



## The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

### Development Review Committee (DRC) Meeting

Tuesday, December 19<sup>th</sup>, 2023 – 9:30 AM

## DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - DRC meeting on November 7<sup>th</sup>, 2023
  - DRC meeting on December 5<sup>th</sup>, 2023
4. NEW BUSINESS
  - **Case # 23-03-MAJPUD-Tailwinds Commercial**; *Second Review*, Applicant is requesting a recommendation for a Major PUD Amendment for part of the Glen Abbey PUD, located on the southeast corner of U.S. Highway 17-92 and North Pine Meadow Drive, to permit restaurants and a self-storage facility, and to provide for development standards therein.
  - **Case # 23-03-FPR-Rivington, Phase 3**; *First Review*, Applicant is requesting approval of a Final Plat for Rivington, Phase 3, located off of Fort Florida Road, a development of approximately 63.03 acres for 221 lots.
5. ADDITIONAL BUSINESS:
  - Approval of 2024 DRC Schedule
6. DISCUSSION:
7. ADJOURNMENT:

### DISTRIBUTION:

#### Technical Review Staff:

- Steven Bapp, AICP, *Growth Management Director - Planning and Zoning* (SBapp@DeBary.org)
- Joseph Barker, AICP, *Senior Planner - Planning and Zoning* (JBarker@DeBary.org)
- Kayla Burney, *Planning Technician - Planning and Zoning* (KBurney@DeBary.org)
- Kevin Hare, *Construction Manager* (KHare@DeBary.org)
- Amy Long, *Deputy Public Works Director* (ALong@DeBary.org)
- Chad Qualls, *Public Works Superintendent* (CQualls@DeBary.org)
- Robert Scott, *Orange City Fire Department* (RScott@ourorangecity.com)
- Merylene Thomas, CNU-A, *Senior Planner - Planning and Zoning* (MThomas@DeBary.org)
- Richard Villasenor, *City Engineer* (RVillasenor@DeBary.org)
- Steve Wood, *Building Inspector* (Buildingofficial@DeBary.org)
- E-Sciences, *Environmental Management Consultant* (troberts@res.us)
- Fishback Dominick, *Legal Consultant* (DLanglely@fishbacklaw.com)
- Stanley Group, *Transportation Consultant* (KingTanya@stanleygroup.com)
- SurvTech Solutions, *Surveying Consultant* (rfowler@survtechsolutions.com)
- Volusia County Utilities, *Utilities* (ErinReed@volusia.org)

**PLEASE NOTE: Each DRC project on the agenda will take approximately 30 minutes unless otherwise noted.**

**APPLICANT(S):** Please plan to attend the DRC meeting to discuss your project and review the comments with reviewers. Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 601-0219.



**City of DeBary  
Development Review Committee Meeting  
November 7, 2023 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Richard Villasenor, City Engineer, at 9:30 am.

**DRC MEMBERS PRESENT:**

Richard Villasenor, City of DeBary  
Joseph Barker, City of DeBary  
Amy Long, City of DeBary  
Robert Scott, Orange City Fire Department

**OTHERS PRESENT:**

Kayla Burney, City of DeBary  
Phyllis Butlien, City of DeBary  
Mark Watts, Cobb-Cole

**APPROVAL OF MINUTES:**

Joseph Barker made a motion to approve the October 17, 2023. The motion was approved by a 4-0 vote.

**NEW BUSINESS:**

**Tailwinds Residential PUD Amendment      Project # 23-04-MAJPUD-Tailwinds Residential**

Mark Watts of Cobb-Cole, a representative for the applicant, Kimaya, LLC, came forward to speak.

Mr. Watts asked if the City is expecting an auto-turn. Joseph Barker, Senior Planner, stated this information would be reviewed during the site plan review phase.

Mr. Watts stated the building between the storage building and the restaurant is retail. Mr. Watts stated the Valvoline will be removed from the master development plan.

Mr. Watts asked for the City's preference for the location of the masonry wall buffering the development from the Glen Abbey neighborhood. Chairman Richard Villasenor stated the City will need to review the latest master development plan since an older version was mistakenly submitted.

Mr. Watts asked for clarification on Planning & Zoning's comments regarding Comprehensive Plan Policy 6.709. Mr. Barker stated the intent of the policy is street frontage that has more building frontage on it as opposed to parking lots. Mr. Watts asked if street frontage amenities would help meet the intent of the policy. Mr. Barker stated that would be a good mitigation measure to investigate.

Mr. Watts stated a development agreement will be drafted.

Mr. Watts asked if a tree survey is necessary at this stage of the project. Mr. Barker stated that will not be required at this stage of the project.

Chairman Villasenor stated the City will need an access to the pond property for maintenance purposes.

The item was continued to a future meeting.

**ADJOURNMENT:**

The meeting was adjourned at 9:47 AM.



**DRC 12/19/2023**

**Subject Case # 23-03-MAJPUD-Tailwinds Commercial**

**Applicant: Kimaya, LLC**

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Application Summary:

The applicant is requesting review of a major PUD amendment to the Swallows Golf and Country Club (Glen Abbey) PUD, located on the southeast corner of U.S. Highway 17/92 and North Pine Meadow Drive. The proposed amendment amends the permitted uses for the subject property to include drive-through restaurants and a self-storage facility, and provides for development standards.

**Planning & Zoning**

**Joseph Barker, AICP, Senior Planner**

**Comprehensive Plan Review:**

In reviewing the application (proposed project), staff has reviewed it against the policies contained within the City's Comprehensive Plan (Plan) to determine whether or not the proposed project is consistent with the Plan, as required by Florida Statute 163.3194, and Section 1-2(b)(1) of the City's Land Development Code.

Economic Development

The goal of the City's Economic Development element is to facilitate the stable, on-going development of the economy of the City, while making wise use of resources, including man-made resources, natural resources, and human resources.

Objective 3.3 requires the City to carry out certain policies to help achieve its development and redevelopment objectives by directing community facility improvements to serve employment areas and non-residential uses.

The City will ensure that streets and roads serving employment areas are constructed to standards sufficient to safely serve trucks. Where necessary, consideration will be given to adequate pavement thickness and width, curves, setbacks to pedestrian areas and landscaping,







accessibility to parking and loading areas, and similar issues. **Consideration must be given to the impact the proposed project will have on these elements. As already noted, more details on this shall be provided at the time of final site plan review.**

#### Management of Natural Resources

The goal of the City's Management of Natural Resources element is to facilitate the proper management of natural resources through their appropriate conservation, protection and use, consistent with the desired growth and development of the community to ensure the highest environmental quality possible.

Objective 4.2 requires the City to carry out a program of activities to properly manage wetlands so as to maintain the natural functions of wetlands while ensuring the appropriate growth and development of the community. **Please see comments from Environmental Management.**

Objective 4.4 requires the City to carry out a program of activities to properly manage habitats and vegetative communities so as to maintain these resources and their natural functions while ensuring the appropriate growth and development of the community.

Policy 4.402 states the City, in reviewing land development activities and managing habitat areas for threatened and endangered species, will consider special measures which may be necessary to prevent adverse impacts. **Please see comments from Environmental Management.**

#### Future Land Use

The goal of the City's Future Land Use element of the Plan is to facilitate the development and use of land, including permanent open space, in an organized arrangement which supports the appropriate development of the overall community, including an efficient multi-modal transportation system that enhances the well-being of the City's residents and businesses.

Objective 5.4 requires the City to base land use and development decisions on its adopted Future Land Use Map.

Policy 5.403(b)(3) states commercial centers will be well designed from the perspective of pedestrians and bicyclists. **Please note pedestrians and bicyclists coming off of both U.S. Highway 17-92 and North Pine Meadow Drive will need to be able to conveniently access the patios of the quick-service restaurant and retail/quick-service restaurant. Both these**





**structures containing drive-troughs could create issues with pedestrian and bicyclist flow and safety. Finer details on this can be provided during the review of the eventual final site plan, but the master development plan should provide some clarity on pedestrian and bicyclist traffic flow.**

Policy 5.403(b)(4) states commercial developments in close proximity to residential areas will be buffered from them so as to reduce the adverse impacts of noise and unsightliness. Internal areas will also be well landscaped and signage will be maintained in a modest and coordinated manner. Pedestrian and bicycle connections between new retail commercial development and redevelopment and adjacent residential land uses commercial land uses shall be encouraged. **This development will need to be buffered from the residential portions of the Swallows Golf & Country Club to the east. Please note the landscaping and signage will need to be able to meet the standards of the Land Development Code. More specific details may be provided at the time of final site plan review.**

Objective 5.5 states the City has established a set of land development regulations to implement and support the provisions of the Plan.

Policy 5.505 requires the City, when making any decision regarding the approval of a development, to consider certain elements, including how a development will affect the appearance of the overall community, vis-à-vis good design, orderly pattern of development, and compatibility with the development of nearby areas. **Currently, there is a meandering sidewalk along the south side of North Pine Meadow Drive. The queuing of vehicles near this sidewalk, which is currently shaded by trees, may negatively impact the appearance of the area. In addition, near the intersection, there is an existing monument sign for Glen Abbey, which may not contrast well with the drive-through immediately behind it. It is possible a landscape buffer greater than what the Land Development Code requires may be necessary to abide by this provision of the Plan.**

### Transportation

The goal of the City's Transportation element is to facilitate the development of a safe, cost-effective, coordinated, connected, energy efficient, multimodal transportation system for the movement of people and goods to benefit the social, economic and physical development of the City and to reduce greenhouse gas emissions and vehicle miles of travel.





Objective 6.1 requires the City to carry out a program of activities to facilitate the provision of a cost-effective, safe, convenient, and energy efficient multimodal transportation system.

Policy 6.103 establishes a regulatory level of service (LOS) to be used to determine whether facilities are adequate to serve new development. U.S. Highway 17-92's minimum LOS is as determined by the Florida Department of Transportation (FDOT), and the local street system's (e.g., North Pine Meadow Drive) LOS is a D as defined by FDOT. **In order for a final development order to ultimately be issued for the proposed project, the current LOS for the affected roadways and how this project will affect the LOS must be determined. Please note that if the proposed major PUD amendment is approved, that will not act as a guarantee that existing facilities will be adequate at the time a final development order application is submitted. Please see Policy 6.704 for potential remedies if the LOS is insufficient.**

Objective 6.2 requires the City to carry out a program of activities to coordinate the transportation system with the future land uses policies on this Plan, and to ensure that population densities, housing and employment patterns, land use patterns, and the management of important natural features are consistent with transportation modes and services proposed to serve these areas.

Policy 6.201 states the City, when making zoning changes, will consider the need for new transportation facilities necessitated by the potential development, as well as the resources which can be reasonably expected to support new facilities not previously contemplated. **Please see comments from Engineering and Transportation.**

Objective 6.7 requires the City to reduce emphasis on transportation system improvements that favor the use of single-occupancy vehicles as the primary means of transportation.

Policy 6.709 suggests locating and configuring parking in ways that will not interrupt street frontages. **Consideration should be given to placing the building frontages closer to the public streetscape.**

### Public Facilities Infrastructure

The goal of the City's Public Facilities Infrastructure element is to facilitate the development of adequate public infrastructure to serve the appropriate growth and development of the City, and with appropriate consideration to managing important natural resources. **Please see comments from Engineering, Volusia County Utilities, and Environmental Management.**





For all other elements of the Plan not discussed in this report, the project has been determined to be consistent with those elements.

### **Land Development Code Review:**

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

#### Zoning

The subject property is zoned PUD (Swallows Golf and Country Club). Thus, the project is subject to the zoning regulations prescribed in Volusia County Resolution # 1978-96, specifically the Swallows Golf and Country Club Development Agreement (DA). This PUD is commonly referred to as "Glen Abbey" and will be referenced as such herein.

Section 1 of the DA requires Glen Abbey to be developed in accordance with the Community Development Plan (CDP). The subject property is Commercial Area # 2 in the DA. Currently, the only uses permitted in Commercial Area # 2 are retail sales and services, hence the proposed amendment. The development regulations being proposed for this project are similar to that of the B-4 (General Commercial) zoning classification, as provided for in LDC Chapter 3, Article III, Division 3, Section 3-102(d), with some deviations. **Compliance with these regulations will need to be confirmed during review for any final development orders.**

#### PUD Regulations

LDC Chapter 3, Article III, Division 3, Section 3-108 provides for regulations and standards for PUDs.

Section 3-108(b)(5)c.2 provides for information required to be provided in the DA. Because the proposed amendment is a major PUD amendment, it must be reviewed and processed in the manner provided for new PUDs, which includes a DA. **Please include the following information in the DA:**

- **Evidence of unified ownership;**
- **Statement agreeing to:**





- Proceed with the proposed development according to all regulations;
  - Provide appropriate performance and maintenance guarantees; and
  - Following all other provisions of the LDC to the extent not expressly inconsistent with the written DA, and bind the applicant's successors in title to their commitments;
- Minimum building spacing and floor areas;
  - Statement regarding ingress/egress controls to the site;
  - Statement regarding any road improvements to be made and the thresholds for the traffic impact analysis;
  - Statement regarding the disposition of sewage and stormwater, and arrangements for potable water;
  - A schedule of the phases for the propose development, if the development is to be phased;
  - The proposed language of any covenants, easements, or other restrictions;
  - Maximum amount of square footage by use;
  - Condition that all provisions of the DA shall expire 720 days following execution of the DA by the City, of a subsequent development order has not been secured in writing by the applicant. Upon expiration of the agreement the zoning will revert to its previous designation and the PUD entitlements become null and void.

## Supplementary Regulations

In addition to the development standards of the proposed amendment, LDC Chapter 3, Article III, Division 4 contains supplementary regulations.

Section 3-129(5) provides for minimum off-street parking. Automobile service stations require 2 parking spaces for each grease rack/working bay. Fast food restaurants require 6 reservoir spaces per service lane with a minimum of 3 spaces behind the order station or menu, plus 10 spaces per 1,000 square feet of gross floor area (GFA). Self-storage facilities require 1 space for every 10 storage cubicles/units. **Parking calculations must include the minimum of 3 spaces behind the order station/menu.**

**Please provide more details on the split between retail and fast food within the 12,350 square foot structure.**





Section 3-129(8) provides for minimum off-street loading spaces. Restaurants and commercial storage facilities both require off-street loading spaces. **Where is the proposed loading space for Retail “B”?**

Gateway Corridor Standards

LDC Chapter 5, Article V provides for standards for the development of the Gateway Corridor, which includes U.S. Highway 17-92.

Section 5-123 provides for architectural standards in the Gateway Corridor. **Please note these standards must be met for a development order to be issued for any structures. These details shall be provided at the time of final site plan review.**

Section 5-123(b)(7) provides for the regulation of building orientation. **The building’s entrance shall be visible from the public road from which driveway access is provided (U.S. Highway 17-92). In addition, the building’s primary façade shall face parallel to the public road from which driveway access is provided.**

Section 5-128(1) provides for site and building standards for self-storage facilities fronting the Gateway Corridor. **Access to the individual storage units are only to be provided from interior spaces. This may be confirmed at the time of final site plan review.**

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**Public Works Department**  
**Amy Long, Deputy Public Works Director**

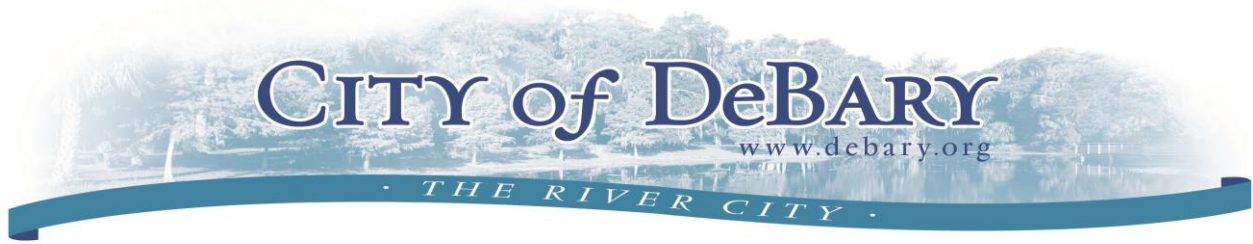
No comments have been received.

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**Fire Services**  
**Robert Scott, Fire Marshal**

No comments have been received.





**Engineering**  
**Richard Villaseñor, P.E., City Engineer**

No comments.

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**Building Department**  
**Steve Wood, Building Official**

No comments have been received.

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**Volusia County Utilities**  
**Erin Reed, PhD, P.E., Water & Utilities Senior Engineer**

VCU has reviewed and has no additional comments to the conceptual site plan.

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**Legal Review**  
**Dan Langley, Fishback-Dominick**

I have no other comments on this major amendment. Please correct the typo in the title of the ordinance concerning the word “specified.” Thanks.

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**Environmental Management**  
**Tom Roberts, Regional Science Manager, RES**

All wetland, tree and protected species comment responses have been satisfactorily addressed by the applicant. At this time, RES has no additional questions or comments pertaining to the 7 documents submitted by the applicant in this MAJPUD 2nd submittal.





## **Transportation**

**Tanya King, PE, Senior Transportation Engineer, Stanley Group**

1. In Table 1: Trip Generation, Existing FLU Allowance portion, the PM Retail (LUC 821) trips should have a 49% In and 51% Out distribution. Please make this correction.
2. In Table 1: Trip Generation, Proposed FLU Zoning Allowances portion, the PM trips for the Donut Shop (LUC 937) should have a 50% In and 50% Out distribution. Please make this correction.
3. The ITE LUC 821 sheets were not provided. Please provide the ITE Excerpts for LUC 821.

\*\*\*END OF COMMENTS\*\*\*

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

**Steven Bapp, AICP**  
**Sbapp@debary.org**  
**Director of Growth Management**  
**City of DeBary**





ORDINANCE \_\_-202\_\_

**AN ORDINANCE OF THE CITY OF DEBARY, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE GLEN ABBY PLANNED UNIT DEVELOPMENT (A/K/A SWALLOWS PUD) GOVERNING AN APPROXIMATELY 18.31+/- ACRES OF LAND LOCATED ON THE SOUTH SIDE OF N. PINE MEADOW DRIVE EAST OF US HIGHWAY 17-92 WITH VOLUSIA COUNTY PROPERTY TAX IDENTIFICATION NUMBERS OF 8027-00-00-0048 AND 8027-11-00-1151 AND OWNED BY KIMAYA, LLC; AMENDING THE PLANNED UNIT DEVELOPMENT AGREEMENT TO PERMIT CERTAIN SPECIFIED USES ON THE PROPERTY AND UPDATING THE CONCEPTUAL DEVELOPMENT PLAN TO SHOW THE PLANNED DEVELOPMENT OF THE PROPERTY; PROVIDING FOR SEVERABILITY, RECORDING AND AN EFFECTIVE DATE.**

**WHEREAS**, the 18.31 +/- acre parcel of land located in the City of DeBary, Florida and having Volusia County Tax Parcel Identification Numbers 8027-00-00-0048 and 8027-11-00-1151, and legally described on attached Exhibit "A" (the "Subject Property") is part of and included in the Planned Unit Development known as the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development); and

**WHEREAS**, on September 18, 1972, the County Council of Volusia County, Florida rezoned the Subject Property as part of the Community Development Plan for the Glen Abby Development (A/K/A Swallows Planned Unit Development) and other subsequent amendments to other portions of the development have been approved; and

**WHEREAS**, the Subject Property was originally identified on the Community Development Plan for the Glen Abby Development (A/K/A Swallows Planned Unit Development) as a portion of the area labelled Commercial #2 located south of Pine Meadows Drive and adjacent to U.S. 17-92; and

**WHEREAS**, the Subject Property was originally assigned the use of "retail sales and services" with development standards based on the then existing C-1 zoning regulations of Volusia County, Florida; and

**WHEREAS**, Mark A. Watts, Esq., has submitted an application on behalf of Kimaya, LLC, a Florida limited liability company, as owner of the Subject Property, that requests a major amendment to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) that seeks to update the Conceptual Development Plan with the plan attached to the Commercial Area #2 development agreement (the "Development Agreement"), attached as Exhibit "B" and add certain additional permitted uses for the Subject Property; and

**WHEREAS**, this Ordinance has been advertised and noticed in accordance with the requirements of state law and Section 1-10 of the City of DeBary Land Development Code; and

**WHEREAS**, the Ordinance meets the requirements for zoning pursuant to Section 1-6 of the City of DeBary Land Development Code, is consistent with Policy 5.505 of the City of DeBary Comprehensive Plan and the City Council has determined that the amendments to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) proposed herein are consistent with the City of DeBary Comprehensive Plan.

**NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF DEBARY AS FOLLOWS:**

SECTION 1.    **Recitals.**        The City Council finds that the above recitals are true and correct.

SECTION 2.    **Major Amendment.**    A major amendment to the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development) and the corresponding Community Development Plan and Development Agreement is hereby approved to modify the permitted uses for the Subject Property (only) to allow for the following principle permitted uses to be developed and operated consistent with the Development Agreement and Conceptual Development Plan, attached hereto as Exhibit “B” (uses added shown with underlined text):

1. Retail Sales and Services
2. Restaurants, Type A and B
3. Self-storage facilities and Miniwarehouse, subject to the regulations enacted by Ordinance 04-2023

The Subject Property shall be developed and operated consistent with the Conceptual Development Plan and Development Agreement. Development criteria for the proposed uses of the Subject Property are set forth in the Development Agreement except as specifically amended herein with regard to the Subject Property, this Ordinance is not altering the permitted uses or development criteria for any other portion of the Glen Abby Planned Unit Development (A/K/A Swallows Planned Unit Development).

Section 3.    **Recording.**        The City Clerk is hereby directed to record this Ordinance in the Public Records of Volusia County, Florida. This Ordinance affecting the Subject Property shall run with the land and shall be applicable to and binding on all successors and assigns.

Section 4.    **Severability.**    If any portion of this Ordinance is determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the remaining portions not invalidated shall continue in full force and effect.

Section 5.    **Effective Date.** This Ordinance shall take effect immediately upon its adoption.

First reading and public hearing occurred on \_\_\_\_\_.

Second reading and public hearing occurred on \_\_\_\_\_.

ADOPTED BY the City Council of the City of DeBary, Florida this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

CITY COUNCIL

CITY OF DEBARY, FLORIDA

BY: \_\_\_\_\_

KAREN CHASEZ, MAYOR

ATTEST:

BY: \_\_\_\_\_

\_\_\_\_\_, City Clerk

Attachments:

Exhibit A – Legal Description of Subject Property

Exhibit B – Development Agreement

**Exhibit A – Legal Description of Subject Property**

**Exhibit B – Development Agreement**

**Development Agreement – Glen Abbey Planned Unit Development (A/K/A Swallows Planned Unit Development) – Commercial Area #2 South of Pine Meadow Drive**

After Recording Return to:  
City of DeBary  
Attn: City Clerk  
16 Columba Road  
DeBary, Florida 32713

**MAJOR AMENDMENT**

**TO**

**COMMERCIAL AREA #2 SOUTH OF PINE MEADOW DRIVE OF THE GLEN ABBEY PLANNED UNIT DEVELOPMENT (A/K/A SWALLOWS PLANNED UNIT DEVELOPMENT)**

**THIS MAJOR AMENDMENT TO COMMERCIAL AREA #2 SOUTH OF PINE MEADOW DRIVE OF THE GLEN ABBEY PLANNED UNIT DEVELOPMENT (A/K/A SWALLOWS PLANNED UNIT DEVELOPMENT)** (the “Commercial Amendment”) is made and entered into by and between the **CITY OF DEBARY**, a Florida municipal corporation and **KIMAYA, LLC, a Florida limited liability company**, or its successors or assigns (herein “Applicant”).

**WHEREAS**, Kimaya, LLC, a Florida limited liability company, is the developer and owner of that certain real property being approximately 18.31+/- acres of land located on the south side of N. Pine Meadow Drive, East of US Highway 17-92, having Volusia County Tax Parcel Identification Numbers 8027-00-00-0048 and 8027-11-00-1151, zoned Glen Abbey PUD, and being the same property described in Exhibit “A” herein (the “Subject Property”); and

**WHEREAS**, on September 18, 1972, and thereafter amended and restated on September 7, 1978, the County Council of Volusia County, Florida rezoned the Subject Property as part of the Community Development Plan for the Glen Abby Development (A/K/A Swallows Planned Unit Development) recorded at Book 2114, Page 1203, in the Public Records of Volusia County, Florida (Res. 78-96), and other subsequent

amendments to other portions of the development have been approved (“Original Agreement”); and

**WHEREAS**, the Applicant proposes this Commercial Amendment to: (a) modify the permitted uses for the Subject Property only to allow for certain principle permitted uses to be developed and operated consistent with the Conceptual Development Plan provided herein; and (b) amend and replace the Master Development Plan for the Subject Property only to the Conceptual Development Plan included herein as Exhibit “B.”

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**A. Recitals.** The recitals herein contained are true and correct and are incorporated herein by reference as material terms of this Commercial Amendment.

**B. Amendments.** The Original Agreement is hereby amended as follows:

**Section 7.B. of the Original Agreement, as amended, is amended to provide for the following** (underlined language are additions; ~~stricken through~~ language are deletions):

## **7. Commercial Areas.**

### **B. Commercial Area #2.**

#### **1. Permitted Uses.**

Retail Sales and Services  
Restaurants, Type A and B  
Self-storage facilities and Miniwarehouse, subject to the regulations enacted by Ordinance 04-2023

**2. Development Regulations. Same as those required in the C-1 district.**

<b><u>LOT STANDARDS</u></b>	
<u>Lot size, min. (acre)</u>	<u>N/A</u>
<u>Width, min (ft.)</u>	<u>100</u>
<u>Lot coverage, max. (%)</u>	<u>35</u>
<b><u>SETBACKS, MINIMUM</u></b>	
<u>Front (ft.)</u>	<u>35</u>
<u>Rear (ft.)</u>	<u>5</u>
<u>Rear, abutting residential (ft.)</u>	<u>30</u>
<u>Side (ft.)</u>	<u>5</u>
<u>Side, abutting residential (ft.)</u>	<u>30</u>
<b><u>BUILDING STANDARDS</u></b>	
<u>Building height, max. (ft.)</u>	<u>40</u>

**Exhibit “B” to the Original Agreement, as amended, is amended to fully replace the Master Development Plan with the amended Conceptual Development Plan prepared by Kimley Horn, Inc. dated 6/9/2023 that is attached to this Commercial Amendment.**

**C. Full Force & Effect; Binding.** The Original Agreement and any associated amendments shall remain in full force and effect except as expressly modified by this Commercial Amendment. This Commercial Amendment shall run with the land and be



binding upon, and inure to the benefit of, the parties hereto, their respective heirs, successors, assigns and anyone claiming by, through or under any of them.

**D. Effective Date.** The effective date of this Commercial Amendment shall be the date approved by the City Council.

AGREED to by the City Council of the City of DeBary, Florida, Owner, and the Applicant on this \_\_\_\_the day of \_\_\_\_\_, 202\_\_\_\_.

CITY OF DEBARY, FLORIDA

ATTEST:

\_\_\_\_\_  
Annette Hatch, City Clerk

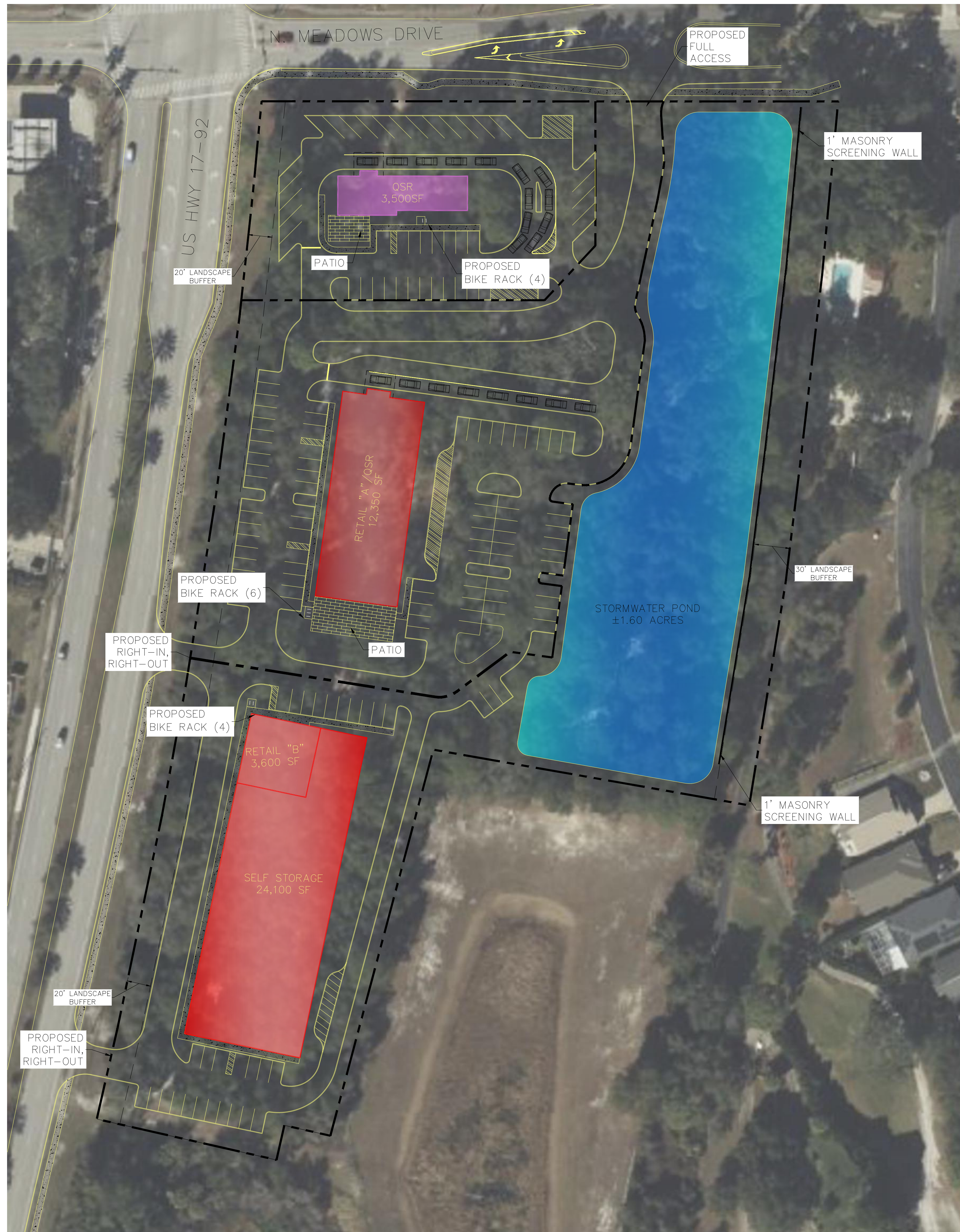
\_\_\_\_\_  
Karen Chasez, Mayor

Exhibit A

Exhibit B



This document, together with the concepts and designs presented herein, is submitted to you as a preliminary design. It is intended only for the specific purpose and client for which it was prepared. Please do not rely on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. No. 188 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801. PHONE: 407-998-1511. WWW.KIMLEY-HORN.COM REGISTRY No. 35106



**TAILWINDS DEVELOPMENT, LLC - DEBARY, FL**

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 189 S. ORANGE AVENUE, SUITE 1000  
 ORLANDO, FL 32801  
 CONTACT: JOSH ENOT, P.E.  
 PHONE: (321) 754-0413  
 EMAIL: JOSHUA.ENOT@KIMLEY-HORN.COM

**DEVELOPER:**  
 TAILWINDS DEVELOPMENT, LLC  
 100 COLONIAL CENTER PKWY,  
 LAKE MARY, FL 32746  
 CONTACT: STEPHEN T. INFANTINO  
 PHONE: (407) 721-6051  
 EMAIL: SINFANTINO@TWDRE.COM

**PARCEL BREAKDOWN**

SELF STORAGE:	2.00 AC
RETAIL "A"/QSR:	2.46 AC
QSR	1.10 AC
STORMWATER:	2.37 AC
TOTAL:	7.93 AC

**AREA BREAKDOWN**

SELF STORAGE:	24,120 SF	0.55 AC
RETAIL "A"/QSR:	12,350 SF	0.28 AC
RETAIL "B":	3,600 SF	0.08 AC
QSR:	3,500 SF	0.08 AC
STORMWATER:	69,506 SF	1.60 AC
PAVEMENT/OPEN SPACE:	232,610 SF	5.34 AC
TOTAL:	345,686 SF	7.93 AC

**PARKING (PER SEC. 3-129 OF DEBARY LDC)**

	REQUIRED	PROVIDED
QSR*:	41 STALLS	41 STALLS
RETAIL 'A'/QSR**:	45 STALLS	79 STALLS
RETAIL 'B':	13 STALLS	13 STALLS
STORAGE***:	15 STALLS	18 STALLS

\*RESTAURANT (FAST FOOD): 10 STALLS PER 1,000 GFA + 6 STALLS PER SERVICE LANE.  
 \*\*RETAIL SALES AND SERVICE ESTABLISHMENTS: 1 STALL PER 275 GFA.  
 \*\*\*MINI-WAREHOUSE: 1 FOR EVERY 10 STORAGE UNITS. ASSUMED 150 UNITS

**AUXILIARY PARKING (PER SEC. 3-129 OF DEBARY LDC)**

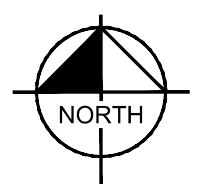
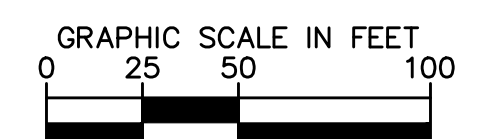
	*REQUIRED	PROVIDED
QSR:	2 SPACES	4 SPACES
RETAIL 'A'/QSR:	5 SPACES	6 SPACES
RETAIL 'B':	2 SPACES	4 SPACES
STORAGE:	1 SPACES	1 SPACES

\*2 BIKE SPACES PER 40 VEH. SPACES + 1 BIKE SPACE PER EACH ADDITIONAL 40 VEH. SPACES.

**LOADING SPACES (PER SEC. 3-129 OF DEBARY LDC)**

	REQUIRED	PROVIDED
*QSR:	1 SPACE	1 SPACE
*RETAIL 'A'/QSR:	2 SPACES	2 SPACES
*RETAIL 'B':	1 SPACE	1 SPACE
**STORAGE:	1 SPACE	1 SPACE

\*1 LOADING ZONE PER 10,000 GFA AND FRACTION THEREOF  
 \*\*1 LOADING ZONE FOR COMMERCIAL STORAGE FACILITIES BETWEEN 15,000 AND 40,000 GFA.



**Kimley-Horn**  
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 188 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801  
 PHONE: 407-998-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT	---
DATE	11/17/2023
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

**TAILWINDS MULTI-DEVELOPMENT**  
 CITY OF ORLANDO FLORIDA  
 SHEET NUMBER **C1.0**

NO.	REVISIONS	DATE	BY









**DRC 12/19/2023**

**Subject Case # 23-03-FPR-Rivington, Phase 3**

**Applicant: AG EHC II (LEN) Multi State 4, LLC**

---

Application Summary:

The applicant is requesting approval of a Final Plat for Rivington, Phase 3. The plat includes Lots 477 through 697 for a total of 221 dwelling units comprised of detached single-family homes and townhomes.

**Planning & Zoning**

**Joseph Barker, AICP, Senior Planner**

**Land Development Code Review:**

The proposed project has been reviewed against the provisions of the City's Land Development Code (LDC).

Final Plat Requirements

LDC Chapter 4, Article II, Division 2, Section 4-46(2) provides for certain required exhibits and information to be included in a final plat. Please provide the following information/corrections:

- Amend the dedications to include the multi-use trail easement, as Note # 17 states it is to be dedicated to the public.
- On Sheet 7, one of the pair of right-of-way width labels for Bayern Lane conflicts with the stated right-of-way width of 30 feet. The pair of labels on the western end of Bayern Lane state each side of the right-of-way is 25 feet.
- Widths for alley tracts.

Miscellaneous:

The following inconsistencies with the approved preliminary plat were found:





- Lot 697's rear lot line is a different dimension now.
- Lots 537, 548, 559, and 570 are about 2 feet thinner now.

---

**Public Works Department**  
**Amy Long, Deputy Public Works Director**

No comments have been received.

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**Fire Services**  
**Robert Scott, Fire Marshal**

No comments have been received.

---

**Engineering**  
**Richard Villaseñor, P.E., City Engineer**

No comments have been received.

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**Building Department**  
**Steve Wood, Building Official**

No comments have been received.

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**Volusia County Utilities**  
**Erin Reed, PhD, P.E., Water & Utilities Senior Engineer**

VCU has reviewed and has no comments or objections.





## **Legal Review**

**Dan Langley, Fishback-Dominick**

1. The applicant needs to provide the release of the easement in favor of Florida Power & Light Company recorded at Book 8006, Page 1789, Public Records of Orange County, Florida or revise the plat to show and address such encumbrance.
2. Consistent with Ordinance 05-2022, the CDD is responsible for the operation, maintenance and repair cost of the multi-use trail easement improvements being dedicated to the public across all platting phases. The CDD needs to enter into an operation, maintenance and repair agreement with the City to address the CDD's responsibilities concerning the multi-use trail easement improvements for all phases of the development. The applicant should draft and submit a proposed agreement for City review and comment.
3. Please have the applicant revise plat note #17 to read:

“The multi-use trail easement shown hereon is hereby dedicated to the City of DeBary and the public to afford members of the public the right of access through and use of the multi-use trail easement. The Rivington Community Development District (“District”) shall, at its expense, operate, maintain and repair the improvements within the multi-use trail easement in a good, safe and operable condition consistent with their design and intended use, and the District is hereby granted an easement over and through the multi-use trail easement for such purposes. The City of DeBary shall have the authority to enforce the District’s obligations concerning the multi-use trail easement through actions at law and in equity. In no event shall the City of DeBary have any liability concerning or obligation to operate, maintain and repair any improvements within the multi-use trail easement, and the District shall hold the City of DeBary and its elected and appointed officials, employees and agents concerning such matters.”

4. Plat note #5 needs to be updated in order to reference that the declaration of covenants has been subsequently amended and supplemented.
5. Proof of payment of real estate taxes.





6. Also, if site infrastructure required by Section 4-111(b) & (c) of the Land Development Code has not been fully completed and approved prior to final plat approval, sections 4-46(2)c and 4-111(a)(1) of the Land Development Code require the developer to provide a performance guarantee and a signed and sealed professional engineer's estimate of the total construction cost for completion of such improvements prior to recording the plat. Further, the original executed performance guarantee should be delivered to the City before the City Council's consideration of the final plat for approval. *The Performance and Maintenance Guarantee Agreement submitted by the applicant is acceptable if approved and executed by the City.*
7. Payment of all required fees, deposits and costs that are applicable or required pursuant to the code, including under Section 1-16 of the Land Development Code shall be paid prior to recording of the final plat. The applicant shall be responsible for all recording costs associated with recording the plat and related documents.
8. The original executed plat mylar and all original executed plat-related documents (deed, joinders and consents, partial releases of mortgage, supplemental declaration) must be submitted to the City prior to final plat approval by the City Council. After approval by the City Council, the executed plat mylar and all original executed plat related documents that are to be recorded should be promptly recorded (within 10 business days) at the applicant's expense.
9. The final plat shall not be recorded until all of the above comments and other City staff comments are addressed and the plat mylar and other plat documents are fully executed and a check covering the recording costs is provided by the applicant.

---

## Surveyor

**Ryan Fowler, Surveyor, SurvTech Solutions**

1. Page 4: Verify that the lead arrow is correct as well as the "L" shaped line that extends south into Lot 332
2. Page 5: Overlapping text at the LS-2 (Lift Station)
3. Page 7 and 8: The right-of-way appears to be 57 feet in width for Rivington Avenue
4. Page 7: Overlapping text, Lot 485





5. Page 11: May consider moving the annotation for Lot 608 to the left to center the text in the lot
6. Page 12: Detail “I” The 30’ D.U.E. is overlapping the detail circle
7. Page 12: Detail “J” in Terrapin Drive
8. Page 12: Move “C159” to the left away from the dark match line
9. Page 14: Overlapping text Lots 647-649
10. Page 14: The text along the Match line is slightly overlapping
11. Page 15: Overlapping text on lot 635-636

\*\*\*END OF COMMENTS\*\*\*

A written response to each of the above comments will be required when revisions are re-submitted to the City. Please be advised that additional comments may be forthcoming after a review of the revised plan set has been completed.

If you should have any questions, please feel free to contact me at 386-601-0203.

