



## The Department of Planning and Development Services

City Hall | 16 Colomba Road | DeBary, FL 32713

### Development Review Committee (DRC) Meeting

Tuesday, January 2<sup>nd</sup>, 2024 – 9:30 AM

## DRC AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - DRC meeting on December 5<sup>th</sup>, 2023
  - DRC meeting on December 19<sup>th</sup>, 2023
4. NEW BUSINESS
  - **Case # 23-01-FPR-Springwalk at The Junction, Phase 2; Second Review**, Applicant is requesting approval of a Final Plat for Springwalk at The Junction, Phase 2, located off of U.S. Highway 17-92, a development of approximately 8.38 acres for 64 single-family lots.
  - **Case # 23-04-MAJPUD-Tailwinds Residential; Second Review**, Applicant is requesting a recommendation for a Major PUD Amendment for part of the Glen Abbey PUD, located on East Highbanks Road with the Volusia County parcel IDs 802700000062 and 802600000065, to permit townhomes and boat and RV storage as an accessory use, and to provide for development standards therein.
5. ADDITIONAL BUSINESS:
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  
December 5, 2023 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:30 am.

**DRC MEMBERS PRESENT:**

Steven Bapp, City of DeBary  
Christopher Karl, Orange City Fire Department  
Amy Long, City of DeBary  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Phyllis Butlien, City of DeBary  
Dean Barberree, HR Rivington, LLC

**APPROVAL OF MINUTES:**

Amy Long made a motion to continue the approval of the November 7, 2023 Meeting Minutes, seconded by Richard Villasenor. The motion was approved by a 5-0 vote.

**NEW BUSINESS:**

**Rivington, Phase 4 Final Plat**

**Project # 23-02-FPR-Rivington, Phase 4A**

Dean Barberree, the applicant, came forward to speak.

Mr. Villasenor noted a few grammatical errors and omission of verbiage for the joinder and consent section on the subdivision plat. He noted Staff will need to speak with the City Attorney to get clarification on the road maintenance agreement and the right-of-way for a turn-lane.

Steve Wood asked if the dwelling units would have sprinklers. Mr. Barberree stated they would not be sprinkled.

Richard Villasenor made a motion to approve the final plat, seconded by Steve Wood. The motion was approved by a 5-0 vote.

**ADJOURNMENT:**

The meeting was adjourned at 9:39 AM.



**City of DeBary  
Development Review Committee Meeting  
December 19, 2023 - MINUTES**

**CALL TO ORDER:**

The meeting of the City of DeBary Development Review Committee was called to order by Steven Bapp, Growth Management Director, at 9:32 am.

**DRC MEMBERS PRESENT:**

Steven Bapp, City of DeBary  
Christopher Karl, Orange City Fire Department  
Richard Villasenor, City of DeBary  
Steve Wood, City of DeBary

**OTHERS PRESENT:**

Joseph Barker, City of DeBary  
Phyllis Butlien, City of DeBary  
Karen Chasez, City of DeBary  
Carmen Rosamonda, City of DeBary  
Shari Simmans, City of DeBary  
Mark Watts, Cobb-Cole

**APPROVAL OF MINUTES:**

Joseph Barker, Senior Planner, noted the November 7, 2023 Meeting Minutes are prepared but the December 5<sup>th</sup>, 2023 Meeting Minutes are not yet ready for review.

Richard Villasenor made a motion to approve of the November 7, 2023 Meeting Minutes, seconded by Steve Wood. The motion was approved by a 4-0 vote.

**NEW BUSINESS:**

**Tailwinds Commercial PUD Amendment**

**Project # 23-03-MAJPUD-Tailwinds Commercial**

Mark Watts, a representative for the applicant, Kimaya, LLC, came forward to speak. Mr. Watts stated they could add to the master development plan more details on sidewalk connections as requested by Staff. He stated they will provide additional development standards in the development agreement.

Joseph Barker, Senior Planner, asked if there will be pedestrian access off of North Pine Meadow Drive. Mr. Watts stated there will be such access. He stated the pedestrian access will avoid the drive-through areas and located in a safe area.

Chairman Steven Bapp made note of additional comments issued by the City Attorney's office.

Richard Villasenor, City Engineer, asked for confirmation on the auto-turn. Mr. Watts stated that analysis has been performed, but that there may be refinement to it as the project gets closer to the final site plan review process. Mr. Villasenor stated there may be a conflict with the median in the highway.

Chairman Bapp made note of the comments provided by the City's transportation consultant. Mr. Bapp noted any proportional fair share process would be addressed during final site plan review.

Mr. Barker asked Mr. Watts if he has been able to review Staff's comments on the Gateway Corridor's building orientation regulations. Mr. Watts stated he will discuss it with their engineer.

Richard Villasenor made a motion to recommend approval of the major PUD amendment, seconded by Steve Wood. The motion was approved by a 4-0 vote.

### **Rivington, Phase 3 Final Plat**

### **Project # 23-03-FPR-Rivington, Phase 3**

Genevieve Labuda, a representative for the applicant, AG EHC II (LEN) Multi State 4, LLC, came forward to speak. She stated they will be able to address all comments.

Richard Villasenor, City Engineer, stated the City still needs the Engineer's Opinion of Costs to be submitted. Mr. Villasenor asked if the space between Open Space Tract # 40 and the tree line to be a tree preservation area. Chairman Bapp stated that will need to be further investigated.

Mr. Bapp made note of the comments issued by the City Attorney's office.

Ms. Labuda stated they can submit the Opinion of Costs opinion with the next submittal.

The item was continued to a future meeting.

### **ADDITIONAL BUSINESS:**

#### **2024 Development Review Committee Schedule**

Chairman Steven Bapp presented the proposed 2024 schedule. He stated there are no conflicts with City holidays on the proposed schedule.

Steve Wood made a motion to approve the 2024 Development Review Committee schedule, seconded by Richard Villasenor. The motion was approved by a 4-0 vote.

### **ADJOURNMENT:**

The meeting was adjourned at 9:50 AM.



**DRC 1-2-2024**

**Subject Case # 23-01-FPR-Springwalk at The Junction, Phase 2**

**Applicant: The Junction, LLC**

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Application Summary:

The applicant is requesting approval of a Final Plat for Springwalk at The Junction, Phase 2. The project is located on an 8.38-acre tract of land located off of Charles Richard Beall Boulevard (U.S. Highway 17-92). There will be 64 single-family residential lots. There are four alley tracts that are to be owned and maintained by the Spring Walk Homeowners Association, Inc. There is a drainage tract that shall be owned and maintained by the DeBary Town Center, LLC. This project is part of the DeBary Town Center development.

**Planning & Zoning**

**Joseph Barker, Planner II**

Please add a utility easement to the south side of Lots 101 and 120.

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**Public Works Department**

**Amy Long**

No comments have been received.

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**Fire Services**

**Robert Scott**

No comments.





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

No comments have been received.

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**Building Department**  
**Steve Wood**

Surveyor's Notes

Note #8 Flood Insurance rate map (firm) is incorrect and the February 19, 2014 date is obsolete.

Note #12 The address 545 S. Hwy 17-92 id incorrect for this parcel.

There are instances of encroachment onto adjacent lots i.e.; A/C chase conduits.

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**Volusia County Utilities**  
**Erin Reed, PhD, PE**

VCU has reviewed the submittal below and has the following comment:

1. A reclaimed connection to the Junction will be constructed as part of the DeBary Town Park Development. Please add a utility easement at each entrance to the Junction in accordance with the location of the new reclaimed main stub outs. Contact Erin Reed for additional information.
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**Legal Review**  
**Fishback-Dominick**

1. The boundary survey and attorney title opinion disclose a number of recorded encumbrances, such as easements and agreements that do not appear to be disclosed in the plat notes or depicted on the plat. **Please revise the plat to disclose all such recorded**



**encumbrances with their recording information, except for recorded ordinances relating to the property's zoning approvals.**

2. The boundary survey and plat shows an easement (Book 205, Page 456 & Book 224, Page 610) encumbering the proposed public right-of-way tracts (Belmond Drive). This easement needs to be terminated and removed as an encumbrance to the proposed public right-of-way. No existing superior easements should be encumbering proposed rights-of-way being dedicated to the public.
3. 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, maintenance 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. Please have the applicant submit the proposed performance bond, maintenance guarantee and information required by sections 4-46(2)c and 4-111(a)(1) for our review and comment. Further, the original executed performance guarantee should be delivered to the City before City Council's consideration of the final plat for approval. The maintenance guarantee will be required upon completion of the required improvements.
4. 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.
5. 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.





6. 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.

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**Surveyor**  
**SurvTech Solutions, Inc.**

**Review Comments:**

Junction at DeBary Phase 2 boundary survey.pdf

1. Page 2 Over lapping text with the legend

20220173 PLAT PHASE 2.pdf

1. Please edit the City of DeBary Surveyor Company name to SurvTech Solutions, Inc.

\*\*\*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**





# SPRING WALK AT THE JUNCTION PHASE 2

SHEET 1 OF 6

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34  
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF BLOCKS 16 THROUGH 21 AND THE UNNAMED RIGHT OF WAY AND ALLEY'S VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 00°28'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 886.52 FEET TO THE NORTHEAST CORNER OF SPRING WALK AT THE JUNCTION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 63, PAGES 85 THROUGH 90 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 84°49'57" WEST, FOR A DISTANCE OF 55.18 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 85.00 FEET; THENCE RUN NORTH 00°28'30" EAST, FOR A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF NORTH 77°38'58" WEST AND A CHORD DISTANCE OF 24.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 24.87 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 244.98 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 185.05 FEET; THENCE RUN NORTH 24°13'34" EAST, FOR A DISTANCE OF 356.50 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 195.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, STATE ROAD 15-600, PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79040-2544; THENCE RUN NORTH 24°13'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 67.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 291.20 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 8.50 FEET; THENCE RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 224.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF SOUTH 77°38'58" EAST AND A CHORD DISTANCE OF 72.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 72.54 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 142.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 81°35'04", A CHORD BEARING OF SOUTH 48°43'58" EAST AND A CHORD DISTANCE OF 71.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 78.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 125.59 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN SOUTH 00°28'30" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 477.56 FEET TO THE POINT OF BEGINNING.

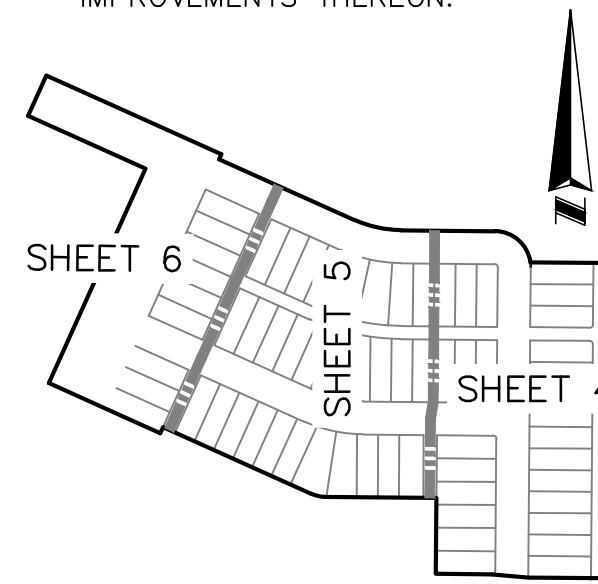
CONTAINING 365,236 SQUARE FEET, OR 8.38 ACRES, MORE OR LESS.

**LEGEND:**

O.R.	OFFICIAL RECORDS BOOK	□	RECOVERED 4"X 4" CONCRETE MONUMENT (PRM) W/DISC LB#6723 UNLESS OTHERWISE NOTED
PG(S).	DENOTES PAGE(S)	■	SET 4"X 4" CONCRETE MONUMENT (PRM) W/DISC LB#6723
(OA)	OVERALL DIMENSION	●	SET NAIL AND DISC LB#6723 PERMANENT CONTROL POINT (PCP)
C.U.E.	COUNTY UTILITY EASEMENT	⊙	SET NAIL AND DISC LB#6723 PERMANENT REFERENCE MONUMENT (PRM)
W.S.M.E.	INDIVIDUAL WATER AND SANITARY SEWER SERVICES MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE
U.E.	UTILITY EASEMENT	P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY	N.T.	NON-TANGENCY
⊕	CENTERLINE	R	RADIUS
LB	LICENSED BUSINESS	Δ	DELTA
●	CHANGE IN DIRECTION	C	CHORD DISTANCE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	CB	CHORD BEARING
MB	MAP BOOK	L	ARC LENGTH
P.C.P.	PERMANENT CONTROL POINT	P.R.M.	PERMANENT REFERENCE MONUMENT
DEPT.	DEPARTMENT	N.R.	NON-RADIAL
MB	MAP BOOK	P.I.	POINT OF INTERSECTION
○	FOUND IRON ROD OR PIPE AS NOTED		
■	EASEMENT AGREEMENT PER OFFICIAL RECORDS BOOK _____, PAGE _____		

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 17-92 (STATE ROAD 15-600), BEING NORTH 24°13'34" EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION 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.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DEBARY TOWN CENTER BY DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (MASTER ASSOCIATION), AS RECORDED IN OFFICIAL RECORDS BOOK 8014, PAGE 2908 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRING WALK AT JUNCTION HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION (ASSOCIATION), AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- TRACTS A-1, A-3, A-6, AND A-7 (ALLEY) ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. 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 TRACTS A-1, A-3, A-6, AND A-7 (ALLEY) 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 SERVICES FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.
- THE CITY OF DEBARY SHALL ONLY BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF UTILITIES IT ACCEPTS FOR MAINTENANCE OR CONSTRUCTS WITHIN THE UTILITY EASEMENT AREAS. THE SURFACE AREA OF UTILITY EASEMENTS SHALL BE MOWED AND MAINTAINED BY THE FEE SIMPLE OWNER OF LOT OR TRACT ENCUMBERED BY SUCH EASEMENT(S).
- 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 OR THE CITY, INCLUDING, WITHOUT LIMITATION, TRACTS A, B AND C (RETENTION PONDS) 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 A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE, OR (III) IN THE EVENT THE CITY OF DEBARY EXERCISES ITS AFOREMENTIONED 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 ASSESSMENTS, MONETARY JUDGMENT, 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.
- TRACT A (DRAINAGE) OF THIS PLAT, SHALL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION. THE CITY OF DEBARY IS HEREBY DEDICATED A NON-EXCLUSIVE DRAINAGE EASEMENT FROM THE PUBLIC RIGHTS-OF-WAY WITHIN AND ADJACENT TO THE LANDS WITHIN THIS PLAT INTO TRACT A (DRAINAGE) OF THIS PLAT, TRACTS A, B AND C, SPRING WALK AT THE JUNCTION PHASE 1 (MB 63, PG 85-90), AND THE SUBDIVISION STORMWATER DRAINAGE SYSTEM. THE CITY OF DEBARY SHALL NOT HAVE ANY OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT RESPONSIBILITY CONCERNING TRACT A (DRAINAGE) OR ANY IMPROVEMENTS THEREON.



**KEY MAP**

NOT TO SCALE  
(FOR LOT AND TRACT  
GEOMETRY  
SEE SHEETS 4-6)

DESIGNER/ENGINEER:  
CPH  
500 WEST FULTON STREET  
SANFORD, FL 32771  
(407)322-6841

**SHEET INDEX**

- SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATIONS AND LEGEND
- SHEET 2 OF 6 - VICINITY MAP
- SHEET 3 OF 6 - BOUNDARY INFORMATION
- SHEET 4 THROUGH 6 OF 6 - LOT & TRACT GEOMETRY

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**DEDICATION  
SPRING WALK AT THE JUNCTION PHASE 2**

KNOW ALL MEN BY THESE PRESENTS, THAT THE JUNCTION COMMUNITY DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED SPRING WALK AT THE JUNCTION PHASE 2, LOCATED IN THE CITY OF DEBARY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES, AND DEDICATES ALL STREETS, AND UTILITY EASEMENTS SHOWN OR DESCRIBED THEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF DEBARY, FLORIDA FOR THE PROPER PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, THE JUNCTION COMMUNITY DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

THE JUNCTION COMMUNITY DEVELOPERS, L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY  
By: MERCEDES PREMIER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER  
By: LANDSEA HOMES US CORPORATION, A DELAWARE CORPORATION, ITS MANAGER

By: \_\_\_\_\_  
PRINTED NAME: BILLY FORGE  
TITLE: VICE PRESIDENT

SIGNATURE OF WITNESS \_\_\_\_\_ SIGNATURE OF WITNESS \_\_\_\_\_

PRINTED NAME OF WITNESS \_\_\_\_\_ PRINTED NAME OF WITNESS \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [\_\_\_\_] PHYSICAL PRESENCE OR [\_\_\_\_] ON LINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, BY BILLY FORGE, VICE PRESIDENT OF LANDSEA HOMES US CORPORATION, A DELAWARE CORPORATION, ACTING IN ITS CAPACITY AS MANAGER OR MERCEDES PREMIER HOMES, A FLORIDA LIMITED LIABILITY COMPANY, ACTING IN ITS CAPACITY AS MANAGER OF THE JUNCTION COMMUNITY DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [\_\_\_\_] IS PERSONALLY KNOWN TO ME, OR [\_\_\_\_] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC) \_\_\_\_\_

(PRINTED NAME OF NOTARY PUBLIC) \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE  
LAND DEVELOPMENT MANAGER**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED.

By \_\_\_\_\_  
LAND DEVELOPMENT MANAGER OR HIS AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF CLERK**

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

By \_\_\_\_\_ DEPUTY CLERK  
CLERK OF THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL BY THE  
CITY COUNCIL OF THE CITY OF DEBARY, FLORIDA**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DEBARY, FLORIDA.

MAYOR OF THE CITY OF DEBARY \_\_\_\_\_

CITY CLERK OF THE CITY OF DEBARY \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL LAND SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF F.S. CH. 177.

By: \_\_\_\_\_ Date: \_\_\_\_\_

James L. Rickman P.S.M. # 6333  
Allen & Company  
Licensed Business # 6723  
16 East Plant Street  
Winter Garden, Florida 34787

**CERTIFICATE OF APPROVAL BY THE  
CITY OF DEBARY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, FLORIDA STATUTES.

