



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, November 21, 2024
City Commission Chambers
Website: www.codb.us

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. APPROVAL OF MINUTES	
3.A. Approval of the Minutes of the October 24, 2024, Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.	4 - 15
3A Draft Minutes PB October 2024	
4. NEW ITEMS	
4.A. Reserve at Strickland Small-Scale Comprehensive Plan Amendment (SSCPA)	16 - 113
<p>A request by Rob Merrell III, Esq. Cobb Cole & Associates, on behalf of Strickland Range Road, LLC for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) on 2.3± acres of land, changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood “K” policy. The Applicant is also applying for a rezoning to a Planned Development – General (PD-G). The property is generally located at the southeast intersection of Strickland Range Rd. and Clyde Morris Blvd.</p>	
4A - Reserve at Strickland SSCPA DEV2024-334	
4.B. 1st Amendment to Reserve at Strickland Planned District (PD) Agreement DEV2024-335	114 - 151
<p>A request by Robert Merrell III, Esq., Cobb Cole, on behalf of Strickland Range Road, LLC (property owner), to amend The Reserve at Strickland Planned District Agreement to allow for additional commercial uses and revise the development criteria. The property is generally located on the southeast corner of the Strickland Range Road and Clyde Morris Boulevard intersection.</p>	
4B - Reserve at Strickland PD DEV2024-335	

4.C. Waypointe Preliminary-Plat DEV2023-123

152 - 190

A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7± acres of proposed multi-use. The uses include single-family, townhomes and commercial development parcels, and multi-family. The property is generally located west of I-95 on Tomoka Farms Road, south of I-4 and consists of five parcels.

[4C - Waypointe Pre-plat DEV2023-123](#)

4.D. Remove Prohibition to Food Pantries Land Development Code Text Amendment – DEV2024-689

191 - 193

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

[4D - Food Pantry LDC Text Amendment DEV2024-689](#)

5. OTHER BUSINESS

- a. Downtown/Ballogh Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments

6. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Planning Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Planning Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 386-671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or 1-800-955-8771.

MINUTES
REGULAR MEETING – PLANNING BOARD
October 24, 2024

Minutes of the Special Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, October 24, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Mr. McLean, Chair, called the meeting to order

2. Roll Call

Board Members:

Tony Barhoo	Present
Michael McLean, Chair	Present
James Newman	Present
Milverton Robinson	Present
Tony Servance	Absent
Cathy Washington, Secretary	Present
Vernon Weatherholtz, Vice Chair	Present

Staff Present:

Dennis Mrozek, Planning Director
David Russell, Assistant City Attorney
Doug Gutierrez, Planning Manager
Danalee Petyk, Senior Planner
Paula Long, Planner
Luke Rinkus, Planner
Luci Brito, Office Specialist II

3. Approval Of Minutes – September 12, 2024

Approval of the Minutes of the September 12, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve the minutes. The motion carried (6-0) as follows:

Tony Barhoo	Yes
Michael McLean	Yes

James Newman	Yes
Milverton Robinson	Yes
Cathy Washington,	Yes
Vernon Weatherholtz	Yes

4. Items

A. Executive Storage Small Scale Comprehensive Plan Amendment (SSCPA) DEV2023-016 (Legislative Hearing)

A request by Rob Merrell, Esq., of Cobb Cole, on behalf of Executive Storage, LLC, to approve a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from County Activity Center (AC) to City Mixed Use (MU). The Applicant is also applying for an Annexation and rezoning to a Planned Development – General (PD-G). The property is located 1464 Tomoka Farms Road.

Staff Presentation:

Doug Gutierrez, Planning Manager, Senior Planner, presented the staff report which was included as part of the packet. A request by Rob Merrell, Esq, of. Cobb Cole, on behalf of Executive Storage, LLC, to approve a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from County Activity Center (AC) to City Mixed Use (MU). The Applicant is also applying for an Annexation and rezoning to a Planned Development – General (PD-G). The property is located 1464 Tomoka Farms Road. Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve Executive Storage Small Scale Comprehensive Plan Amendment (SSCPA) DEV2023-016 . The motion carried (6-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

B. Executive Storage PD-G Rezoning DEV2023-017 (Quasi-Judicial Hearing)

A request by Robert A. Merrell, Esq., of Cobb Cole, on behalf of Executive Storage, LLC, to rezone of 4.20 ± acres of land from Volusia County Rural Agriculture Center (A-2) to Planned Development-General (PD-G), to allow for storage facility. The property is located 1464 Tomoka Farms Road.

Staff Presentation:

Doug Gutierrez, Planning Manager, Senior Planner, presented the staff report which was included as part of the packet. A request by Robert A. Merrell, Esq., of Cobb Cole, on behalf of Executive Storage, LLC, to rezone of 4.20 ± acres of land from Volusia County Rural Agriculture Center (A-2) to Planned Development-General (PD-G), to allow for storage facility. The property is located 1464 Tomoka Farms Road.

Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the rezone of ± 4.20 acres from Volusia County Rural Agriculture (A-2) to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

Applicant Presentation:

Rob Merrell, Esq of Cobb Cole and Associates, on behalf of Executive Storage, LLC was present to answer any questions.

Mr. Weatherholtz asked about drainage and flooding on the property.

Mr. Merrell advised the site will follow all LDC requirements in reference to stormwater management and drainage.

Sal Bologna property owner addressed the board and advised that prior to purchasing the property he walked the property with his environmentalist and the property is high and dry.

A motion was made by Mr. Robinson and seconded by Mr. Newman to approve Executive Storage PD-G Rezoning DEV2023-017 adding a cell tower usage to the project. The motion carried (6-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

C. Dowling Court and York Court – Right of Way Vacation DEV2024-420 (Legislative Hearing)

A request by Jessica Gow Esq., of Cobb Cole on behalf of the property owners, to vacate the Dowling Court and York Court rights-of-way, to be combined with the adjacent properties to allow for a mixed-use development. The property is generally located southeast of the North Ridgewood Avenue and Bay Street intersection.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Jessica Gow Esq., of Cobb Cole on behalf of the property owners, to vacate the Dowling Court and York Court rights-of-way, to be combined with the adjacent properties to allow for a mixed-use development. The property is generally located southeast of the North Ridgewood Avenue and Bay Street intersection.

Staff recommends approval of the requested vacate of the Dowling Court right-of-way of the Dowling Court plat, as recorded in Map Book 18, Page 105, in the public records of Volusia County, Florida, and the requested vacate of the York Court right-of-way of the Map of Subdivision of Lots 5 & 6, according to Hodgemens Map of Daytona, Florida, plat as recorded in Map Book 16, Page 144, in the public records of Volusia County, Florida; with the condition Lots 7, 8, and 9 of the Dowling Court Subdivision be combined with the parcel to the east prior to the adoption of the Dowling Court vacate

Applicant Presentation:

Jessica Gow Esq., of Cobb Cole, on behalf of the property owners, to vacate the Dowling Court and York Court rights-of-way, to be combined with the adjacent properties to allow for a mixed-use development. The property is generally located southeast of the North Ridgewood Avenue and Bay Street intersection.

A motion was made by Mr. Barhoo seconded by Mr. Weatherholtz, to approve the Dowling Court and York Court – Right of Way Vacation DEV2024-420. The motion carried (6-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

D. First Amendment Project Delta West – Planned Development-Redevelopment (PD RD) DEV2022-174 (Quasi-Judicial Hearing)

A request by Jessica Gow Esq., of Cobb Cole on behalf of Accent Daytona Beach, LP, and 125 US 1, LLC, (property owners) for a rezoning request for the 1st amendment to the Project Delta West Planned Development-Redevelopment (PD-RD) Agreement to incorporate an additional 0.86 acres of property zoned Redevelopment Downtown-Commercial (RDD-3) into the PD-RD for a total of ± 6.86 acres and to revise the PD Agreement and PD Plan for a proposed mixed-use development. The property is generally located southeast of the intersection of Bay Street and Ridgewood Avenue.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Jessica Gow Esq., of Cobb Cole, on behalf of Accent Daytona Beach, LP, and 125 US 1, LLC, (property owners) for a rezoning request for the 1st amendment to the Project Delta West Planned Development-Redevelopment (PD-RD) Agreement to incorporate an additional 0.86 acres of property zoned Redevelopment Downtown-Commercial (RDD-3) into the PD-RD for a total of ± 6.86 acres and to revise the PD Agreement and PD Plan for a proposed mixed-use development. The property is generally located southeast of the intersection of Bay Street and Ridgewood Avenue.

Staff supports the Downtown Redevelopment Board's recommendation for approval and finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to the Project Delta West Planned Development-Redevelopment (PD-RD) Agreement to incorporate an additional 0.86 acres of property currently zoned Redevelopment Downtown-Commercial (RDD-3) into the PD-RD for a total of ± 6.86 acres and to revise the PD Agreement and PD Plan to the City Commission with a recommendation of approval.

Applicant Presentation:

Jessica Gow Esq., of Cobb Cole, on behalf of Accent Daytona Beach, LP, and 125 US 1, LLC, (property owners) for a rezoning request for the 1st amendment to the Project Delta West Planned Development-Redevelopment (PD-RD) Agreement.

Mr. Barhoo does not agree with the reduction in the parking requirement.

Mr. Mrozek advised staff examined this project and determined reduced parking is appropriate. The project will also be providing on street parking.

Mr. Weatherholtz asked how long the developer has to get the project built

Ms. Petyk stated the original PD would determine the time limits of the project.

Mr. Newman wanted to know if the surrounding public parking was restricted by time limits.

Ms. Gow stated they are unrestricted public parking.

Mr. Barhoo wanted to know if the large public parking lot to the east of the project would be developed into something else.

Ms. Gow stated that lot was owned by the city.

Mr. Mzorek stated it did not appear that the city would be using that parking lot for anything other than transforming the lot into a parking garage.

A motion was made by Mr. Newman seconded by Mr. Weatherholtz, to approve First Amendment Project Delta West – Planned Development-Redevelopment (PD-RD) DEV2022-174. The motion carried (5-1) with the breakdown as follows:

Tony Barhoo	Nay
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

E. Banfield Pet Hospital PD-G Rezoning DEV2021-531 (Quasi-Judicial Hearing)

A request by Tahesha Silva, Larson Design Group, on behalf of KRG ISS, LCC (property owner), to rezone 0.92± acres of land from the Chili’s Planned Development to the Banfield Pet Hospital Planned Development – General (PD-G) to allow for the redevelopment of a vacant restaurant building at 2510 W International Speedway Boulevard, or more generally located north of International Speedway Boulevard, approximately 0.40 miles east of Interstate 95.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Tahesha Silva, Larson Design Group, on behalf of KRG ISS, LCC (property owner), to rezone 0.92± acres of land from the Chili’s Planned Development to the Banfield Pet Hospital Planned Development – General (PD-G) to allow for the redevelopment of a vacant restaurant building at 2510 W International Speedway Boulevard, or more generally located north of International Speedway Boulevard, approximately 0.40 miles east of Interstate 95.

