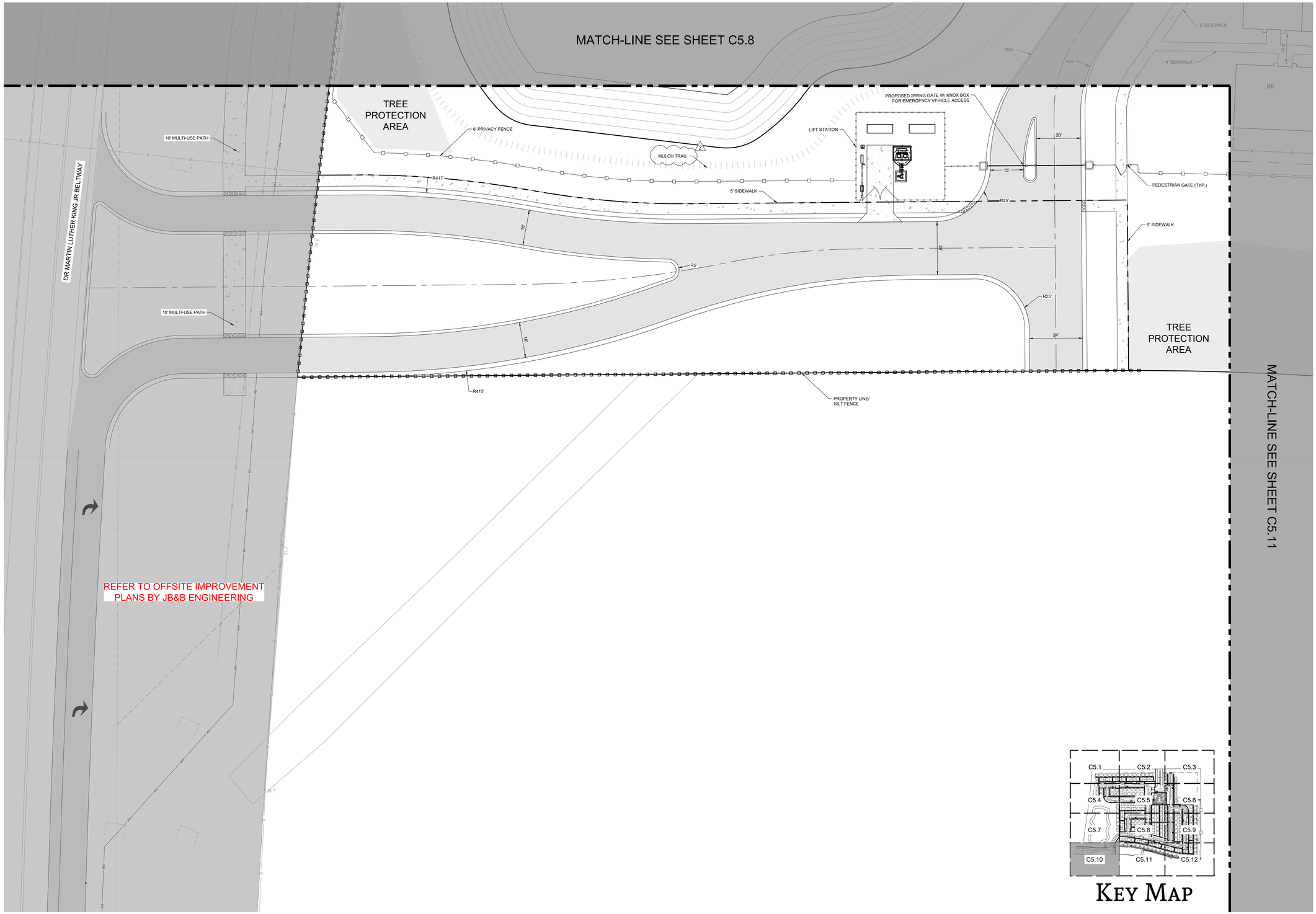





KEY MAP


LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM


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**CONSTRUCTION PLAN REVISIONS**

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# YARDLY
## DELAND CROSSINGS

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SITE PLAN

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**REGISTRATION NUMBER 90686**

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| **PROJECT No.** | **169-01-02** |
| **SHEET** | **C5.10** |