REVIEWING SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
FOR CITY OF DEBARY

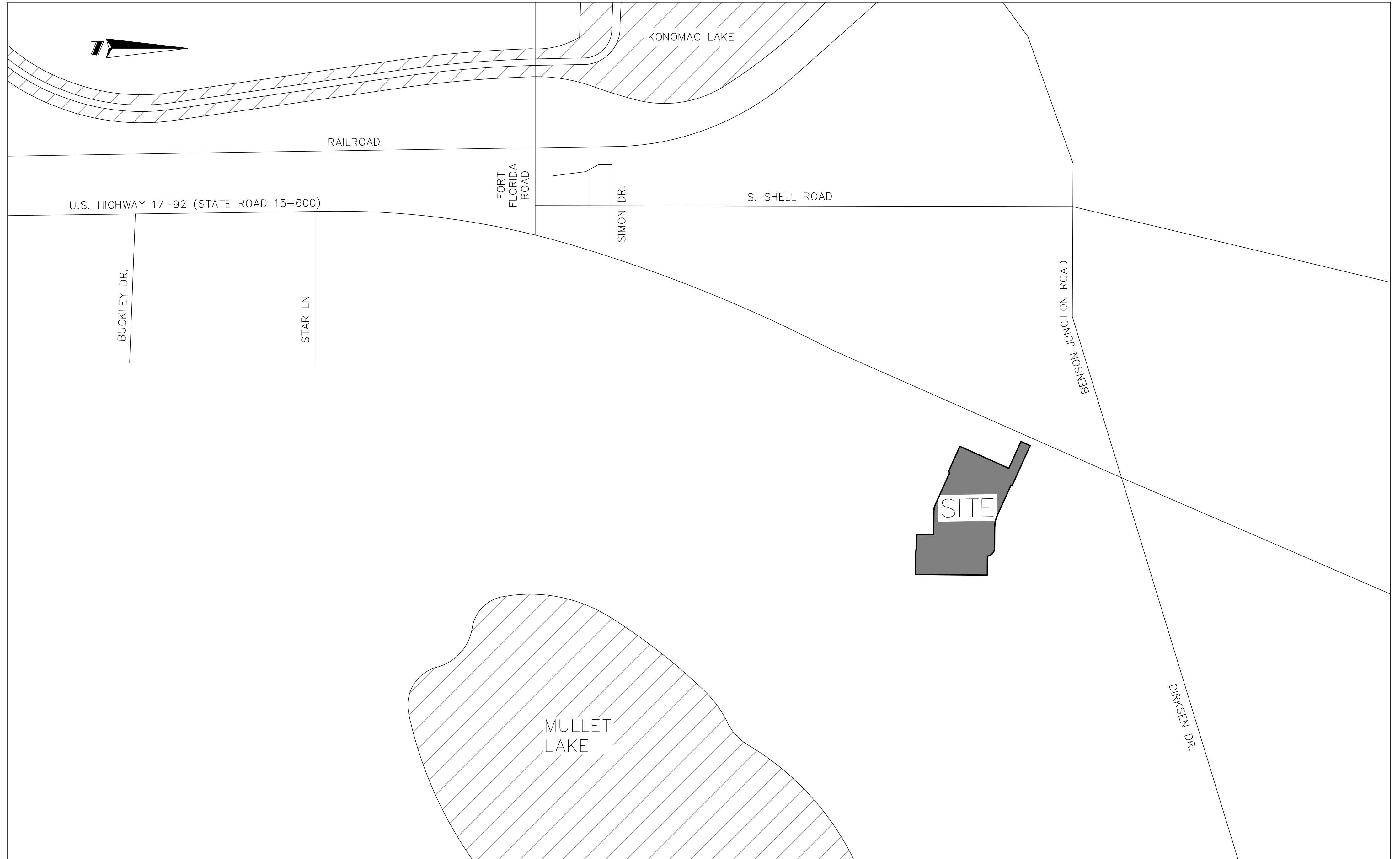
\_\_\_\_\_, PSM  
SURV TECH SOLUTIONS, INC.  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER \_\_\_\_\_

# SPRING WALK AT THE JUNCTION PHASE 2

SHEET 2 OF 6

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34  
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



VICINITY MAP  
1"=400.00'

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SHEET INDEX  
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATIONS  
AND LEGEND  
SHEET 2 OF 6 - VICINITY MAP  
SHEET 3 OF 6 - BOUNDARY INFORMATION  
SHEET 4 THROUGH 6 OF 6 - LOT & TRACT GEOMETRY

# SPRING WALK AT THE JUNCTION PHASE 2

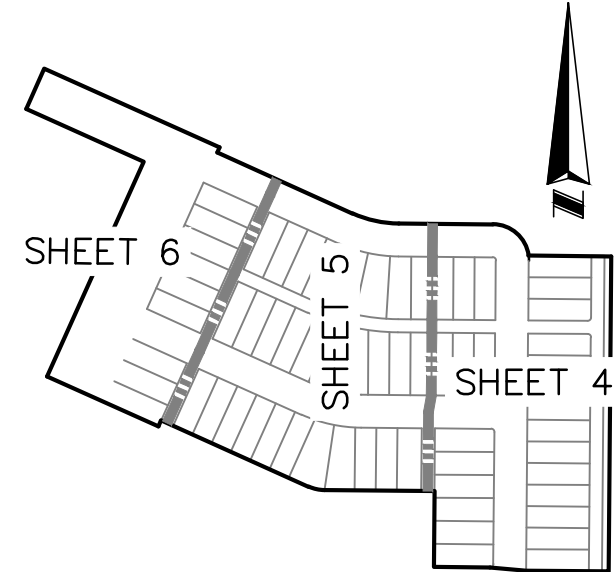
SHEET 3 OF 6

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34  
OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,  
LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	60.00'	N77°38'58"W	24.69'	023°45'03"	24.87'
C2	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C3	55.00'	S48°43'58"E	71.86'	081°35'04"	78.32'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'30"W	125.00'
L2	N84°49'57"W	55.18'
L3	N89°31'30"W	85.00'
L4	N00°28'30"E	115.00'
L5	N89°31'30"W	166.79'
L6	N65°46'26"W	244.98'
L7	S24°13'34"W	10.00'
L8	N65°46'26"W	185.05'
L9	N24°13'34"E	356.50'
L10	N65°46'26"W	195.20'
L11	N24°13'34"E	67.00'
L12	S65°46'26"E	291.20'
L13	S24°13'34"W	8.50'
L14	S65°46'26"E	224.68'
L15	S89°31'30"E	142.44'
L16	S89°31'30"E	125.59'
L17	S00°28'30"W	477.56'



## KEY MAP

NOT TO SCALE  
(FOR LOT AND TRACT  
GEOMETRY  
SEE SHEETS 4-6)

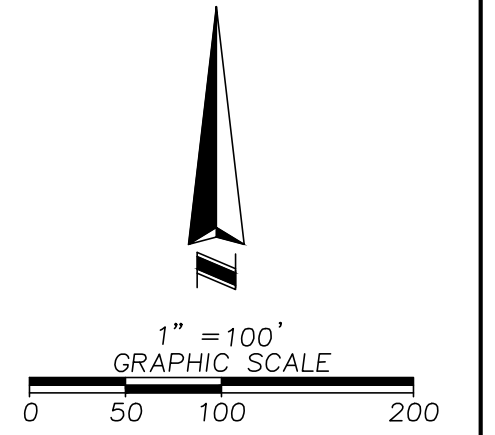
NORTH 1/4 CORNER  
SECTION 9-19S-30E  
FOUND 2" IRON PIPE NO  
IDENTIFICATION CERTIFIED  
CORNER RECORD #63918

SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST

S 89°54'12" W 2648.26'

NORTH LINE OF THE NORTHEAST 1/4 SECTION 9, TOWNSHIP 19 SOUTH, RANGE 30 EAST

EAST 1/4 CORNER SECTION  
4-19S-30E FOUND 5/8" IRON  
ROD & CAP LB #5698 NO  
CERTIFIED CORNER RECORD



NOT  
PLATTED

POINT OF BEGINNING  
NORTHEAST CORNER OF SPRING  
WALK AT THE JUNCTION PHASE 1  
MB 63, PAGES 85-90

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF SECTION  
4-19S-30E FOUND 4"x4" CONCRETE  
MONUMENT NO IDENTIFICATION  
CERTIFIED CORNER RECORD #63919

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AND LEGEND  
SHEET 2 OF 6 - VICINITY MAP  
SHEET 3 OF 6 - BOUNDARY INFORMATION  
SHEET 4 THROUGH 6 OF 6 - LOT & TRACT GEOMETRY

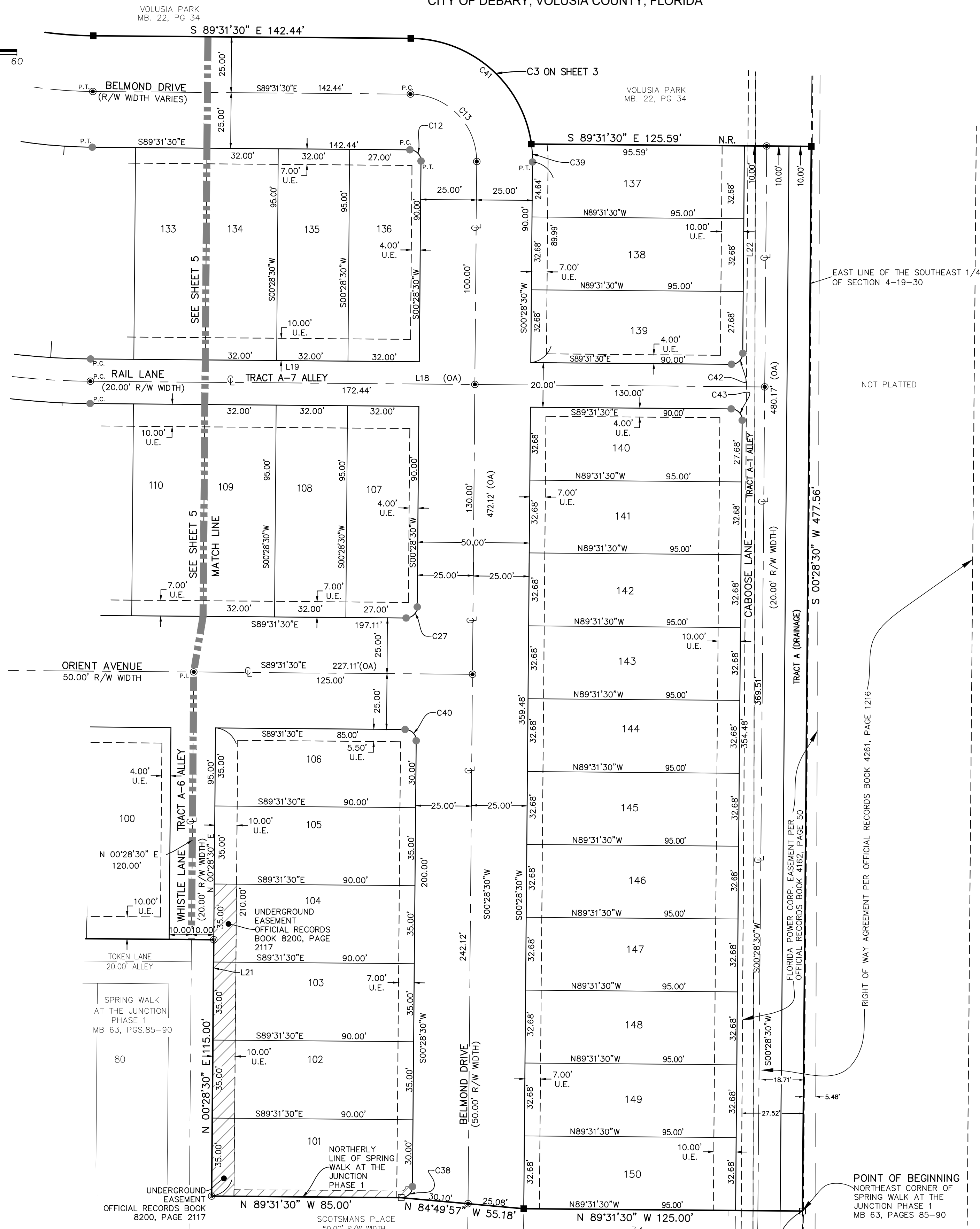
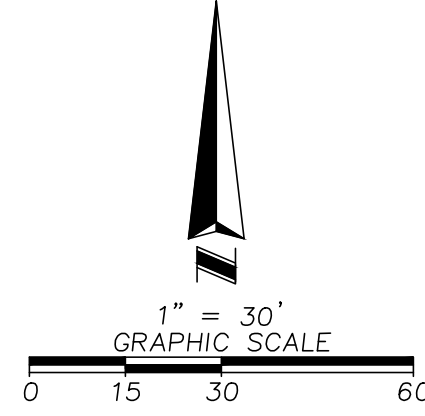


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# SPRING WALK AT THE JUNCTION PHASE 2 SHEET 4 OF 6

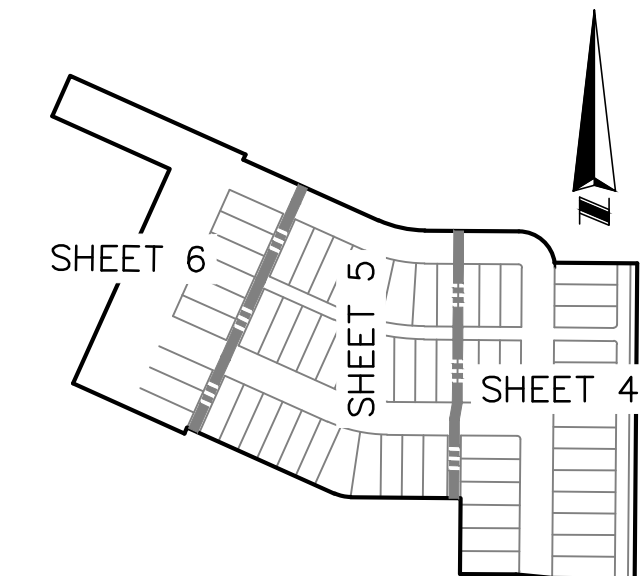
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L18	S89°31'30"E	302.44'
L19	S89°31'30"E	147.44'
L21	N00°28'30"E	210.00'
L22	S00°28'30"W	93.04'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'
C13	30.00'	N44°31'30"W	42.43'	090°00'00"	47.12'
C27	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C38	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C39	55.00'	N03°43'58"W	8.07'	008°24'56"	8.08'
C40	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'
C41	55.00'	N44°31'30"W	77.78'	090°00'00"	86.39'
C42	5.00'	N45°28'30"E	7.07'	090°00'00"	7.85'
C43	5.00'	N44°31'30"W	7.07'	090°00'00"	7.85'



## KEY MAP

NOT TO SCALE  
(FOR LOT AND TRACT  
GEOMETRY  
SEE SHEETS 4-6)

## SHEET INDEX

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# SPRING WALK AT THE JUNCTION PHASE 2

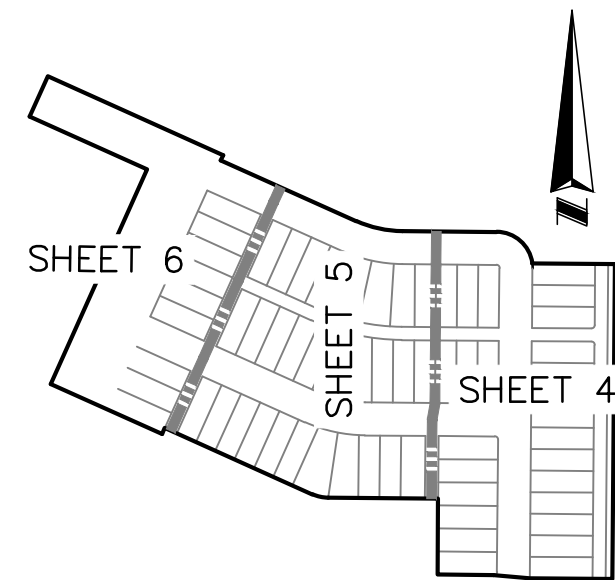
SHEET 5 OF 6

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF VOLUSIA PARK, MAP BOOK 22, PAGE 34  
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TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	60.00'	N77°38'58"W	24.69'	023°45'03"	24.87'
C2	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C6	200.00'	S77°38'58"E	82.31'	023°45'03"	82.91'
C7	225.00'	S73°17'16"E	34.22'	008°43'25"	34.26'
C8	225.00'	S81°59'13"E	34.03'	008°40'30"	34.07'
C9	225.00'	S87°55'29"E	12.57'	003°12'02"	12.57'
C10	225.00'	S77°38'58"E	92.60'	023°45'03"	93.27'
C11	225.00'	S67°21'00"E	12.38'	003°09'07"	12.38'
C14	320.00'	S66°52'55"E	12.37'	002°12'56"	12.37'
C15	320.00'	S72°49'10"E	53.89'	009°39'35"	53.95'
C16	320.00'	S81°59'13"E	48.40'	008°40'30"	48.45'
C17	320.00'	S87°55'29"E	17.87'	003°12'02"	17.88'
C18	320.00'	S77°38'58"E	131.70'	023°45'03"	132.65'
C19	330.00'	S77°38'58"E	135.82'	023°45'03"	136.80'
C20	340.00'	S77°38'58"E	139.93'	023°45'03"	140.94'
C21	340.00'	S88°27'58"E	12.56'	002°07'03"	12.56'
C22	340.00'	S84°42'02"E	32.11'	005°24'49"	32.13'
C23	340.00'	S79°49'18"E	25.77'	004°20'40"	25.78'
C24	340.00'	S75°27'40"E	25.97'	004°22'36"	25.97'
C25	340.00'	S70°33'58"E	32.11'	005°24'49"	32.12'
C26	340.00'	S66°49'00"E	12.37'	002°05'07"	12.37'
C28	175.00'	S83°35'14"E	36.21'	011°52'32"	36.27'
C29	175.00'	S71°42'42"E	36.21'	011°52'32"	36.27'
C30	175.00'	S77°38'58"E	72.02'	023°45'03"	72.54'
C31	200.00'	S77°38'58"E	82.31'	023°45'03"	82.91'
C32	225.00'	S68°32'27"E	21.72'	005°32'01"	21.73'
C33	225.00'	S75°12'33"E	30.62'	007°48'10"	30.64'
C34	225.00'	S83°11'09"E	31.98'	008°09'02"	32.01'
C35	225.00'	S88°23'35"E	8.89'	002°15'50"	8.89'
C36	225.00'	S77°38'58"E	92.60'	023°45'03"	93.27'

LINE TABLE	
LINE	LENGTH
L18	302.44'
L19	147.44'
L23	147.44'
L25	125.63'
L26	115.63'
L28	16.17'



**KEY MAP**  
NOT TO SCALE  
(FOR LOT AND TRACT  
GEOMETRY  
SEE SHEETS 4-6)

**SHEET INDEX**  
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATIONS  
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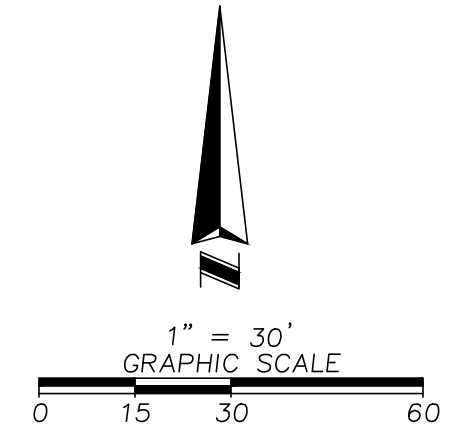
# SPRING WALK AT THE JUNCTION PHASE 2

SHEET 6 OF 6

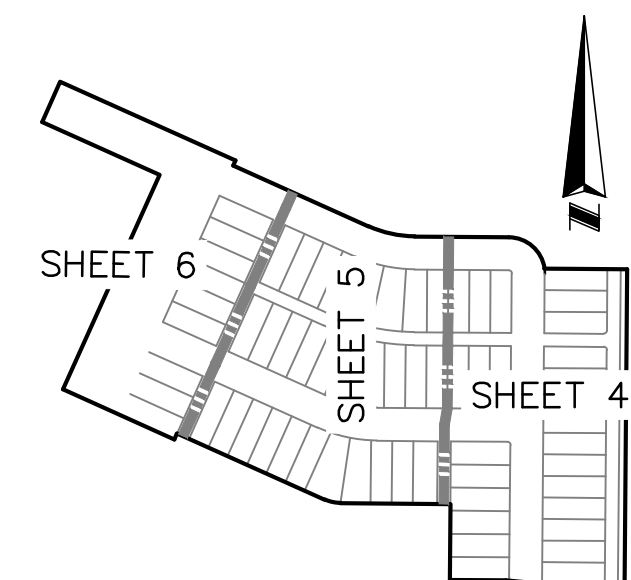
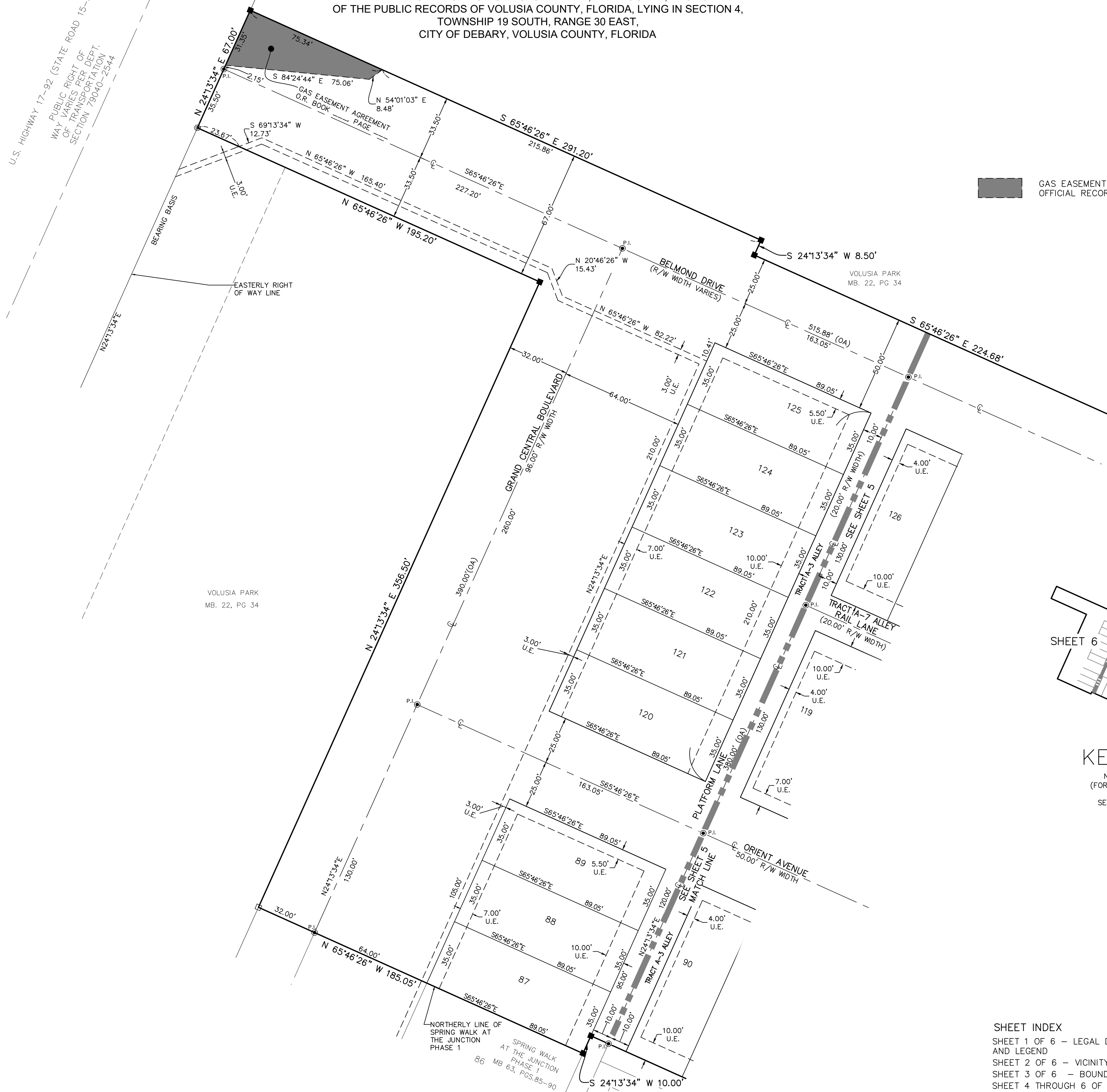
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA

U.S. HIGHWAY 17-92 (STATE ROAD 15-600)  
WAY PUBLIC RIGHT OF  
WAY VARIES PER DEPT.  
SECTION 79040-2544



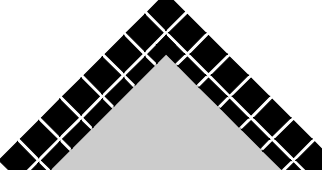
 GAS EASEMENT AGREEMENT PER  
OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



**KEY MAP**  
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**LEGAL DESCRIPTION:**

A PORTION OF BLOCKS 16 THROUGH 21 AND THE UNNAMED RIGHT OF WAY AND ALLEY'S VOLUSIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 34 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST, CITY OF DEBARY, VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN NORTH 00°28'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 886.52 FEET TO THE NORTHEAST CORNER OF SPRING WALK AT THE JUNCTION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 63, PAGES 85 THROUGH 90 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 84°49'57" WEST, FOR A DISTANCE OF 55.18 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 85.00 FEET; THENCE RUN NORTH 00°28'30" EAST, FOR A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 89°31'30" WEST, FOR A DISTANCE OF 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF NORTH 77°38'58" WEST AND A CHORD DISTANCE OF 24.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 24.87 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 244.98 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 185.05 FEET; THENCE RUN NORTH 24°13'34" EAST, FOR A DISTANCE OF 356.50 FEET; THENCE RUN NORTH 65°46'26" WEST, FOR A DISTANCE OF 195.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, STATE ROAD 15-600, PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79040-2544; THENCE RUN NORTH 24°13'34" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 67.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 291.20 FEET; THENCE RUN SOUTH 24°13'34" WEST, FOR A DISTANCE OF 8.50 FEET; THENCE RUN SOUTH 65°46'26" EAST, FOR A DISTANCE OF 224.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 23°45'03", A CHORD BEARING OF SOUTH 77°38'58" EAST AND A CHORD DISTANCE OF 72.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 72.54 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'30" WEST, FOR A DISTANCE OF 142.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 81°35'04", A CHORD BEARING OF SOUTH 48°43'58" EAST AND A CHORD DISTANCE OF 71.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 78.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°31'30" EAST, FOR A DISTANCE OF 125.59 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN SOUTH 00°28'30" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 477.56 FEET TO THE POINT OF BEGINNING.