Staff recommends the Planning Board forward the rezone of ± 0.92 acres from the Chili’s Planned Development to the Banfield Pet Hospital Planned Development-General (PD-G) with a recommendation of approval.

Applicant Presentation:

Clarence Almenor, on behalf of Larson Design Group, of KRG ISS, LCC (property owner), to rezone 0.92± acres of land from the Chili’s Planned Development to the Banfield Pet Hospital Planned Development – General (PD-G) to allow for the redevelopment of a vacant restaurant building at 2510 W International Speedway Boulevard, or more generally located north of International Speedway Boulevard, approximately 0.40 miles east of Interstate 95.

A motion was made by Mr. Robinson seconded by Mr. Newman to approve Banfield Pet Hospital PD-G Rezoning DEV2021-531 . The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

F. Terrace Avenue Homes Bring Hope PD-G Rezoning and Preliminary Plat DEV2024-211 & DEV2024-436 (Quasi- Judicial Hearing)

A request by Jessica Gow, Esq., of Cobb Cole, on behalf of Homes Bring Hope LLC, to rezone 0.74± acres of property from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G), to allow for an affordable single-family residential development. This request also includes a preliminary plat for the Terrace Avenue subdivision. The property is generally located on the southeast corner of Bellevue Avenue and Terrace Avenue Intersection.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Jessica Gow Esq., of Cobb Cole, on behalf of Homes Bring Hope LLC, to rezone 0.74± acres of property from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G), to allow for an affordable single-family residential development. This request also includes a preliminary plat for the Terrace Avenue subdivision. The property is generally located on the southeast corner of Bellevue Avenue and Terrace Avenue Intersection.

Staff recommends the Planning Board forward the rezone of ± 0.74 acres from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G) and the Preliminary Plat for the Terrace Ave subdivision to the City Commission with a recommendation of approval.

Applicant Presentation:

Jessica Gow, Esq., of Cobb Cole, on behalf of Homes Bring Hope LLC, to rezone 0.74± acres of property from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G), to allow for an affordable single-family residential development. This request also includes a preliminary plat for the Terrace Avenue subdivision. The property is generally located on the southeast corner of Bellevue Avenue and Terrace Avenue Intersection.

Mr. Newman asked about the access for waste disposal.

Ms. Petyk stated the waste disposal would be on the front curb of the properties.

Mr. Newman asked how the affordable housing thresholds were established.

Ms. Petyk stated the thresholds were set by the federal government.

Ms. Gow advised the A.M.I. thresholds are based on our area which is referred to as the “Daytona/Deltona Area” and basically encompasses the entire county.

Daniel Oakes 1370 Bellevue is against the project.

Leslie Thaxton 859 Terrace Avenue is against the project.

Mr. Robinson asked about fencing.

Ms. Gow stated the property owners would determine the fencing.

A motion was made by Mr. Weatherholtz seconded by Mr. Robinson to approve Terrace Avenue Homes Bring Hope PD-G Rezoning and Preliminary Plat DEV2024-211 & DEV2024-436 . The motion carried (4-1) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Nay
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

G. 932 Mason Ave. PD-G Rezoning DEV2024-294 (Quasi-Judicial Hearing)

A request by Robert Merrell Esq., of Cobb Cole, on behalf of Wolf 429 Holdings, LLC, to rezone 0.28± acres of land from Business Retail-2 (BR-2) to Planned Development-General (PD-G) for an expansion of an existing legal nonconforming veterinary clinic use. The property is generally located North of Mason Avenue, approximately 400 feet east of Nova Road.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Robert Merrell Esq., of Cobb Cole on behalf of Wolf 429 Holdings, LLC, to rezone 0.28± acres of land from Business Retail-2 (BR-2) to Planned Development-General (PD-G) for an expansion of an existing legal nonconforming veterinary clinic use. The property is generally located North of Mason Avenue, approximately 400 feet east of Nova Road. Staff recommends the Planning Board forward the rezone of ± 0.28 acres from Business Retail-2 (BR-2) to Planned Development-General (PD-G) to the City Commission with a recommendation of approval.

Applicant Presentation:

A request by Robert Merrell Esq., of Cobb Cole, on behalf of Wolf 429 Holdings, LLC, to rezone 0.28± acres of land from Business Retail-2 (BR-2) to Planned Development-General

(PD-G) for an expansion of an existing legal nonconforming veterinary clinic use. The property is generally located North of Mason Avenue, approximately 400 feet east of Nova Road.

A motion was made by Mr. Newman seconded by Mr. Weatherholtz to approve 932 Mason Ave. PD-G Rezoning DEV2024-294. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

H. Halifax Townhomes – Preliminary- Plat DEV2024-306 (Quasi-Judicial Hearing)

A request by Steven R. Buswell, PE, of Parker Mynchenberg & Associates, on behalf of Daytona Lux Development, LLC, to approve a preliminary plat on 39.4 ± acres of land, for the development of a 220-unit multi-family fee simple townhome development, to include an amenity center, common space, drainage easements and tree preservation. the property is generally located west of Clyde Morris Boulevard, east of Williamson and south of LPGA.

Staff Presentation:

Luke Rinkus, Planner, presented the staff report which was included as part of the packet. A request by Steven R. Buswell, PE, of Parker Mynchenberg & Associates, on behalf of Daytona Lux Development, LLC, to approve a preliminary plat on 39.4 ± acres of land, for the development of a 220-unit multi-family fee simple townhome development, to include an amenity center, common space, drainage easements and tree preservation. the property is generally located west of Clyde Morris Boulevard, east of Williamson and south of LPGA. Staff finds the proposed Major Subdivision Preliminary Plat meets the review standards in Sections 3.4.K.3.b., Land Development Code. Staff recommends the Planning Board approve the Major Subdivision Preliminary Plat for Halifax Townhomes to allow for the construction of a 220-unit multi-family townhome development on± 39.44 acres.

Applicant Presentation:

Jessica Gow, Esq., of Cobb Cole, on behalf of Steven R. Buswell, PE, of Parker Mynchenberg & Associates, on behalf of Daytona Lux Development, LLC, to approve a preliminary plat on 39.4 ± acres of land, for the development of a 220-unit multi-family fee simple townhome development, to include an amenity center, common space, drainage easements and tree preservation. the property is generally located west of Clyde Morris Boulevard, east of Williamson and south of LPGA.

A motion was made by Mr. Robinson seconded by Mr. Newman to approve Halifax Townhomes – Preliminary- Plat DEV2024-306. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

I. Tomoka Townhomes Parcel B – Site Plan DEV2023-063 (Quasi-Judicial Hearing)

A request by Charlie Potter, PE - AVID Group, on behalf of Tomoka Town Center 3, LLC, to approve a major site plan to construct an 82-unit residential Townhouse community on 7.22 ± acres, with utility, stormwater drainage and other site-related improvements. The property is generally located at the intersection of Williamson and Cornerstone Boulevard.

Staff Presentation:

Paula Long, Planner, presented the staff report which was included as part of the packet. A request by Charlie Potter, PE - AVID Group, on behalf of Tomoka Town Center 3, LLC, to approve a major site plan to construct an 82-unit residential Townhouse community on 7.22 ± acres, with utility, stormwater drainage and other site-related improvements. The property is generally located at the intersection of Williamson and Cornerstone Boulevard. Staff finds the proposed Major Site Plan meets the review standards in Sections 3.4.I.5, Land Development Code. Staff recommends the Planning Board approve the Major Site Plan for Parcel B Townhomes @ Tomoka Town Center to allow for the construction of an 82-unit residential Townhouse community on 7.22 ± acres of land.

Applicant Presentation:

Jessica Gow, Esq., of Cobb Cole, on behalf Charlie Potter, PE - AVID Group, on behalf of Tomoka Town Center 3, LLC, to approve a major site plan to construct an 82-unit residential Townhouse community on 7.22 ± acres, with utility, stormwater drainage and other site-related improvements. The property is generally located at the intersection of Williamson and Cornerstone Boulevard.

Mr. Weatherholtz asked about the retention pond.

Mr. Merrell stated the retention pond is part of the master plan.

A motion was made by Mr. Newman seconded by Ms. Washington to approve Tomoka Townhomes Parcel B – Site Plan DEV2023-063. The motion carried (4-1) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes

Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Nay

J. Bayless Digital Billboards LDC Text Amendment DEV2024-304 (Legislative Hearing)

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. A request by Robert A. Merrell and Jessica Gow, of Cobb Cole, on behalf of Peter Costanza, Lamar Advertising, to amend the Land Development Code (LDC), Section 6.10.J.2.C.iii., to allow an existing nonconforming billboard along West International Speedway Blvd. and within 500 feet of Bayless Blvd. to be removed and replaced with a digital billboard at the same location.

Permitting digital billboards within the City is a policy matter ultimately decided by the City Commission after a recommendation by the Planning Board. Staff supports the Board’s recommendation.

Applicant Presentation:

Robert A. Merrell Esq. and Jessica Gow Esq., of Cobb Cole, on behalf of Peter Costanza, Lamar Advertising, to amend the Land Development Code (LDC), Section 6.10.J.2.C.iii., to allow an existing nonconforming billboard along West International Speedway Blvd. and within 500 feet of Bayless Blvd. to be removed and replaced with a digital billboard at the same location.

A motion was made by Mr. Newman seconded by Mr. Weatherholtz to approve Bayless Digital Billboards LDC Text Amendment DEV2024-304. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

K. Planned Development Extension Process LDC Text Amendment DEV2024-591 (Legislative Hearing)

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. A request by the Growth Management and Planning Department, Planning Division, to amend Article 3 (Review Process), Section 3.4.F (Planned Development), of the Land

Development Code (LDC), to limit PD extension requests to only PD Agreements that have not yet expired.

Staff recommends approval of the request to amend the Land Development Code to limit PD extension requests to only PD Agreements that have not yet expired.

Mr. Robinson asked what happens if the P.D. expires.

Mr. Russell explained it would have to be rezoned.

A motion was made by Mr. Newman seconded by Ms. Washington to approve Planned Development Extension Process LDC Text Amendment DEV2024-591. The motion carried (4-1) with the breakdown as follows:

Tony Barhoo	Absent
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Nay

5. Other Business

- A. Downtown /Ballough Road Redevelopment Area Board Report
- B. Midtown Redevelopment Area Board Report
- C. Beachside Redevelopment Area Board Report
- D. Affordable Housing Advisory Committee (AHAC) Report
- E. Public Comments
- F. Staff Comments
- G. Board Members Comments

The meeting was adjourned at 9:17 P.M.