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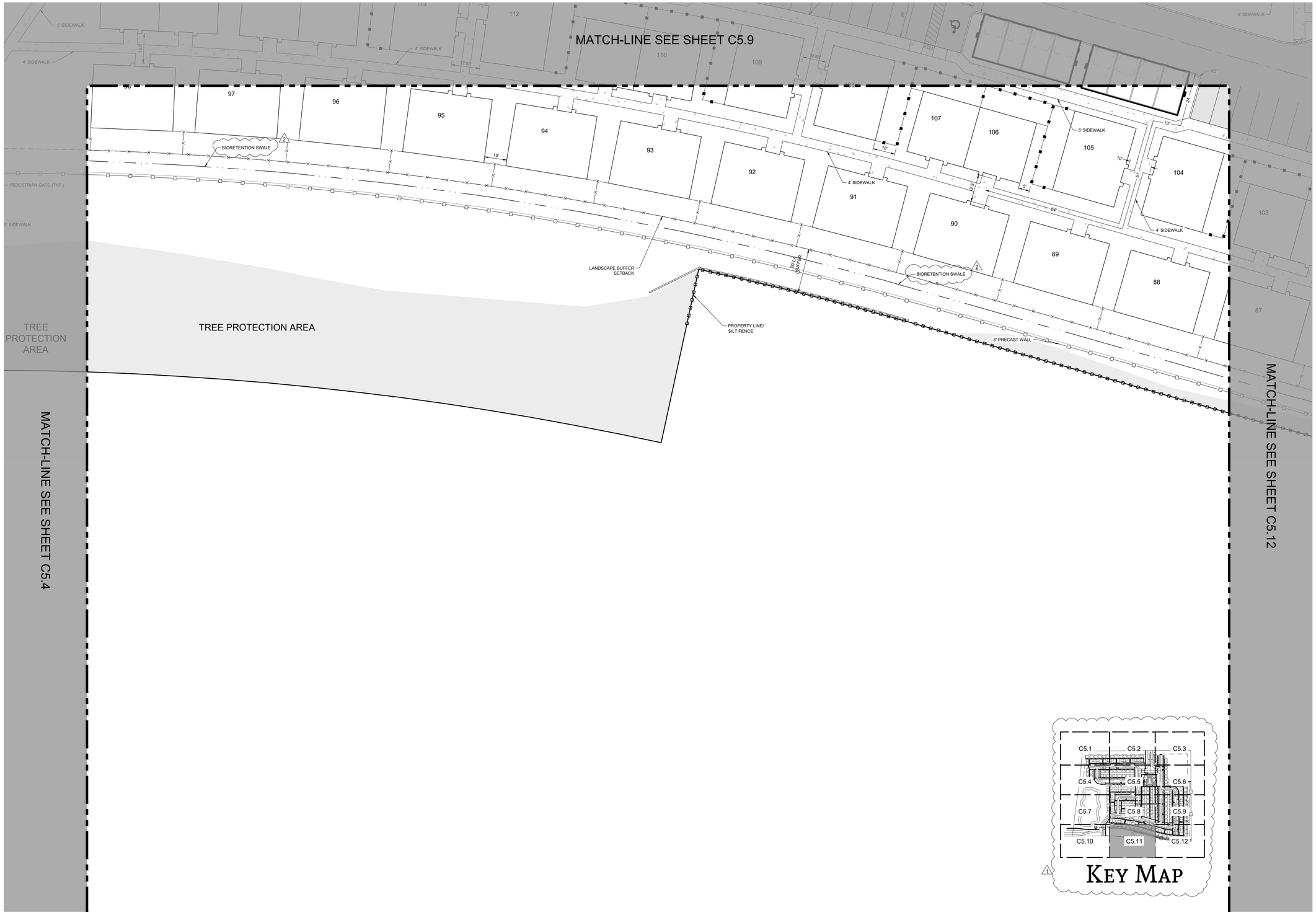





KEY MAP


LEVELUP CONSULTING, LLC

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TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM


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SCALE IN FEET

**CONSTRUCTION PLAN REVISIONS**

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# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

SITE PLAN

Engineering Business Certificate of Authorization No. 32771
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BRANDON D. MACHIELA
LICENSE
NO. 90686
STATE OF FLORIDA
PROFESSIONAL ENGINEER