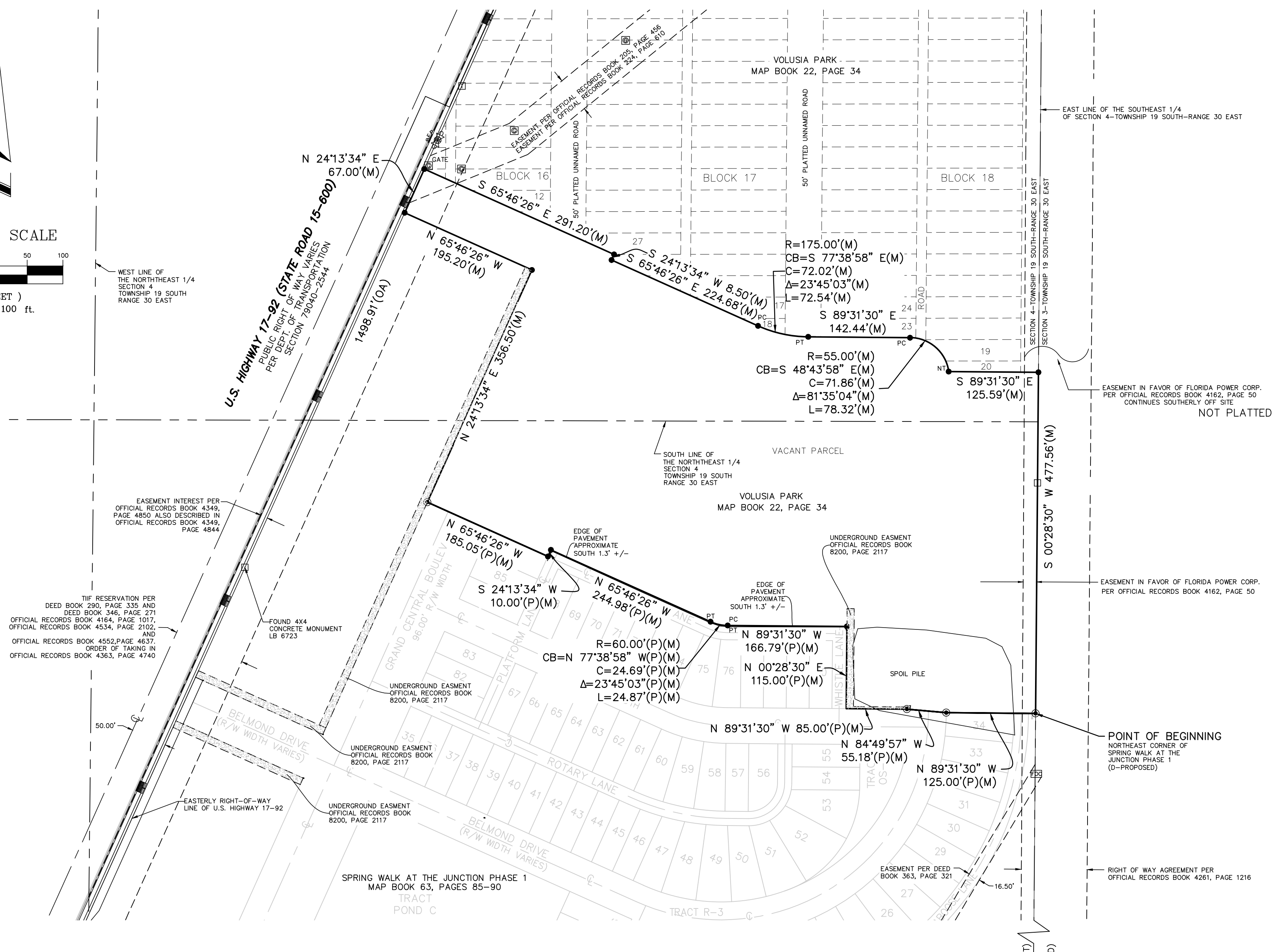
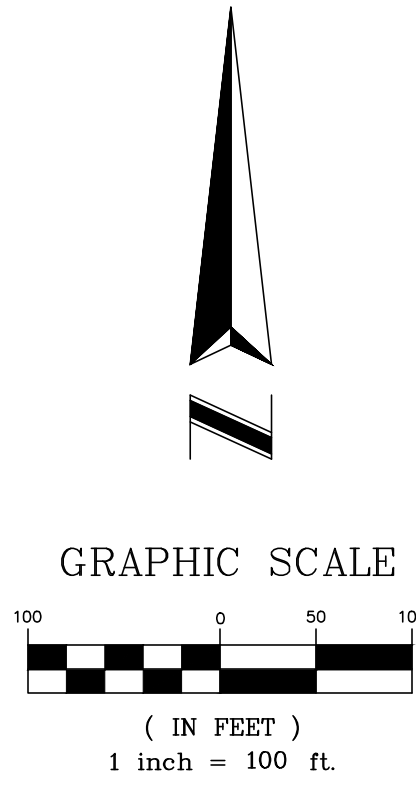
CONTAINING 365,236 SQUARE FEET, OR 8.38 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4-19-30 BEING SOUTH 00°28'30" WEST.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-6295403, COMMITMENT DATE AUGUST 15, 2023, AT 8:00 AM UPDATED PER PLAT TITLE CERTIFICATION ISSUED BY SHUTTS AND BOWEN LLP DATED NOVEMBER 27, 2023.
- LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THAT DEPICTED IN THE ABOVE REFERENCED PROPERTY INFORMATION REPORT.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 17-92 (STATE ROAD 15-600), GRAND CENTRAL BOULEVARD, BELMOND DRIVE, WHISTLE LANE AND PLATFORM LANE, ALL PUBLICLY DEDICATED RIGHT OF WAYS WITHOUT GAPS, GOES OR OVERLAPS.
- NO ENCROACHMENTS WERE OBSERVED BY THIS FIRM AT THE TIME OF THE SURVEY.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONES X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12127C0730H, MAP DATE FEBRUARY 19, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
- PROPERTY ADDRESS IS: 545 S US HWY 17-92, ET AL DEBARY, FL 32713.
- ADJOINERS INFORMATION SHOWN HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PUBLIC ACCESS SYSTEM.
- LAST DATE OF FIELD SURVEY: 12/2/2021.

**EASEMENTS OR PLATS AFFECTING THE PROPERTY:**

- EASEMENT GRANTED TO FLORIDA PUBLIC SERVICE COMPANY RECORDED APRIL 5, 1930 IN DEED BOOK 236, PAGE 268, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED DECEMBER 13, 1996 IN OFFICIAL RECORDS BOOK 4162, PAGE 50 AND SUBORDINATION OF UTILITY INTERESTS BETWEEN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND FLORIDA POWER CORPORATION RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 4261, PAGE 1216, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- EASEMENT GRANTED TO HOUSTON TEXAS GAS AND OIL CORPORATION IN THAT CERTAIN ORDER OF TAKING BY RECORDED JUNE 9, 1959 IN BOOK 205, PAGE 456 AND FINAL JUDGMENT RECORDED AUGUST 25, 1959 IN OFFICIAL RECORDS 224, PAGE 610, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTEREST RECORDED SEPTEMBER 24, 1998 IN OFFICIAL RECORDS BOOK 4349, PAGE 4850, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON. SEE SHEET 2.
- CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1264, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY SUBORDINATION AGREEMENT WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JULY 8, 2020 IN OFFICIAL RECORDS BOOK 7875, PAGE 3823, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON.
- RECIPROCAL DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1280, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON.
- DRAINAGE AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN INTEGRA 289 EXCHANGE, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 2, 2018 IN OFFICIAL RECORDS BOOK 7605, PAGE 1298, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS A BENEFICIAL EASEMENT, AS SHOWN HEREON.
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN THE JUNCTION COMMUNITY DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED MARCH 26, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2985, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UNDERGROUND EASEMENT (BUSINESS) GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 8, 2022 IN OFFICIAL RECORDS BOOK 8200, PAGE 2117, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- LAND DEVELOPMENT ORDINANCE NO. 10-01 BY THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED FEBRUARY 21, 2003 IN OFFICIAL RECORDS BOOK 5021, PAGE 3031, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AS AFFECTED BY ORDINANCE NO. 07-05 OF THE CITY COUNCIL OF THE CITY OF DEBARY RECORDED MAY 19, 2005 IN OFFICIAL RECORDS BOOK 5556, PAGE 3118 AND SECOND AMENDMENT TO EMPIRE CATTLE MIXED USE PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT PLAN RECORDED AUGUST 11, 2005 IN OFFICIAL RECORDS BOOK 5624, PAGE 796, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- ORDINANCE NO. 10-18 APPROVING DEVELOPMENT AGREEMENT WITH DEBARY TOWN CENTER RECORDED DECEMBER 21, 2018 IN OFFICIAL RECORDS BOOK 7637, PAGE 1655, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UTILITY SERVICE AGREEMENT FOR INTEGRA 289 EXCHANGE (POTABLE WATER, RECLAIMED WATER AND SEWER RECORDED JANUARY 17, 2019 IN OFFICIAL RECORDS BOOK 7646, PAGE 822 AS AFFECTED BY FIRST AMENDMENT TO THE JANUARY 11, 2019 UTILITY SERVICE AGREEMENT BETWEEN THE COUNTY, INTEGRA 289 THE EXCHANGE AND DEBARY TOWN CENTER (POTABLE WATER, RECLAIMED WATER AND SEWER) RECORDED JUNE 13, 2019 IN OFFICIAL RECORDS BOOK 7706, PAGE 4807, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- UTILITY SERVICE AGREEMENT FOR THE JUNCTION (POTABLE WATER RECLAIMED WATER AND SEWER) RECORDED JANUARY 4, 2021 IN OFFICIAL RECORDS BOOK 7866, PAGE 4951, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.
- MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEBARY TOWN CENTER BY DEBARY TOWN CENTER, L.L.C., A FLORIDA LIMITED LIABILITY, RECORDED MARCH 28, 2021 IN OFFICIAL RECORDS BOOK 8014, PAGE 2908, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND DOES NOT CREATE ANY PLOTTABLE EASEMENT.



**LEGEND OF ABBREVIATIONS AND SYMBOLS:**

- |                 |   |   |  |
|-----------------|---|---|--|
| (OA)            | Denotes overall                                     | ☒ | Denotes fiber optic marker   |
| (M)             | Denotes measured distance                           | ⊕ | Denotes curb inlet   |
| (P)             | Denotes plotted distance                            | ⊙ | Denotes centerline   |
| R               | Denotes radius                                      | ● | Denotes set 1/2" IRC LB #6723  |
| L               | Denotes arc length                                  | ● | Denotes found 1/2" IRC LB #6723  |
| C               | Denotes chord distance                              | ⊠ | Denotes gas marker   |
| CB              | Denotes chord bearing                               | ☐ | Denotes telephone riser  |
| Δ               | Denotes delta                                       |   |  |
| PC              | Denotes point of curvature                          | ⊞ | Denotes Underground Easement<br>Official Records Book 8200, Page 2117          |
| PT              | Denotes point of tangency                           | ⊞ | Denotes Drainage and Utility Easement<br>Official Records Book 7605, Page 1298 |
| NT              | Denotes non-tangent                                 | ⊞ | Denotes Access Easement Agreement<br>Official Records Book 7605, Page 1253     |
| ⊞               | Denotes backflow preventer                          |   |  |
| ⊞               | Denotes recovered 4"x4" concrete monument LB#6723   |   |  |
| SECTION 3-19-30 | Denotes SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST |   |  |

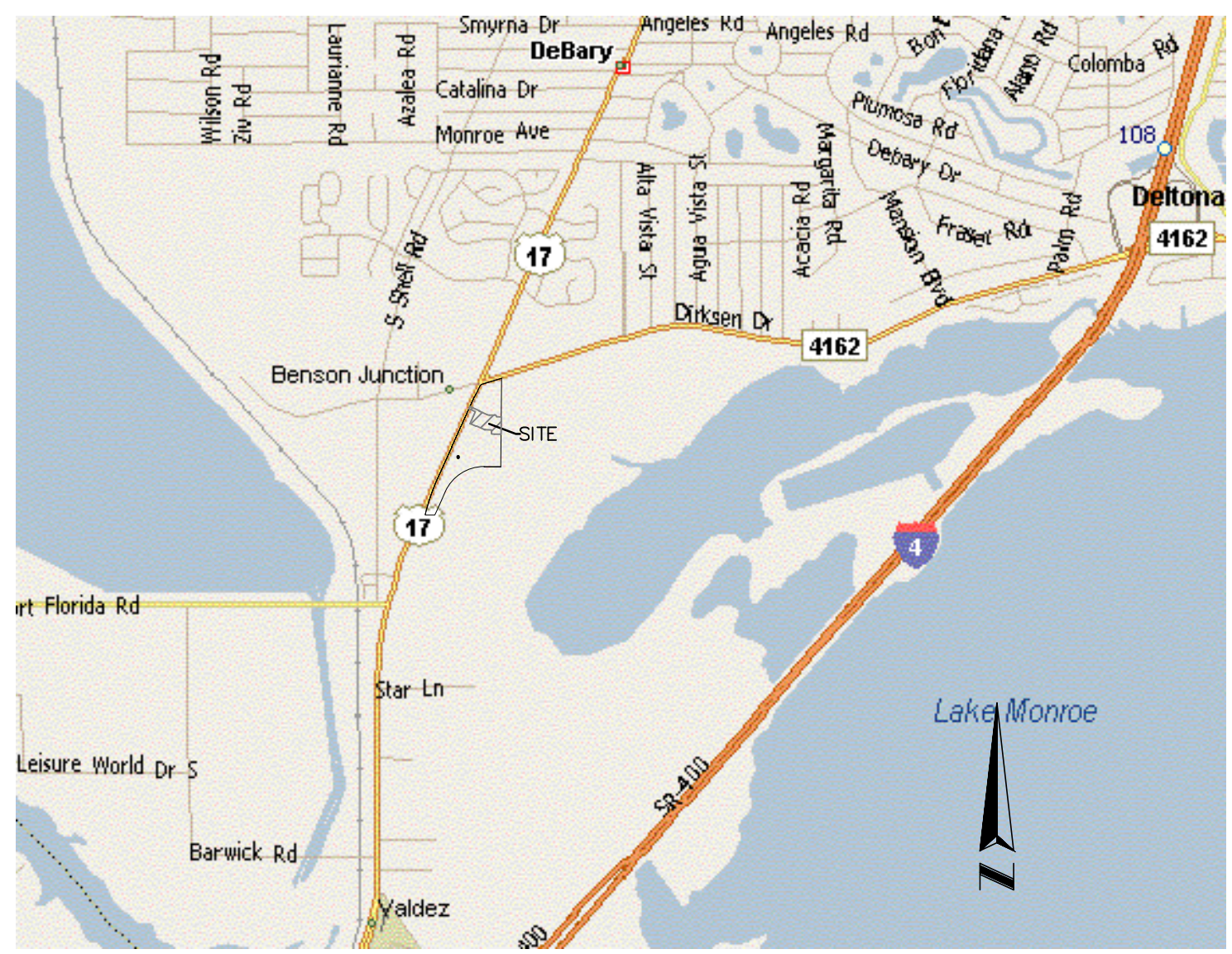
**CERTIFIED TO:**

DEBARY TOWN CENTER, L.L.C.  
THE JUNCTION COMMUNITY DEVELOPERS LLC  
ZIMMERMAN, KISER & SUTCLIFFE, P.A.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 2, 2021.