**Steven Bapp, AICP**  
**Sbapp@debary.org**  
**Director of Growth Management**  
**City of DeBary**





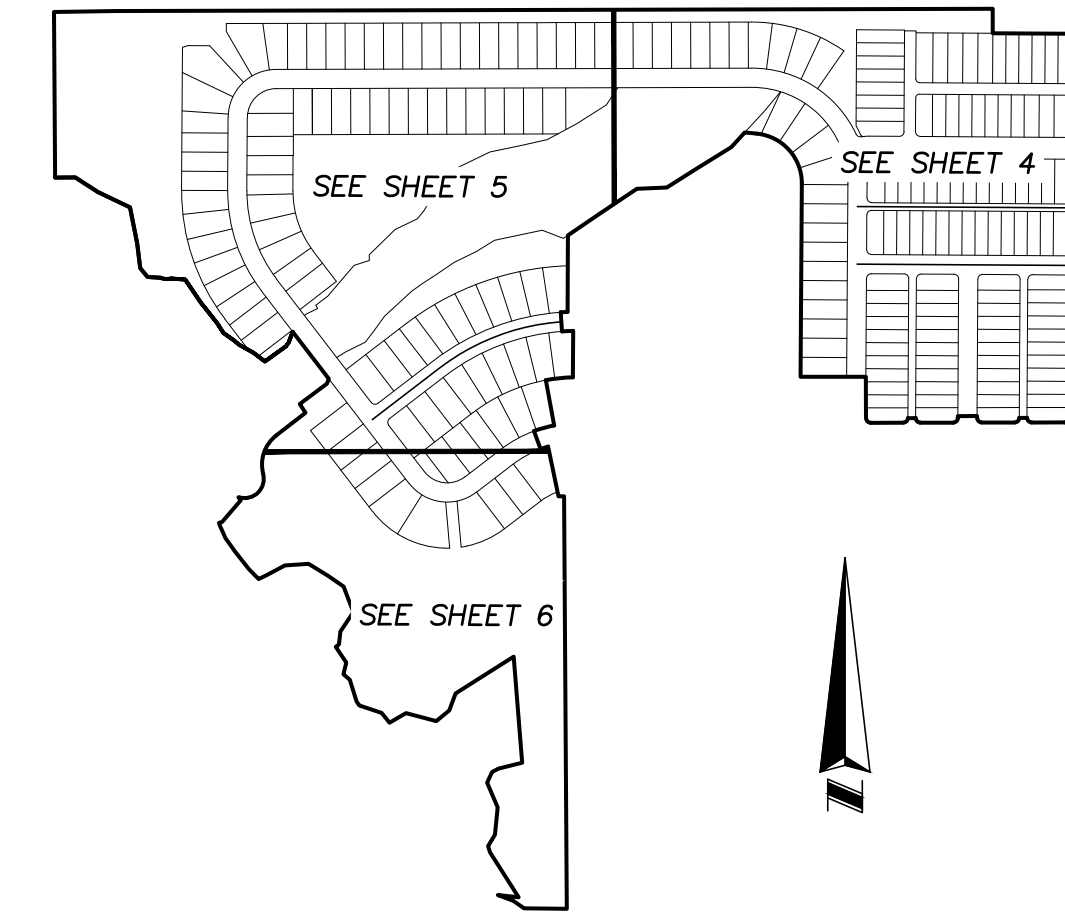


# RIVINGTON PHASE 3

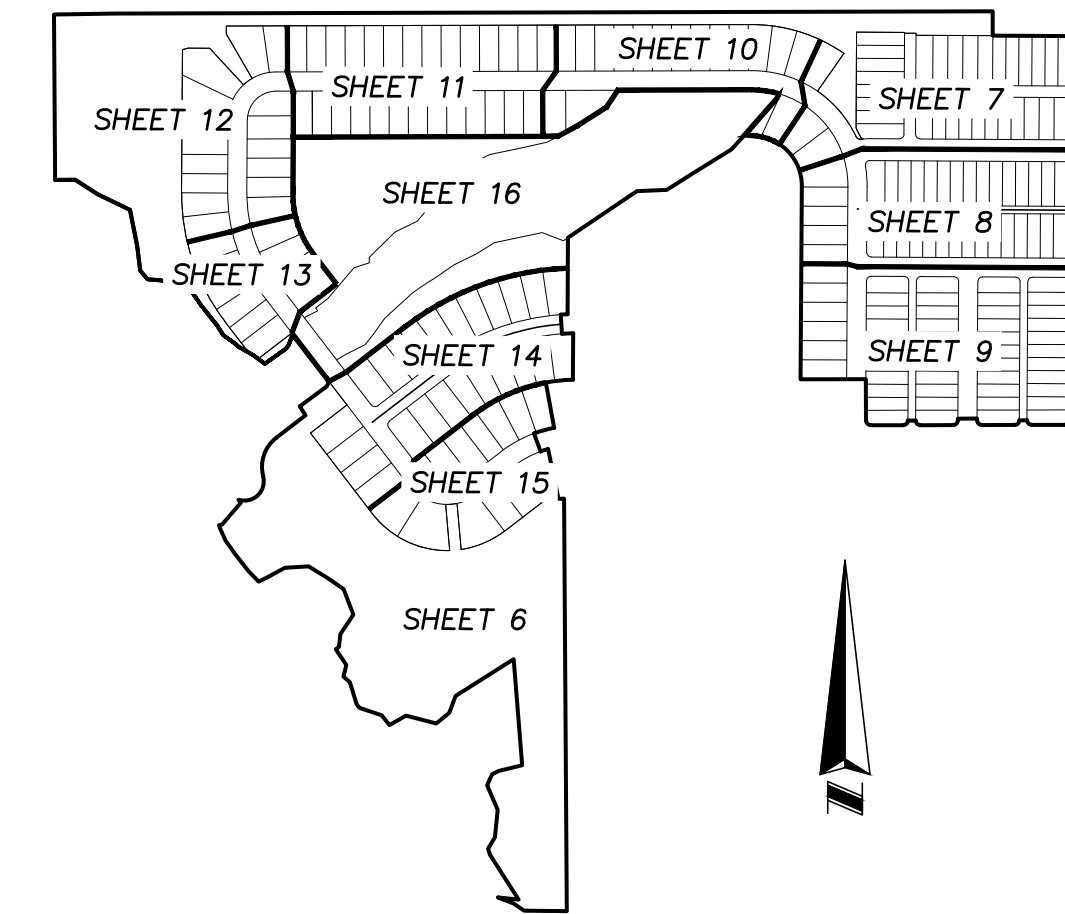
A REPLAT OF TRACT FD-1, RIVINGTON PHASE 1C, MAP BOOK 62, PAGES 112 THROUGH 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AN UNRECORDED PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

**SURVEYORS NOTES:**

1. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL ( N.R. ).
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 30 EAST, BEING NORTH 00°23'22" WEST.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
5. THE LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVINGTON HOMEOWNERS ASSOCIATION, INC. ("THE ASSOCIATION"), ITS SUCCESSORS, AND ASSIGNS, FORMED PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVINGTON ("THE DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 7906, PAGE 1540, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
6. THE VOLUSIA COUNTY UTILITY EASEMENTS (V.U.E.) DESCRIBED AND SHOWN HEREON ARE HEREBY DEDICATED TO VOLUSIA COUNTY, FLORIDA. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE VOLUSIA COUNTY UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, GAS LINES, TELEPHONE LINES, AND CABLEVISION LINES.
7. THE LANDS SHOWN HEREON ARE SUBJECT TO THOSE CERTAIN GOVERNING DOCUMENTS ESTABLISHING THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT"), AS RECORDED IN OFFICIAL RECORDS BOOK 7617, PAGE 4390 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
8. TRACTS OS-38, OS-39, OS-40, OS-41, OS-42, OS-43 AND OS-44 (OPEN SPACE) "COMMON AREA" SHALL BE DEDICATED TO AND MAINTAINED BY "THE DISTRICT" IN ACCORDANCE WITH "THE DECLARATION."
9. TRACTS P-10 THROUGH P-12 (STORMWATER) "COMMON AREA" SHALL BE DEDICATED TO AND MAINTAINED BY "THE DISTRICT" IN ACCORDANCE WITH "THE DECLARATION."
10. TRACTS A-2, A-3 AND A-4 (PRIVATE ALLEYWAY) "COMMON AREA" SHOWN HEREON IS HEREBY DEDICATED TO AND MAINTAINED BY "THE DISTRICT" FOR THE PURPOSES OF SHARED ACCESS TO AND FROM PUBLIC STREETS AND RIGHTS-OF-WAY IN ACCORDANCE WITH "THE DECLARATION."
11. TRACT C-5 (CONSERVATION) AND THE UPLAND BUFFERS THEREIN SHALL BE DEDICATED TO "THE DISTRICT" IN ACCORDANCE WITH "THE DECLARATION" WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF DEBARY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING, OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF DEBARY, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES. THE CITY OF DEBARY RESERVES THE EXPRESS RIGHT TO ENFORCE THE RESTRICTIONS THAT PREVENT DEVELOPMENT OF TRACT C-5 (CONSERVATION) AND THE UPLAND BUFFERS THEREIN.
12. THERE IS HEREBY CREATED, GRANTED, AND RESERVED FOR THE BENEFIT OF THE CITY OF DEBARY, OTHER AUTHORITIES OF LAW, AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH ANY PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS, AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE COMMON AREA AND LOTS, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, SOLID WASTE AND RECYCLING, UTILITIES, AND OTHER PUBLIC AND EMERGENCY SERVICES.
13. THE CITY OF DEBARY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL STORMWATER MANAGEMENT SYSTEMS AND FACILITIES, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS, PONDS, BERMS, CONTROL STRUCTURES, WEIRS, PIPES, DITCHES, SWALES, GUTTERS, INLETS, MANHOLES, OUTFALLS, UNDERDRAINS, AND OTHER IMPROVEMENTS AND AREAS NOT DEDICATED TO THE PUBLIC OF THE CITY, INCLUDING, WITHOUT LIMITATION, TRACTS P-10 THROUGH P-12 (STORMWATER) AND THE IMPROVEMENTS THEREON, WHICH INCLUDES THE RIGHT OF REASONABLE INGRESS AND EGRESS OVER AND THROUGH PRIVATE ROADS, DRAINAGE TRACTS AND DRAINAGE EASEMENTS OF THE SUBDIVISION, AND THE RIGHT TO MAKE ALTERATIONS TO AND UTILIZE THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES DURING EMERGENCY CONDITIONS FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY, AND WELFARE, IN THE EVENT ANY OR ALL OF THE SAID SYSTEMS, FACILITIES, IMPROVEMENTS, PROPERTIES, OR AREAS: (i) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF DEBARY LAND DEVELOPMENT CODE, IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES, OR IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS, (ii) BECOME A NUISANCE OR THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR (iii) IN THE EVENT THE CITY OF DEBARY EXERCISES ITS AFORESAID RIGHT; EACH OF THE LOT OWNERS OF THE SUBDIVISION ARE HEREBY ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT, AND CARE PROVIDED BY THE CITY OF DEBARY OR ITS CONTRACTORS AND AGENTS, PLUS ADMINISTRATIVE COSTS, ENGINEERING COSTS, AND ATTORNEYS' FEES AND COSTS INCURRED BY THE CITY OF DEBARY. THE CHARGES AGAINST THE LOT OWNERS OF THE SUBDIVISION FOR THE AFORESAID COSTS SHALL BE IN A PRO-RATA SHARE BASED ON A METHODOLOGY TO BE DETERMINED BY THE CITY TO BE EQUITABLE. IF SAID COSTS ARE NOT PAID WITHIN 20 DAYS OF INVOICING, THEN SAID COSTS SHALL CONSTITUTE A LIEN ON THE PROPERTY OF THE OWNERS WHICH FAIL TO PAY SUCH COSTS AND MAY BE ENFORCED, WITHOUT LIMITATION, BY FORECLOSURE, SPECIAL ASSESSMENT, MONETARY JUDGEMENT, OR AS MAY OTHERWISE BE PERMITTED BY LAW OR AN ACTION IN EQUITY. THIS RIGHT, AND THE CITY OF DEBARY'S EXERCISE OF SAID RIGHT, SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY OF DEBARY TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR SAID STORMWATER MANAGEMENT SYSTEMS AND FACILITIES, INCLUDING WITH RESPECT TO ANY SYSTEMS, FACILITIES, OR IMPROVEMENTS PREVIOUSLY MAINTAINED, REPAIRED OR, REPLACED OR OTHERWISE CARED FOR BY THE CITY OF DEBARY, INCLUDING, WITHOUT LIMITATION, TRACTS P-10 THROUGH P-12 (STORMWATER) AND THE IMPROVEMENTS THEREON.
14. THE PRESENT AND FUTURE OWNERS OF LOTS 477 THROUGH 697, INCLUSIVE, ARE SUBJECT TO NON AD VALOREM SPECIAL ASSESSMENTS BY "THE DISTRICT" IN ADDITION TO AD VALOREM TAXES IMPOSED BY OTHER ENTITIES SUCH AS THE SCHOOL DISTRICT, VOLUSIA COUNTY, CITY OF DEBARY, AND OTHER GOVERNMENTAL ENTITIES AND IN ADDITION TO "THE ASSOCIATION" ASSESSMENTS.
15. THE DEDICATOR/OWNER FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY DISCLAIMS, RELEASES AND QUIT CLAIMS TO THE CITY OF DEBARY ANY AND ALL RIGHTS, TITLE, AND INTERESTS THE DEDICATOR/OWNER MAY HAVE IN FORT FLORIDA ROAD AND TO ANY GAPS AND GORES THAT MAY EXIST BETWEEN THE LANDS BEING SUBDIVIDED BY THIS PLAT AND FORT FLORIDA ROAD WHETHER BEING INSIDE OR OUTSIDE THE BOUNDARIES OF THIS PLAT.
16. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DEBARY, VOLUSIA COUNTY, AND THE PUBLIC. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, GAS LINES, TELEPHONE LINES, AND CABLEVISION LINES.
17. THE TRAIL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DEBARY AND THE PUBLIC, AND MAINTAINED BY THE CITY OF DEBARY.
18. THE WALL EASEMENT SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY "THE DISTRICT" IN ACCORDANCE WITH "THE DECLARATION."



KEY MAP SHEETS 4-6  
(BOUNDARY)  
NOT TO SCALE



KEY MAP SHEETS 7-16  
(LOTS & TRACTS)  
NOT TO SCALE



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SHEET INDEX

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SHEET 3 OF 16:	VICINITY MAP
SHEETS 4 - 6 OF 16:	BOUNDARY INFORMATION AND TRACT GEOMETRY
SHEETS 7 - 15 OF 16:	LOT & TRACT GEOMETRY
SHEET 16 OF 16:	TRACT C-5 (CONSERVATION)

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# RIVINGTON PHASE 3

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SHEET 3 OF 16

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



- PALM DRIVE
- MOSS DRIVE
- MAPLE DRIVE
- PINE TREE DRIVE
- OAK TREE DRIVE
- CYPRESS DRIVE
- FERN DRIVE

VICINITY MAP:  
SCALE 1" = 400'