Michael McLean, Chair

Luci Brito, Secretary

Agenda Item 4A (Legislative Hearing)
Small Scale Comprehensive Plan Amendment
DEV2024-334
Reserve at Strickland SSCPA

STAFF REPORT

MEETING DATE: November 21, 2024, Planning Board
REPORT DATE: November 1, 2024
SUBJECT: DEV2024-334 Reserve at Strickland SSCPA
APPLICANT: Rob Merrell III Cobb Cole and Associates
OWNER: Strickland Range Road, LLC
STAFF: Doug Gutierrez, AICP, Planning Manager

SUMMARY OF REQUEST

A request by Rob Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood “K” policy. The Applicant is also applying for a rezoning to a Planned Development – General (PD-G).

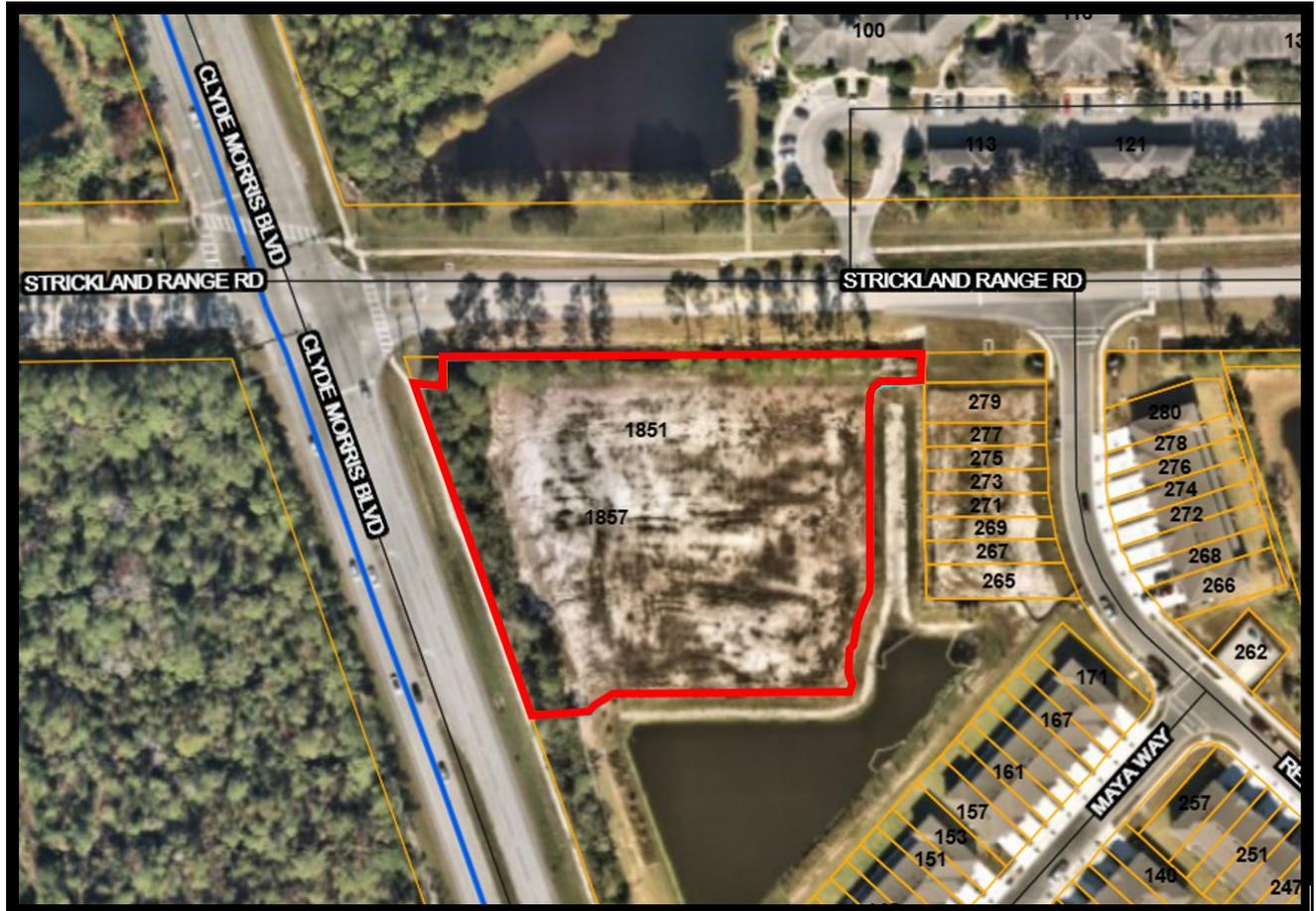
Staff recommendation: Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

SITE INFORMATION

Location: 1857 Strickland Range Rd. Located at the SE intersection of Strickland Range Rd. and Clyde Morris Blvd.
Parcel No(s): 520316000FD0
Property Size: ± 2.31 acres
Existing Zoning: Planned Development – General (PD-G)
Existing Future Land Use: Office Transition (OT)

Adjacent Land Use and Zoning: Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Undeveloped	Office Transition (OT)	PD-G
North	MF Residential	Office Transition (OT)	PD-G
South	SF Residential	Office Transition (OT)	PD-G
East	SF Residential	Level 1-Res. (L1-R)	PD-G
West	Undeveloped	Mixed Use (MU)	PD-G



Aerial View of the Property

PROJECT DESCRIPTION**Proposed Amendment to the Future Land Use Map.**

The parcel consists of 2.31± acres in which the Applicant has proposed to amend the City's Comprehensive Plan as follows:

Change future land use map designation from Office Transition (OT) to Mixed Use (MU).

Proposed Amendment to Neighborhood K creating Issue (n), Policy (1).

(m) Issue: The Reserve at Strickland Planned District is located in an appropriate location for residential and limited commercial development.

(1) For the 2.31± acre property designated as the commercial/office portion of the "Reserve at Strickland Planned District" and subject to DEV2024-335, non-residential development shall be subject to a limitation of development not exceeding 83 PM peak-hour trips.

PROJECT ANALYSIS**Neighborhood Input**

A neighborhood meeting was held in the meeting room of the Fairfield Inn & Suites located at 1820 Checkered Flag Blvd., Daytona Beach, FL on July 19, 2024, at 6:00 p.m. Five representatives from the applicant attended along with several interested residents and were generally in support of the project. (Neighborhood meeting summary Attachment A).

Impact Analysis

Urban services necessary to serve this site and the concurrency process requires that adequate capacity be available for development prior to the approval of final development orders.

The following are results for water, wastewater and traffic impacts that could be generated by the property by the most intense land use allowed under the current land use map designation and the proposed land use change. Detailed data and analysis are in the attached project analysis provided by the applicant (Attachment B).

The City's potable water treatment plant has sufficient capacity (24.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum daily flow is 14.06 MGD with a current reserve of 2.58 MGD and the proposed amendment results in a possible zero net increase/decrease in demand.

The City's wastewater treatment plant servicing this site has sufficient capacity (15.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum monthly annual daily flow is 11.5 MGD with a current permitted reserve of 2.35 MGD and the proposed amendment results in a possible zero net increase/decrease in demand.

The current future land use PM Peak Hour Trip generation is 83 Trips. The proposed Future Land Use Map Amendment PM Peak Hour Trip generation will result in a theoretical net zero increase/decrease trips from the maximum allowed by the current land use.

Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

***Response:** The project proposes to develop property that is currently planned for residential development and is directly adjacent to mixed use properties. The development of the property will cluster residential uses in a rational manner and allow for internal capture within the development through the proposed retail/commercial uses.*

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

***Response:** Public infrastructure is in place to provide support to the proposed development, as outlined in Section 5 of this document.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

***Response:** The mixed use nature of the proposed development will allow for a mix of uses that will complement one another and allow for interconnectivity between different use types. Further, the proposed development will include a pedestrian accessibility analysis showing that the development supports multi-modal transportation.*

(IV) Promotes conservation of water and energy.

***Response:** The project will be designed to current building standards to ensure proper conservation of water and energy.*

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

***Response:** N/A*

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

***Response:** Open space will be provided within the proposed development.*

Consistency with the Comprehensive Plan Goals, Objectives and Policies

Objectives and Policies of the Comprehensive Plan that are relevant to this application are listed below:

Future Land Use Element

Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

Response: The proposed development will provide retail, commercial, and residential opportunities to support the existing and planned commercial developments within the area.

Policy 1.2.1 The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity to thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.

Response: The proposed development will provide retail, commercial, and office uses along a Major City thoroughfare and in close proximity to existing supporting residential units.

Objective 1.3 Commercial Land The City's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.

Response: The proposed development will provide retail, commercial, and office uses along a Major City thoroughfare and in close proximity to existing supporting residential units.

Objective 2.5 Landscaping and Scenic Beautification: Beautify major thoroughfares and entranceways to the City through a variety of aesthetic treatments including landscaping of medians, rights-of-way, parkages, gateways and other areas along the street.

Response: The proposed development will contribute to the beautification of LPGA Boulevard through the use of a scenic landscape buffer along the major thoroughfare.

RECOMMENDATION

Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

Based on staff analysis and review, the proposed Future Land Use Map amendment from Office Transition (OT) to Mixed Use (MU) and Neighborhood K amendment limiting trip generation appears to meet criteria for the proposed amendment.