DATE OF PLAT OR MAP: APRIL 19, 2022

JAMES L. RICKMAN, PSM #5633



VICINITY MAP - NOT TO SCALE

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(407) 654-5355

**ALTA/ NSPS LAND TITLE SURVEY  
OF  
JUNCTION- PHASE 2  
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
VOLUSIA COUNTY, FLORIDA**

FOR:  
LAND SEA HOMES

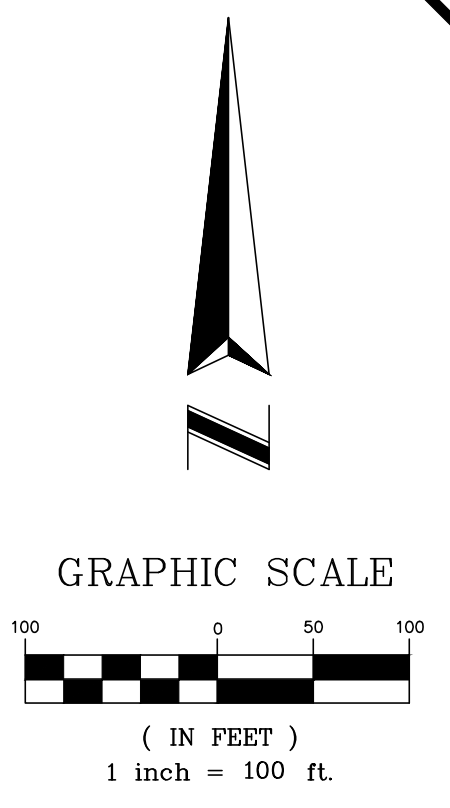
NO.	DATE	REVISIONS

JOB #	20220173
DATE:	4-19-2022
SCALE:	1 INCH = 100 FEET
CALC BY:	MR
FIELD BY:	BS
DRAWN BY:	CH/WB/PF
CHECKED BY:	MR



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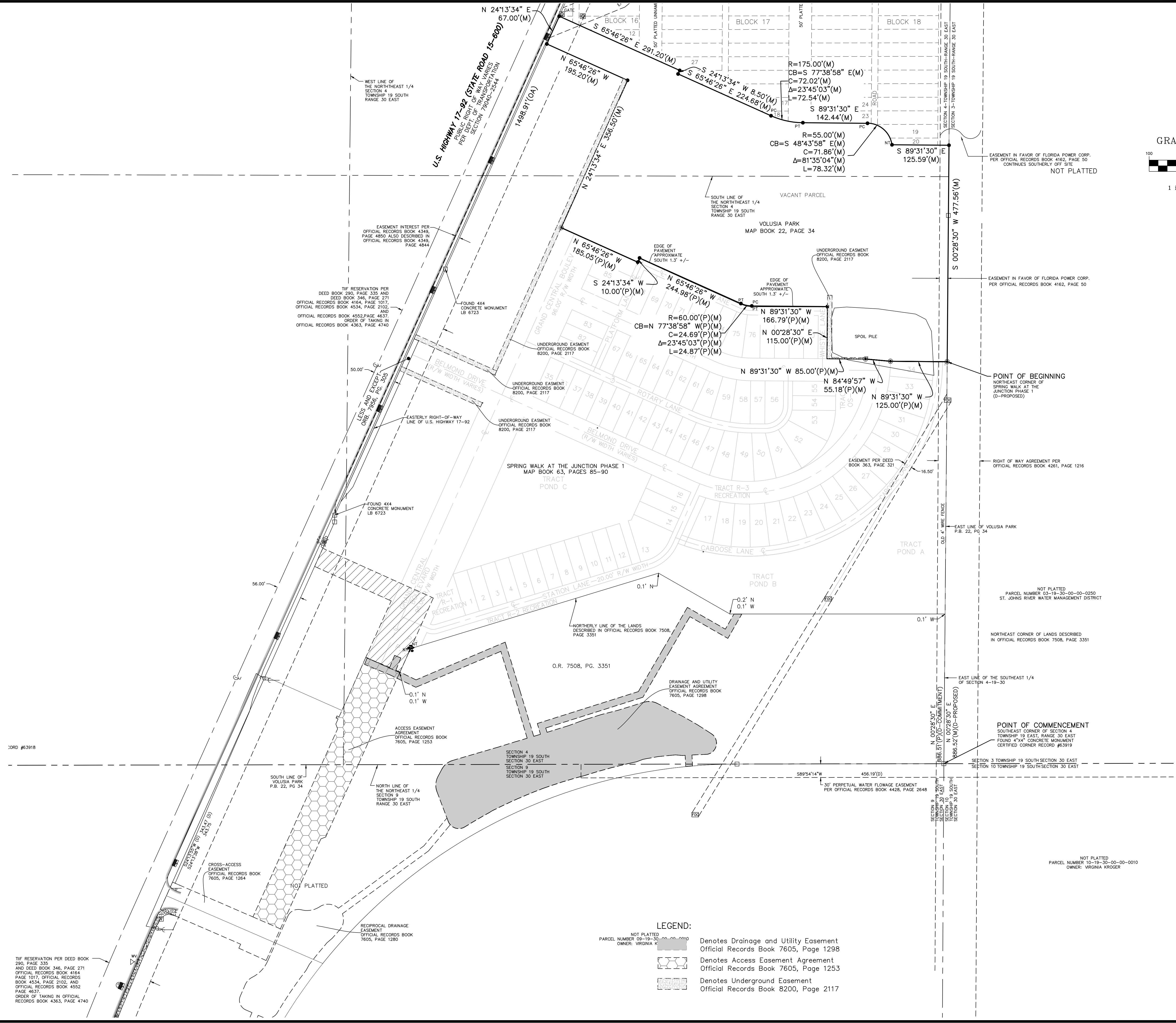


**ALTA/ NSPS LAND TITLE SURVEY**  
OF  
**JUNCTION- PHASE 2**  
SECTION 4, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
VOLUSIA COUNTY, FLORIDA


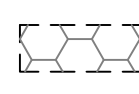

FOR:  
LAND SEA HOMES



JOB #	20220173
DATE:	2-23-2022
SCALE:	1 INCH = 100 FEET
CALC BY:	MR
FIELD BY:	BS
DRAWN BY:	CH/WB/PF
CHECKED BY:	MR



**SHEET INDEX**  
SHEET 1- LEGAL DESCRIPTION, SURVEYORS NOTES, BOUNDARY  
SHEET 2- EASEMENTS

- LEGEND:**
-  Denotes Drainage and Utility Easement  
Official Records Book 7605, Page 1298
  -  Denotes Access Easement Agreement  
Official Records Book 7605, Page 1253
  -  Denotes Underground Easement  
Official Records Book 8200, Page 2117

TIF RESERVATION PER DEED BOOK 290, PAGE 330 AND DEED BOOK 346, PAGE 271 OFFICIAL RECORDS BOOK 4164, PAGE 1017, OFFICIAL RECORDS BOOK 4534, PAGE 2102, AND OFFICIAL RECORDS BOOK 4552, PAGE 4837, ORDER OF TAKING IN OFFICIAL RECORDS BOOK 4363, PAGE 4740

DRAWN BY: CH/WB/PF





**DRC 1/2/2024**

**Subject Case # 23-04-MAJPUD-Tailwinds Residential**

**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 East Highbanks Road with the Volusia County parcel IDs 802700000062 and 802600000065. The proposed amendment amends the permitted uses for the subject property to include townhouses and boat and RV storage as an accessory use, 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.

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 states the City will 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.

Policy 4.204 states, consistent with SJRWMD and/or Volusia County standards, wetland areas will be buffered from new development and stormwater management facilities will be



designed in such a way as to maintain the natural pre-development flow of surface water to the wetland. Wetland areas may be used in the design of stormwater management systems to help improve runoff water quality, provided that this will not adversely affect threatened or endangered species or species of special concern which might be located within the wetland. **During the review for the overall development plan (ODP), the City's environmental consultant provided comments. Their comments are as follows:**

1. **Please show designated tree protection areas and the square footage calculations of each designated tree protection area;**
2. **Please provide a table detailing tree replacement and mitigation calculations for the on-site trees scheduled for removal;**
3. **Please provide landscape and irrigation plan for the site;**
4. **Multiple wetlands appear to be located on the site and in the footprint of development. Additionally, there is a proposed stormwater pond located on the west side of the site. Please provide a copy of the St Johns River Water Management District (SJRWMD) ERP permit obtained for the site; and**
5. **The site contains suitable habitat for gopher tortoise and Florida scrub-jay according to a map produced by Volusia County and accessible through their website. Therefore, a Biological Report addressing the wetlands, gopher tortoise, scrub-jay, and other protected species will be required.**

While comments 1, 2, and 3 are information that can be provided with the next submittal of the ODP, it should be noted the provided information will be used to determine compliance with the City's Land Development Code and therefore could impact the site layout shown on the proposed Conceptual Development Plan (CDP). This information should either be provided during the PUD major amendment process (and the CDP adjusted as appropriate) or language should be provided in the amended development agreement (DA) stating the site plan may deviate from the proposed CDP in so far as it is necessary to comply with the Land Development Code's requirements for tree protection and replacement and landscaping and irrigation.

For comment 4, an environmental resource permit (ERP) must be provided. For comment 5, a biological report must be provided.





Objective 4.4 states the City will 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, when reviewing land development activities and managing habitat areas for Threatened and Endangered Species (TES) and Species of Special Concern (SSC), the City will consider special measures which may be necessary to prevent adverse impacts. Specific actions may include requiring clustering of development away from the most sensitive habitat areas and/or requiring buffers and design treatments. The City may also require development patterns to preserve corridors for the migration of wildlife. **As discussed above, the site contains suitable habitat for gopher tortoise and Florida scrub-jay. A biological report will be necessary.**

**Furthermore, please confirm whether or not there are any historical trees on the site.**

#### 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 5.1 states the City will carry out a program of activities to provide for its future growth by designating adequate land for the development of necessary land uses (including open space and public facility land uses), consistent both with the availability of needed public facilities and with the efficient use of such facilities.

Policy 5.106 states the City will ensure that adequate land is available for public facilities and utilities. During the development review process, plans for development of utilities and public facilities will be examined and any land necessary which may be provided in connection with the subject development will be reserved or acquired, as appropriate. **Consideration of the City's 5-year Capital Improvement Program (CIP) should be considered. There are multiple projects within the CIP that could be impacted by this development, including the East Highbanks right-turn-lane. This turn lane is warranted. A final determination on this will be made prior to the issuance of any final development orders.**



Objective 5.4 mandates that the City base land use and development decisions on the adopted Future Land Use Map (FLUM). The site has two FLUM classifications: Residential/Low Density (R/LD) and Residential/Medium Density (R/MD). **The current R/MD classification was designated to this area in 2010, during the City's required Comprehensive Plan Evaluation and Appraisal Report (EAR). The R/MD boundary was drawn with the intent to align with the multifamily land use designation of the Glen Abbey PUD, according to the City's EAR report. However, no clear land use designation boundaries are depicted in the Glen Abbey PUD. This issue is further compounded by the constructed Glen Abbey roadway network differing significantly from what was depicted on the original Master Development Plan. Objective 5.4 states in regard to the FLUM that, for interpretation purposes and where appropriate, the boundary line(s) may be interpreted as being located within 600 feet of the actual scaled location in order to ensure that such line follows a logical boundary, such as a road, railroad, water course, property line, etc. Where there is a question as to the actual location of a boundary, the City Council will make the final determination.**

**If the FLUM boundaries are interpreted precisely, then the proposed project encroaches into the R/LD classification. The proposed density and the use of townhomes is not permitted in the R/LD classification. In order to permit townhomes and the proposed density, a Comprehensive Plan FLUM Amendment will be required. This Amendment would need to amend the FLUM so that the entire parcel is classified as R/MD.**

**If the FLUM boundary is interpreted as the R/MD classification applying to the entire property, then the proposed use is acceptable. Townhouses are permitted in R/MD with a maximum net density of 14 dwelling units per acre. This project would be roughly 10 dwelling units per acre.**

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 mandates the City to consider the following when making a decision regarding the approval of a development:

- a. The impact of the proposed development on the natural environment and the capability to adequately mitigate any adverse impacts;
- b. The impact of the proposed development on existing and future development in the vicinity, including impacts on public facility capacity, adequate water supplies and associated public facilities, environmental impacts, the resulting appearance of the overall community, and the subsequent ability to properly develop or redevelop other nearby land;





- c. The reasonableness of the development vis-a-vis good design, orderly pattern of development, compatibility with the development of nearby areas, safety and convenience of occupants and the general public, and the presence or absence of unusual features which are favorable to successful or unsuccessful development;
- d. The availability of other suitable land (properly located and with the necessary characteristics) to serve the needs represented by the proposed development; and
- e. Whether there are mitigating or unusual circumstances (such as the potential for a taking to exist if no development is approved) which might be addressed through the approval of the development, with or without amendments or conditions.

**Regarding impact on the natural environment, please refer to comments from Environmental Management as discussed above. Please note that architectural elevations will need to be submitted to ensure compatibility in appearance with the overall community (Glen Abbey) and the standards of Chapter 5, Article V of the Land Development Code (Gateway Corridor Standards). These may be submitted during the Preliminary Plat & Construction Plan application, although they can be added to the DA if so desired. Consideration will need to be given in regard to pedestrian connectivity and accessibility.**

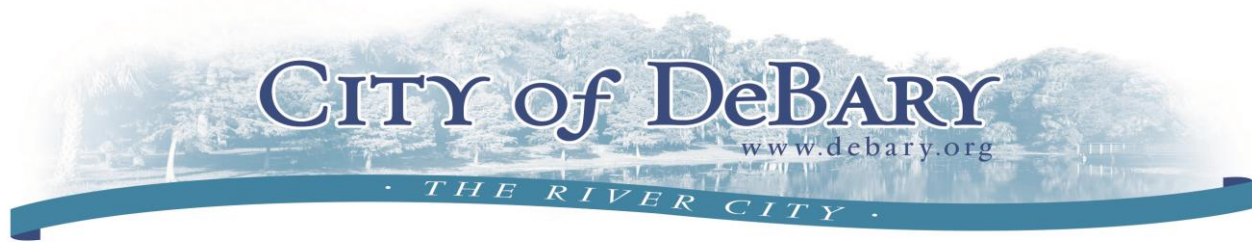
#### Transportation

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 mandates 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. **The City will need an 8-foot wide minimum sidewalk in front of the proposed project all the way to U.S. Highway 17-92.**

**The addition of a traffic light at the intersection of East Highbanks Road and Amigos Road should be considered.**





Objective 6.3 mandates the City to carry out a program of activities to provide for the protection of future rights-of-way for roads and mass transit facilities (including exclusive mass transit corridors).

Policy 6.302 mandates the City to consider the needs for future transportation rights-of-way in reviewing plans for major land developments. **The aforementioned East Highbanks right-turn-lane must be considered in the design of this project.**

Objective 6.5 mandates the City to carry out a program of activities to address the provision of efficient public transportation (including paratransit) services based on existing and proposed major trip generators, safe and convenient public transit terminals, and accommodation of passengers with special needs.

Policy 6.502 mandates the City to support development of appropriate facilities through the land development review process, as well as through design of City projects. Such facilities might include bus shelters, bus pull-outs, fringe parking facilities, and optimum street layouts. **Proper consideration must be given to the development of appropriate facilities. A final determination on this will be made prior to the issuance of a final development order.**

Objective 6.7 requires the City to support the expansion of the SunRail commuter rail system, bus transportation, and bicycle and pedestrian facilities and reduce emphasis on transportation system improvements that favor the use of single-occupancy vehicles as the primary means of transportation.

Policy 6.703 requires the City to develop a program for bicycle and pedestrian connections along US Hwy 17/92 and other streets, pathways and trails linking DeBary Commuter Rail Station with the transit oriented development, South East Mixed Use Area, and the Village Center Area. **Consideration should be given to creating bicycle and pedestrian connections to U.S. Highway 17/92. A final determination on this will be made prior to the issuance of a final development order.**

### 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.





Objective 7A mandates the City to carry out a program of activities to correct existing deficiencies in potable water treatment and distribution facilities, to provide adequate potable water facilities and to meet the needs of future growth. **Please see comments from Volusia County Utilities.**

Objective 7B mandates the City to carry out a program of activities to correct existing deficiencies in sanitary sewer collection and treatment facilities and to provide adequate sanitary sewer facilities to support high density mixed use developments within the Southeast Mixed Use Area/Transit Oriented Development District and to meet the needs of future growth. **Please see comments from Volusia County Utilities.**

Objective 7C mandates the City to carry out a program of activities to correct existing deficiencies in the stormwater management system and to provide adequate facilities to support high density mixed use developments within the Southeast Mixed Use Area/Transit Oriented Development Overlay District and to meet the needs of future growth. **Please note this will need to be addressed during the review for the preliminary plat and construction plan.**

### Recreation & Culture

The goal of the City's Recreation & Culture element is to facilitate the availability of recreational and cultural activities and to enhance the overall quality of life of the residents of the community; to facilitate the provisions of adequate facilities and programs through close cooperation between the City, community groups, and businesses.

Objective 8.1 requires the City to coordinate public and private resources in a program of activities to ensure the efficient provision of adequate recreational and cultural facilities for all age groups.

Policy 8.101 states the regulatory level of service (LOS) standards for adequate parks will be applied to the evaluation of new development through the concurrency management system. The standard shall be 4.0 acres of total park land per 1000 residents. According to the 2020 U.S. Census, the population of DeBary is 22,260. Therefore, there should be 89 acres of total park land in the City. According to data provided by Volusia County, there is approximately 204 acres of parkland within the City. This project would not push the City LOS standard for parks beyond this threshold.

Policy 8.105 states neighborhood park lots should be included in new developments over ten (10) acres in size, and may be required in smaller developments where the design of the development yields a site which is adequate. Neighborhood park lots may be located in conjunction





with stormwater management facilities and/or other open space within the development, provided that the location is suitable for the purpose and is easily accessible to the population served. The proposed project contains a 0.30-acre amenity center. **Are there any planned improvements between the residential project and the commercial Tailwinds project?**

### Housing

The goal of the City's Housing element is to cooperate with the public and private sectors to ensure an adequate supply of affordable housing to support the appropriate future development of the City.

Objective 9.1 mandates the City to carry out a program of activities to ensure an adequate supply of affordable housing for all current and projected future residents of the City, including households with special needs.

Policy 9.103 mandates the City to cooperate on a continuing basis with the commercial housing industry, private non-profit housing agencies, and public agencies (such as the Volusia County Housing Authority) in evaluating needs and opportunities for affordable housing. **The potential need for affordable housing should be considered in evaluating this project. According to the U.S. Census Bureau's 2022 American Community Survey Table DP04, there are 8,805 occupied units in DeBary. The Department of Housing & Urban Development (HUD) defines cost-burdened families as those who pay more than 30% of their income for housing. According to the data provided by Table DP04, approximately 24.9% of families in DeBary are cost-burdened. Of the 4,480 units of families with a mortgage, this percentage is approximately 28.55%.**

Objective 9.2 requires the City to monitor a program of activities to ensure that there are adequate sites, properly distributed, for housing for very-low income, low-income, and moderate income housing, and for mobile homes and manufactured homes. The following principles may apply to this development:

- All housing construction will be restricted to areas with adequate supporting infrastructure, including roads, parks, provisions for drainage, and provisions for solid waste.
- Areas used for housing should be conveniently located and accessible to recreation facilities, shopping, schools, and other amenities.







- Housing areas which are in close proximity to environmentally sensitive areas should be clustered or should be developed at a lower overall density in order to increase the amount of open space.

### Capital Improvements

The goal of the City's Capital Improvements element is to facilitate the efficient provision of public facilities through coordination between needs and resources and through coordination between capital projects plans and the community's objectives as set forth in this Plan.

Objective 10.1 mandates the City to carry out a continuing program of activities to plan and construct capital facilities so as to reduce existing deficiencies, so as to provide for replacement of obsolete or worn-out facilities, and so as to provide for the appropriate growth and development of the community.

Policy 10.104 provides for regulatory LOS standards. **These standards should be taken into consideration. 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 10.3 requires the City to ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standard. This level of service standard shall be consistent with the level of service standard adopted in the interlocal agreement entered into by the School Board and the local governments within Volusia County.

Policy 10.302 provides for LOS standards for elementary schools. The adopted standard is 115% of permanent Florida Inventory of School Houses (FISH) capacity. **According to the 2023-2024 School Year LOS Chart (revised 3/1/2023), DeBary Elementary's utilization rate with reserve was 116.5% for the previous year. For the 2023-2024 School Year, it is projected to be 124.1%. In order for a final development order to ultimately be issued for the proposed project, a certificate of school concurrency must be acquired from the Volusia County School Board.** For more information regarding public school facility capacity, please see Chapter 12 of the Plan.





*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 CDP indicates this area to be intended for multi-family residential.

Section 6 of the DA prescribes development standards for multi-family development. The applicant has proposed a new set of development standards. The proposed project has been reviewed against these proposed development standards:

- **Please provide density calculations pursuant to the LDC's definition of density.**
- **Many of the lots are 20 by 95 feet for a total of 1,900 square feet. For these lots sizes to be permissible, the minimum lot size should be changed from 2,000 square feet to 1,900.**
- **Please provide setback measurements on plans to confirm rear and front yard setback requirements are being met.**
- **Several of the buildings on the northern and eastern sides are less than 25 feet apart.**
- **The northern buildings are encroaching into the 45-foot perimeter buffer, unless that buffer is only intended to be from the right-of-way.**
- **The southeastern most building's property lines appear to encroach on the 45-foot perimeter buffer.**





The proposed DA does not provide for development standards of RV and boat parking. **Development standards must be provided in the DA or the standards provided for in the LDC will be applied.**

#### PUD Regulations

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

LDC Section 3-108(b)(4) provides for open space requirements. 20% of a residential PUD project shall be used for common open space. **Please provide detailed calculations on the open space.**

LDC Section 3-108(b)(5)b.1 provides for information required to be included within a preliminary plan exhibit. **Please add the following to the preliminary plan:**

- **General feasibility plans for potable water, sewage disposal, and stormwater drainage; and**
- **What is the total area for the proposed boat/RV parking area?**

LDC Section 3-108(b)(5)b.2 provides for information required to be included within the development agreement. **Please provide the following information in the DA:**

- **Evidence of unified ownership and control;**
- **Statement agreeing to:**
  - **Proceed with the proposed development according to all regulations;**
  - **Provide appropriate performance and maintenance guarantees; and**
  - **Follow all other provisions of the LDC to the extent not expressly inconsistent with the DA, and bind the applicant's successors in title to their commitments;**
- **The acreage and percentage of the total land area devoted to each of the proposed land uses;**
- **Statement regarding the disposition of sewage and stormwater, and arrangements for potable water;**
- **If the PUD is planned for phased development, a schedule of the phases;**
- **If there will be any covenants, easements, or other restrictions, the proposed language thereof must be provided;**





- **Maximum number of dwelling units by type; and**
- **Conditions that all provisions of the DA shall expire 720 days following execution of the DA by the City, if a subsequent development order has not been secured in writing by the applicant. Upon expiration of the agreement, the zoning designation will revert to its previous designation and the PUD entitlements become null and void.**

LDC Section 3-130 provides for regulations on storing of recreational vehicles and watercraft. **Please note that these regulations must be complied with if regulations for this use are not being added to the proposed DA.**

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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.

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

The Site stormwater management is to be designed per the City's and SJRWMD Closed-Basin criteria.

If no reclaim water is available to this site, the site irrigation should give primary consideration for lake withdrawal to:

1. The adjacent lake is land-locked and is a mapped flood plain,
2. The City maintains a stormwater pump station to help control the lake levels,





3. Helps the preservation of the freshwater aquifers and Gemini Springs/Blue Springs restoration efforts, and
4. Helps control pollutant loading downstream during the City's emergency pumping.