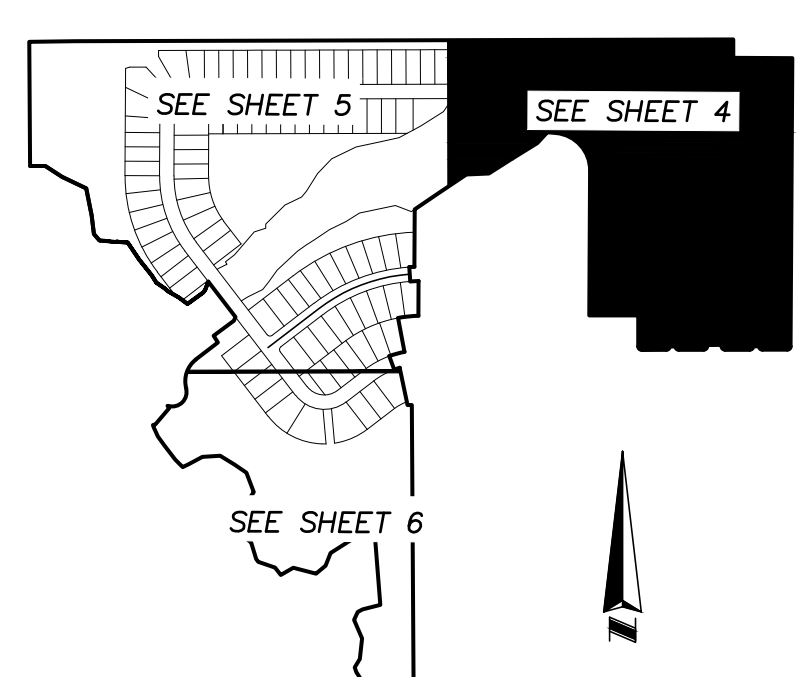
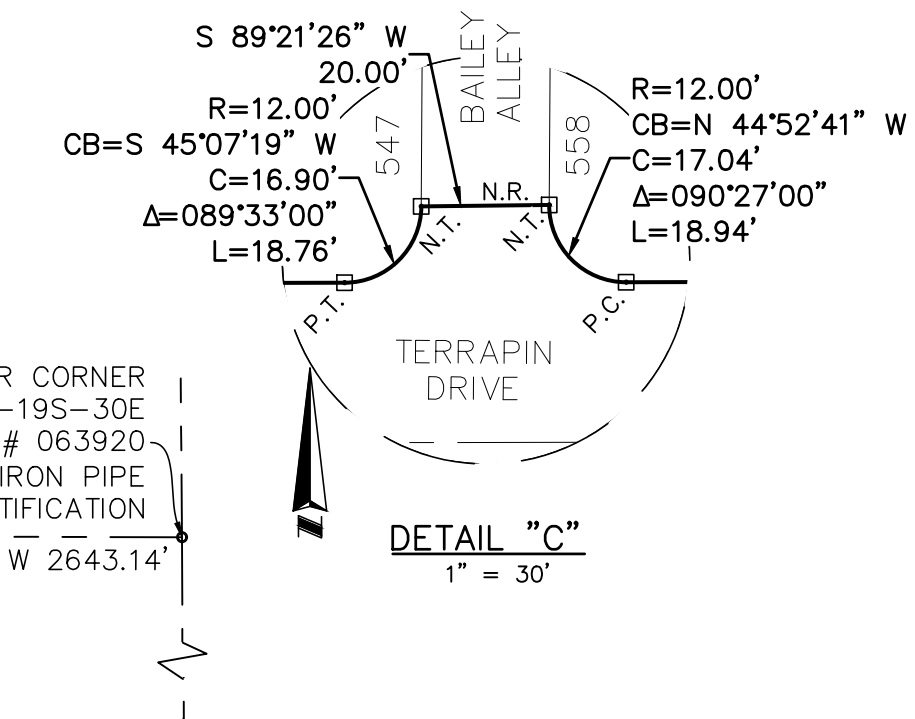
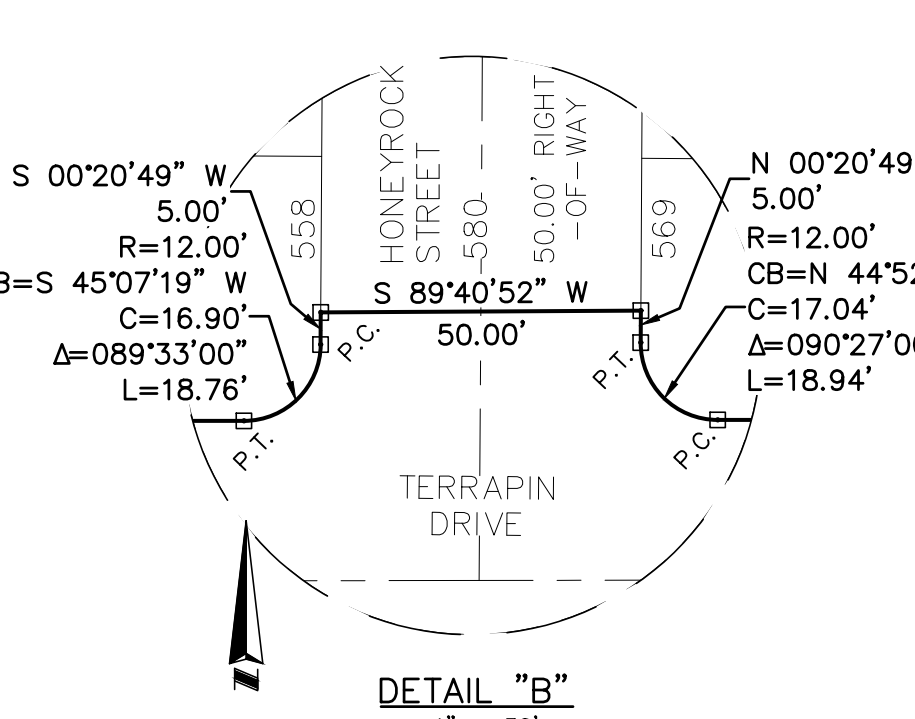
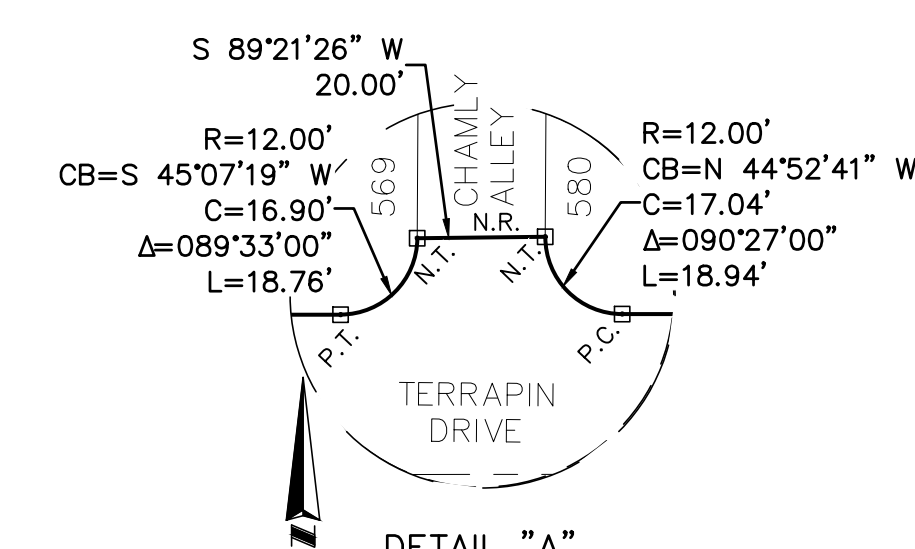
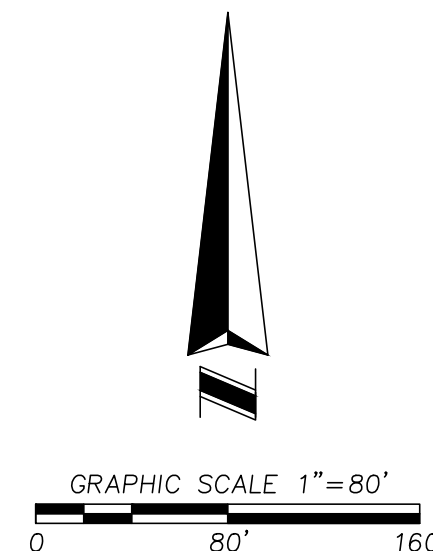
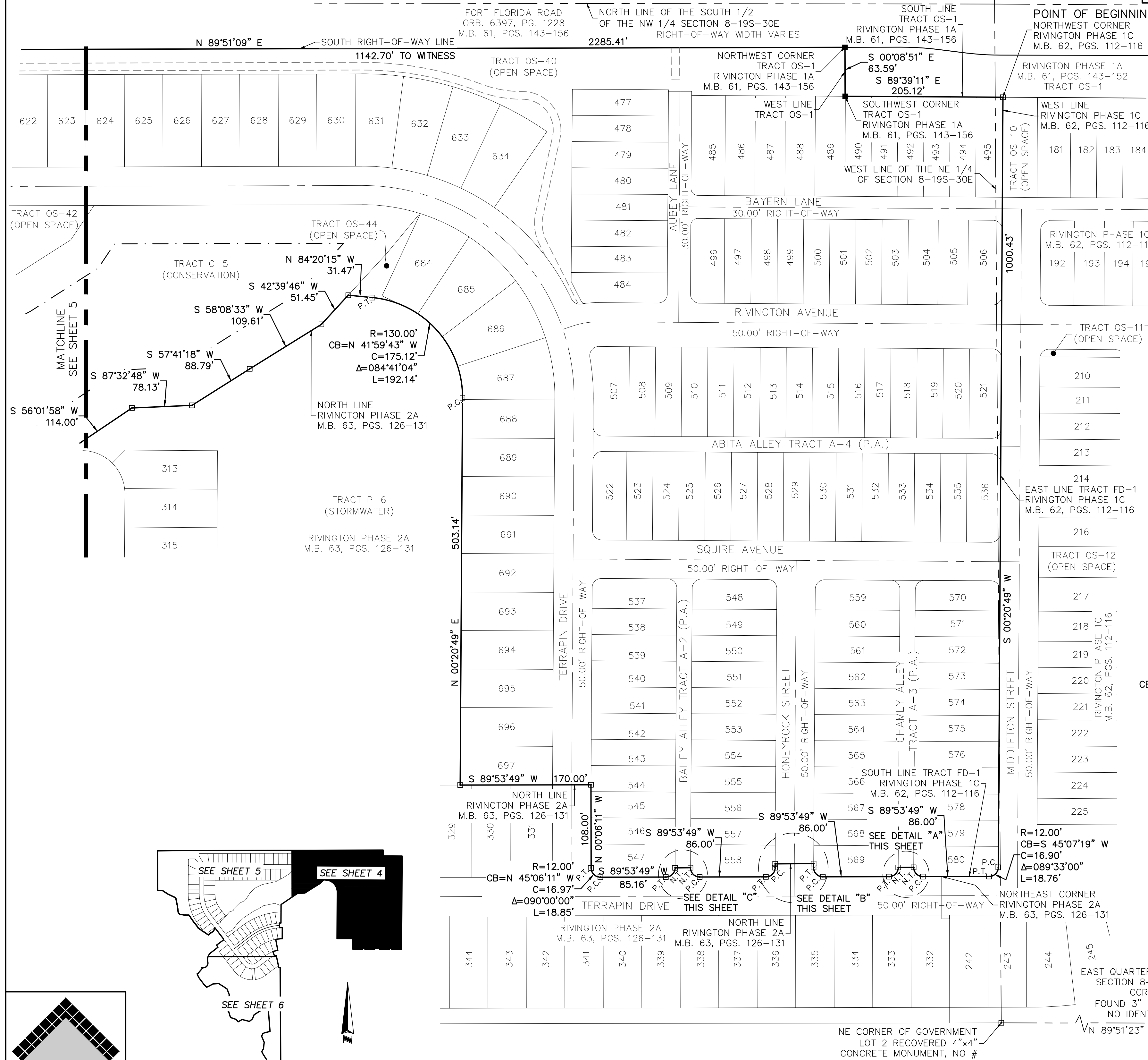
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 SHEET 16 OF 16: TRACT C-5 (CONSERVATION)

SOUTHEAST CORNER OF SECTION 8-19S-30E  
 CCR# 063923  
 FOUND 4'X4' CONCRETE MONUMENT WITH RAILROAD SPIKE, NO #

# RIVINGTON PHASE 3

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SHEET 5 OF 16

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

NW CORNER OF SECTION 8-19S-30E  
RECOVERED 4" X 4"  
CONCRETE MONUMENT, #3144  
CCR# 048282  
S 00°23'22" E  
1316.88'

NW CORNER OF THE SOUTH 1/2  
OF THE NW 1/4 SECTION 8-19S-30E  
FOUND 4" X 4"  
CONCRETE MONUMENT, NO IDENTIFICATION

FORT FLORIDA ROAD  
ORB. 6397, PG. 1228  
M.B. 61, PGS. 143-156

NORTH LINE OF THE SOUTH 1/2  
OF THE NW 1/4 SECTION 8-19S-30E

RIGHT-OF-WAY WIDTH VARIES

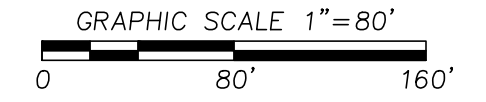
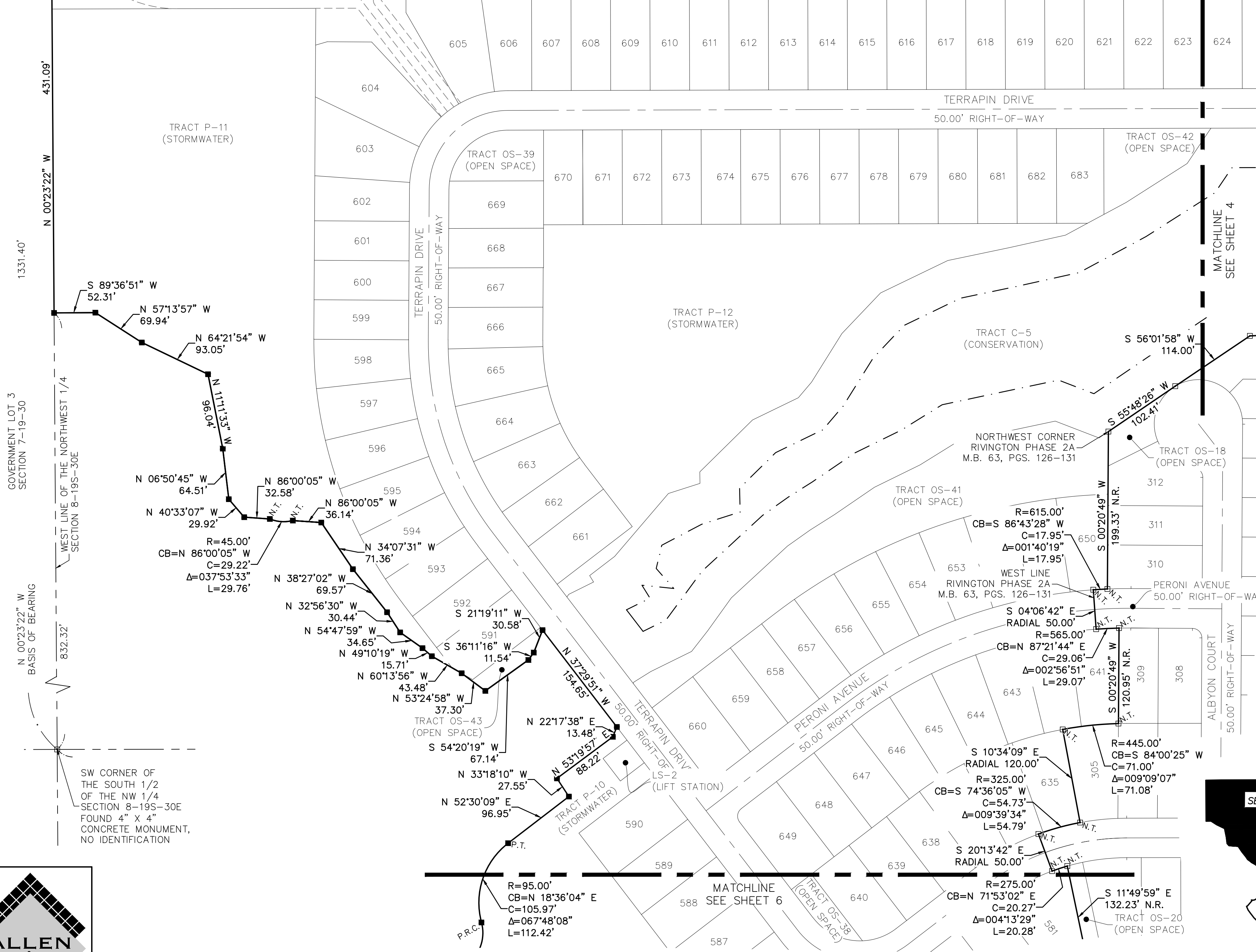
2285.41' SOUTH RIGHT-OF-WAY LINE

WITNESS

S 89°07'41" W  
158.87'

1142.70' TO WITNESS

TRACT OS-40 (OPEN SPACE)



431.09'  
1331.40'  
N 00°23'22" W  
1331.40'  
WEST LINE OF THE NORTHWEST 1/4  
SECTION 8-19S-30E  
N 00°23'22" W  
BASIS OF BEARING  
832.32'

TRACT P-11  
(STORMWATER)

TRACT OS-39  
(OPEN SPACE)

TRACT OS-42  
(OPEN SPACE)

TRACT P-12  
(STORMWATER)

TRACT C-5  
(CONSERVATION)

NORTHWEST CORNER  
RIVINGTON PHASE 2A  
M.B. 63, PGS. 126-131

TRACT OS-18  
(OPEN SPACE)

TRACT OS-41  
(OPEN SPACE)

WEST LINE  
RIVINGTON PHASE 2A  
M.B. 63, PGS. 126-131

PERONI AVENUE  
50.00' RIGHT-OF-WAY

RIVINGTON PHASE 2A  
M.B. 63, PGS. 126-131

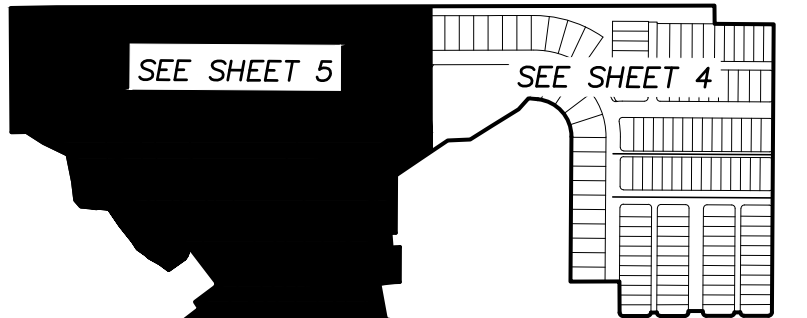
SW CORNER OF  
THE SOUTH 1/2  
OF THE NW 1/4  
SECTION 8-19S-30E  
FOUND 4" X 4"  
CONCRETE MONUMENT,  
NO IDENTIFICATION



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SHEET 16 OF 16: TRACT C-5 (CONSERVATION)

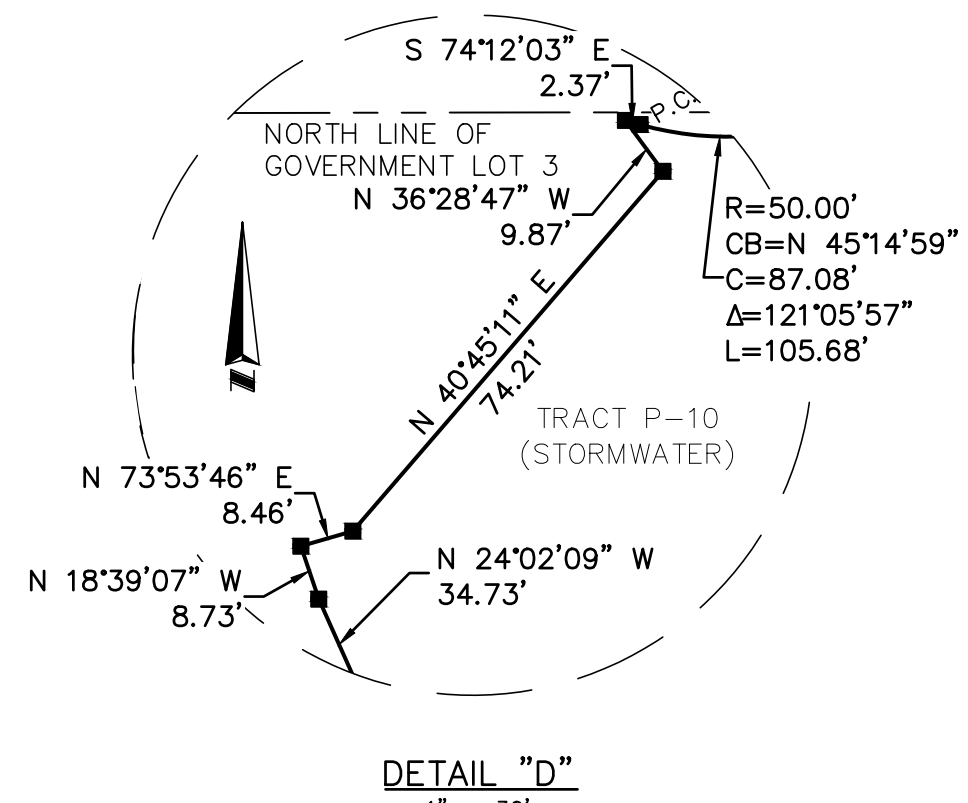
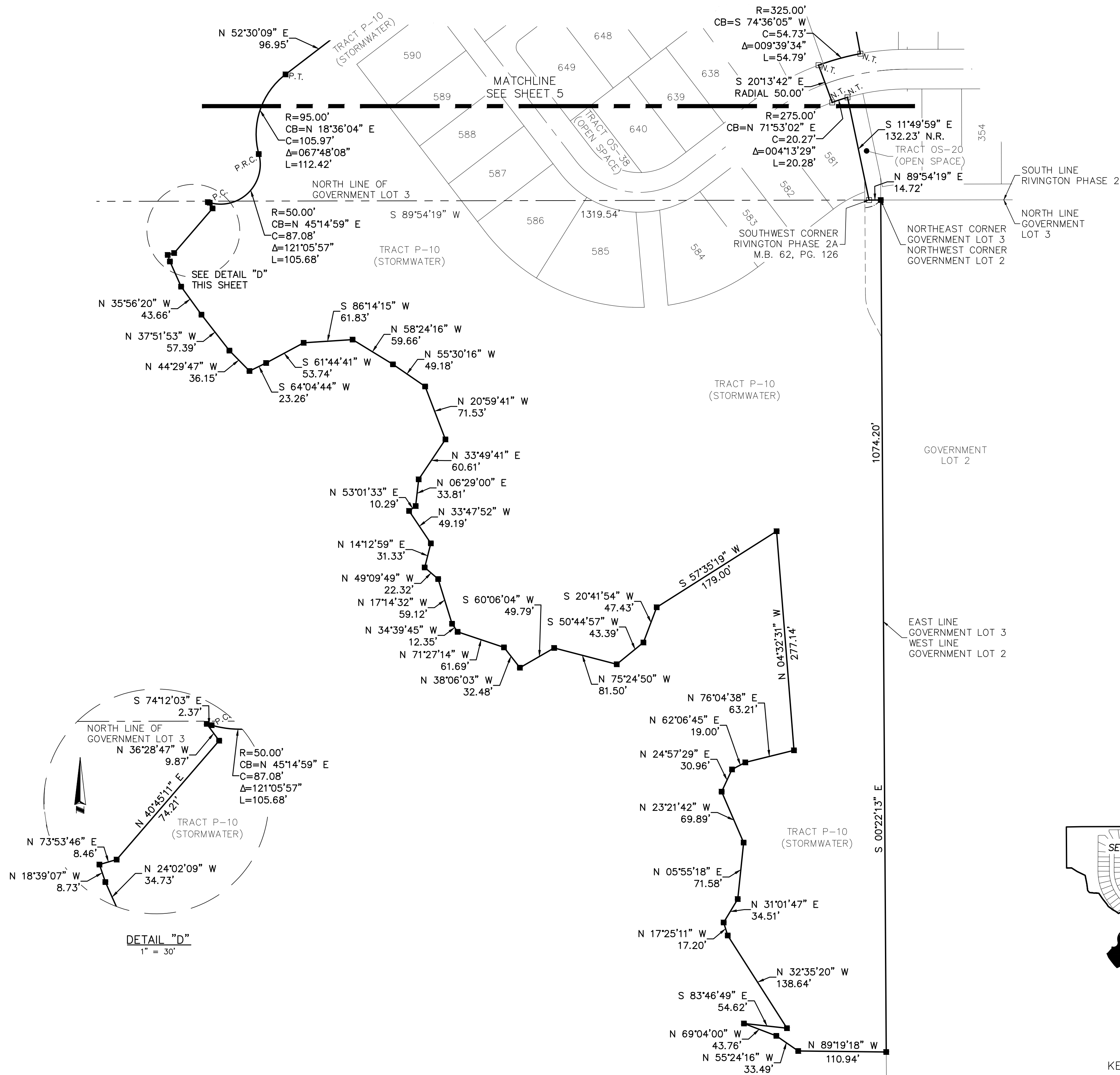