**BRANDON D. MACHIELA**
**FLORIDA LICENSED PROFESSIONAL ENGINEER**
**REGISTRATION NUMBER 90686**

**PROJECT No.** 169-01-02

**SHEET** C5.11

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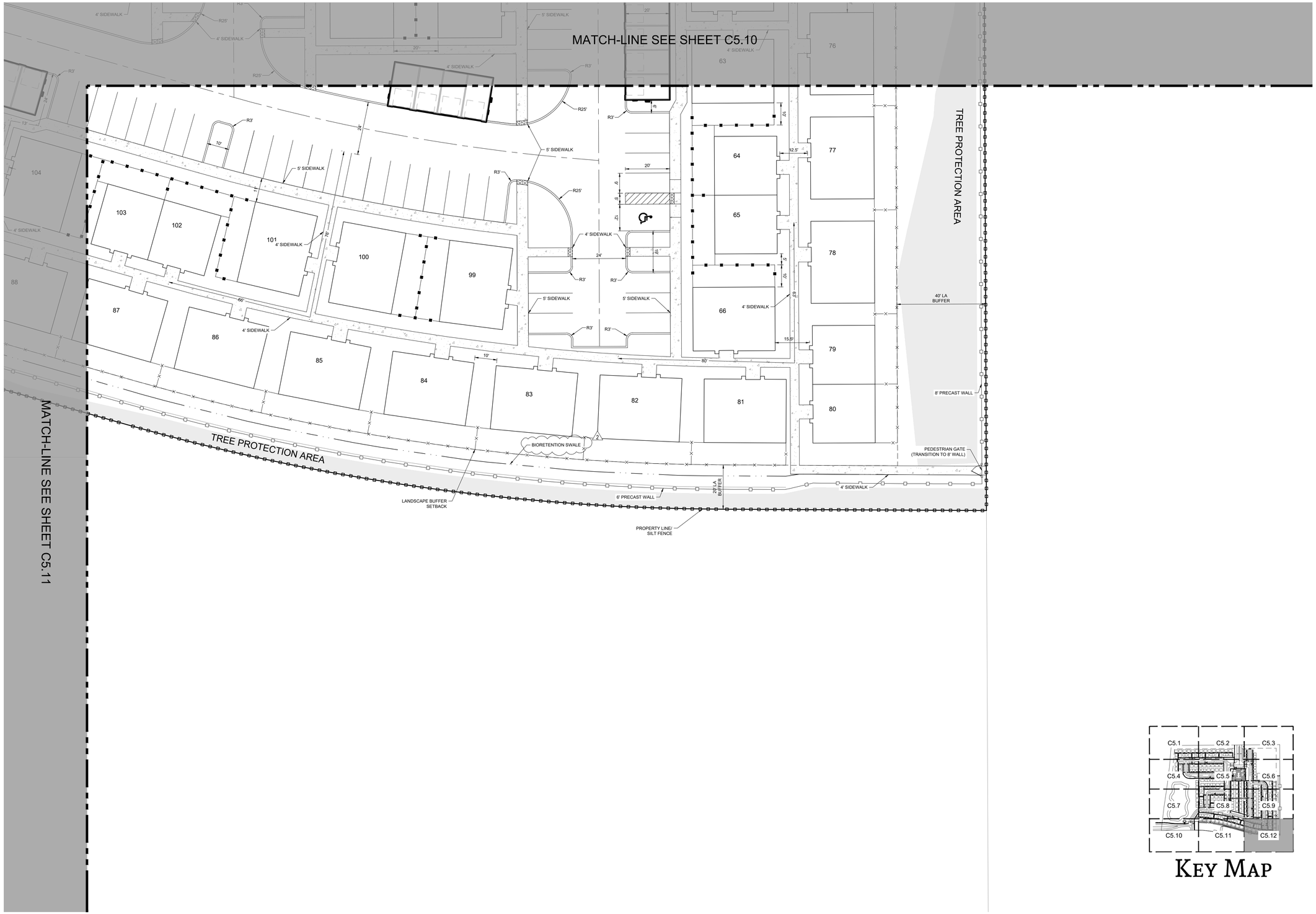





KEY MAP


LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
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**CONSTRUCTION PLAN REVISIONS**

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# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