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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 no comments as submittal did not include utility plans. Previous VCU comments dated 10/5/2023 remain applicable.

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

The proposed Paragraph 4 and Paragraph 6 of the amendment to the DA needs to be reworded as following:

**4. Permitted Uses.**

Except as otherwise provided, use of property which is the subject of this zoning change shall be limited to single family dwellings, multi-family dwellings, commercial, golf course and other recreational uses ,as more particularly described in said Exhibit "B" and more fully set forth herein.

Townhouses and Boat and RV storage as an accessory to multi-family or townhouse development and limited to use by residents of the Subject Property within this Residential Amendment shall be permitted.





Reword the new language to this:

**For the [insert acreage] acre property subject to the Residential Amendment approved in 2024, townhouses are a permitted principal use, and boat and RV storage is a permitted accessory use to townhome development subject to such being limited to use by the residents of the townhomes subject to the Residential Amendment. Boat and RV storage shall be limited to the areas shown on the Master Development Plan.**

**Section 6 of the Original Agreement, as amended, is amended to provide for the following (underlined language are additions; ~~stricken through~~ language are deletions)**

## **6. Development Criteria.**

### **I. Development Criteria:**

Add the following language before the box with the development criteria:

**For the [insert acreage] acre property subject to the Residential Amendment approved in 2024, the following development criteria apply:**

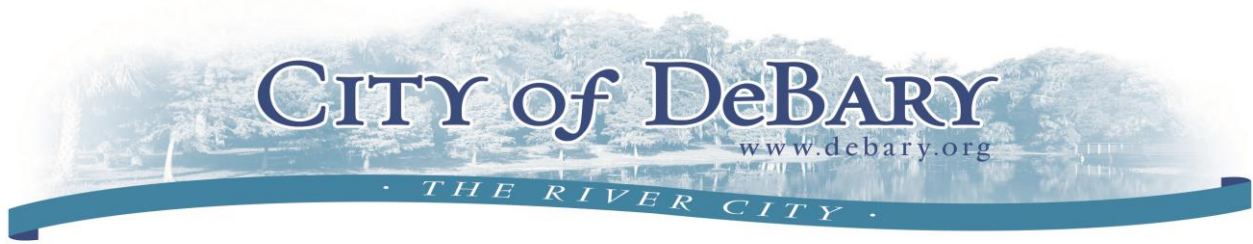
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### **Transportation**

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

Stanley has reviewed the Traffic Impact Analysis Methodology for the E Highbanks Townhomes (dated September 19, 2023) prepared by Kimley Horn and Associates, Inc. The methodology addressed all previous comments, and we have no additional comments. Should you have any questions, please feel free to contact me.





\*\*\*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 32.21+/- ACRES OF LAND LOCATED ON THE NORTH SIDE OF EAST Highbanks ROAD, EAST OF US HIGHWAY 17-92 WITH A VOLUSIA COUNTY PROPERTY TAX IDENTIFICATION NUMBER OF 8027-00-00-0062 AND 8026-00-00-0065 AND OWNED BY KIMAYA, LLC; AMENDING THE PLANNED UNIT DEVELOPMENT AGREEMENT TO PERMIT CERTAIN ADDITIONAL 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 32.21 +/- acre parcel of land located in the City of DeBary, Florida and having Volusia County Tax Parcel Identification Number 8027-00-00-0062 & 8026-00-00-0065 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 designated for multi-family development north of Highbanks Road, east of its intersection with U.S. 17-92; and

**WHEREAS**, the Subject Property was originally assigned the use of multifamily, but did not allow for townhouses or related accessory uses as permitted uses; 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 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 attached hereto as Exhibit "B": (uses added shown with underlined text):

1. Multifamily
2. Townhouses
3. Boat and RV storage as an accessory to multi-family or townhouse development and limited to use by residents of the Subject Property.

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

### PARCEL 3:

THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY FOR HIGHBANKS ROAD.

### PARCEL 4:

THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21-24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103-107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR HIGHBANKS ROAD.

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'A', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA. MAP DATED SEPTEMBER 29, 2017.

**Exhibit B – Development Agreement**

**Development Agreement – Glen Abbey Planned Unit Development (A/K/A Swallows Planned Unit Development) – Residential Area North of Highbanks Road**

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

**MAJOR AMENDMENT**

**TO**

**RESIDENTIAL AREA NORTH OF Highbanks Road of the Glen Abbey Planned Unit Development (A/K/A Swallows Planned Unit Development)**

**THIS MAJOR AMENDMENT TO RESIDENTIAL AREA NORTH OF Highbanks Road of the Glen Abbey Planned Unit Development (A/K/A Swallows Planned Unit Development)** (the "Residential 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 32.21+/- acres of land located north of Highbanks Road, east of its intersection with U.S. 17-92, having Volusia County Tax Parcel Identification Numbers 8027-00-00-0062 AND 8026-00-00-0065, 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 Residential 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 Residential Amendment.

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

**Section 4 of the Original Agreement, as amended, is amended to provide for the following** (underlined language are additions; ~~stricken through~~ language are deletions):

**4. Permitted Uses.**

Except as otherwise provided, use of property which is the subject of this zoning change shall be limited to single family dwellings, multi-family dwellings, commercial, golf course and other recreational uses ,as more particularly described in said Exhibit "B" and more fully set forth herein.

Townhouses and Boat and RV storage as an accessory to multi-family or townhouse development and limited to use by residents of the Subject Property within this Residential Amendment shall be permitted.

**Section 6 of the Original Agreement, as amended, is amended to provide for the following** (underlined language are additions; ~~stricken through~~ language are deletions):

**6. Development Criteria.**

I. Development Criteria:

<b><u>LOT STANDARDS</u></b>	
<u>Project size, min. (acre)</u>	<u>1</u>
<u>Density, max. (dwellings/acre)</u>	<u>8</u>
<u>Lot size, min. (sq. ft.)</u>	<u>2,000</u>
<u>Lot width, min. (ft.)</u>	<u>20</u>
<b><u>SETBACKS, MINIMUM</u></b>	
<u>Front (ft.)</u>	<u>10</u>
<u>Rear (ft.)</u>	<u>10</u>
<u>Side(ft.)</u>	<u>None</u>
<u>Building separation, front to rear (ft.)</u>	<u>50</u>
<u>Building separation, any other combination (ft.)</u>	<u>25</u>
<u>Project perimeter (ft.)</u>	<u>45</u>
<b><u>BUILDING STANDARDS</u></b>	
<u>Building height, max. (ft.)</u>	<u>35</u>
<u>Building length, max. (ft.)</u>	<u>200</u>
<u>Building width, max. (ft.)</u>	<u>200</u>



Floor area, min (sq. ft.)	575
---------------------------	-----

**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 9/27/2022 that is attached to this Residential 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 Residential Amendment. This Residential 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 Residential 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

### PARCEL 3:

THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY FOR HIGHBANKS ROAD.

### PARCEL 4:

THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21-24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103-107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR HIGHBANKS ROAD.

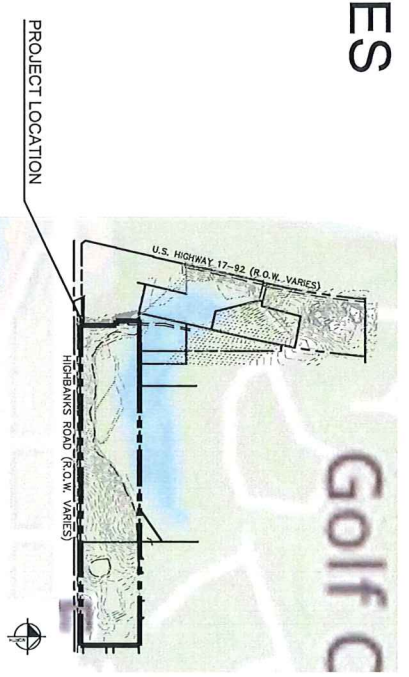
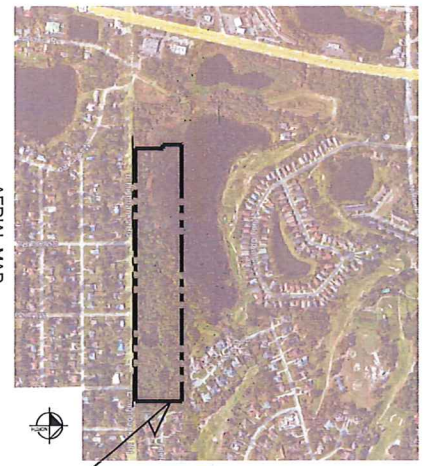
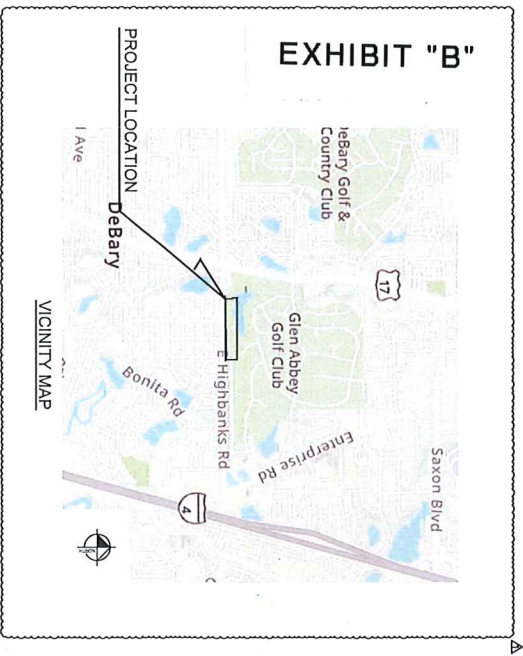
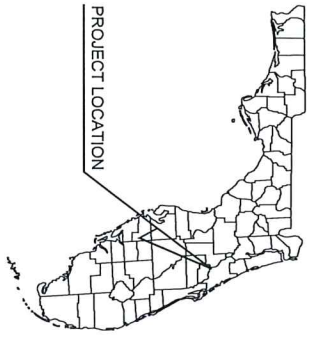
PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'A', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA. MAP DATED SEPTEMBER 29, 2017.

## Exhibit B

# OVERALL DEVELOPMENT PLANS FOR HIGHBANKS TOWNHOMES

DEBARY, FLORIDA  
December 7, 2023

PARCEL ID:  
80-27-00-00-00-62,  
80-26-00-00-00-65



### LEGAL DESCRIPTION

**PARCEL:**  
A certain parcel of land located in the County of Volusia, State of Florida, bounded as follows: on the north by the south line of the subdivision known as "SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, PARCEL 62" and on the south by the north line of the subdivision known as "SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, PARCEL 65" and on the east by the west line of the subdivision known as "SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, PARCEL 62" and on the west by the east line of the subdivision known as "SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, PARCEL 65".

### UTILITY PROVIDERS

**WATER, SEWER & REGULAM WATER:**  
VOLUSTA COUNTY WATER & UTILITY  
2191 E. NEW YORK  
CONTRACT: EARL FARMER  
PHONE: (386) 842-7788

**POWER:**  
DIKE ENERGY  
400 N. SPRING GARDEN AVE  
ORLANDO, FL 32801  
PHONE: (407) 726-2414

**GAS:**  
FLORIDA GAS TRANSMISSION COMPANY  
2405 LUDEN WAY, SUITE 200  
ORLANDO, FL 32801  
CONTRACT: JOSEPH E. SANCHEZ  
PHONE: (407) 726-2711

- SHEET INDEX**
- C0.0 COVER
  - C1.0-C1.3 SITE PLAN
  - C2.0-C2.3 PAVING, GRADING, AND DRAINAGE
  - C3.0-C3.3 UTILITY PLAN
  - C4.0 TYPICAL ROAD SECTIONS
  - C5.0 LOT DIMENSIONS
  - LO.50-LO.55 TREE MITIGATION PLAN

### PROJECT TEAM

**DEVELOPER:**  
TALWINDS DEVELOPMENT, LLC  
100 COCOA CENTER BLVD  
CONTRACT: STEPHEN T. INFANINO  
EMAIL: SINFANINO@TWINDS.COM

**OWNER:**  
STATIONARY GEORGE IN TR  
1111 S LYBONOT AVE  
WINTER PARK, FLORIDA 32782  
PHONE: (407) 888-8811

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
189 S. ORANGE AVENUE, SUITE 1000  
ORLANDO, FL 32801  
PHONE: (407) 726-4410  
EMAIL: JOHNALEND@KIMLEY-HORN.COM

**SURVEYOR:**  
STEPHEN T. INFANINO  
P.O. BOX 419  
WINTER PARK, FLORIDA 32782  
PHONE: (407) 888-8811

PREPARED BY  
**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

CALL 48 HOURS BEFORE YOU DIG ITS THE LAW!  
DIAL 811  
Know what's below. Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



REVISIONS	DATE
1. CITY OF DEBARY COMMENTS REVISION	09-20-23

THIS INFORMATION IS PROVIDED TO YOU AT THE REQUEST OF OUR CLIENT AND IS SOLELY FOR YOUR INFORMATION AND CONVENIENCE. THESE PLANS ARE PRELIMINARY ONLY AND SUBJECT TO SIGNIFICANT REVISION BEFORE CONSTRUCTION PLANS ARE ISSUED. NEITHER KIMLEY-HORN NOR KIMLEY-HORN'S CLIENT WILL BE RESPONSIBLE FOR ANY LOSSES OR COSTS ASSOCIATED WITH RELIANCE ON THIS PRELIMINARY INFORMATION OR CHANGES IN THE INFORMATION PRIOR TO FINAL DESIGN.

Plotted By: HORN, France. Sheet No: 114330004 - E Highbanks Townhomes. Overall Site Plan. December 07, 2023. 10:27:43pm. K:\Vof\_d\124928007-e highbanks townhomes\CADD\00P\plan\sheet\C1.0 - OVERALL SITE PLAN.dwg

The documents, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**SITE DATA**  
 ADDRESS: E Highbanks Rd. DEARBY, FL 32713  
 APR: 8027200000002  
 8028200000003  
 ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)  
 LAND USE: RESIDENTIAL  
 PLANNED LAND USE:  
 LOW DENSITY RESIDENTIAL (LDR)  
 LOW DENSITY RESIDENTIAL (LDR)  
 LOW DENSITY RESIDENTIAL (LDR)  
 LOW DENSITY RESIDENTIAL (LDR)

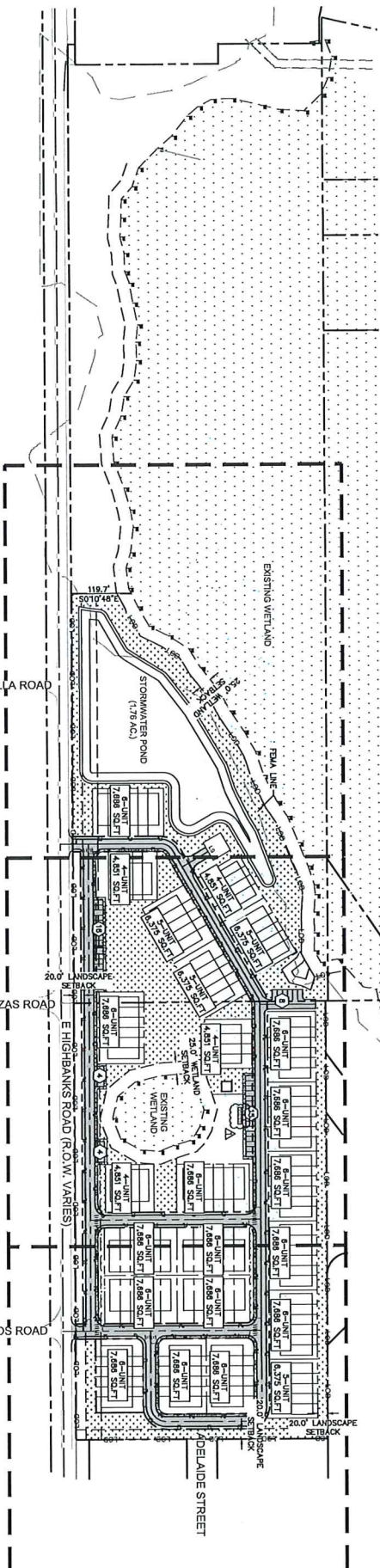
LOT COVERAGE			
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD
WETLAND BUFFER	37,489 S.F.	(12.7) AD	0.05 AD

CONCRETE & BUILDING COVERAGES			
CONCRETE & BUILDING COVERAGES	318,489 S.F.	(103.7) AD	0.33 AD
CONCRETE & BUILDING COVERAGES	318,489 S.F.	(103.7) AD	0.33 AD
CONCRETE & BUILDING COVERAGES	318,489 S.F.	(103.7) AD	0.33 AD
CONCRETE & BUILDING COVERAGES	318,489 S.F.	(103.7) AD	0.33 AD
CONCRETE & BUILDING COVERAGES	318,489 S.F.	(103.7) AD	0.33 AD

PAVING & LANDSCAPE SURFACE			
PAVING & LANDSCAPE SURFACE	20,000 S.F.	(6.1) AD	0.07 AD
PAVING & LANDSCAPE SURFACE	20,000 S.F.	(6.1) AD	0.07 AD
PAVING & LANDSCAPE SURFACE	20,000 S.F.	(6.1) AD	0.07 AD
PAVING & LANDSCAPE SURFACE	20,000 S.F.	(6.1) AD	0.07 AD
PAVING & LANDSCAPE SURFACE	20,000 S.F.	(6.1) AD	0.07 AD

REQUIRED			
REQUIRED	299		299
REQUIRED	299		299
REQUIRED	299		299
REQUIRED	299		299
REQUIRED	299		299

LOT 1: 271,489 S.F. (0.83 AD)  
 LOT 2: 37,489 S.F. (12.7) AD  
 LOT 3: 37,489 S.F. (12.7) AD  
 LOT 4: 37,489 S.F. (12.7) AD  
 LOT 5: 37,489 S.F. (12.7) AD  
 LOT 6: 37,489 S.F. (12.7) AD  
 LOT 7: 37,489 S.F. (12.7) AD  
 LOT 8: 37,489 S.F. (12.7) AD  
 LOT 9: 37,489 S.F. (12.7) AD  
 LOT 10: 37,489 S.F. (12.7) AD  
 LOT 11: 37,489 S.F. (12.7) AD  
 LOT 12: 37,489 S.F. (12.7) AD



**LEGEND**

- CENTER LINE
- PROPERTY LINE
- EXISTENT / SETBACK LINE
- FEMA ZONE A LINE
- WETLAND FLAG
- LIMIT OF DESIGNATION
- PAVING STILL COUNT
- EXISTING WETLAND
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LANDSCAPING

**GRAPHIC SCALE IN FEET**  
 0 50 100 200  
 WHEN PRINTED AT FULL SIZE  
 (24" X 36")



OVERALL DEVELOPMENT PLANS - E Highbanks Townhomes

OVERALL SITE PLAN

KHA PROJECT: 114330004  
 DATE: 12/07/23  
 SCALE AS SHOWN  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 12/07/23