KEY MAP SHEETS 4-6  
(BOUNDARY)  
NOT TO SCALE



# RIVINGTON PHASE 3

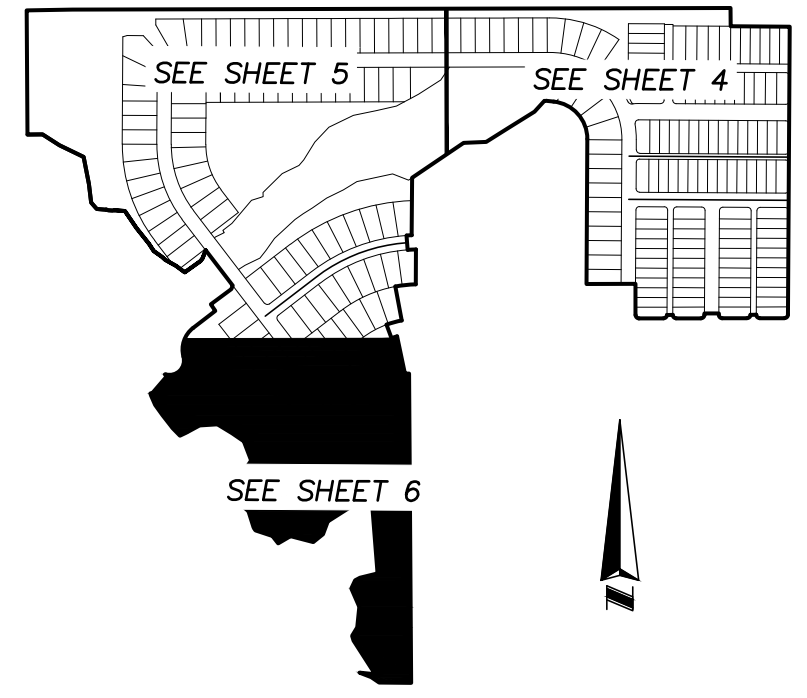
A REPLAT OF TRACT FD-1, RIVINGTON PHASE 1C, MAP BOOK 62, PAGES 112 THROUGH 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AN UNRECORDED PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



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KEY MAP SHEETS 4-6  
(BOUNDARY)  
NOT TO SCALE



# RIVINGTON PHASE 3

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NW CORNER OF THE SOUTH 1/2 OF THE NW 1/4 SECTION 8-19S-30E FOUND 4" X 4" CONCRETE MONUMENT, NO IDENTIFICATION

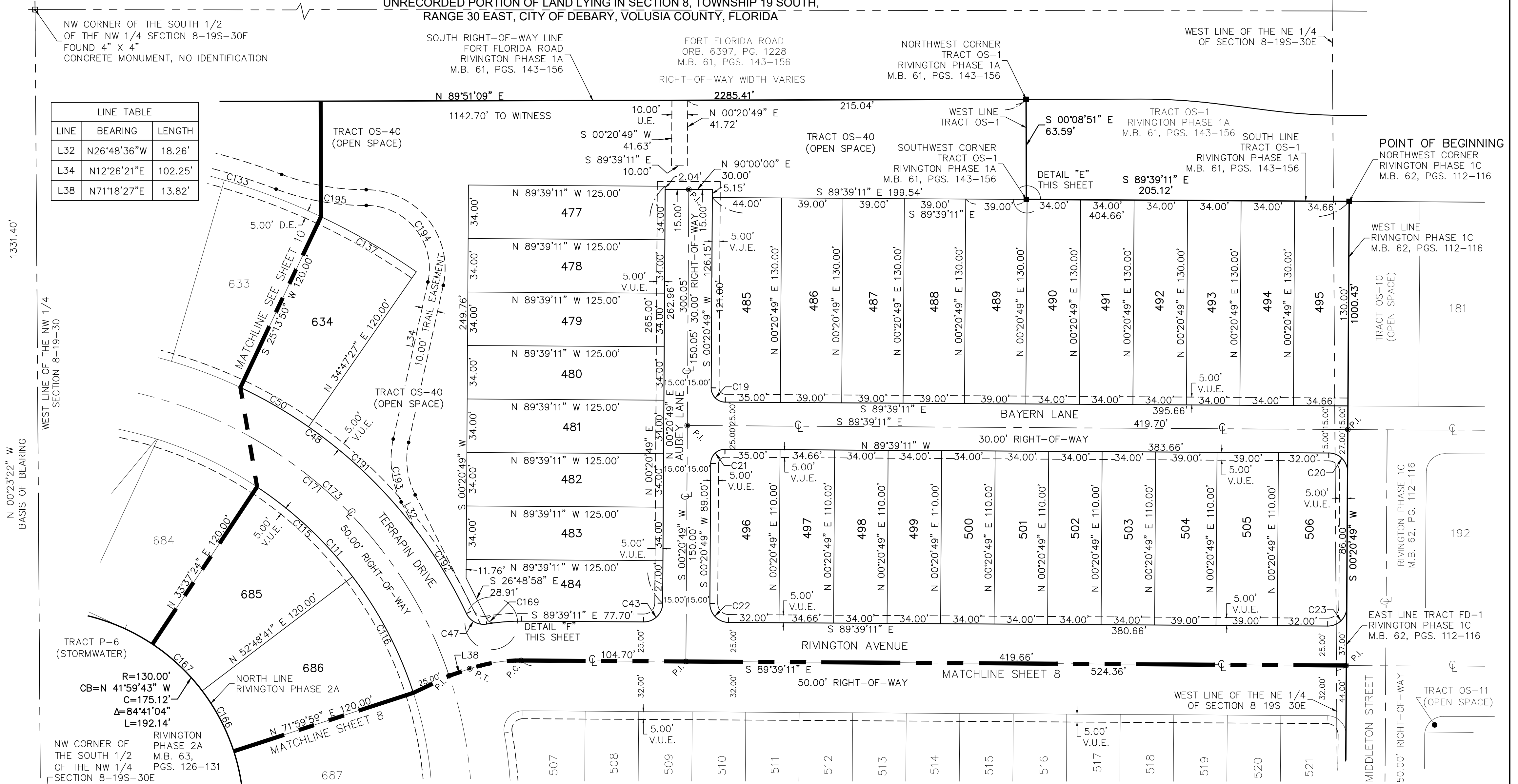
SOUTH RIGHT-OF-WAY LINE FORT FLORIDA ROAD RIVINGTON PHASE 1A M.B. 61, PGS. 143-156

FORT FLORIDA ROAD ORB. 6397, PG. 1228 M.B. 61, PGS. 143-156 RIGHT-OF-WAY WIDTH VARIES

NORTHWEST CORNER TRACT OS-1 RIVINGTON PHASE 1A M.B. 61, PGS. 143-156

WEST LINE OF THE NE 1/4 OF SECTION 8-19S-30E

LINE TABLE		
LINE	BEARING	LENGTH
L32	N26°48'36"W	18.26'
L34	N12°26'21"E	102.25'
L38	N71°18'27"E	13.82'

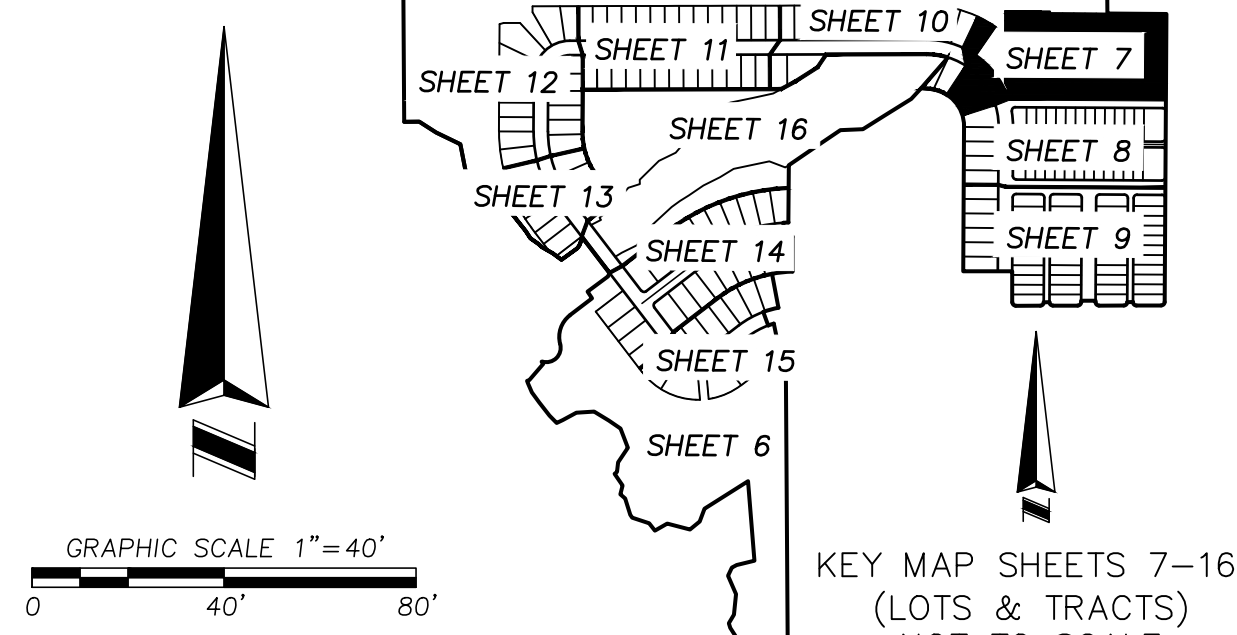
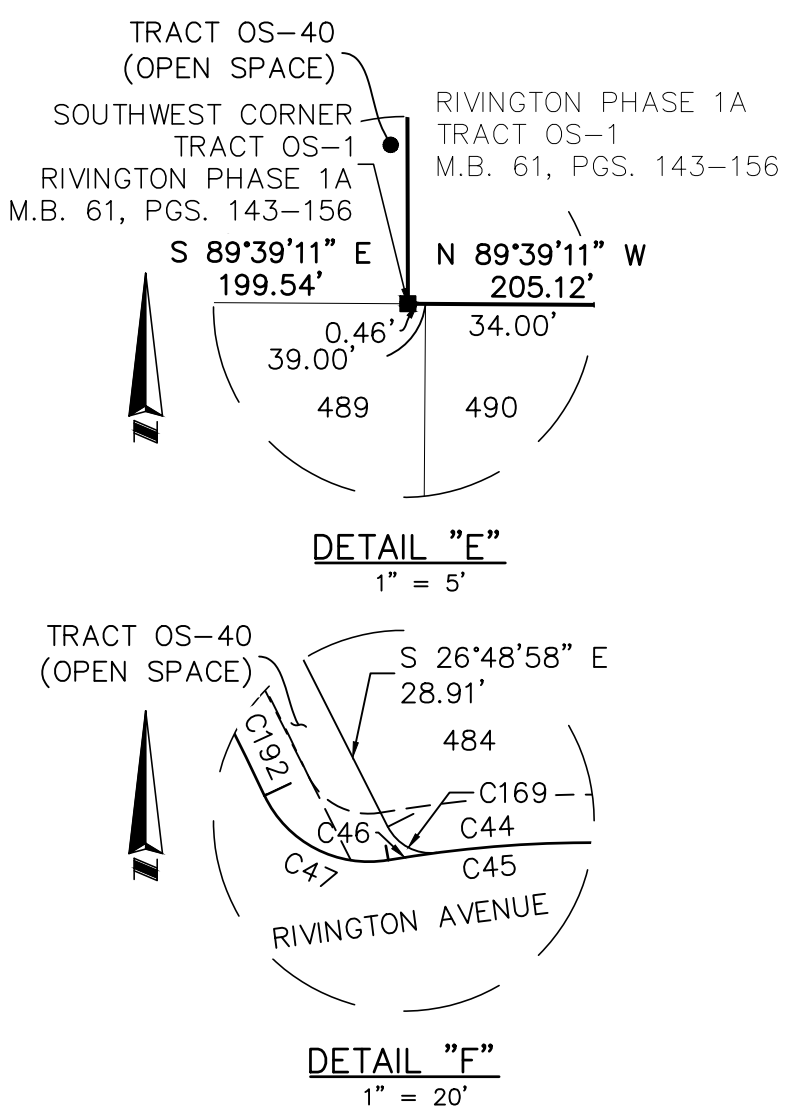


TRACT P-6 (STORMWATER)  
 $R=130.00'$   
 $CB=N 41°59'43" W$   
 $C=175.12'$   
 $\Delta=84°41'04"$   
 $L=192.14'$

NW CORNER OF THE SOUTH 1/2 OF THE NW 1/4 SECTION 8-19S-30E FOUND 4" X 4" CONCRETE MONUMENT, NO IDENTIFICATION

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C19	9.00'	S44°39'11"E	12.73'	90°00'00"	14.14'
C20	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C21	9.00'	S45°20'49"W	12.73'	90°00'00"	14.14'
C22	12.00'	S44°39'11"E	16.97'	90°00'00"	18.85'
C23	12.00'	N45°20'49"E	16.97'	90°00'00"	18.85'
C43	12.00'	N45°20'49"E	16.97'	90°00'00"	18.85'
C44	125.00'	N85°16'22"E	22.11'	10°08'55"	22.14'
C45	125.00'	S86°26'41"W	17.01'	07°48'16"	17.03'
C46	125.00'	S81°22'14"W	5.11'	02°20'39"	5.11'
C47	12.00'	S62°30'00"E	14.54'	74°36'10"	15.62'
C48	300.00'	S57°40'41"E	322.20'	64°57'32"	340.12'
C50	300.00'	S59°59'21"E	50.00'	09°33'37"	50.06'
C111	250.00'	S44°54'19"E	355.11'	90°30'16"	394.90'

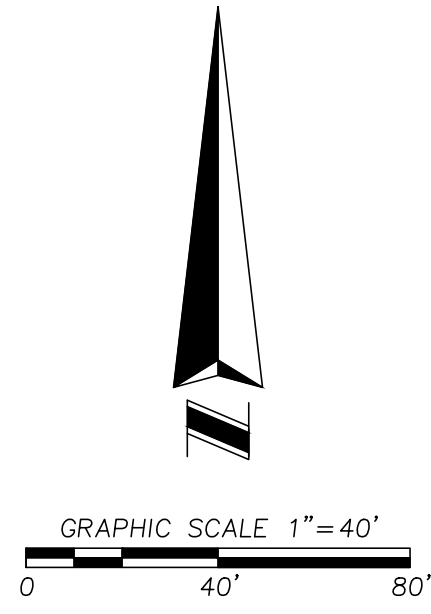
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C115	250.00'	N46°46'57"W	83.33'	19°11'17"	83.72'
C116	250.00'	N27°35'40"W	83.33'	19°11'17"	83.72'
C133	420.00'	S72°41'00"E	252.23'	34°56'54"	256.18'
C137	420.00'	S59°59'21"E	70.00'	09°33'37"	70.08'
C166	130.00'	N27°35'40"W	43.33'	19°11'17"	43.54'
C167	130.00'	N46°46'57"W	43.33'	19°11'17"	43.54'
C169	5.00'	S62°08'12"E	5.78'	70°38'29"	6.16'
C171	275.00'	N44°54'19"W	390.62'	90°30'16"	434.39'
C173	275.00'	N54°25'30"W	321.20'	71°27'54"	343.01'
C191	300.00'	S46°18'50"E	92.78'	17°47'25"	93.15'
C192	300.00'	S31°18'31"E	63.86'	12°13'13"	63.98'
C193	60.00'	N07°11'18"W	40.31'	39°15'19"	41.11'
C194	40.00'	N38°52'44"W	62.45'	102°38'10"	71.65'
C195	160.00'	N79°43'25"W	58.17'	20°56'47"	58.49'



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# RIVINGTON PHASE 3

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R=130.00'  
CB=N 41°59'43" W  
C=175.12'  
Δ=84°41'04"  
L=192.14'

TRACT P-6  
(STORMWATER)  
RIVINGTON PHASE 2A  
M.B. 63, PGS. 126-131

EAST LINE TRACT FD-1  
RIVINGTON PHASE 1C  
M.B. 62, PGS. 112-116

TRACT OS-11  
(OPEN SPACE)

TRACT OS-12  
(OPEN SPACE)

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C24	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C25	12.00'	S40°12'22"W	18.42'	100°16'54"	21.00'
C26	300.00'	S04°47'38"E	53.76'	10°16'54"	53.83'
C29	12.00'	S44°39'11"E	16.97'	90°00'00"	18.85'
C30	12.00'	N45°20'49"E	16.97'	90°00'00"	18.85'
C31	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C32	12.00'	S45°20'49"W	16.97'	90°00'00"	18.85'

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C33	12.00'	S44°39'11"E	16.97'	90°00'00"	18.85'
C34	12.00'	N45°20'49"E	16.97'	90°00'00"	18.85'
C111	250.00'	S44°54'19"E	355.11'	90°30'16"	394.90'
C117	250.00'	N08°49'36"W	79.71'	18°20'51"	80.06'
C165	130.00'	N08°49'36"W	41.45'	18°20'51"	41.63'
C171	275.00'	N44°54'19"W	390.62'	90°30'16"	434.39'
C172	275.00'	N09°10'22"W	90.96'	19°02'22"	91.38'
C173	275.00'	N54°25'30"W	321.20'	71°27'54"	343.01'

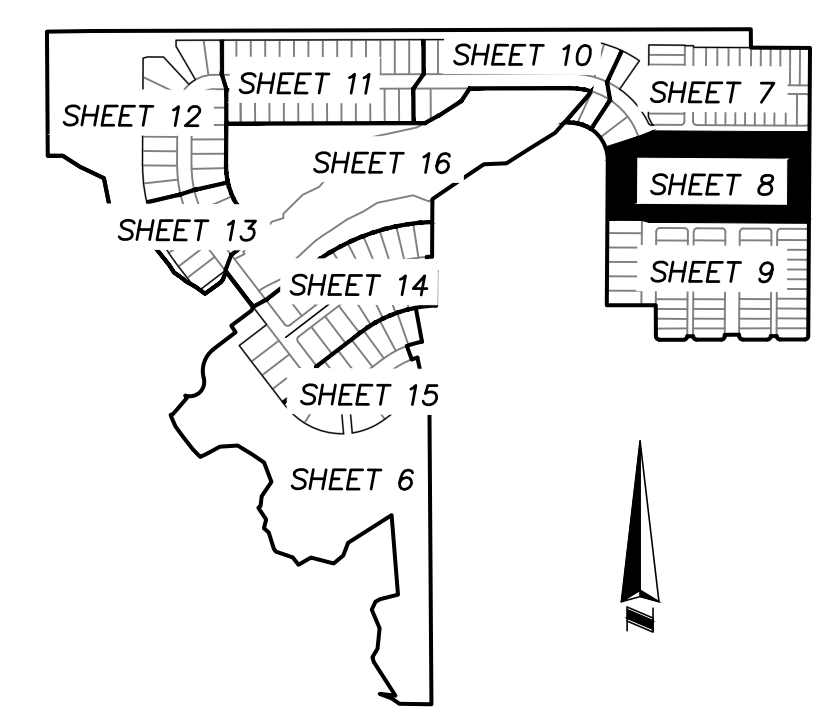
LINE	BEARING	LENGTH
L38	N71°18'27"E	13.82'



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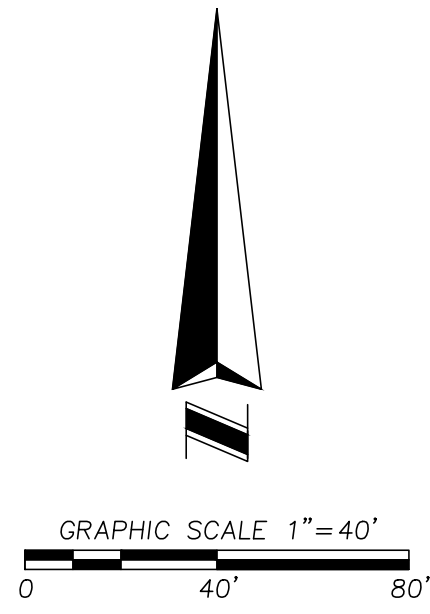
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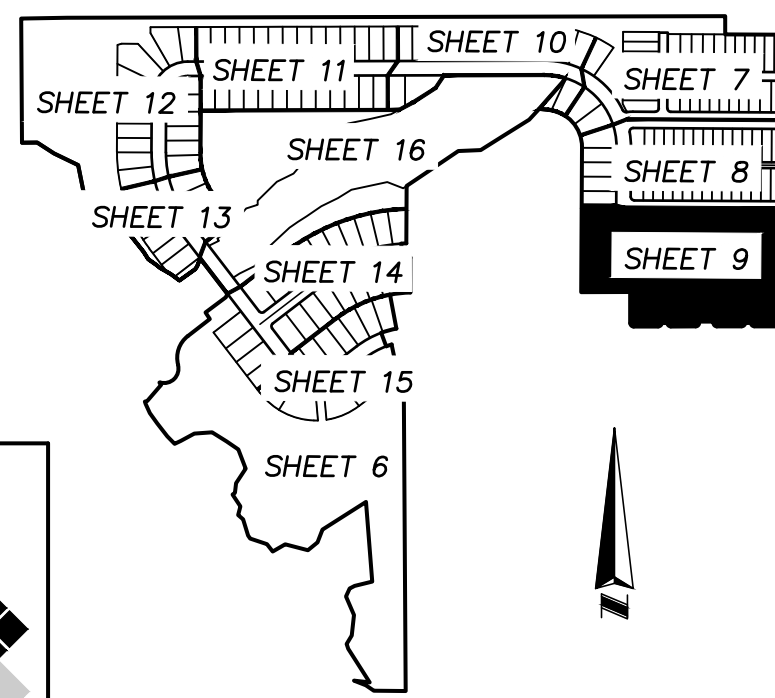
KEY MAP SHEETS 7-16  
(LOTS & TRACTS)  
NOT TO SCALE