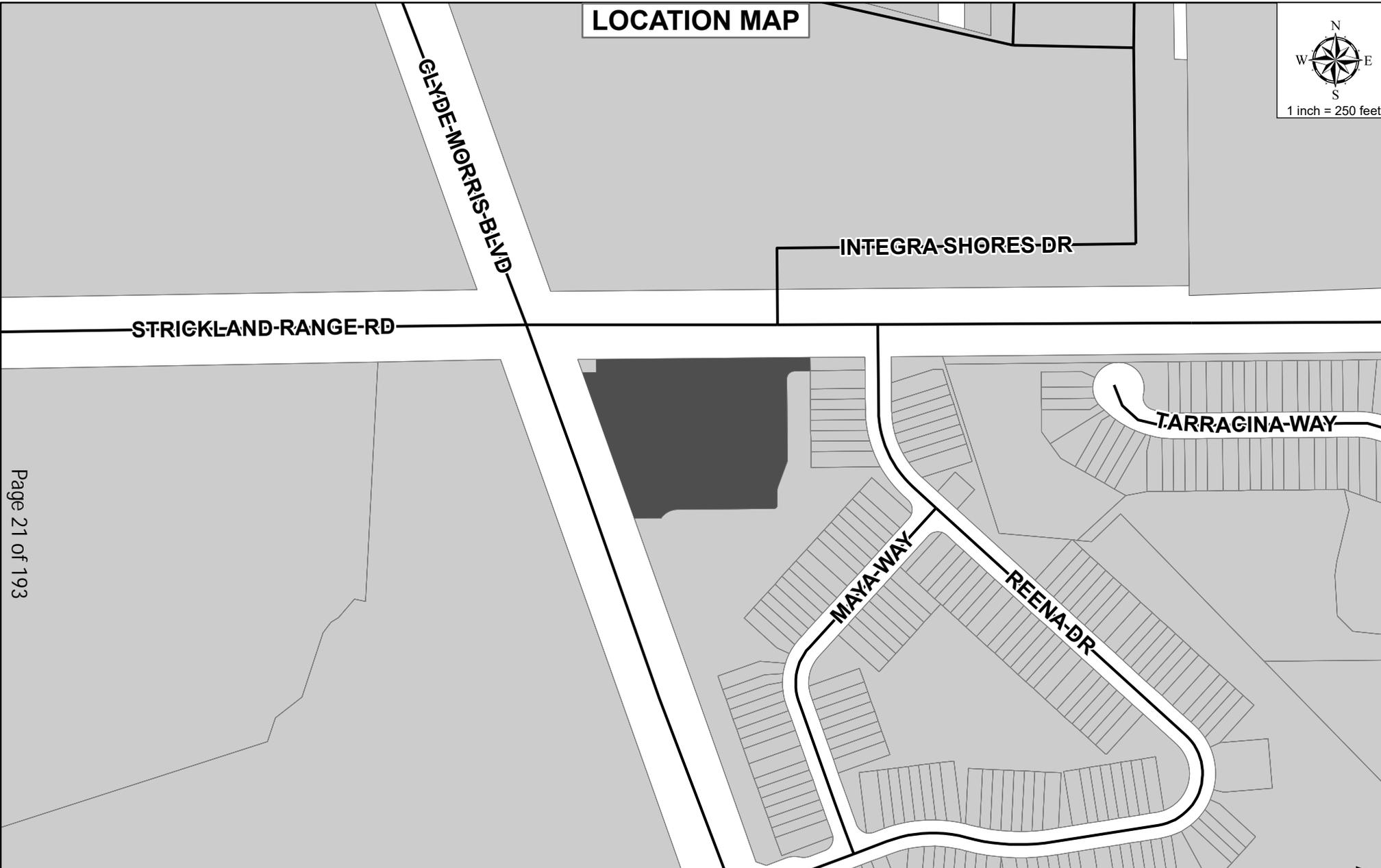
A majority vote of the Planning Board members present and voting is required to recommend approval of this policy matter to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for first reading on January 8, 2025 and the second reading (public hearing) on January 22, 2025.

LOCATION MAP



1 inch = 250 feet



Page 21 of 193

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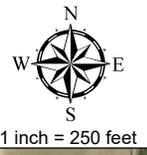


DEV2024-334 RESERVE AT STRICKLAND SSCPA LOCATION MAP

City of Daytona Beach Map disclaimer:
This map was developed and produced by the City of Daytona Beach GIS. The map is provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Map discrepancies should be brought to the attention of City Engineering and or Development Services.

Agenda Item #4.A.

AERIAL



Page 2 of 193

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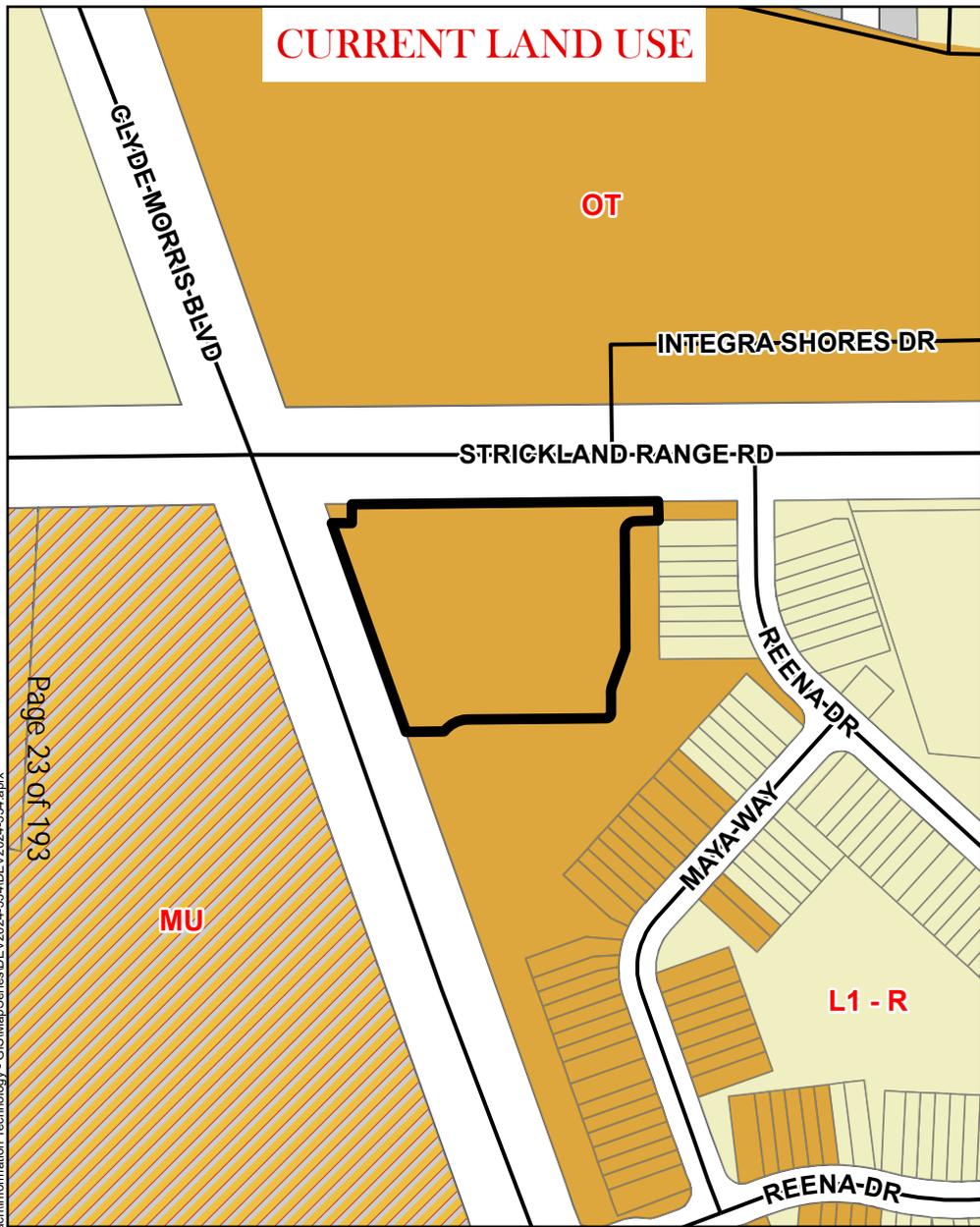


DEV2024-334 RESERVE AT STRICKLAND SSCP AERIAL MAP

City of Daytona Beach Map disclaimer:
This map was developed and produced by the City of Daytona Beach GIS. The map is provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Map discrepancies should be brought to the attention of City Engineering and or Development Services.

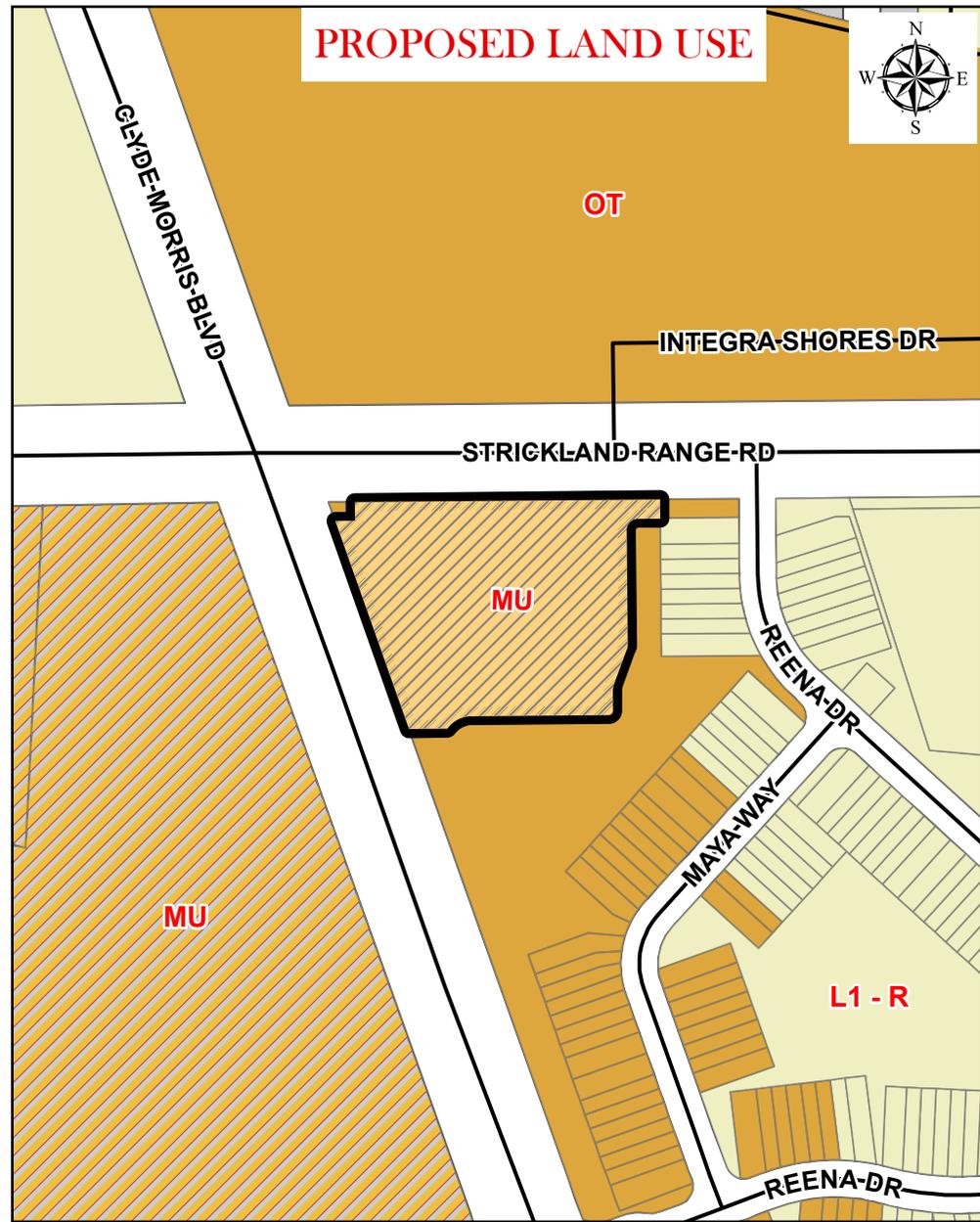
Agenda Item #4.A.