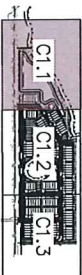
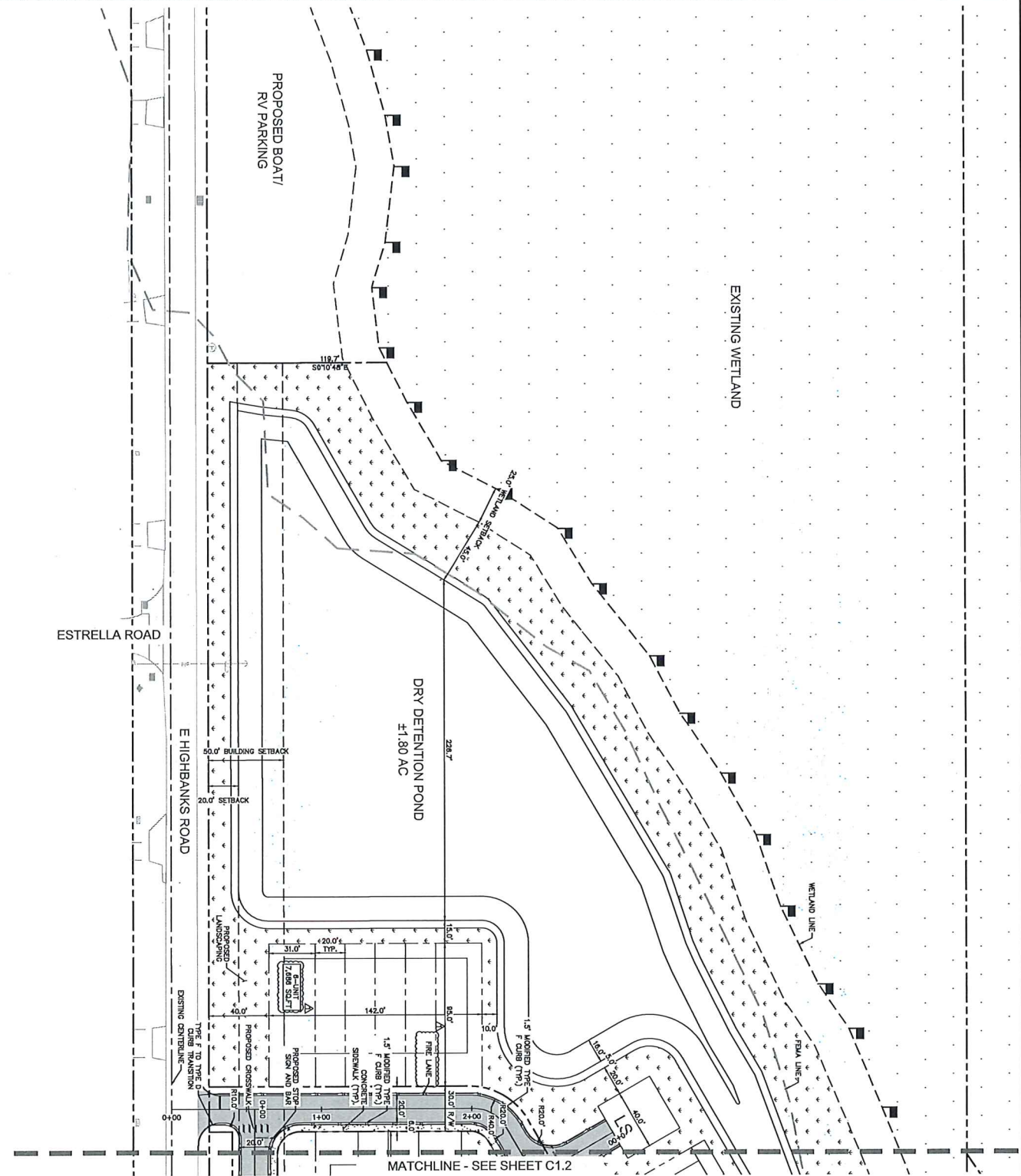
**Kimley-Horn**  
 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801  
 PHONE: 407-888-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 666

REV	DATE	BY
01	12/07/23	FRANCE

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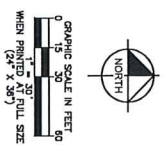
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**LEGEND**

- CENTER LINE
- PROPERTY LINE
- EASEMENT / SETBACK LINE
- FEMA ZONE A LINE
- WETLAND FLOODS
- FIRE LANE
- PARKING STALL COUNT
- WETLAND PRESERVATION AREA
- PROPOSED CONCRETE SEWER/MAHOLE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LANDSCAPING



OVERALL DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES  
SHEET NUMBER C1.1

SITE PLAN

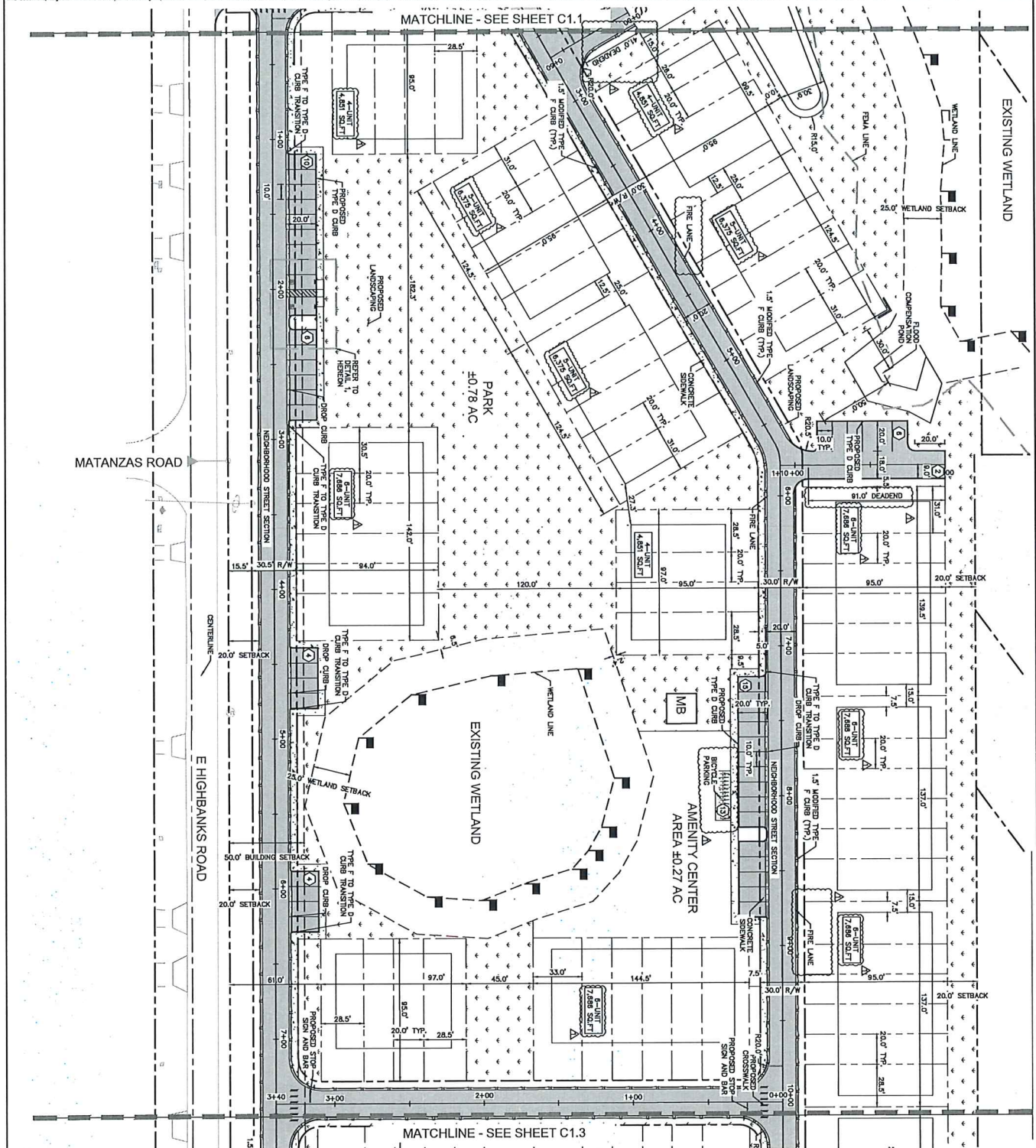
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DATE	12/07/2023
SCALE AS SHOWN	AS NOTED
DESIGNED BY	RAMA, FRANCIS
DRAWN BY	RAMA, FRANCIS
CHECKED BY	RAMA, FRANCIS

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PHONE: 407-888-1511  
WWW.KIMLEY-HORN.COM REGISTRY No. 656

CITY OF DEBARY COMMENTS	REVISION	09-20-23	DS
No.	REVISIONS	DATE	BY

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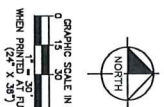
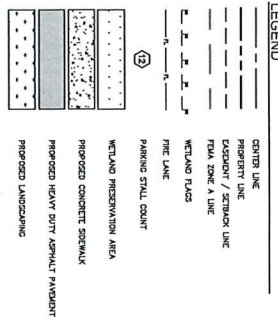
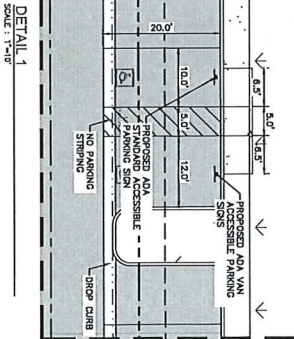


MATANZAS ROAD

E HIGHBANKS ROAD

MATCHLINE - SEE SHEET C1.1

MATCHLINE - SEE SHEET C1.3



OVERALL DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES  
SHEET NUMBER C1.2

SITE PLAN

KHA PROJECT  
DATE  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

LICENSED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
No. 12664  
EXPIRES 12/31/2024

**Kimley-Horn**  
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801  
PHONE: 407-818-1511  
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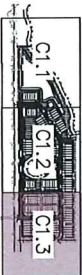
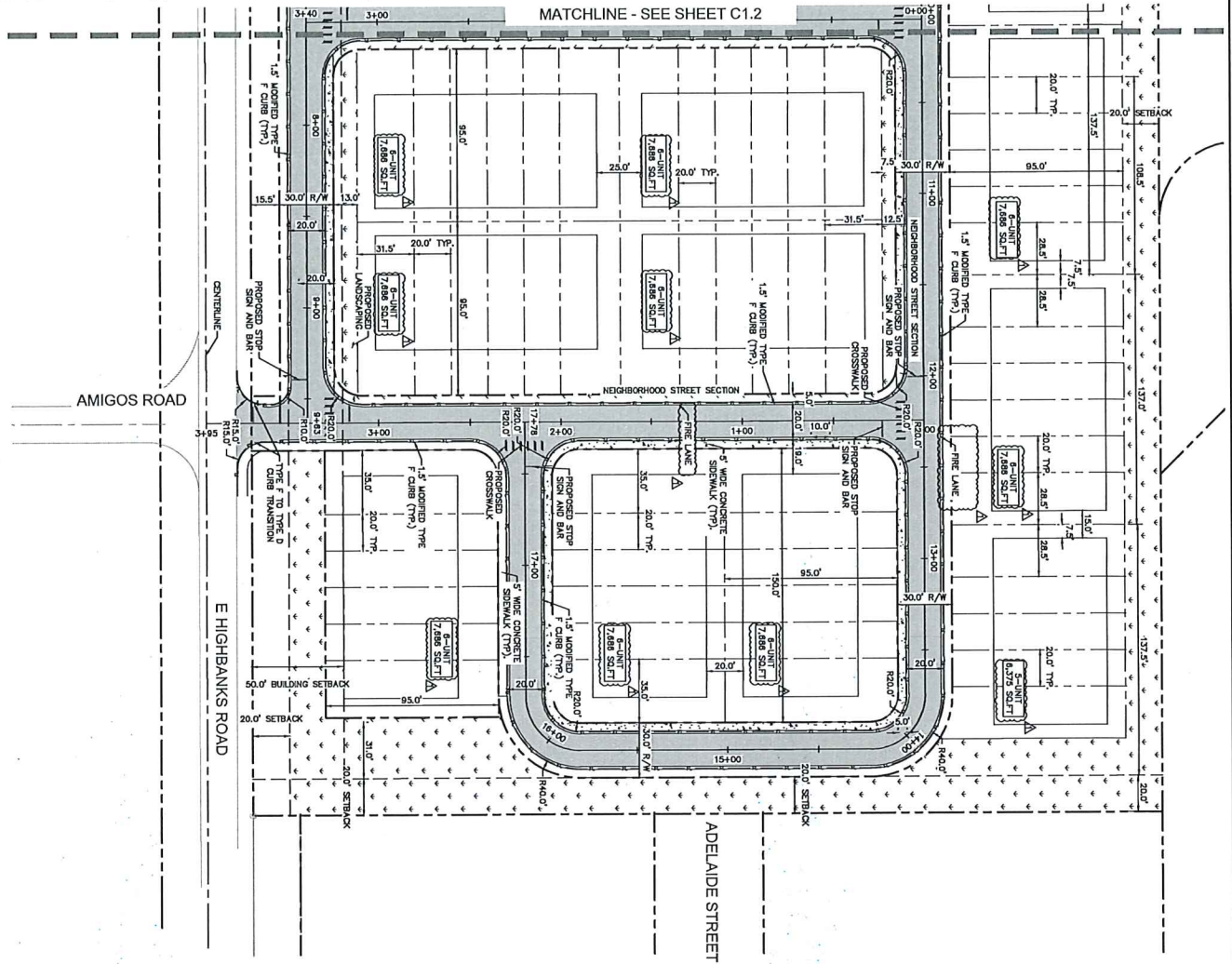
CITY OF DEBARY COMMENTS REVISION 09-20-23 DS



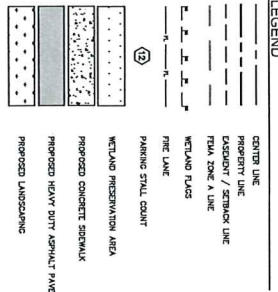
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Prepared By: Roma, France, Sheet: 141149350004 - Site Plan - E Highbanks Road C1.3 - December 07, 2013 10:27:59am - K:\Proj\_04\1249280207 - E Highbanks Townhomes\CA2005\_COP\plan\sheet\C1.3 - SITE PLAN.dwg

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KEY MAP  
SCALE = 1" = 500'



GRAPHIC SCALE IN FEET  
0 10 20 30  
WHEN PRINTED AT FULL SIZE  
(1/4" X 5/8")



OVERALL  
DEVELOPMENT PLANS-  
E HIGHBANKS  
TOWNHOMES

SITE PLAN

KHA PROJECT	LICENSED PROFESSIONAL
DATE	12/07/2013
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	R. FRANCE
DRAWN BY	R. FRANCE
CHECKED BY	R. FRANCE

**Kimley»Horn**

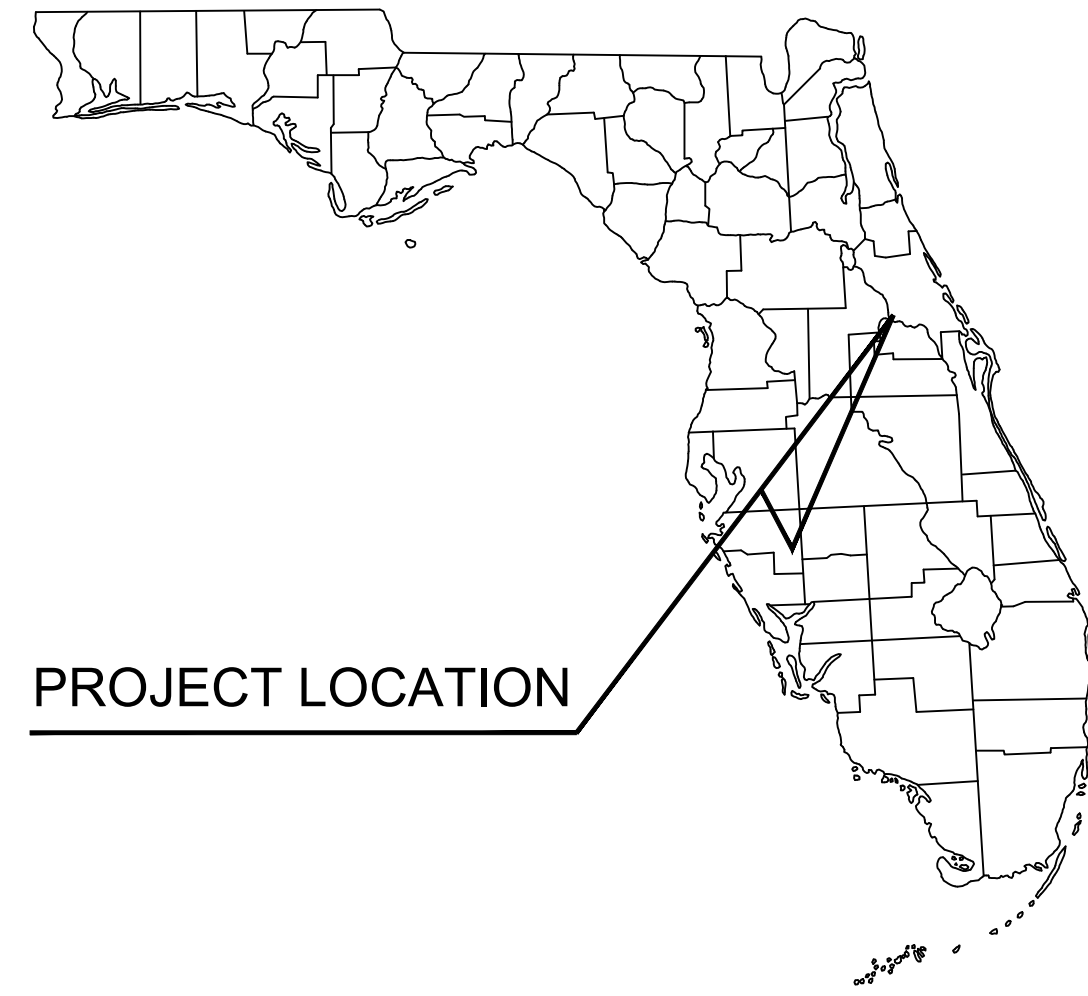
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No.	REVISIONS	DATE	BY

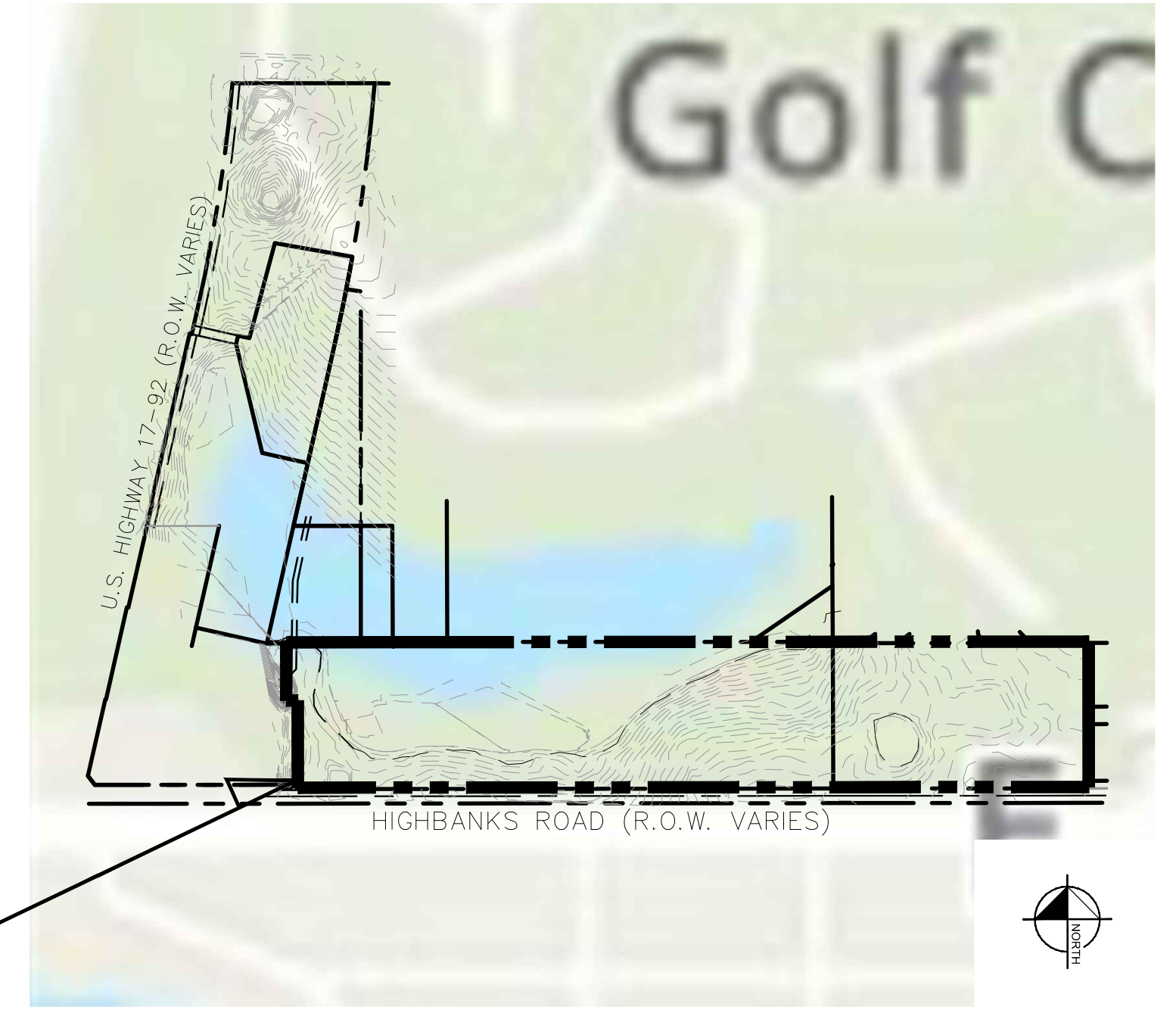
# OVERALL DEVELOPMENT PLANS FOR Highbanks Townhomes