# RIVINGTON PHASE 3

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TRACT P-6  
(STORMWATER)  
RIVINGTON PHASE 2A  
M.B. 63, PGS. 126-131



KEY MAP SHEETS 7-16  
(LOTS & TRACTS)  
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R=12.00'  
CB=S 45°07'19" W  
C=16.90'  
Δ=89°33'00"  
L=18.76'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C35	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C36	12.00'	S45°20'49"W	16.97'	90°00'00"	18.85'
C37	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C38	12.00'	S45°20'49"W	16.97'	90°00'00"	18.85'
C39	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C40	12.00'	S45°20'49"W	16.97'	90°00'00"	18.85'
C41	12.00'	N44°39'11"W	16.97'	90°00'00"	18.85'
C42	12.00'	S45°20'49"W	16.97'	90°00'00"	18.85'

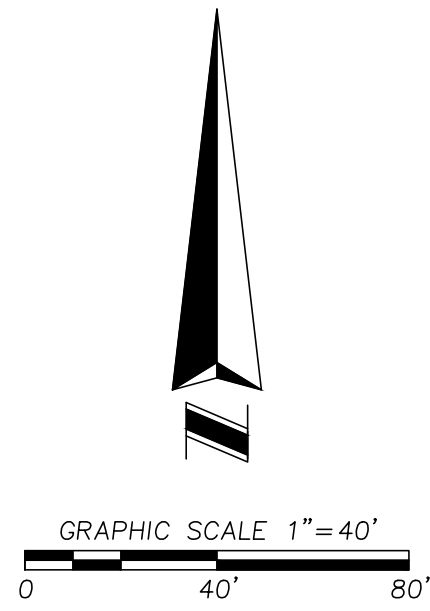


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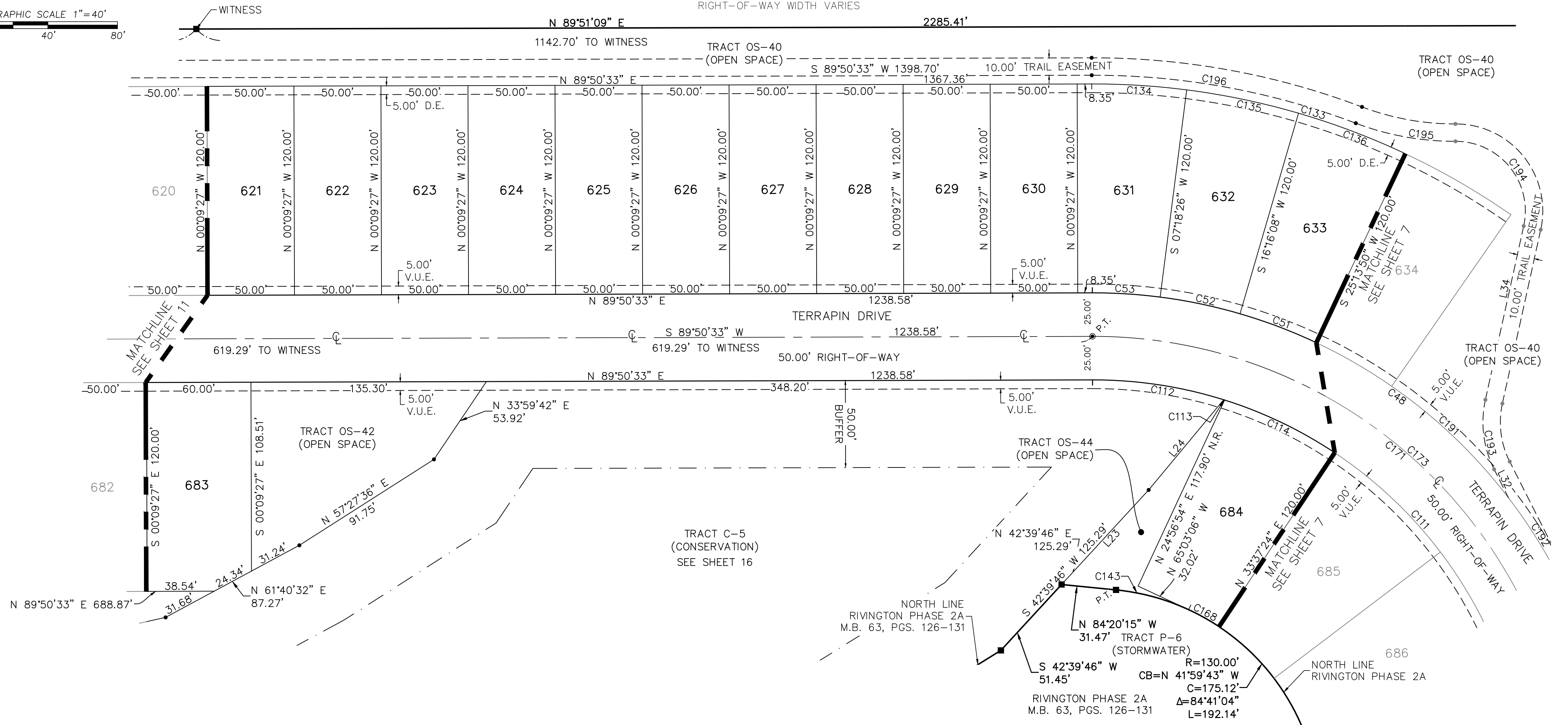
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SHEET 10 OF 16

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



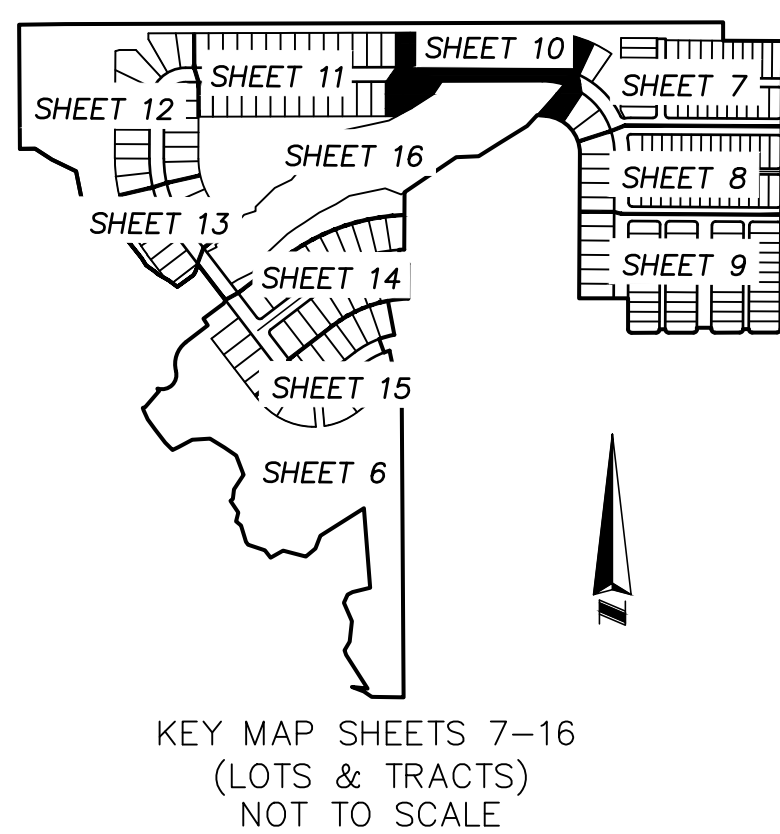
FORT FLORIDA ROAD  
ORB. 6397, PG. 1228  
M.B. 61, PGS. 143-156  
RIGHT-OF-WAY WIDTH VARIES



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C48	300.00'	S57°40'41"E	322.20'	64°57'32"	340.12'
C51	300.00'	S69°15'00"E	46.87'	08°57'42"	46.92'
C52	300.00'	S78°12'42"E	46.87'	08°57'42"	46.92'
C53	300.00'	S86°25'30"E	39.06'	07°27'54"	39.09'
C111	250.00'	S44°54'19"E	355.11'	90°30'16"	394.90'
C112	250.00'	N81°23'46"W	76.16'	17°31'21"	76.46'
C113	250.00'	N72°33'47"W	0.63'	00°08'38"	0.63'
C114	250.00'	N64°26'02"W	70.08'	16°06'52"	70.31'
C133	420.00'	S72°41'00"E	252.23'	34°56'54"	256.19'
C134	420.00'	S86°25'30"E	54.68'	07°27'54"	54.72'
C135	420.00'	S78°12'42"E	65.62'	08°57'42"	65.69'
C136	420.00'	S69°15'01"E	65.62'	08°57'42"	65.69'
C143	130.00'	N74°46'21"W	43.20'	19°07'48"	43.40'
C168	130.00'	N60°47'31"W	20.02'	08°49'51"	20.04'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C171	275.00'	N44°54'19"W	390.62'	90°30'16"	434.39'
C173	275.00'	N54°25'30"W	321.20'	71°27'54"	343.01'
C191	300.00'	S46°18'50"E	92.78'	17°47'25"	93.15'
C192	300.00'	S31°18'31"E	63.86'	12°13'13"	63.98'
C193	60.00'	N07°11'18"W	40.31'	39°15'19"	41.11'
C194	40.00'	N38°52'44"W	62.45'	102°38'10"	71.65'
C195	160.00'	N79°43'25"W	58.17'	20°56'47"	58.49'
C196	425.00'	N79°42'14"W	154.22'	20°54'25"	155.08'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S42°39'46"W	73.84'
L24	S39°43'14"W	67.39'
L32	N26°48'36"W	18.26'
L34	N12°26'21"E	102.25'



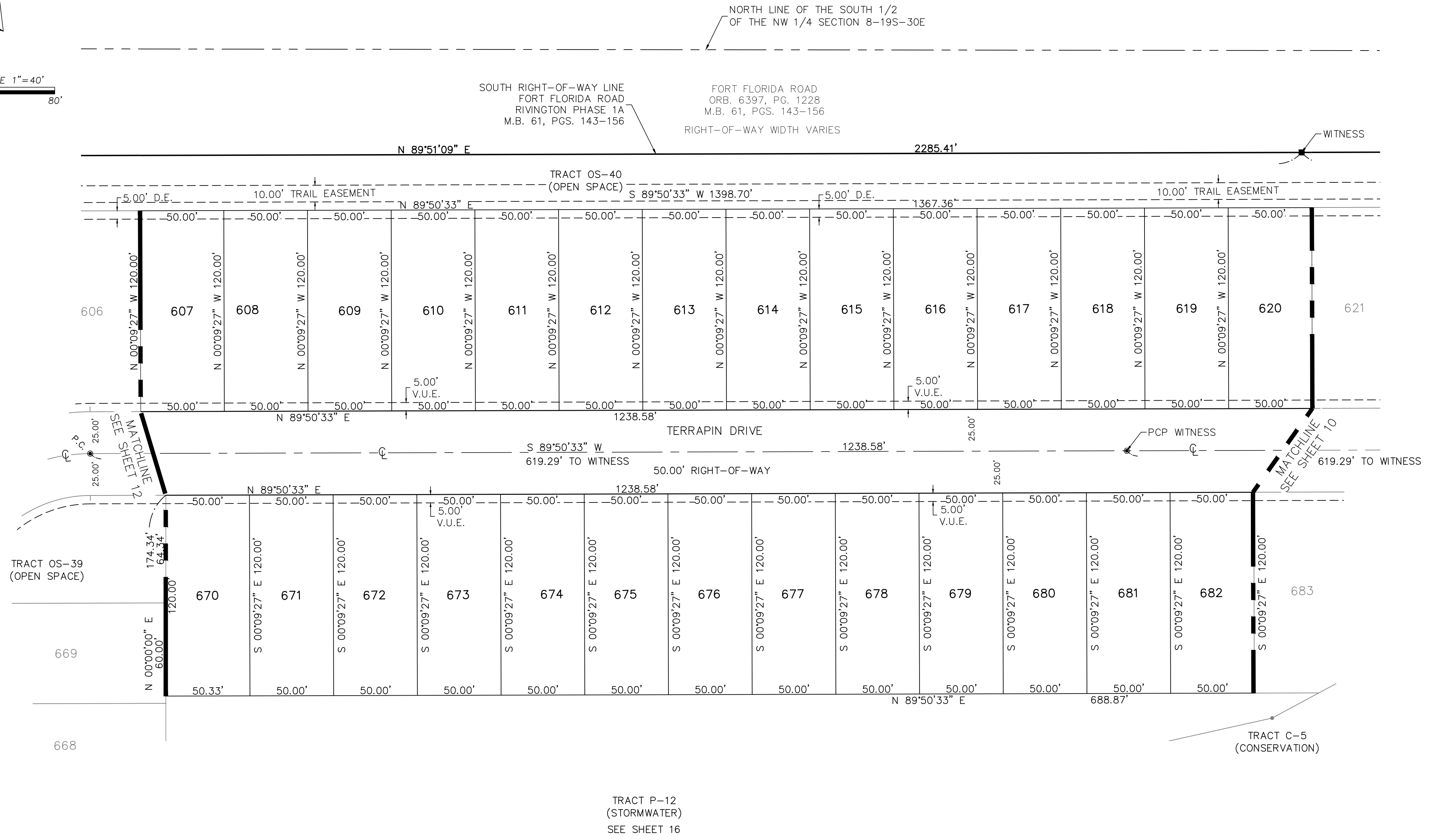
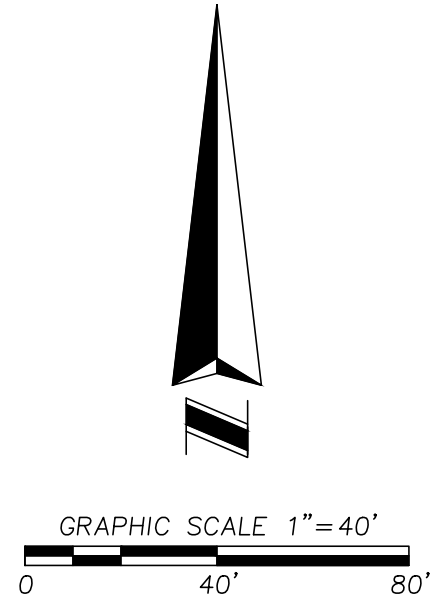
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# RIVINGTON PHASE 3

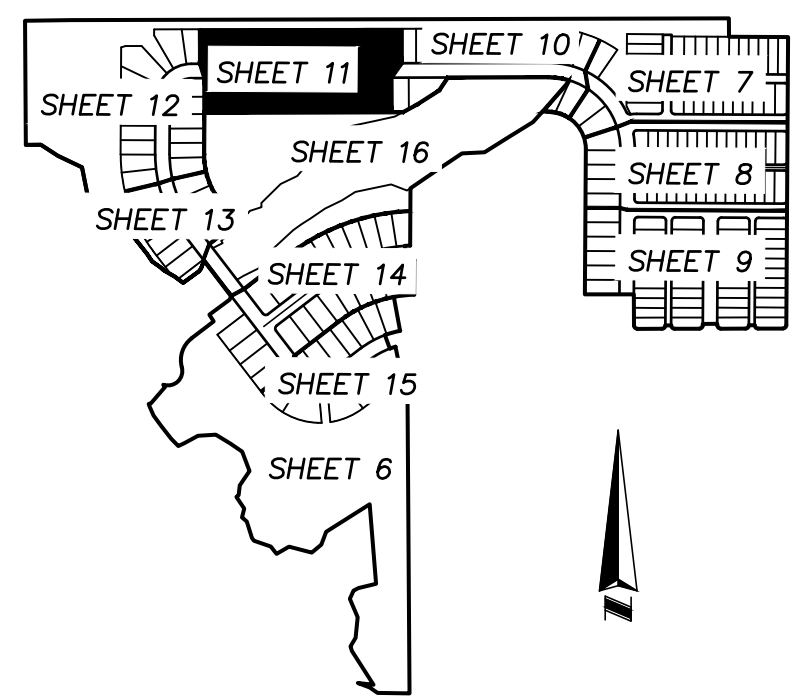
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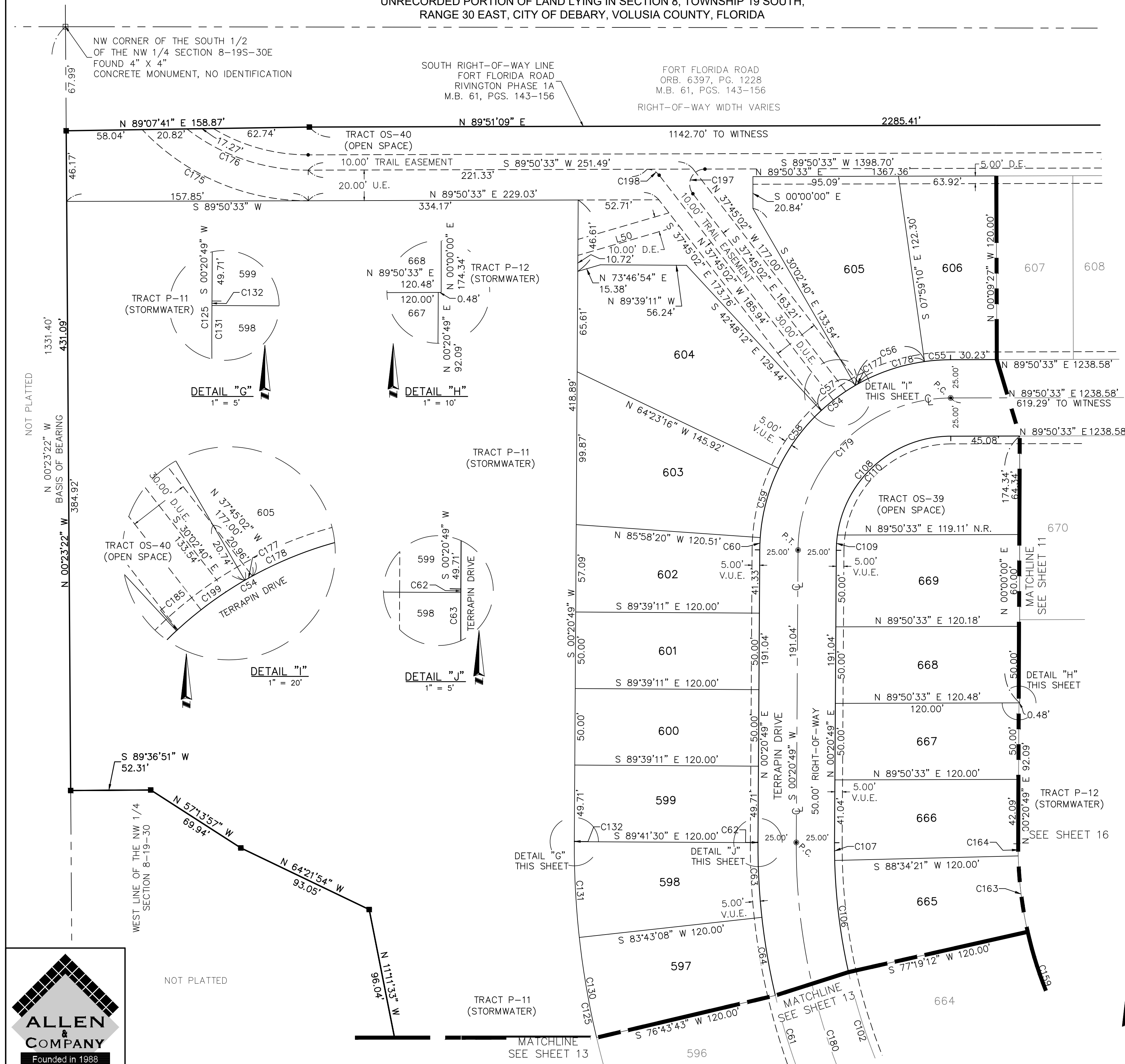
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KEY MAP SHEETS 7-16  
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 NOT TO SCALE