CURRENT LAND USE



1 inch = 250 feet

PROPOSED LAND USE



1 inch = 250 feet

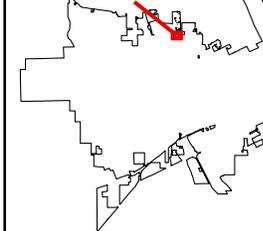


DEV2024-334 RESERVE AT STRICKLAND SSCP CURRENT AND PROPOSED LAND USE MAP

City of Daytona Beach Map disclaimer:

This map was developed and produced by the City of Daytona Beach GIS. The map is provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Map discrepancies should be brought to the attention of City Engineering and or Development Services.

FOCUS AREA



Agenda Item #4.A.

CURRENT ZONING



SFR-5

PD-G

CLYDE MORRIS BLVD

INTEGRA BREEZE LN

INTEGRA SHORES DR

STRICKLAND RANGE RD

TARRACINA WAY

MAYA WAY

REENA DR

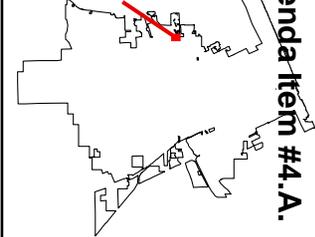


DEV2024-334 RESERVE AT STRICKLAND SSCPA CURRENT ZONING MAP

City of Daytona Beach Map disclaimer:

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FOCUS AREA



Agenda Item #4.A.



Memorandum

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

To: Dennis Mrozek, Planning Director, City of Daytona Beach
From: Deborah D. LaCroix
Date: August 6, 2024
Client/Matter #: Reserve at Strickland Commercial Planned District Amendment and Small Scale Comprehensive Plan Amendment - DEV2024-334 and 335
Subject: Neighborhood Meeting Summary – July 29, 2024

A neighborhood meeting was held in the meeting room of the Fairfield Inn & Suites by Marriott, located at 1820 Checkered Flag Boulevard, Daytona Beach FL, on July 29, 2024 at 6:00 p.m.

Robert Merrell, Scott Vanacore, Parker Mynchenberg, Matthew West and Debi LaCroix were in attendance to explain the request. Several interested citizens attended the meeting, as shown on the attached sign-in sheet.

Mr. Merrell gave an overview of the request to amend the Planned District Agreement on the property to allow additional commercial/restaurant uses for the property within the Planned District.

One resident had a question regarding drainage for the property. Mr. Mynchenberg explained that the ditch would be piped and that the drainage flows East and West.

One resident indicated that hours of operation should be considered for restaurants, especially if there is outdoor seating. They were concerned about the noise. Mr. Vanacore indicated that there would be no loud music.

One resident asked regarding the traffic impact. Mr. West explained regarding the pre and post analysis of the transportation.

One resident asked regarding the size of proposed signage. Mr. Merrell indicated that a signage plan is included with the Planned District Amendment, which shows the size of the signage proposed.

One resident asked regarding whether once the rezoning was approved and if Mr. Vanacore sells the property, how would they know they were getting what was promised. Mr. Merrell explained that once the rezoning was approved, it runs with the land.

One resident asked regarding timing for start of construction. Mr. Mynchenberg indicated that he is currently working on the Site Plan and expects that construction could start in about a year.

One resident was in attendance on behalf of the Tuscany Woods Homeowners Association and asked that she be added to the mailing list for future Notices. Ms. LaCroix indicated that she would add her to the mailing list.

One resident indicated that he believed the existing lift station was failing. He indicated there is a strong odor emanating from the lift station at times. Mr. Mynchenberg indicated that he should contact the City Utilities.

Mr. Merrell thanked the neighbors for their attendance.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and photos of the signs we posted on the property. We've also included an email we received prior to the meeting, as well as the handout materials we provided during the meeting.

Thank you.

Deb.

RESERVE AT STRICKLAND COMMERCIAL PLANNED DISTRICT AMENDMENT

AND

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

DEV2024-334 AND 335

NEIGHBORHOOD MEETING

FAIRFIELD INN & SUITES BY MARRIOTT

1820 Checkered Flag Boulevard, Daytona Beach, FL 32114

July 29, 2024

6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Debi LaChaux	Woodbine	386/323-9244
Scott Vanacore	Vanacore	386/547/4373
PARKER MITCHELL	1729 Riverview	0776691
MATTHEW WEST	LTG 1450 W. GRANADA	386 257-2571
Donovan McNeil	116 Integra shoes	386 444 5127
Ashley Cardona	116 Integra shoes	954-234-0818
YANA WACKOWSKI	167 Maya way Daytona Beach	312-858-0468
Katie Giacobbe	130 Maya way	386-795-1120
Dana Rhymes-Jones	109 Tuscany Bend	904-318-9559

Debi LaCroix

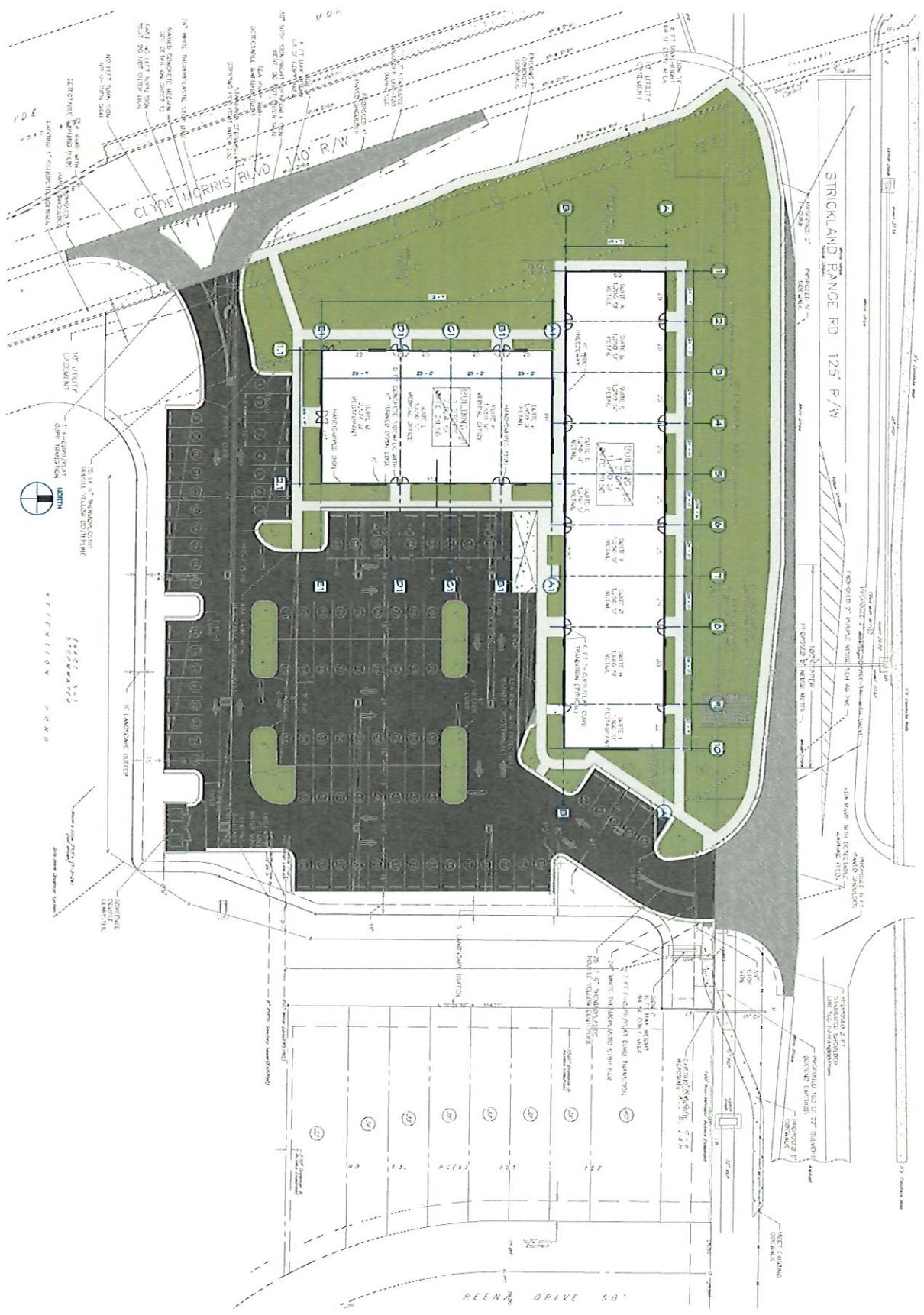
From: Donovan M. <morrelldonovan@gmail.com>
Sent: Monday, July 29, 2024 9:26 AM
To: Debi LaCroix
Subject: Re: Invitation to Neighborhood Meeting

Name: Donovan Morrell
Address: 116 Integra Shores Drive, Unit 101, Daytona Beach, Volusia County, 32117
Contact: MorrellDonovan@Gmail.com

Can matching trees be planted in the tree preservation area adjacent Strickland Range Road to match the density of the Tuscany Towns Development approximately 1000 feet east of the proposed project? The current "preservation" density is patchy/lacking.

Sincerely,
Donovan Morrell

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



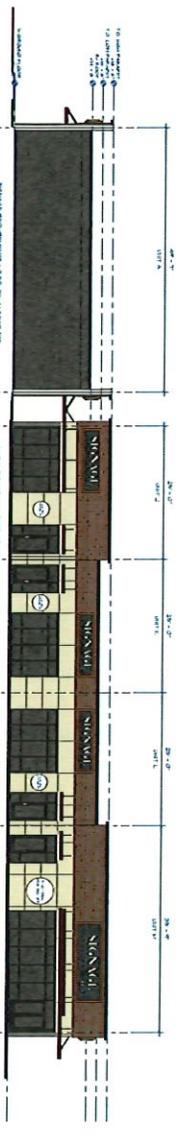
AD11

NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
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8	REVISION	
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30	REVISION	

Davenport Consulting Group, LLC
 10000 DAVENPORT BLVD
 SUITE 1000
 DAVENPORT, NC 27834
 TEL: 919.487.1000
 FAX: 919.487.1001
 WWW.DAVENPORTCONSULTING.COM



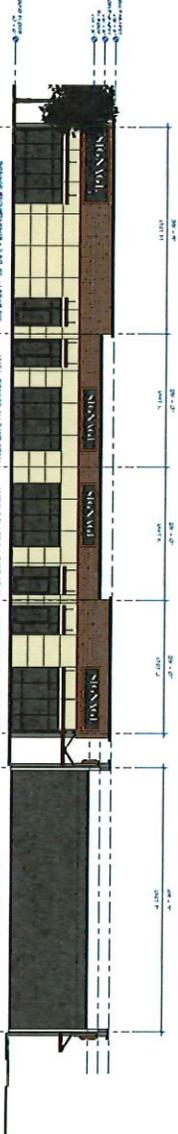
1.1 BUILDING 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