DEBARY, FLORIDA  
December 7, 2023

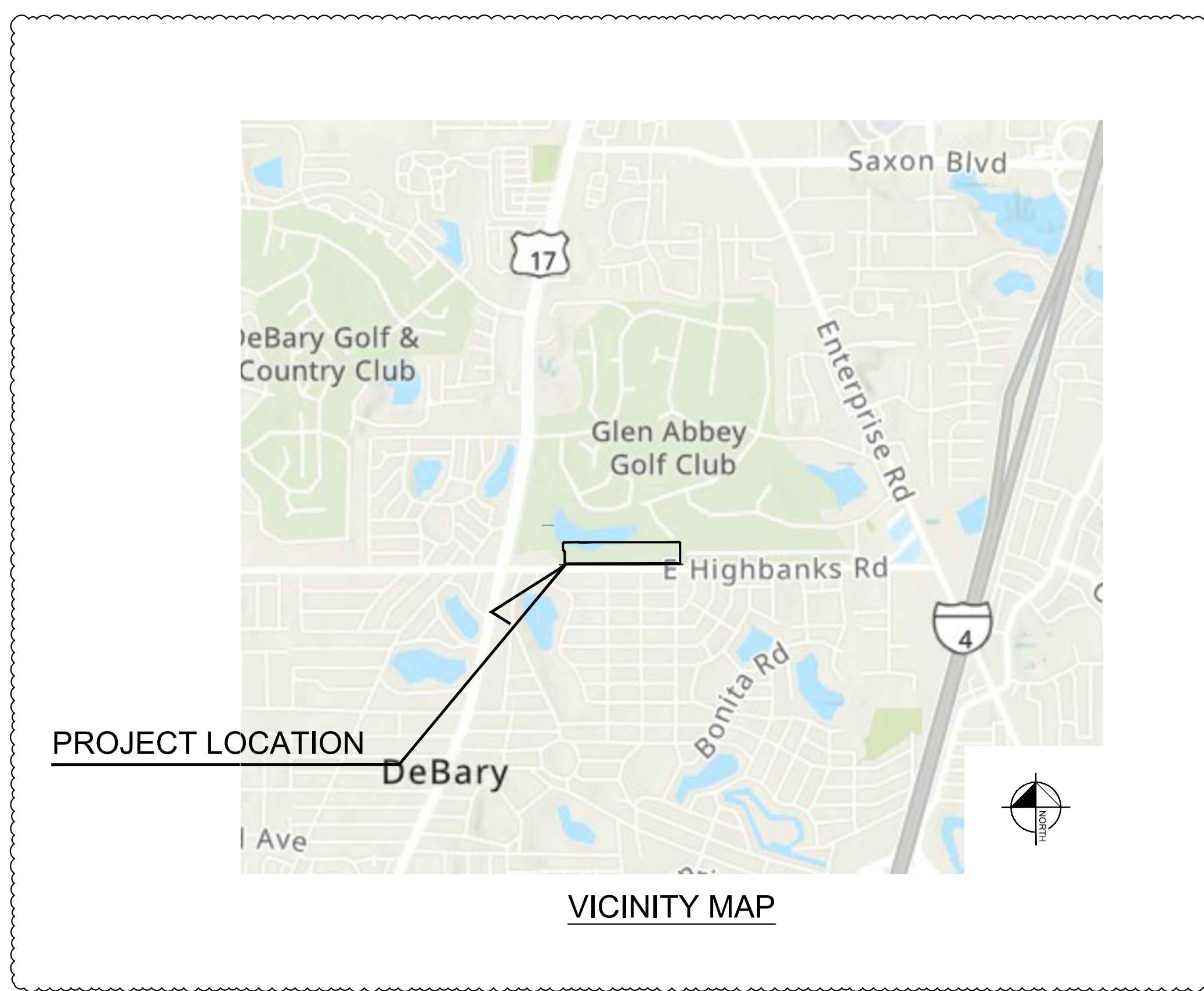
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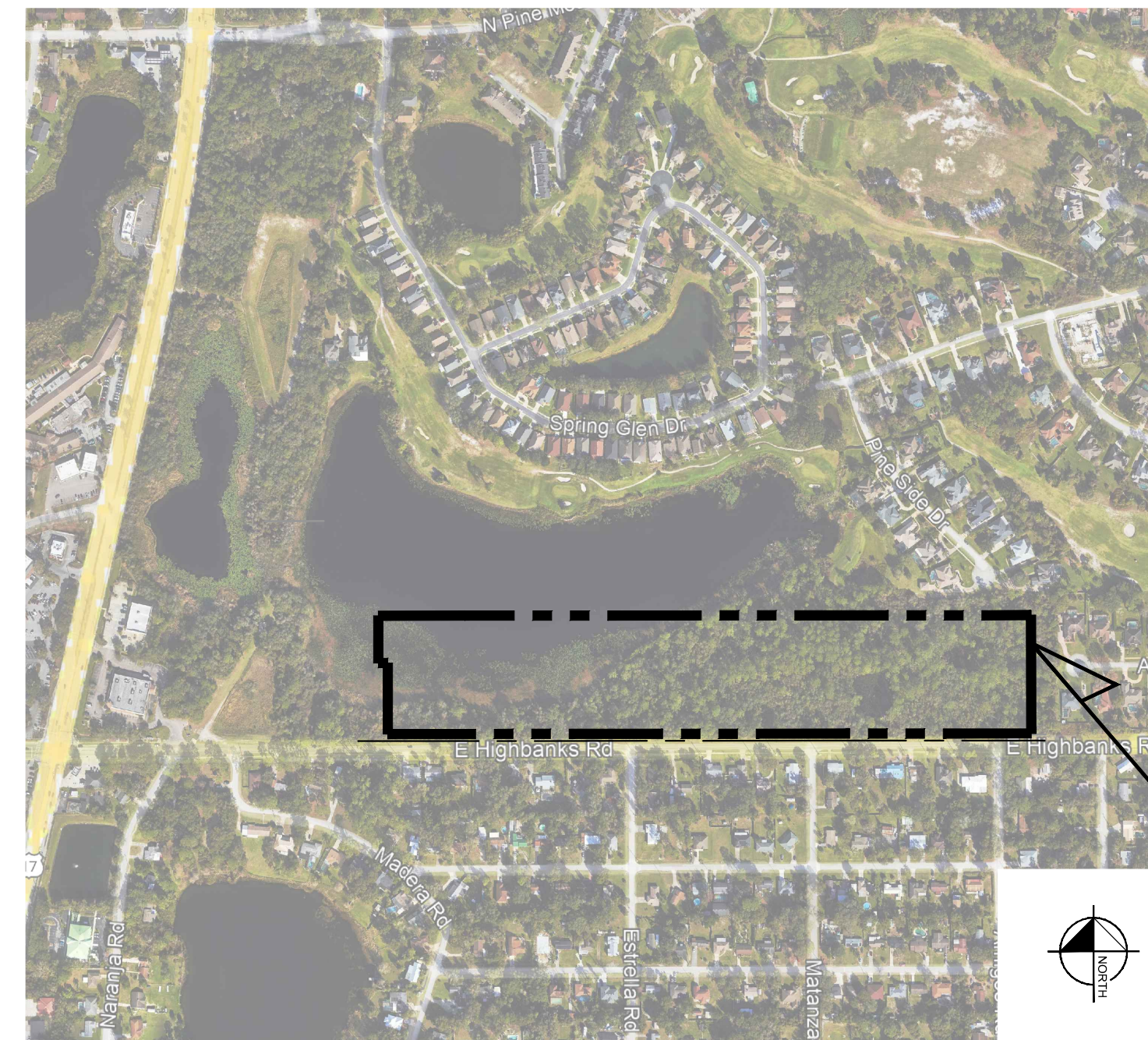
PROJECT LOCATION



TOPOGRAPHIC MAP



VICINITY MAP



AERIAL MAP  
SECTION 27, TOWNSHIP 18, RANGE 30

PROJECT LOCATION

PROJECT LOCATION

## LEGAL DESCRIPTION

PARCEL 1:  
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE FOR PINE MEADOWS DRIVE A 100.00 FOOT WIDE PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2138, PAGE 1282, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LYING EAST OF THE OLD EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, LYING WEST OF A LINE THAT IS PARALLEL AND 500 FEET EASTERLY OF THE OLD RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92 AND NORTH OF DEBARY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 21-23, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

LESS AND EXCEPT:  
CERTAIN PARCELS OF LAND TAKEN AS ADDITIONAL RIGHT-OF-WAY AND DRAINAGE RETENTION AREA FOR STATE ROAD 15600 (U.S. 17-92) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 15600, SECTION NUMBER 79040-2503, SHEETS 3, 4, 5 AND 12 OF 16, MORE PARTICULARLY DESCRIBED IN FINAL JUDGEMENT RECORDED IN O.R. BOOK 4401, PAGE 2212, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2:  
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE EAST SECTION LINE 25 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 27; RUN THENCE SOUTH 89 DEG. 41' 25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF Highbanks ROAD A DISTANCE OF 2576.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF HIGHLANDS ROAD AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS IT EXISTED ON MAY 28, 1974, THENCE NORTH 12 DEG. 30' 50" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92, A DISTANCE OF 528.14 FEET, THENCE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 512.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 41' 25" EAST, A DISTANCE OF 340.88 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE RUN SOUTH 00 DEG. 29' 32" EAST, FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE RUN SOUTH 89 DEG. 41' 25" WEST, ALONG SAID NORTH LINE OF THE SOUTH 530 FEET OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 433.29 FEET TO A LINE 500 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92; THENCE RUN NORTH 12 DEG. 30' 50" EAST, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 410.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
THE SOUTH 525 FEET OF THE WEST 864.79 FEET OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT-OF-WAY FOR Highbanks ROAD.

PARCEL 4:  
THAT PORTION OF THE SOUTH 530.00' OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LYING EAST OF DEBARY CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 21-24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA SOUTH OF THE DEBARY GOLF COURSE AND SPRING GLEN, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 103-107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY FOR Highbanks ROAD.

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF 100 YEAR FLOODING, WITH NO BASE FLOOD ELEVATION PROVIDED WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12127C0620 K, VOLUSIA COUNTY, FLORIDA, MAP DATED SEPTEMBER 29, 2017.

## UTILITY PROVIDERS

**WATER, SEWER, & RECLAIM WATER:**  
VOLUSIA COUNTY WATER & UTILITY  
3151 E. NEW YORK  
DELAND, FL 32720  
CONTACT: EARL FARMER  
PHONE: (386) 804-7788

**POWER:**  
DUKE ENERGY  
400 N SPRING GARDEN AVE  
DELAND, FL 32720  
PHONE: (800) 700-8744

**GAS:**  
FLORIDA GAS TRANSMISSION COMPANY  
2405 LUCIEN WAY, SUITE 200  
MAITLAND, FL 32751  
CONTACT: JOSEPH E. SANCHEZ  
PHONE: (407) 838-7171

## PROJECT TEAM

**DEVELOPER:**  
TAILWINDS DEVELOPMENT, LLC  
100 COLONIAL CENTER PKWY,  
LAKE MARY, FL 32746  
CONTACT: STEPHEN T. INFANTINO  
PHONE: (407) 724-6051  
EMAIL: SINFANTINO@TWDRE.COM

**OWNER:**  
STEDRONSKY GEORGE R R  
1111 S LAKEMONT AVE  
WINTER PARK, FLORIDA 32792

**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

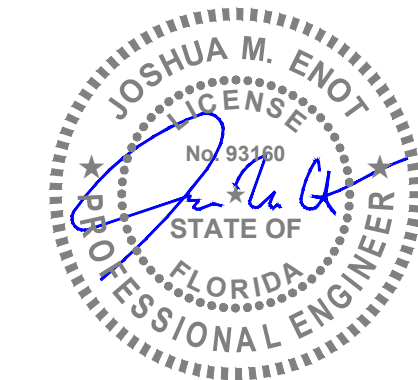
**SURVEYOR**  
CHARLES ROB DEFOOR  
P.O. BOX 1472  
GENEVA, FLORIDA 32732  
PHONE: (407) 880-9811

## SHEET INDEX

C0.0	COVER
C1.0-C1.3	SITE PLAN
C2.0-C2.3	PAVING, GRADING, AND DRAINAGE
C3.0-C3.3	UTILITY PLAN
C4.0	TYPICAL ROAD SECTIONS
C5.0	LOT DIMENSIONS
L0.50-L0.55	TREE MITIGATION PLAN

PREPARED BY  
**Kimley»Horn**  
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CALL 48 HOURS BEFORE YOU DIG  
IT'S THE LAW!  
DIAL 811  
Know what's below.  
Call before you dig.  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



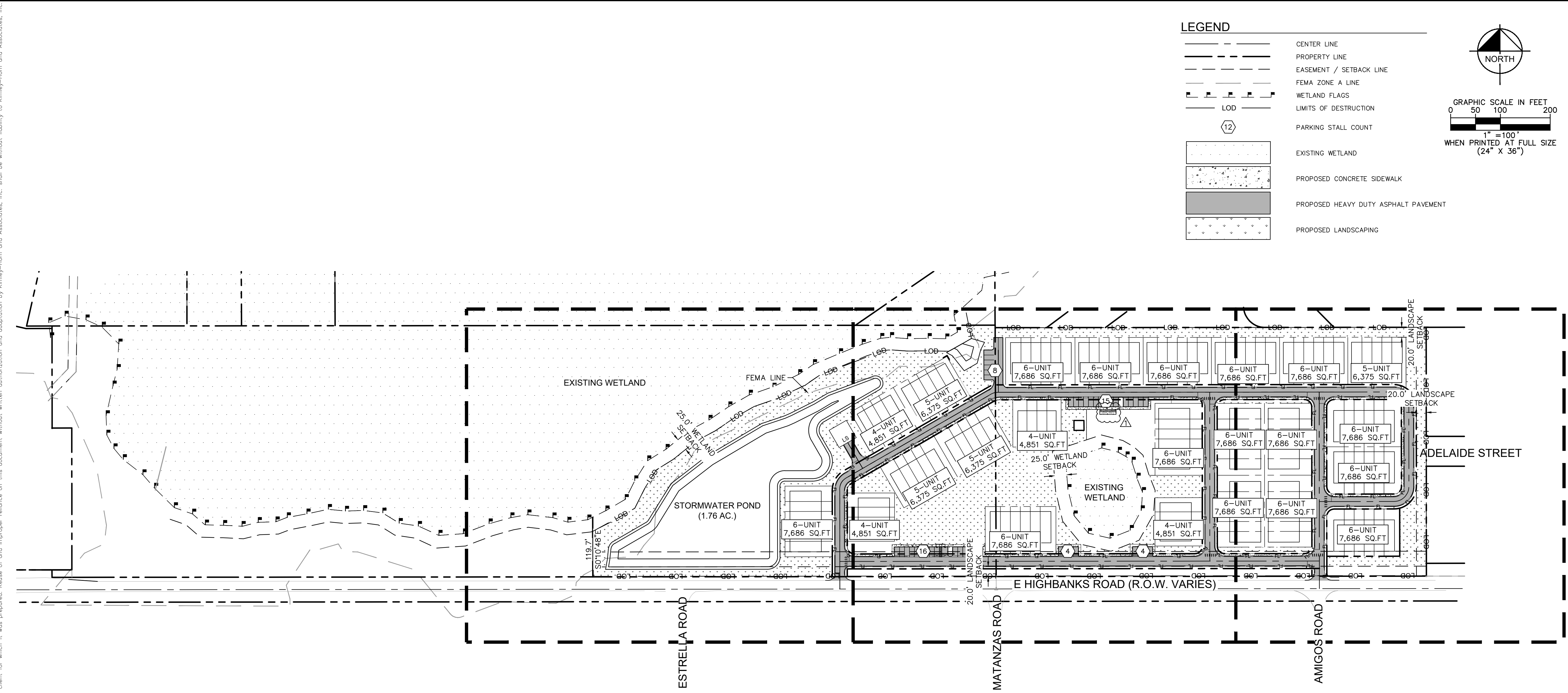
REVISIONS:	DATE
1. CITY OF DEBARY COMMENTS REVISION	09-20-23

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Drawing name: K:\orl\_civil\249098007-e highbanks townhomes\CADD\ODP\plansheets\C0.0 - COVER.dwg C0.0 COVER SHEET Dec 07, 2023 10:39am by: Franco,Rama  
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Plotted By: Rama, Franco, Sheet: Sat: 149303004 - Sanford MF @ STC Layout: C1.0 OVERALL SITE PLAN December 07, 2023 10:27:42am K:\proj\civil\249098007-e highbanks townhomes\CADD\00P\plansheets\C1.0 - OVERALL SITE PLAN.dwg



**SITE DATA**

ADDRESS: E HIGHBANKS RD DEBARY, FL 32713  
 APN: 8027000000062  
 8026000000065  
 ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)  
 LAND USE: RESIDENTIAL

ZONING:  
 NORTH PUD  
 EAST PUD  
 WEST BPUD  
 SOUTH R-4 (URBAN SINGLE FAMILY RESIDENTIAL)

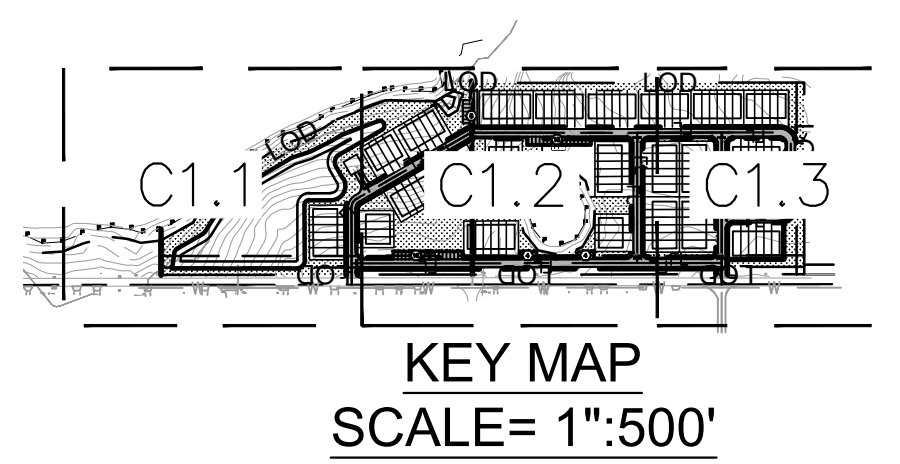
FUTURE LAND USE:  
 NORTH LDR (LOW DENSITY RESIDENTIAL)  
 EAST LDR (LOW DENSITY RESIDENTIAL)  
 WEST C/R (COMMERCIAL/RETAIL)  
 SOUTH LDR (LOW DENSITY RESIDENTIAL)

LOT COVERAGE  
 TOTAL SITE AREA: 771,480 S.F. (17.71 AC)  
 WETLAND AREA: 37,020 S.F. (0.85 AC)  
 STORMWATER POND: 76,754 S.F. (1.76 AC)  
 IMPERVIOUS AREA: 328,292 S.F. (7.53 AC)  
 PERVIOUS AREA: 329,414 S.F. (7.57 AC)  
 TOWNHOMES BUILDING COVERAGE ±161,489 S.F. (±3.71 AC)

TOWNHOMES  
 15 BUILDINGS - 6 UNIT  
 4 BUILDINGS - 5 UNIT  
 4 BUILDINGS - 4 UNIT  
 126 UNITS TOTAL

PARKING/LANDSCAPE BUFFER  
 FRONT: 20.0'  
 REAR: 20.0'  
 SIDE (E): 20.0'  
 SIDE (W): 25.0'

PARKING TABLE:	PROVIDED	REQUIRED
STANDARD	45	
ACCESSIBLE	2	
TOTAL # OF UNITS (2 STALLS EACH)	252	
TOTAL:	299	252



**Kimley»Horn**  
 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801  
 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 696