SITE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

BRANDON D. MACHIELA
LICENSE
NO. 90686
STATE OF FLORIDA
PROFESSIONAL ENGINEER

**BRANDON D. MACHIELA**
**FLORIDA LICENSED PROFESSIONAL ENGINEER**
**REGISTRATION NUMBER 90686**

| | |
|---|---|
| **PROJECT No.** | **169-01-02** |
| **SHEET** | **C5.12** |

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CONSTRUCTION PLAN REVISIONS

# YARDLY
DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

LANDSCAPE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

REGISTERED LANDSCAPE ARCHITECT
BRIDGER E. DEMARS
LA 6667420
STATE OF FLORIDA

**BRIDGER E. DEMARS**
**REGISTERED LANDSCAPE ARCHITECT**
**REGISTRATION NUMBER 6667420**

| | |
|---|---|
| **PROJECT No.** | **169-01-02L** |
| **SHEET** | **L 3.0** |

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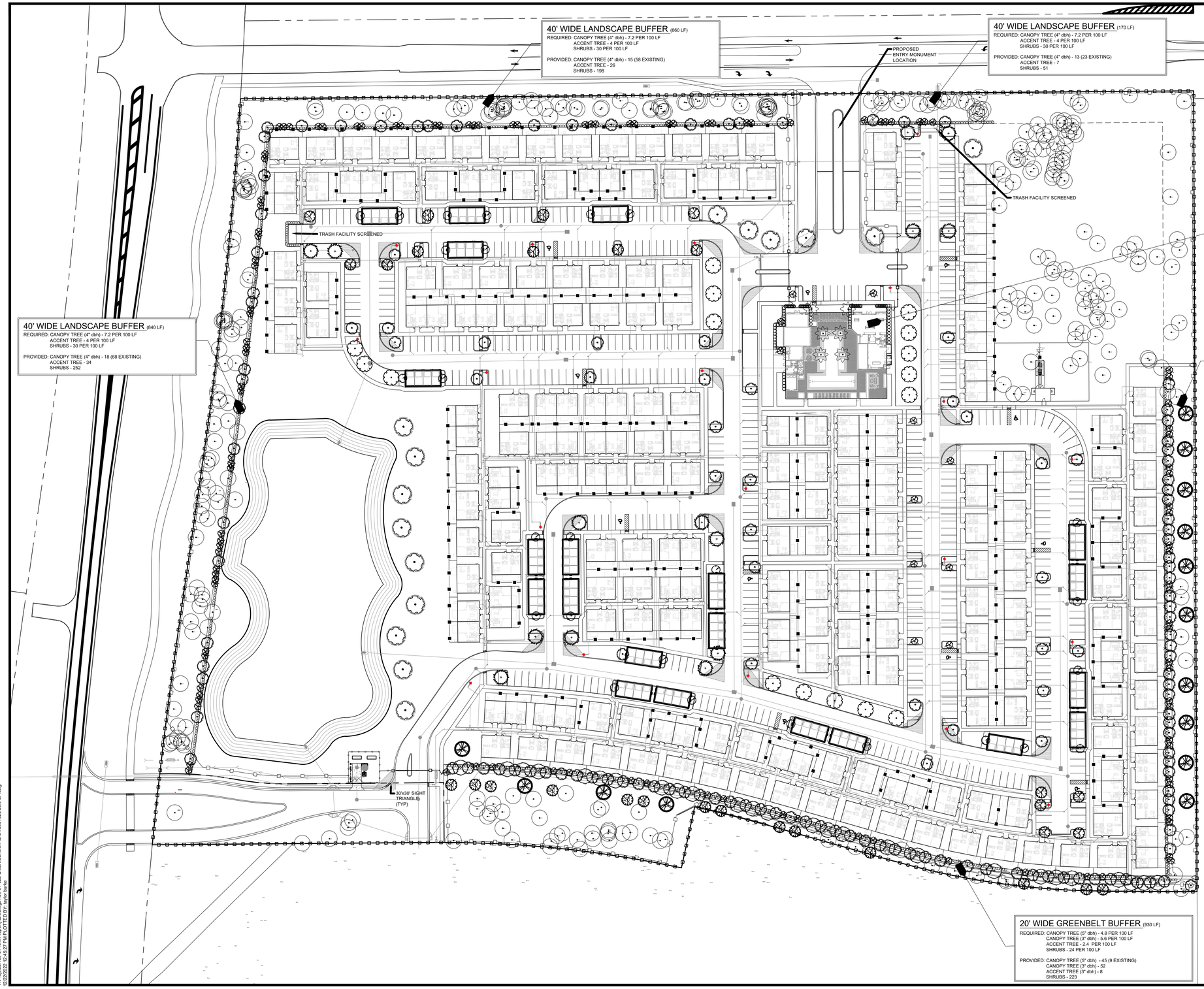


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LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
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CONSTRUCTION PLAN REVISIONS

# YARDLY
## DELAND CROSSINGS

CLIENT: TM BTR OF FLORIDA, LLC

LANDSCAPE PLAN

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638

REGISTERED LANDSCAPE ARCHITECT
BRIDGER E. DEMARS
LA 6667420
STATE OF FLORIDA

**BRIDGER E. DEMARS**
**REGISTERED LANDSCAPE ARCHITECT**
**REGISTRATION NUMBER 6667420**

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|---|---|
| PROJECT No. | 169-01-02L |
| SHEET | L3.0 |