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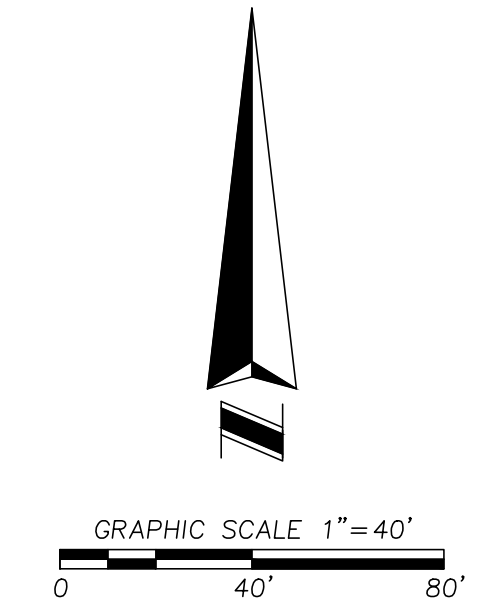
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C54	125.00'	S45°05'41"W	176.00'	89°29'44"	195.25'
C55	125.00'	S85°55'42"W	17.07'	07°49'43"	17.08'
C56	125.00'	S70°59'05"W	47.83'	22°03'30"	48.12'
C57	125.00'	S53°34'34"W	27.78'	12°45'31"	27.84'
C58	125.00'	S36°24'16"W	46.81'	21°35'04"	47.09'
C59	125.00'	S14°49'12"W	46.81'	21°35'04"	47.09'
C60	125.00'	S02°11'14"W	8.03'	03°40'50"	8.03'
C61	425.00'	S18°34'31"E	275.64'	37°50'41"	280.72'
C62	425.00'	S00°19'40"W	0.29'	00°02'19"	0.29'
C63	425.00'	S02°59'11"E	48.85'	06°35'22"	48.88'
C64	425.00'	S09°46'35"E	51.82'	06°59'25"	51.85'
C102	375.00'	N18°34'31"W	243.21'	37°50'41"	247.70'
C106	375.00'	S07°03'13"E	73.53'	11°15'09"	73.65'
C107	375.00'	S00°32'25"E	11.61'	01°46'28"	11.61'
C108	75.00'	N45°05'41"E	105.60'	89°29'44"	117.15'
C109	75.00'	S04°10'50"W	10.03'	07°40'02"	10.04'
C110	75.00'	S48°55'42"W	98.24'	81°49'42"	107.11'
C125	545.00'	S18°34'31"E	353.47'	37°50'41"	359.98'
C130	545.00'	S09°46'35"E	66.45'	06°59'25"	66.49'
C131	545.00'	S02°59'11"E	62.64'	06°35'22"	62.68'
C132	545.00'	S00°19'40"W	0.37'	00°02'19"	0.37'
C159	255.00'	N18°34'31"W	165.39'	37°50'41"	168.43'
C163	255.00'	N07°03'13"W	50.00'	11°15'09"	50.08'
C164	255.00'	N00°32'25"W	7.90'	01°46'28"	7.90'
C175	149.00'	S67°57'19"E	112.61'	44°24'16"	115.48'
C176	129.00'	N71°13'34"W	83.70'	37°51'44"	85.25'
C177	125.00'	S60°35'59"W	2.81'	01°17'18"	2.81'
C178	125.00'	S71°37'44"W	45.07'	20°46'12"	45.31'
C179	100.00'	S45°05'41"W	140.80'	89°29'44"	156.20'
C180	400.00'	S18°34'31"E	259.43'	37°50'41"	264.21'
C185	125.00'	S47°19'25"W	0.55'	0°15'13"	0.55'
C199	125.00'	S53°42'11"W	27.23'	12°30'19"	27.28'
C197	10.00'	S26°02'46"W	17.94'	127°35'35"	22.27'
C198	10.00'	N63°57'14"W	8.83'	52°24'25"	9.15'

LINE TABLE		
LINE	BEARING	LENGTH
L50	N73°44'40"E	68.87'

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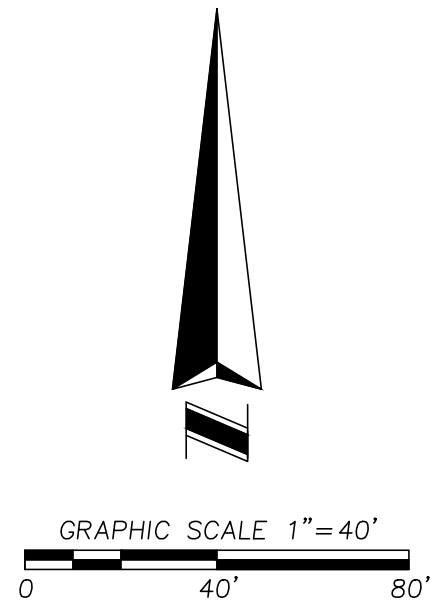
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 SHEET 1 OF 16: LEGAL DESCRIPTION, DEDICATIONS, AND LEGEND  
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 SHEET 16 OF 16: TRACT C-5 (CONSERVATION)



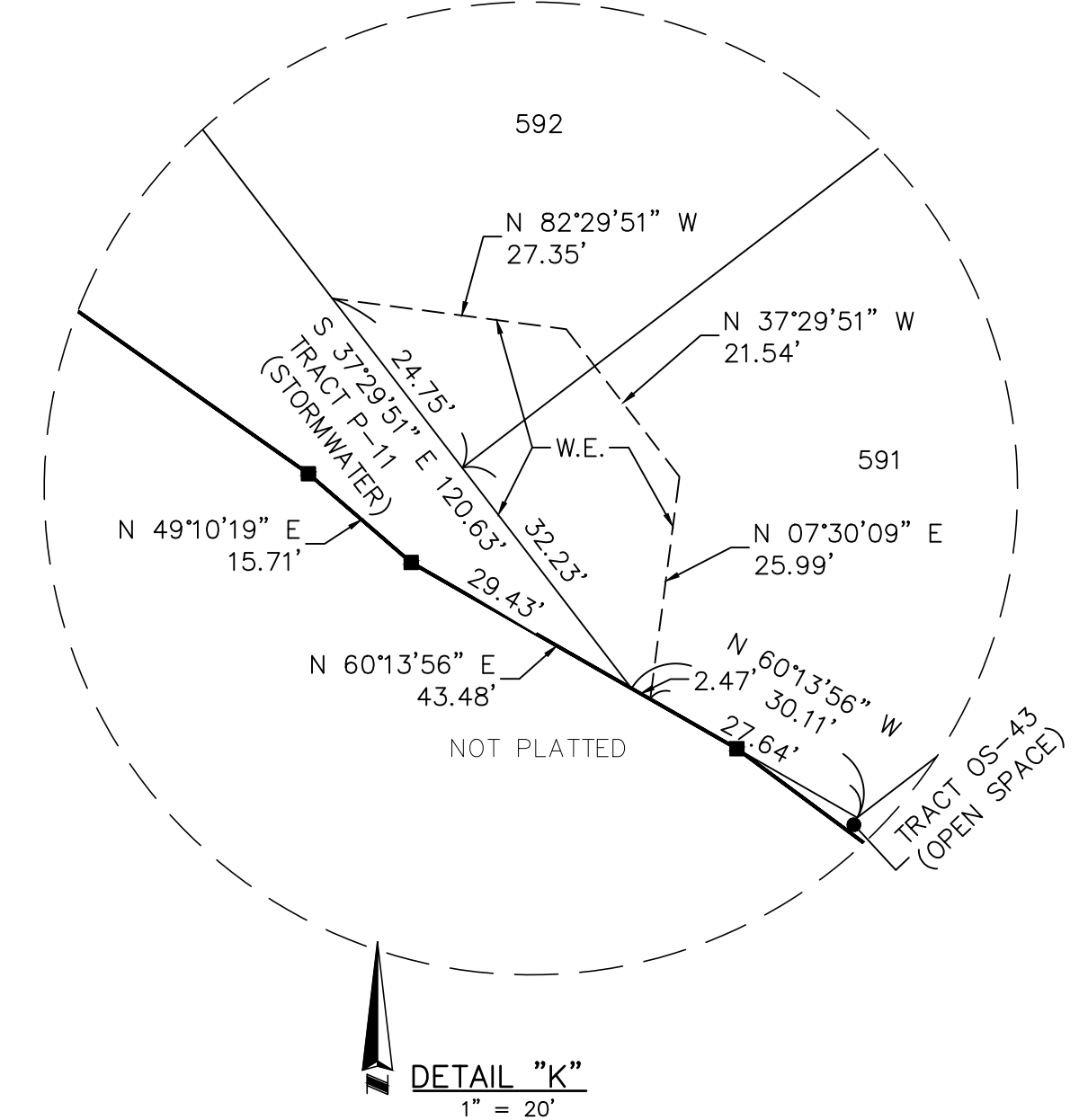
# RIVINGTON PHASE 3

A REPLAT OF TRACT FD-1, RIVINGTON PHASE 1C, MAP BOOK 62, PAGES 112 THROUGH 116, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND AN UNRECORDED PORTION OF LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



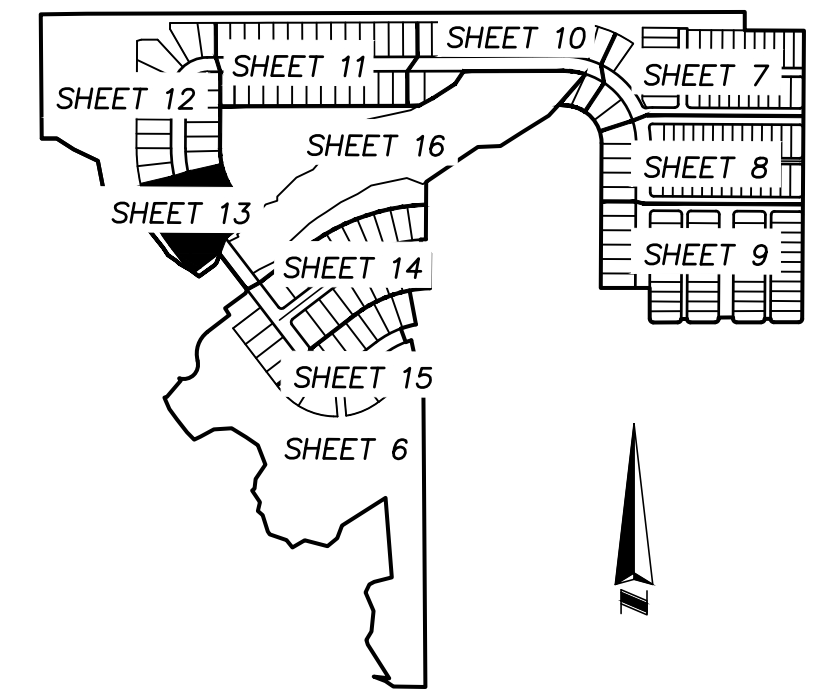
LINE TABLE		
LINE	BEARING	LENGTH
L47	N60°13'56"W	30.11'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C61	425.00'	S18°34'31"E	275.64'	37°50'41"	280.72'
C65	425.00'	S16°38'38"E	50.00'	06°44'40"	50.03'
C66	425.00'	S23°23'18"E	50.00'	06°44'40"	50.03'
C67	425.00'	S30°07'58"E	50.00'	06°44'40"	50.03'
C68	425.00'	S35°30'05"E	29.61'	03°59'33"	29.61'
C102	375.00'	N18°34'31"W	243.21'	37°50'41"	247.69'
C103	375.00'	S36°20'29"E	15.13'	02°18'45"	15.14'
C104	375.00'	S29°33'32"E	73.53'	11°15'09"	73.65'
C105	375.00'	S18°18'23"E	73.53'	11°15'09"	73.65'
C125	545.00'	S18°34'31"E	353.47'	37°50'41"	359.98'
C126	545.00'	S35°30'05"E	37.97'	03°59'33"	37.98'
C127	545.00'	S30°07'58"E	64.12'	06°44'40"	64.15'
C128	545.00'	S23°23'18"E	64.12'	06°44'40"	64.15'
C129	545.00'	S16°38'38"E	64.12'	06°44'40"	64.15'
C159	255.00'	N18°34'31"W	165.39'	37°50'41"	168.43'
C160	255.00'	N36°20'29"W	10.29'	02°18'45"	10.29'
C161	255.00'	N29°33'32"W	50.00'	11°15'09"	50.08'
C162	255.00'	N18°18'23"W	50.00'	11°15'09"	50.08'
C180	400.00'	S18°34'31"E	259.43'	37°50'41"	264.21'



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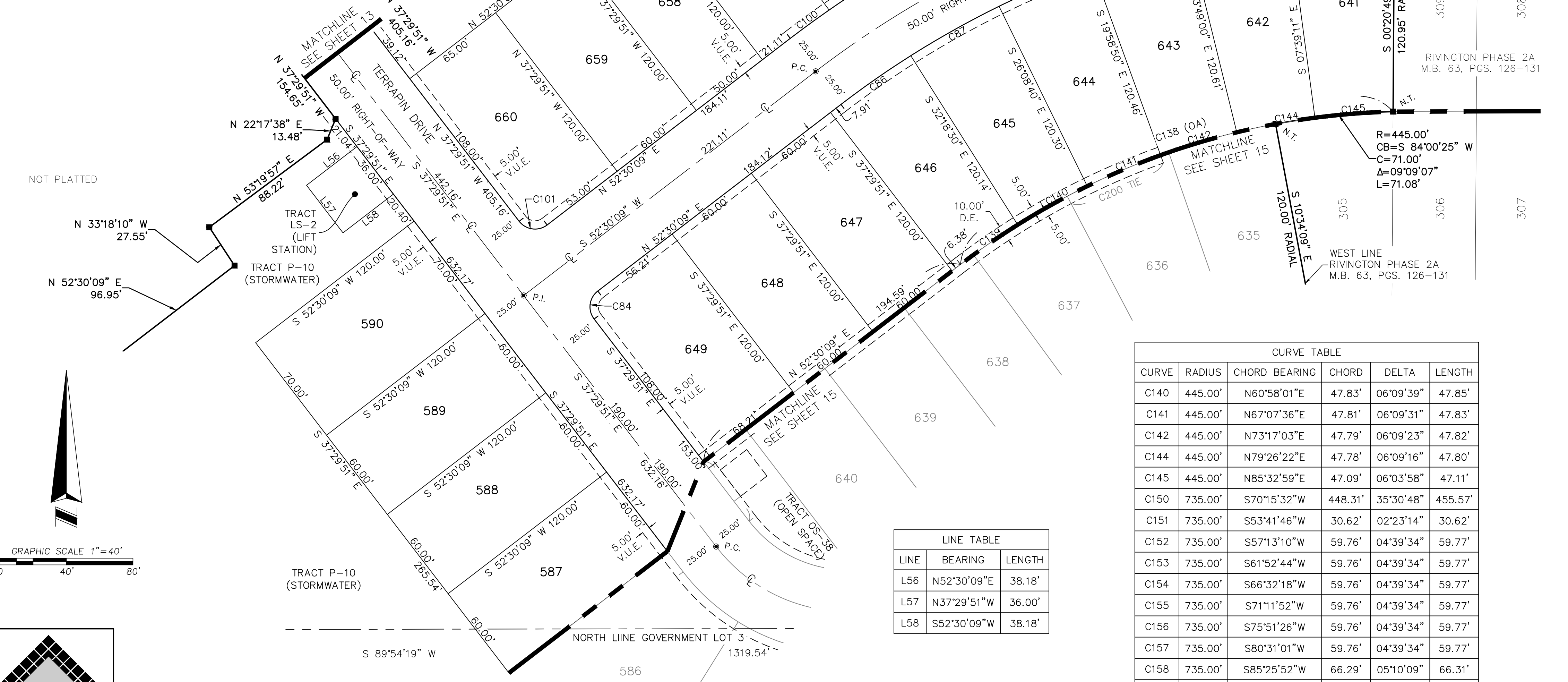
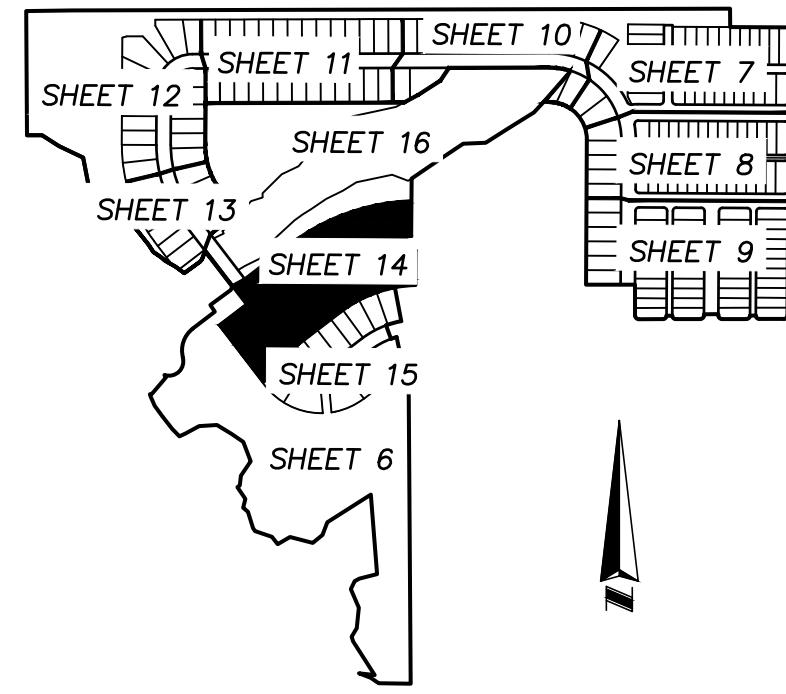
KEY MAP SHEETS 7-16  
(LOTS & TRACTS)  
NOT TO SCALE