**OVERALL SITE DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES**

CITY OF DEBARY COMMENTS REVISION 09-20-23 DS

No.	REVISIONS	DATE	BY

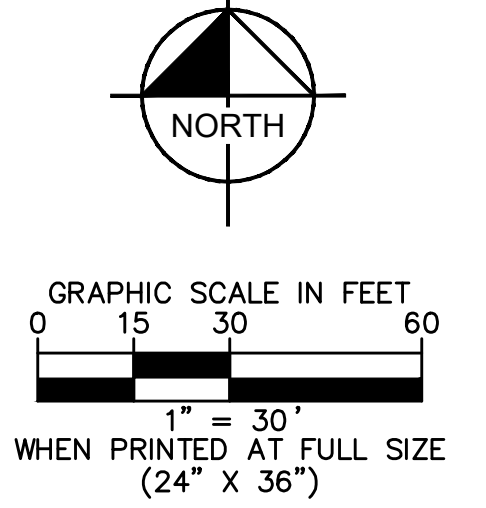
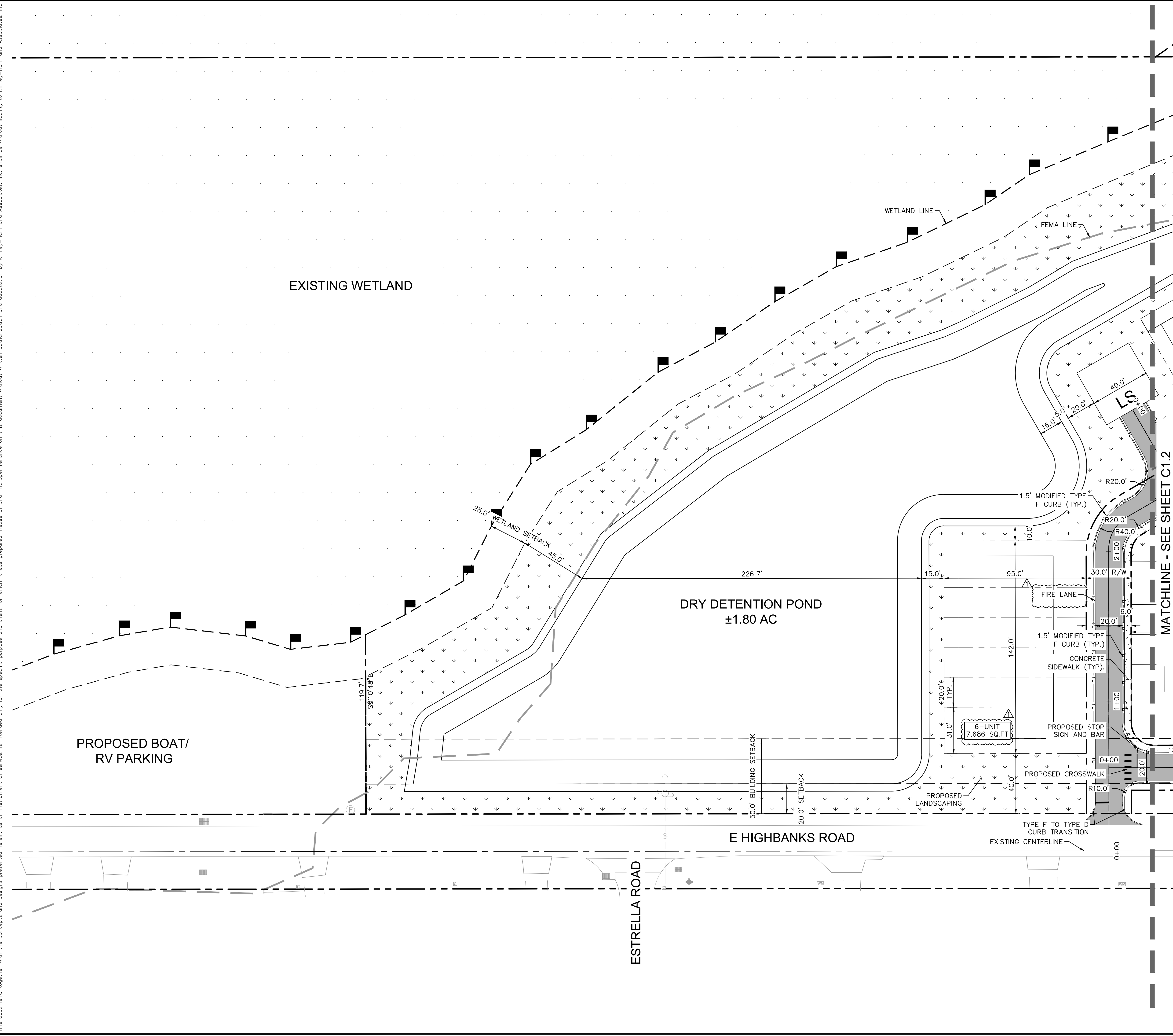
KHA PROJECT DATE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY

LICENSURE PROFESSIONAL ENGINEER  
 JOSEPH W. ENYART  
 STATE OF FLORIDA  
 LICENSE NO. 12000  
 DATE: 12/07/2023

SHEET NUMBER C1.0

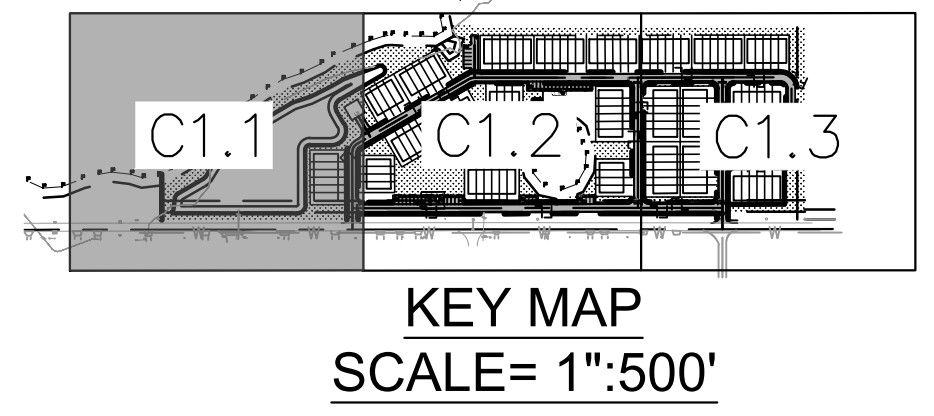
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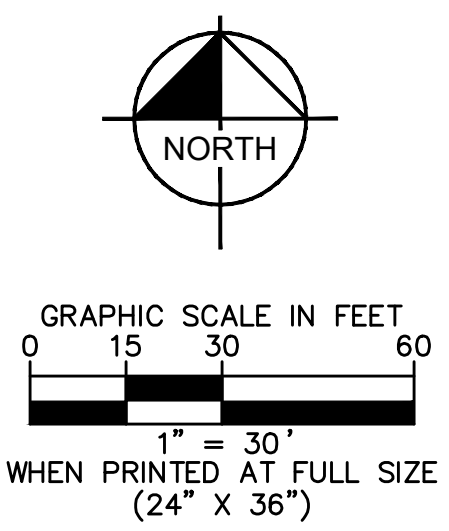
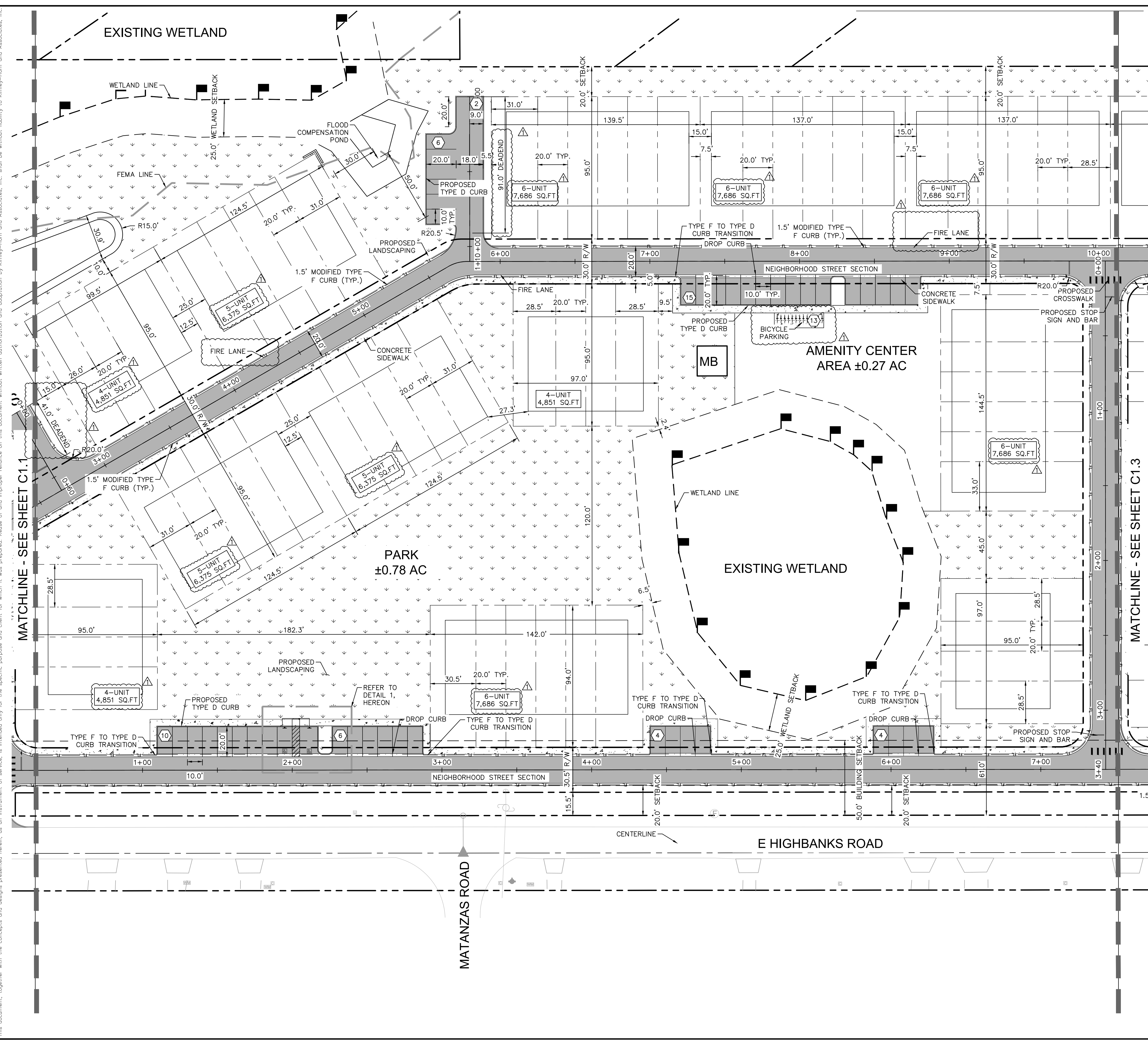
**LEGEND**

	CENTER LINE
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	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LANDSCAPING



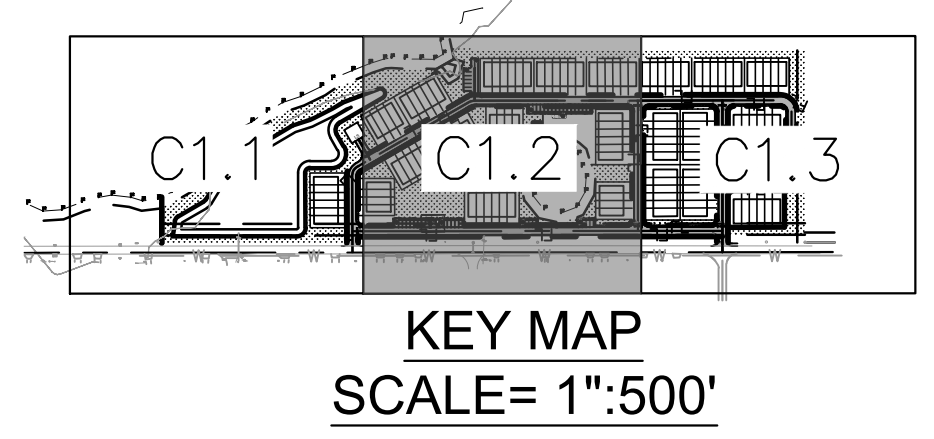
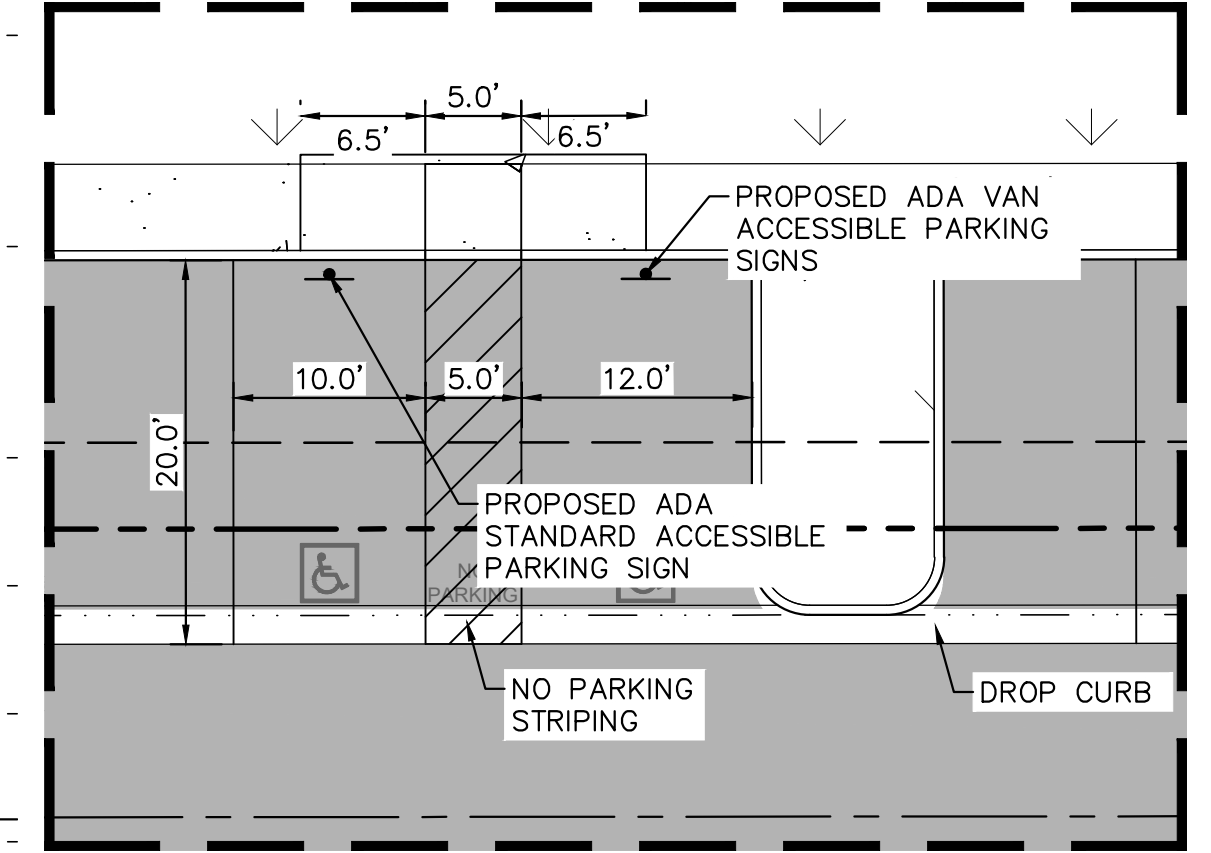
 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	CITY OF DEBARY COMMENTS REVISION 09-20-23 DS
	No. _____ REVISIONS _____ DATE _____ BY _____
KHA PROJECT _____ DATE _____ SCALE AS SHOWN _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____	
<b>OVERALL DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES</b>	<b>SITE PLAN</b>
SHEET NUMBER <b>C1.1</b>	

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**LEGEND**

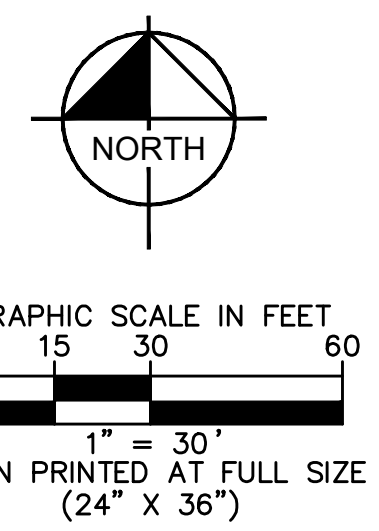
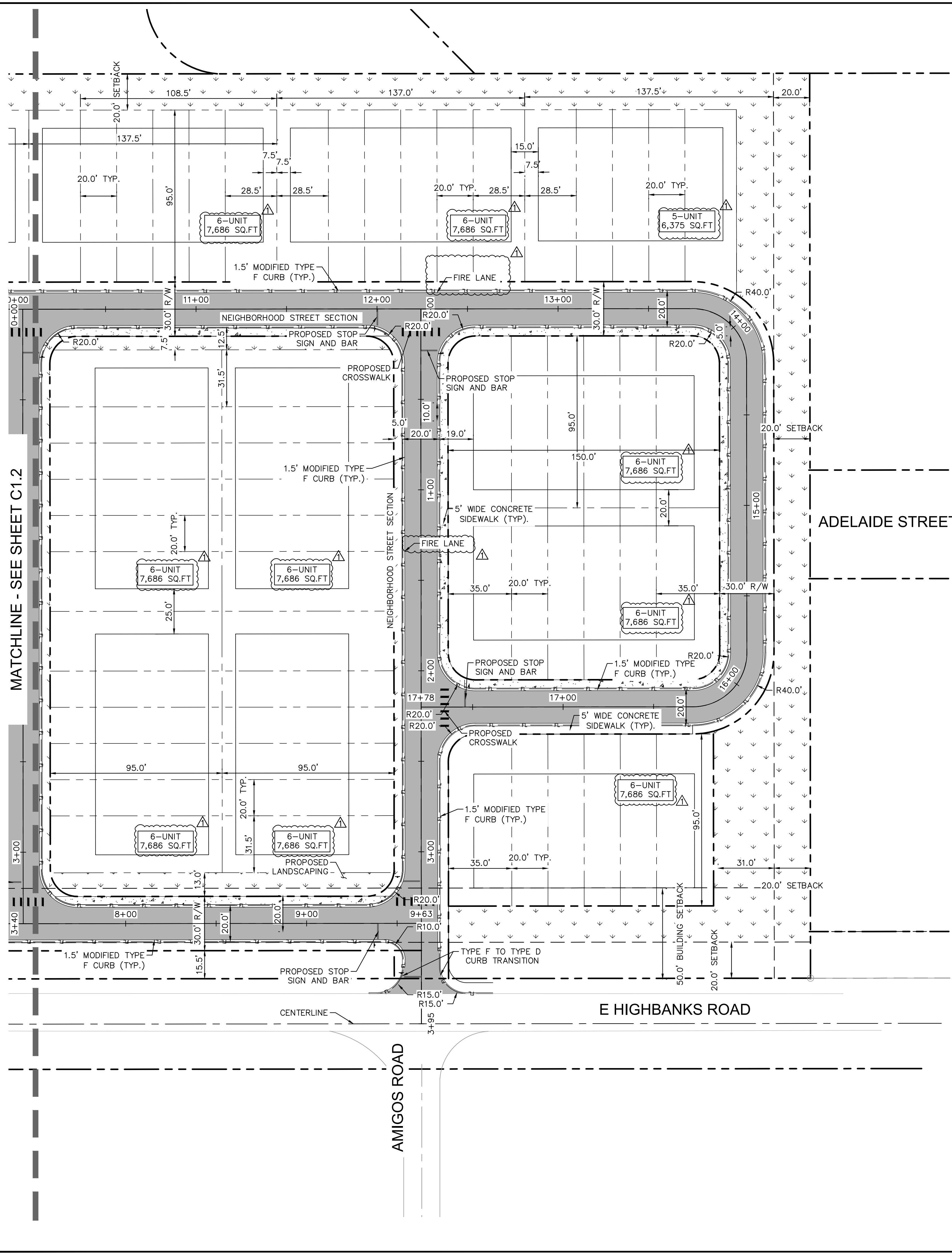
	CENTER LINE
	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FEMA ZONE A LINE
	WETLAND FLAGS
	FIRE LANE
	PARKING STALL COUNT
	WETLAND PRESERVATION AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LANDSCAPING



<b>Kimley»Horn</b>		180 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	
LICENSED PROFESSIONAL ENGINEER JOSPHUA W. LEWIS STATE OF FLORIDA REGISTRY NO. 12000	LICENSED PROFESSIONAL ENGINEER JAMES M. FRANCO STATE OF FLORIDA REGISTRY NO. 12000	KHA PROJECT DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	CITY OF DEBARY COMMENTS REVISION 09-20-23 DS No. REVISIONS DATE BY
<b>SITE PLAN</b>			
<b>OVERALL DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES</b>			
SHEET NUMBER <b>C1.2</b>			

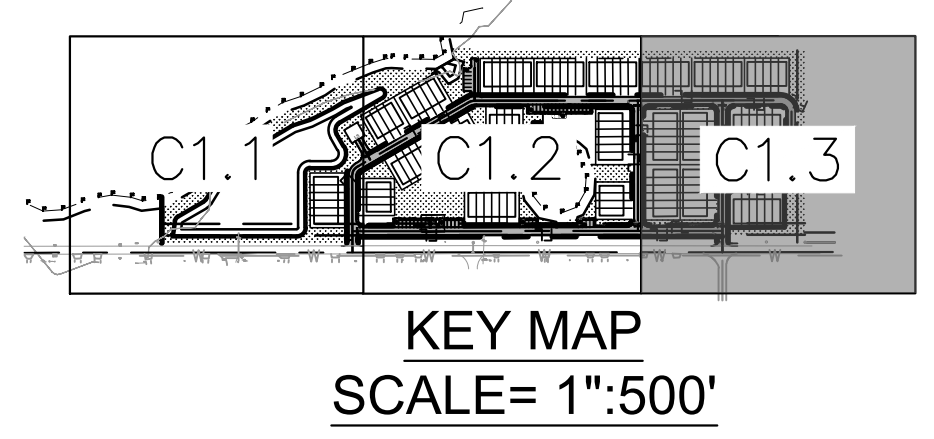
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Plotted By: Rama, Franco, Sheet: Sat:149303004 - STC Layout: C1.3 SITE PLAN December 07, 2023, 10:27:59am K:\proj\c13\149303004-e highbanks townhomes\CADD\QDP\plansheets\C1.1 - SITE PLAN.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	CENTER LINE
	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FEMA ZONE A LINE
	WETLAND FLAGS
	FIRE LANE
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	WETLAND PRESERVATION AREA
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MATCHLINE - SEE SHEET C1.2

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<b>OVERALL DEVELOPMENT PLANS - E HIGHBANKS TOWNHOMES</b>	<b>SITE PLAN</b>
SHEET NUMBER <b>C1.3</b>	CITY OF DEBARY COMMENTS REVISION 09-20-23 DS