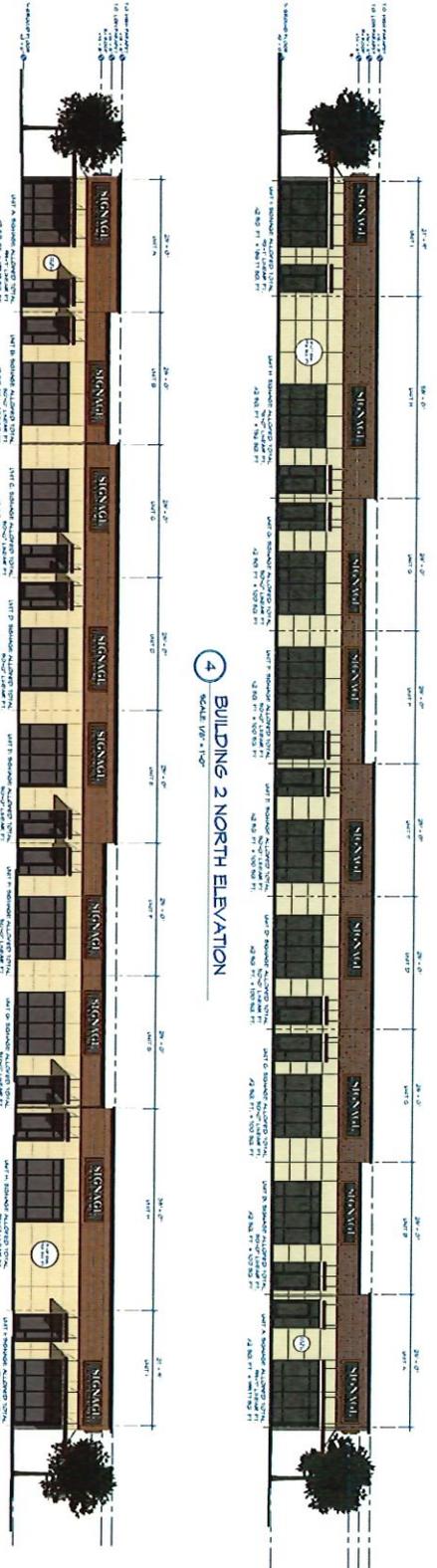
2.1 BUILDING 2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING 2 SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



Davenport Consulting Group, LLC
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
ENGINEERING

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/14/2018
2	REVISED PER COMMENTS	08/21/2018
3	REVISED PER COMMENTS	09/04/2018
4	REVISED PER COMMENTS	09/11/2018
5	REVISED PER COMMENTS	09/18/2018
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100	REVISED PER COMMENTS	07/15/2020

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



Daytona Beach • DeLand
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
(386) 255-8171 | CobbCole.Com

Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Anne M. Kehrl
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halford

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

July 18, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Halifax Plantation Section M, LLC, (Owner) in connection with their application for First Amendment to the approved Planned District on their property located at Clyde Morris Blvd., and Strickland Range Rd., Daytona Beach, FL as shown on the attached map. The owner intends to amend the approved Planned District to allow for the development of additional commercial uses within the Planned District.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Monday, July 29, 2024, at 6:00 p.m.** at the Fairfield Inn and Suites by Marriott, located at 1820 Checkered Flag Blvd., Daytona Beach, FL 32114.

You may provide written comments or questions regarding this request by email to Debi.lacroix@CobbCole.com or by letter to Debi Lacroix, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114. Please include your name, address, and contact information in your correspondence. A copy of any correspondence received prior to the meeting will be included in the summary of the meeting provided to the City of Daytona Beach.

We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing project.

Sincerely,

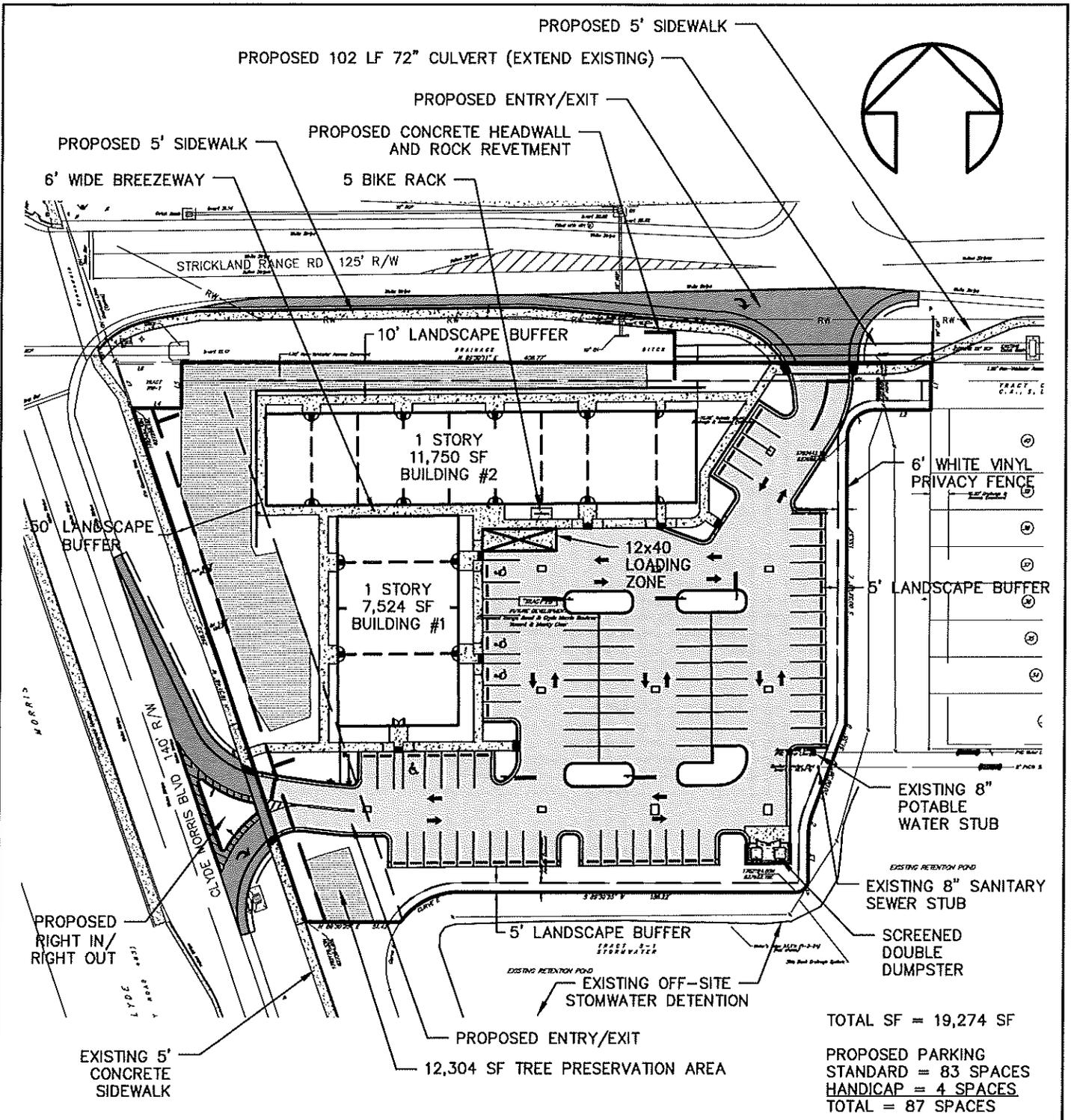
**Jessica Gow
For Rob Merrell**

Direct Dial (386) 323-9226
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9207

JLG/tmn

Strickland Range & Clyde Morris





TOTAL SF = 19,274 SF
 PROPOSED PARKING
 STANDARD = 83 SPACES
 HANDICAP = 4 SPACES
 TOTAL = 87 SPACES

**RESERVE COMMONS
 DAYTONA BEACH - PD PLAN**

**PARKER MYNCHENBERG
 & ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 877-6891 FAX (386) 877-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

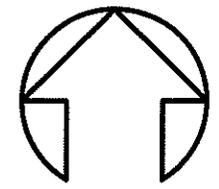


EXHIBIT B

2 OF 6
 SCALE: 1"=75'
 04.29.2024

Print using Adobe® Reader®'s "Actual size" setting

SCHOOL BOARD OF VOLUSIA COUNTY
PO BOX 2118
DELAND, FL 32721

STRICKLAND RANGE ROAD LLC
1451 N US HIGHWAY 1 STE 13
ORMOND BEACH, FL 32174

M-ELENA HOLDING LLC
9229 W SUNSET BLVD STE 825
LOS ANGELES, CA 90069

CITY OF DAYTONA BEACH
301 S RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