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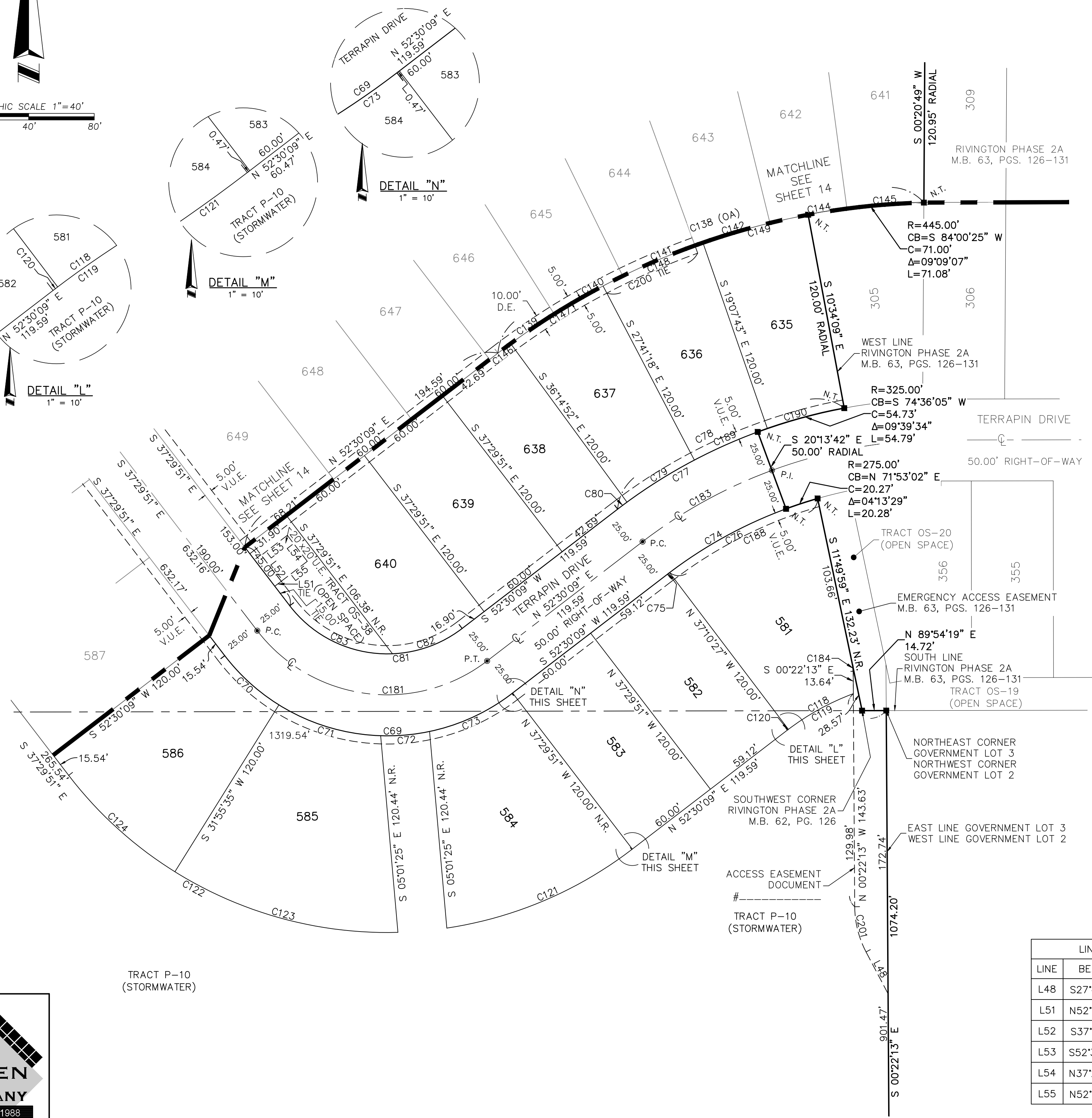
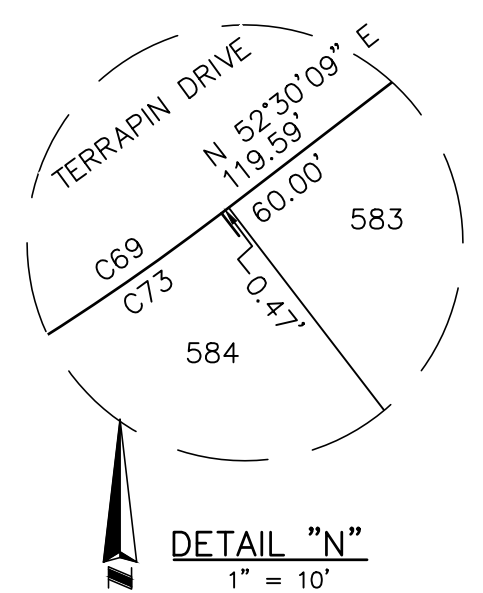
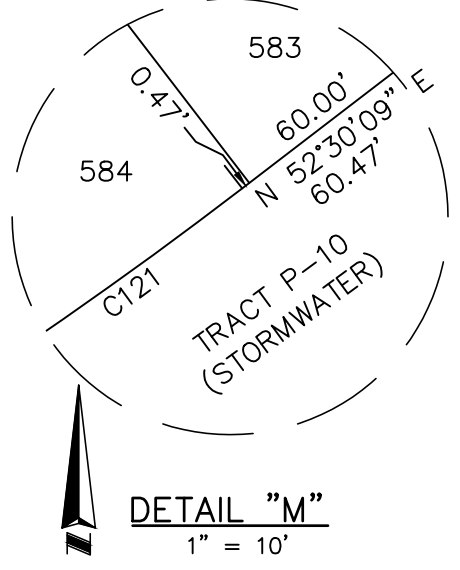
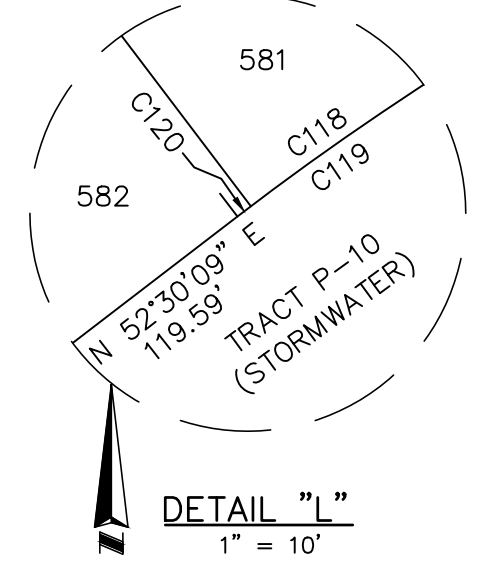
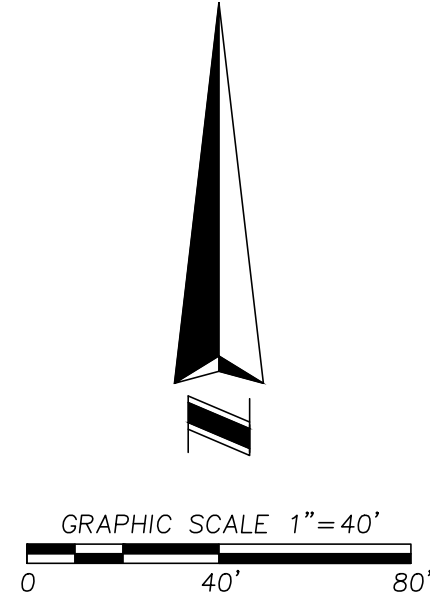
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C84	12.00'	N07°30'09"E	16.97'	90°00'00"	18.85'
C85	565.00'	N69°11'43"E	324.59'	33°23'10"	329.21'
C86	565.00'	S55°05'50"W	51.16'	05°11'22"	51.17'
C87	565.00'	S60°46'25"W	60.75'	06°09'50"	60.78'
C88	565.00'	S66°56'15"W	60.75'	06°09'50"	60.78'
C89	565.00'	S73°06'05"W	60.75'	06°09'50"	60.78'
C90	565.00'	S79°15'54"W	60.75'	06°09'50"	60.78'
C91	565.00'	S84°07'04"W	34.92'	03°32'29"	34.92'
C92	615.00'	S69°11'43"W	353.31'	33°23'10"	358.36'
C93	615.00'	S84°31'11"W	29.38'	02°44'15"	29.38'
C94	615.00'	S80°49'16"W	50.00'	04°39'34"	50.01'
C95	615.00'	S76°09'42"W	50.00'	04°39'34"	50.01'
C96	615.00'	S71°30'08"W	50.00'	04°39'34"	50.01'
C97	615.00'	S66°50'34"W	50.00'	04°39'34"	50.01'
C98	615.00'	S62°11'00"W	50.00'	04°39'34"	50.01'
C99	615.00'	S57°31'26"W	50.00'	04°39'34"	50.01'
C100	615.00'	S53°50'54"W	28.89'	02°41'30"	28.89'
C101	12.00'	N82°29'51"W	16.97'	90°00'00"	18.85'
C138	445.00'	N70°32'33"E	275.62'	36°04'49"	280.23'
C139	445.00'	N55°11'40"E	41.80'	05°23'03"	41.82'





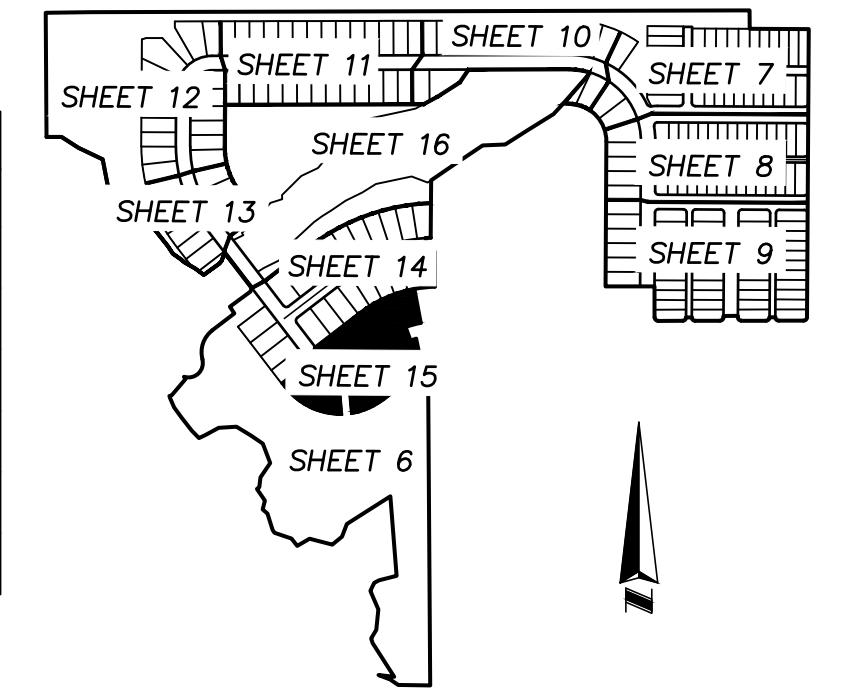
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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C69	125.00'	S82°29'51"E	176.78'	90°00'00"	196.35'
C70	125.00'	S47°47'08"E	44.65'	20°34'33"	44.89'
C71	125.00'	S73°06'32"E	64.85'	30°04'14"	65.60'
C72	125.00'	N84°58'35"E	29.95'	13°45'33"	30.02'
C73	125.00'	N65°17'58"E	55.37'	25°35'39"	55.84'
C74	275.00'	S61°08'13"W	82.57'	17°16'09"	82.89'
C75	275.00'	S52°39'51"W	1.55'	00°19'25"	1.55'
C76	275.00'	S61°17'56"W	81.04'	16°56'44"	81.33'
C77	325.00'	S61°08'13"W	97.59'	17°16'09"	97.96'
C78	325.00'	S65°58'00"W	151.35'	26°55'43"	152.74'
C79	325.00'	S58°01'55"W	48.51'	8°33'34"	48.55'
C80	325.00'	S53°07'38"W	7.09'	01°14'59"	7.09'
C81	75.00'	N82°29'51"W	106.07'	90°00'00"	117.81'
C82	75.00'	N70°02'24"E	45.20'	35°04'31"	45.91'
C83	75.00'	S64°57'36"E	69.17'	54°55'29"	71.90'
C118	155.00'	N61°02'51"E	46.06'	17°05'24"	46.23'
C119	155.00'	N61°12'33"E	45.20'	16°45'59"	45.36'
C120	155.00'	S52°39'51"W	0.88'	00°19'25"	0.88'
C121	245.00'	N66°59'15"E	122.56'	28°58'12"	123.88'
C122	245.00'	S64°30'32"E	222.54'	54°01'20"	231.00'
C123	245.00'	S74°47'48"E	141.00'	33°26'47"	143.02'
C124	245.00'	S47°47'08"E	87.51'	20°34'33"	87.98'
C138	445.00'	N70°32'33"E	275.62'	36°04'49"	280.23'
C139	445.00'	N55°11'40"E	41.80'	05°23'03"	41.82'
C140	445.00'	N60°58'01"E	47.83'	06°09'39"	47.85'
C141	445.00'	N67°07'36"E	47.81'	06°09'31"	47.83'
C142	445.00'	N73°17'03"E	47.79'	06°09'23"	47.82'
C144	445.00'	N79°26'22"E	47.78'	06°09'16"	47.80'
C145	445.00'	N85°32'59"E	47.09'	06°03'58"	47.11'
C146	445.00'	N53°07'38"E	9.71'	01°14'59"	9.71'
C147	445.00'	N58°01'55"E	66.42'	08°33'34"	66.48'
C148	445.00'	N66°35'30"E	66.42'	08°33'34"	66.48'
C149	445.00'	N75°09'04"E	66.42'	08°33'34"	66.48'
C181	100.00'	S82°29'51"E	141.42'	90°00'00"	157.08'
C183	300.00'	N61°08'13"E	90.08'	17°16'09"	90.42'
C184	20.00'	S06°06'06"E	3.99'	11°27'46"	4.00'
C188	275.00'	S63°24'40"W	101.03'	21°10'14"	101.61'
C189	325.00'	S66°35'30"W	48.51'	08°33'34"	48.55'
C190	325.00'	N75°09'04"E	48.51'	08°33'34"	48.55'
C200	440.00'	N66°15'36"E	60.59'	7°53'46"	60.64'
C201	60.00'	S14°04'18"E	28.42'	27°24'11"	28.70'

LINE TABLE		
LINE	BEARING	LENGTH
L48	S27°46'24"E	28.83'
L51	N52°30'09"E	5.00'
L52	S37°29'51"E	20.00'
L53	S52°30'09"W	20.00'
L54	N37°29'51"W	20.00'
L55	N52°30'09"E	20.00'



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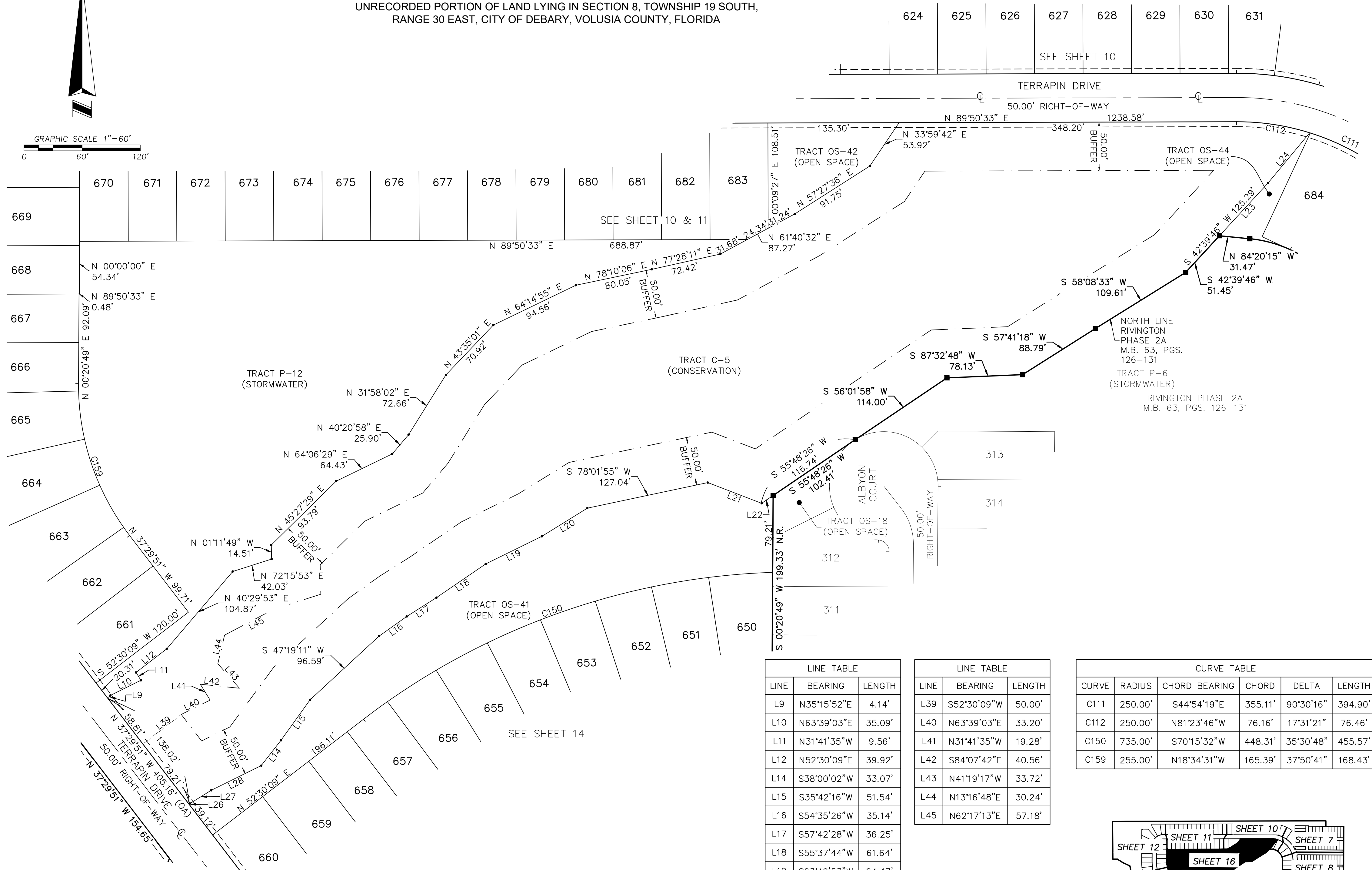
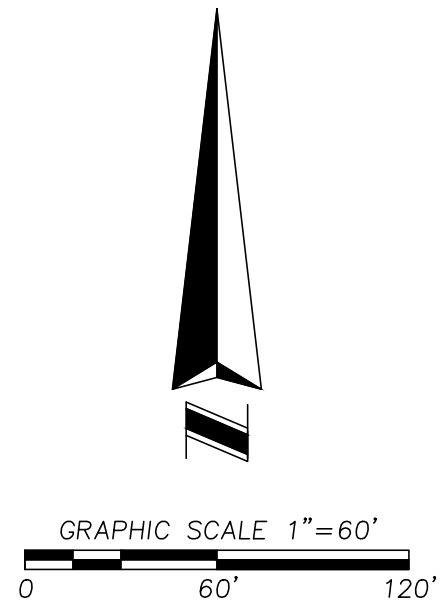
16 EAST PLANT STREET  
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# RIVINGTON PHASE 3

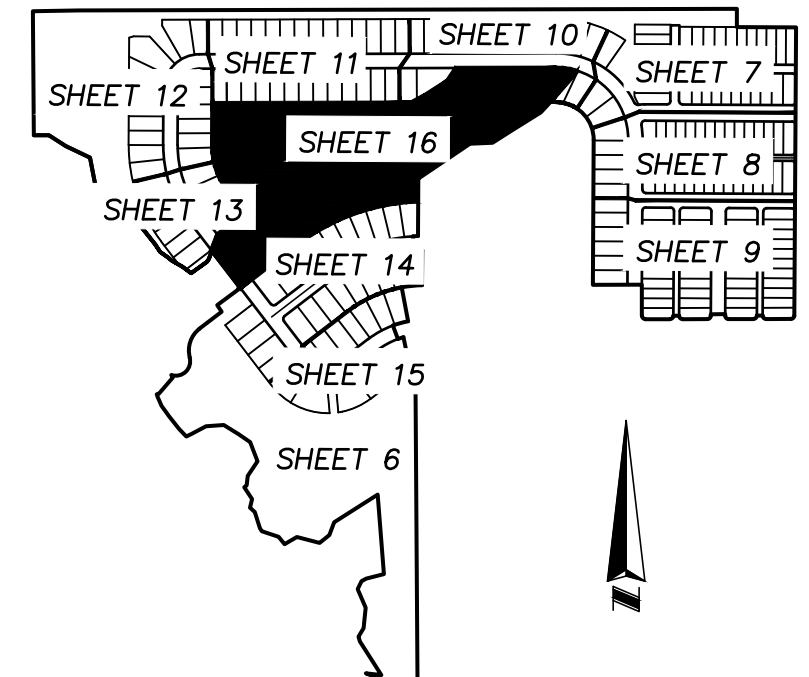
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LINE	BEARING	LENGTH
L9	N35°15'52"E	4.14'
L10	N63°39'03"E	35.09'
L11	N31°41'35"W	9.56'
L12	N52°30'09"E	39.92'
L14	S38°00'02"W	33.07'
L15	S35°42'16"W	51.54'
L16	S54°35'26"W	35.14'
L17	S57°42'28"W	36.25'
L18	S55°37'44"W	61.64'
L19	S63°49'53"W	64.47'
L20	S58°12'45"W	55.16'
L21	N68°57'12"W	59.43'
L22	S55°48'26"W	14.33'
L23	S42°39'46"W	73.84'
L24	S39°43'14"W	67.39'
L26	S16°48'38"W	1.50'
L27	S58°06'22"W	25.74'
L28	S63°42'58"W	57.57'

LINE	BEARING	LENGTH
L39	S52°30'09"W	50.00'
L40	N63°39'03"E	33.20'
L41	N31°41'35"W	19.28'
L42	S84°07'42"E	40.56'
L43	N41°19'17"W	33.72'
L44	N13°16'48"E	30.24'
L45	N62°17'13"E	57.18'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C111	250.00'	S44°54'19"E	355.11'	90°30'16"	394.90'
C112	250.00'	N81°23'46"W	76.16'	17°31'21"	76.46'
C150	735.00'	S70°15'32"W	448.31'	35°30'48"	455.57'
C159	255.00'	N18°34'31"W	165.39'	37°50'41"	168.43'



KEY MAP SHEETS 7-16  
(LOTS & TRACTS)  
NOT TO SCALE



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**CITY OF DEBARY  
DEVELOPMENT REVIEW COMMITTEE  
2024 MEETING SCHEDULE**

1<sup>st</sup> & 3<sup>rd</sup> Tuesday of the Month @ 9:30 am

January 2 & 16

February 6 & 20

March 5 & 19

April 2 & 16

May 7 & 21

June 4 & 18

July 2 & 16

August 6 & 20

September 3 & 17

October 1 & 15

November 5 & 19

December 3 & 17