TUSCANY TOWNS OF VOLUSIA % SENTRY MANA...
2180 W SR 434 STE 5000
LONGWOOD, FL 32779

RESERVE AT STRICKLAND HOA INC
444 SEABREEZE BLVD STE 805
DAYTONA BEACH, FL 32118

SCHMITZ CHRISTOPHER STEVEN
241 TARRACINA WAY
DAYTONA BEACH, FL 32117

DR HORTON INC
10192 DOWDEN RD
ORLANDO, FL 32832

STAFFORD BRANDY N
299 GRANITE AVE
SAINT AUGUSTINE, FL 32086

STEGER KATHLEEN JENINE
249 TARRACINA WAY
DAYTONA BEACH, FL 32117

MCMAHON THOMAS DANIEL JR
253 TARRACINA WAY
DAYTONA BEACH, FL 32117

CASTRO-JURADO JACKYLOU
237 TARRACINA WAY
DAYTONA BEACH, FL 32117

JLM LIVING DAYTONA PROPERTY OWNER LLC
3839 BEE CAVES RD STE 205
WEST LAKE HILLS, TX 78746

v 1/5 7/10/2024 10:32:18 AM

Print using Adobe® Reader®'s "Actual size" setting

TAN FEIMING
139 MAYA WAY
DAYTONA BEACH, FL 32117

PATRICK JILL ELIZABETH
147 MAYA WAY
DAYTONA BEACH, FL 32117

IMROZ SOHEL MOHAMMED
141 MAYA WAY
DAYTONA BEACH, FL 32117

THIEL BRANDON STEPHEN
149 MAYA WAY
DAYTONA BEACH, FL 32117

GIL LIZ FRANCIS CABEZA 143
MAYA WAY
DAYTONA BEACH, FL 32117

MARIN CLAUDIA YANET BARON
151 MAYA WAY
DAYTONA BEACH, FL 32117

LEBO KAJSA NICOLE
145 MAYA WAY
DAYTONA BEACH, FL 32117

ZAMBRANO GEMA CRISTINA UNSHELM
153 MAYA WAY
DAYTONA BEACH, FL 32117

v 2/5 7/10/2024 10:32:18 AM

MENDOZA MIGUEL ANGEL FRANCESCHINI
157 MAYA WAY
DAYTONA BEACH, FL 32117

SATCHELL LAURIE NICOLE
5955 LEBANON LN
ELKRIDGE, MD 21075

LEWIS PAMLER D
287 MCCLELLAND WAY
OAKLEY, CA 94561

MUTHUKUMAR VENKATACHALAM
4635 HASTINGS DR
CUMMING, GA 30041

SANCHEZ YURAYMA COROMOTO QUINTERO
165 MAYA WAY
DAYTONA BEACH, FL 32117

WACHOWSKI YANA
167 MAYA WAY
DAYTONA BEACH, FL 32117

Print using Adobe® Reader®'s "Actual size" setting

FULLWOOD KYE ALANI
169 MAYA WAY
HOLLY HILL, FL 32117

RAMOS TATYANA NAOMY BARRETO
11632 FOUNDERS ST
ORLANDO, FL 32832

ODARTEY EUNICE
171 MAYA WAY
DAYTONA BEACH, FL 32117

PALACIO ELBA R VALERA
272 REENA DR
DAYTONA BEACH, FL 32117

v 3/5 7/10/2024 10:32:18 AM

YORK JOHN FRANCIS JR
270 REENA DR
DAYTONA BEACH, FL 32117

BENABE CARMEN JULIA ESTRADA
268 REENA DR
DAYTONA BEACH, FL 32117

FAULDS JAMYE LANE
266 REENA DR
DAYTONA BEACH, FL 32117

ROGERS KYNDA MICHELE
108 MAYA WAY
DAYTONA BEACH, FL 32117

DURAN ANTHONY THEODORE
110 MAYA WAY
DAYTONA BEACH, FL 32117

Print using Adobe® Reader®'s "Actual size" setting

DAVIS CHAD TYRONE JR
112 MAYA WAY
DAYTONA BEACH, FL 32117

ROGERS RICHARD MARK
134 MAYA WAY
DAYTONA BEACH, FL 32117

EWANCHYSHYN COLIN JEFFREY
56 KENTON WOODS LN
SPRUCE GROVE AB

ULE YADELLI
136 MAYA WAY
DAYTONA BEACH, FL 32117

CASTRO LUIS A COSTA
116 MAYA WAY
DAYTONA BEACH, FL 32117

ZEGARRA OLGAR MANUEL FERNAN
138 MAYA WAY
DAYTONA BEACH, FL 32117

GOSHEV ANTOAN
241 RIVERSIDE DR UNIT 602
HOLLY HILL, FL 32117

HUNSBERGER DEAN VIRENDER
140 MAYA WAY
DAYTONA BEACH, FL 32117

GORDON KENDRA LEEANN
120 MAYA WAY
DAYTONA BEACH, FL 32117

NIETO NOEL ANTHONY
257 REENA DR
DAYTONA BEACH, FL 32117

LOTHES KELSEE MAREE LOISE
122 MAYA WAY
DAYTONA BEACH, FL 32117

LOZADO VINCENT EDWIN
255 REENA DR
DAYTONA BEACH, FL 32117

CLARK CHRISTINA ALEXIS
126 MAYA WAY
DAYTONA BEACH, FL 32117

ARMAGOST JODY ANN
128 MAYA WAY
DAYTONA BEACH, FL 32117

HERNANDEZ GERARDO ANTONIO DIAZ
251 REENA DR
DAYTONA BEACH, FL 32117

SCHADLE NICOLE AMY
249 REENA DR
DAYTONA BEACH, FL 32117

GARCIA ADRIANA DEL CARMEN SERRANO
132 MAYA WAY
DAYTONA BEACH, FL 32117

LANGWORTHY MAYLING
247 REENA DR
DAYTONA BEACH, FL 32117

Print using Adobe® Reader®'s "Actual size" setting

SWANTON TARA LYNN
245 REENA DR
DAYTONA BEACH, FL 32117

VASSALLO KACI NICOLE
243 REENA DR
DAYTONA BEACH, FL 32117

JC REENA D 241 LLC
9021 SW 208TH TER
CUTLER BAY, FL 33189

239 REENA LLC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702

COUNTY OF VOLUSIA
123 W INDIANA AVE
DELAND, FL 32720

CRE-GS TOMOKA VILLAGE SOUTH JV LLC
465 MEETING ST STE 500
CHARLESTON, SC 29403

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

7/29/24 AT 6:00pm TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD APPROVAL + SSCP A DEU 2024-3344

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Kaulden Inn 14145 Creechery Ln, Destin, FL 32541

INTERESTED PARTIES CAN CONTACT 0102 COK

AT (386) 323-9264 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING NOTICE
A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
7/29/24 AT 6:00pm TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:
DDA Amendment + SSCPA Dev 2024-334 d
THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Kaulea Inn 1930 Onekekelelog Blvd, Pepee, Hawaii
INTERESTED PARTIES CAN CONTACT Sobbi Cole
AT (386) 323-9264 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING NOTICE

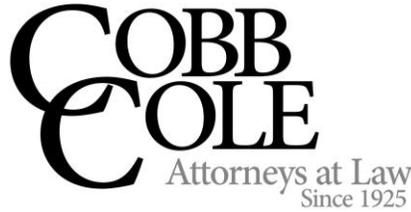
A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON 7/29/24 AT 6:00 p.m. TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:
PD Amendment to SSCPA DE 2024-334d

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Fairfield Inn 1820 Checkered flag Blvd, Daytona Beach 32114

INTERESTED PARTIES CAN CONTACT Cobb Cole FOR FURTHER INFORMATION.
AT (386) 383-9264

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



Daytona Beach • DeLand
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
(386) 255-8171 | CobbCole.Com

Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Anne M. Kehrli
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

July 18, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Halifax Plantation Section M, LLC, (Owner) in connection with their application for First Amendment to the approved Planned District on their property located at Clyde Morris Blvd., and Strickland Range Rd., Daytona Beach, FL as shown on the attached map. The owner intends to amend the approved Planned District to allow for the development of additional commercial uses within the Planned District.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Monday, July 29, 2024, at 6:00 p.m.** at the Fairfield Inn and Suites by Marriott, located at 1820 Checkered Flag Blvd., Daytona Beach, FL 32114.

You may provide written comments or questions regarding this request by email to Debi.lacroix@CobbCole.com or by letter to Debi Lacroix, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114. Please include your name, address, and contact information in your correspondence. A copy of any correspondence received prior to the meeting will be included in the summary of the meeting provided to the City of Daytona Beach.

We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing project.

Sincerely,

Jessica Gow
For Rob Merrell

Direct Dial (386) 323-9226
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9207

JLG/tmn

Strickland Range & ATTACHMENT "A"
Clyde Morris



**RESERVE AT STRICKLAND RETAIL
DAYTONA BEACH
Small Scale Comprehensive Plan
Amendment**

1. APPLICANT INFORMATION

1.1 Applicant Name and Address

STRICKLAND RANGE ROAD LLC

1.2 Primary Contact for Applicant

John S. Vanacore
1451 N. U.S Highway 1, Suite 13
Ormond Beach, FL 32174

1.3 Applicant's Authorized Representatives

Robert A. Merrell III, Esquire
Cobb Cole
One Daytona Boulevard, Suite 600
Daytona Beach, FL 32114
Office: 386/323-9263
Fax: 386/323-9207
Robert.Merrell@CobbCole.com

2. Property Information

2.1 Nature of Applicant's Interest

The Applicant is the sole owner of the real property subject to this request.

2.2 Size of Property and Survey

The size of the Property is 2.31+/- acres. See the copy of the Legal Description/Survey attached as Exhibit "A".

2.3 Legal Description

See Legal Description/Survey attached as Exhibit "A" and copies of Property Appraiser Information Card and Quit Claim Deed attached as Exhibit "B".

2.4 Parcel Identification Number

520316000FD0

2.5 General Location

The Property is generally located in the City of Daytona Beach, at the southeast intersection of Strickland Range Road and Williamson Boulevard. See Location Map attached as Exhibit "C".

2.7 Access + Frontage

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Property has frontage on Williamson Boulevard and Strickland Range Road.

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is currently made up of vacant, undeveloped land.

3.3 Current Zoning

The current zoning designation is Planned Development- General. See Existing Zoning Map attached as Exhibit "E". Applicant submitted an application to amend the existing zoning on the Property to PD-G concurrently with this application, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Future Land Use Map Designation

The current FLU designation is Office Transition. See Current Future Land Use Map attached as Exhibit "G."

3.5 Proposed Future Land Use Map Designation

The proposed FLU designation is "Mixed Use" See Proposed Future Land Use Map attached as Exhibit "F".

3.6 Proposed Neighborhood Policy

(p): The Reserve at Strickland Planned District is located in an appropriate location for residential and limited commercial development.

(1) Policy - For the 2.31± acre property designated as the commercial/office portion of the "Reserve at Strickland Planned District" and subject to DEV2024-335, non-residential development shall be subject to a limitation of development not exceeding 83 PM peak-hour trips.

4. Consistency and Compatibility

4.1 Consistency with Plan Goals, Policies and Objectives of the Daytona Beach Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below. This amendment will allow development with uses that are consistent and compatible with the intent of including the Property in the Downtown Redevelopment Area. In addition to these factors, the amendment is also consistent with the following provisions of the Daytona Beach Comprehensive Plan:

Future Land Use Element

Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

Response: The proposed development will provide retail, commercial, and residential opportunities to support the existing and planned commercial developments within the area.

Policy 1.2.1 The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity to thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.

Response: The proposed development will provide retail, commercial, and office uses along a Major City thoroughfare and in close proximity to existing supporting residential units.

Objective 1.3 Commercial Land The City’s supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.

Response: The proposed development will provide retail, commercial, and office uses along a Major City thoroughfare and in close proximity to existing supporting residential units.

Objective 2.5 Landscaping and Scenic Beautification: Beautify major thoroughfares and entranceways to the City through a variety of aesthetic treatments including landscaping of medians, rights-of-way, parkages, gateways and other areas along the street.

Response: The proposed development will contribute to the beautification of LPGA Boulevard through the use of a scenic landscape buffer along the major thoroughfare.

4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if they incorporate a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The project proposes to develop property that is currently planned for residential development and is directly adjacent to mixed use properties. The development of the property will cluster residential uses in a rational manner and allow for internal capture within the development through the proposed retail/commercial uses.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: Public infrastructure is in place to provide support to the proposed development, as outlined in Section 5 of this document.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The mixed use nature of the proposed development will allow for a mix of uses that will complement one another and allow for interconnectivity between different use types. Further, the proposed development will include a pedestrian accessibility analysis showing that the development supports multi-modal transportation.

- (IV) Promotes conservation of water and energy.

Response: The project will be designed to current building standards to ensure proper conservation of water and energy.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: N/A

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: Open space will be provided within the proposed development.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The location of the project, central to residential uses, will provide a supply of demand for commercial and retail services illustrated by sector growth and new job creation in the area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: N/A

Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend a 2.31+/- acre portion of the Daytona Beach FLU Map to the Mixed Use FLU provided for in the Comprehensive Plan. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property. The primary uses of the Property will be providing retail and commercial opportunities to residents.

The uses contemplated by this amendment and permitted through the future rezoning of the Property are consistent with the existing development in the vicinity of the Property. As further detailed in Section 5 below, the proposed amendment allows the development of the Property in a manner consistent with the Comprehensive Plan.

5. Concurrency Analysis

5.1 Traffic Data and Analysis

Please see the attached “Exhibit H” traffic memorandum prepared by LTG, Inc.

5.2 Sanitary Sewer Data and Analysis

5.2.1 Sewer Facilities

Please see the attached Exhibit “I” demand calculations prepared by Parker Mynchenberg & Associates, Inc.

5.2.2 Sanitary Sewer Demand from the Current FLUM Designation

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc. The current sanitary sewer demand is calculated as follows using the Florida Administrative Code, Chapter 64E-6.008 and the City of Daytona Beach recommended standards:

Table 5.2.2 - Current FLUM Sanitary Sewer Demand

5.2.3 Sanitary Sewer Demand from the Proposed FLUM Designation

Table 5.2.3A - Proposed FLUM Sanitary Sewer Demand

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.2.4 Change in Sanitary Sewer Usage

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.2.5 Impacts on LOS

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.3 Potable Water Data and Analysis

5.3.1 Potable Water Facilities

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.3.2 Potable Water Demand from the Current FLUM Designation

Table 5.3.2 - Current FLUM Potable Water Demand

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.3.3 Potable Water Demand from the Proposed FLUM Designation

Table 5.3.3A - Proposed FLUM Potable Water Demand

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.3.4 Change in Potable Water Usage

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.3.5 Impacts on LOS

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.4 Stormwater Data and Analysis

Please see the attached Exhibit "I" demand calculations, prepared by Parker Mynchenberg & Associates, Inc.

5.5 Solid Waste Data and Analysis

The nearest solid waste landfill is the Tomoka Landfill which has adequate capacity for this project.

5.6 Wellfield Protection Zones

The property does not lie within any wellfield protection zones.

5.7 Reclaimed Water

Reclaimed water will be provided if it is available.

6. Environmental Analysis

6.1 Surface Water and Wetlands

Please see the attached Exhibit "K" environmental report prepared by Biological Consulting Services, Inc.

6.2 Vegetative Cover

Please see the attached Exhibit "K" environmental report prepared by Biological Consulting Services, Inc.

6.3 Flood Zone

See the FEMA Flood Map included as Exhibit J.

6.4 Listed Animal and Plant Species

Please see the attached Exhibit "K" environmental report prepared by Biological Consulting Services, Inc.

7. Conclusion –

The proposed amendment is consistent with the City of Daytona Comprehensive Plan as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The proposed amendment will ensure that the subsequent rezoning of the Property will not include any inconsistent uses with those currently anticipated throughout this area. The amendment will allow retail and commercial uses in an appropriate location where it will be consistent with surrounding uses.

EXHIBIT A

SURVEY/LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

3-15-32 FUTURE DEVELOPMENT TRACT RESERVE AT STRICKLAND MB
63 PGS 101-107

CONTAINING 2.31 ACRES, MORE OR LESS

**RESERVE COMMONS
DAYTONA BEACH - LEGAL DESCRIPTION**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT A

1 OF 6
04.29.2024

EXHIBIT B

PROPERTY APPRAISER INFORMATION CARD AND DEED



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 8017476	Parcel ID: 520316000FD0
STRICKLAND RANGE ROAD LLC	STRICKLAND RANGE RD, DAYTONA BEACH, FL

Parcel Summary

Alternate Key:	8017476
Parcel ID:	520316000FD0
Township-Range-Section:	15 - 32 - 03
Subdivision-Block-Lot:	16 - 00 - 0FD0
Owner(s):	STRICKLAND RANGE ROAD LLC - FS - Fee Simple - 100%
Mailing Address On File:	1451 N US HIGHWAY 1 STE 13 ORMOND BEACH FL 32174 0705
Physical Address:	STRICKLAND RANGE RD, DAYTONA BEACH 32117
Property Use:	1000 - VACANT COMM
Tax District:	204-DAYTONA BEACH
2024 Proposed Millage Rate:	18.22
Neighborhood:	7222
Subdivision Name:	RESERVE AT STRICKLAND MB 63 PGS 101-107
Homestead Property:	No

AltKey: 8017476	Parcel ID: 520316000FD0
STRICKLAND RANGE ROAD LLC	STRICKLAND RANGE RD, DAYTONA BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$1,211,150	\$1,211,150	\$0	\$1,211,150	1.5000	\$1,816.73
0012	DISCRETIONARY	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.7480	\$905.94
0011	REQ LOCAL EFFORT	\$1,211,150	\$1,211,150	\$0	\$1,211,150	3.0370	\$3,678.26
0050	GENERAL FUND	\$1,211,150	\$1,211,150	\$0	\$1,211,150	3.2862	\$3,980.08
0053	LAW ENFORCEMENT FUND	\$1,211,150	\$1,211,150	\$0	\$1,211,150	1.5994	\$1,937.11
0055	LIBRARY	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.3891	\$471.26
0520	MOSQUITO CONTROL	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.1647	\$199.48
0530	PONCE INLET PORT AUTHORITY	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.0692	\$83.81
0058	VOLUSIA ECHO	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.2000	\$242.23
0057	VOLUSIA FOREVER	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.2000	\$242.23
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.0288	\$34.88
0100	HALIFAX HOSPITAL AUTHORITY	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.7309	\$885.23
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.1793	\$217.16
0210	DAYTONA BEACH	\$1,211,150	\$1,211,150	\$0	\$1,211,150	5.9300	\$7,182.12
0211	DAYTONA BEACH I&S 2004	\$1,211,150	\$1,211,150	\$0	\$1,211,150	0.1574	\$190.64
						18.2200	\$22,067.15

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			\$0.00

Estimated Ad Valorem Tax:	\$22,067.15
Estimated Non-Ad Valorem Tax:	\$0.00
<hr/>	
Estimated Taxes:	\$22,067.15
Estimated Tax Amount without SOH:	\$22,067.15

AltKey: 8017476 **Parcel ID: 520316000FD0**
STRICKLAND RANGE ROAD LLC **STRICKLAND RANGE RD, DAYTONA BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2023	\$1,101,045	\$0	\$1,101,045	\$1,101,045	\$0	\$1,101,045	\$0
2022	\$990,941	\$0	\$990,941	\$990,941	\$0	\$990,941	\$0

AltKey: 8017476 Parcel ID: 520316000FD0
STRICKLAND RANGE ROAD LLC STRICKLAND RANGE RD, DAYTONA BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1000-VACANT COMMERCIAL	S-SQUARE FEET			100667			2.75	\$1,211,150

Total Land Value: \$1,211,150

AltKey: 8017476 **Parcel ID: 520316000FD0**
STRICKLAND RANGE ROAD LLC **STRICKLAND RANGE RD, DAYTONA BEACH, FL**

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
8571 / 0546	2024117987	06/17/2024	QC-QUIT CLAIM DEED	UNQUALIFIED	Vacant	\$100

AltKey: 8017476 **Parcel ID: 520316000FD0**
STRICKLAND RANGE ROAD LLC **STRICKLAND RANGE RD, DAYTONA BEACH, FL**

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

3-15-32 FUTURE DEVELOPMENT TRACT RESERVE AT STRICKLAND MB 63 PGS
101-107 PER OR 8571 PG 0546

Prepared by and return to:

Barbara Gran

HALIFAX PLANTATION SECTION M LLC

1451 N US Hwy 1 Ste. 13

Ormond Beach, FL 32174

QUIT CLAIM DEED

THIS WARRANTY DEED made and executed **June 17th 2024**, by **HALIFAX PLANTATION SECTION M LLC** a Florida limited liability company, and having its principal place of business at 1451 N US HWY 1 STE 13 Ormond Beach, FL 32174, hereinafter called the grantor, to **Strickland Range Road, LLC** a Florida limited liability company whose address is 1451 N US HWY 1 STE 13 Ormond Beach, FL 32174 hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the grantee, all that certain land situated in the County of Volusia, State of Florida, to wit:

LEGAL DESCRIPTION OF THE LAND: 3-15-32 FUTURE DEVELOPMENT TRACT RESERVE AT STRICKLAND MB 63 PGS 101-107

Parcel Identification Number: **520316000FDO**

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of persons whomsoever; and that said land if free of all encumbrances, except taxes accruing subsequent to December 31st, 2024.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed, and Delivered in the presence of:

Joannie Clark

Witness Signature

John S. Vanacore

Joannie Clark
Print Name 1451 N. US Hwy 1 Ste 13
Or. FL 32174

BY: **HALIFAX PLANTATION SECTION M LLC**
John S. Vanacore, Manager

Courtney White

Witness Signature

Address: 1451 N. US Hwy 1 Ste 13
Ormond Beach, FL 32174

Courtney White
Print Name 1451 N. US Hwy 1 Ste 13
Or. FL 32174

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 17th day of June , 2024, by John S. Vanacore, Manager of **HALIFAX PLANTATION SECTION M LLC** , a Florida limited liability company, to me known to be the person described in or who has produced ~~personally known~~ as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

Nancy Collins

NOTARY PUBLIC

My Commission Expires: 1/29/27

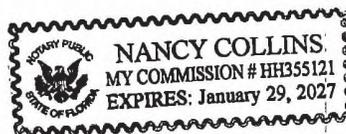


EXHIBIT C
LOCATION MAP



**RESERVE COMMONS
DAYTONA BEACH - LOCATION MAP**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

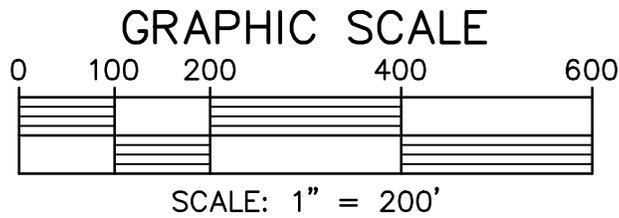
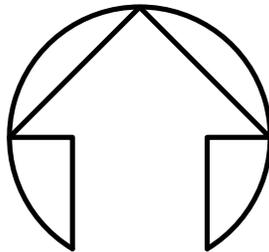
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT C

04.30.2024

EXHIBIT D

AERIAL MAP



**RESERVE COMMONS
DAYTONA BEACH - AERIAL PHOTOGRAPH**

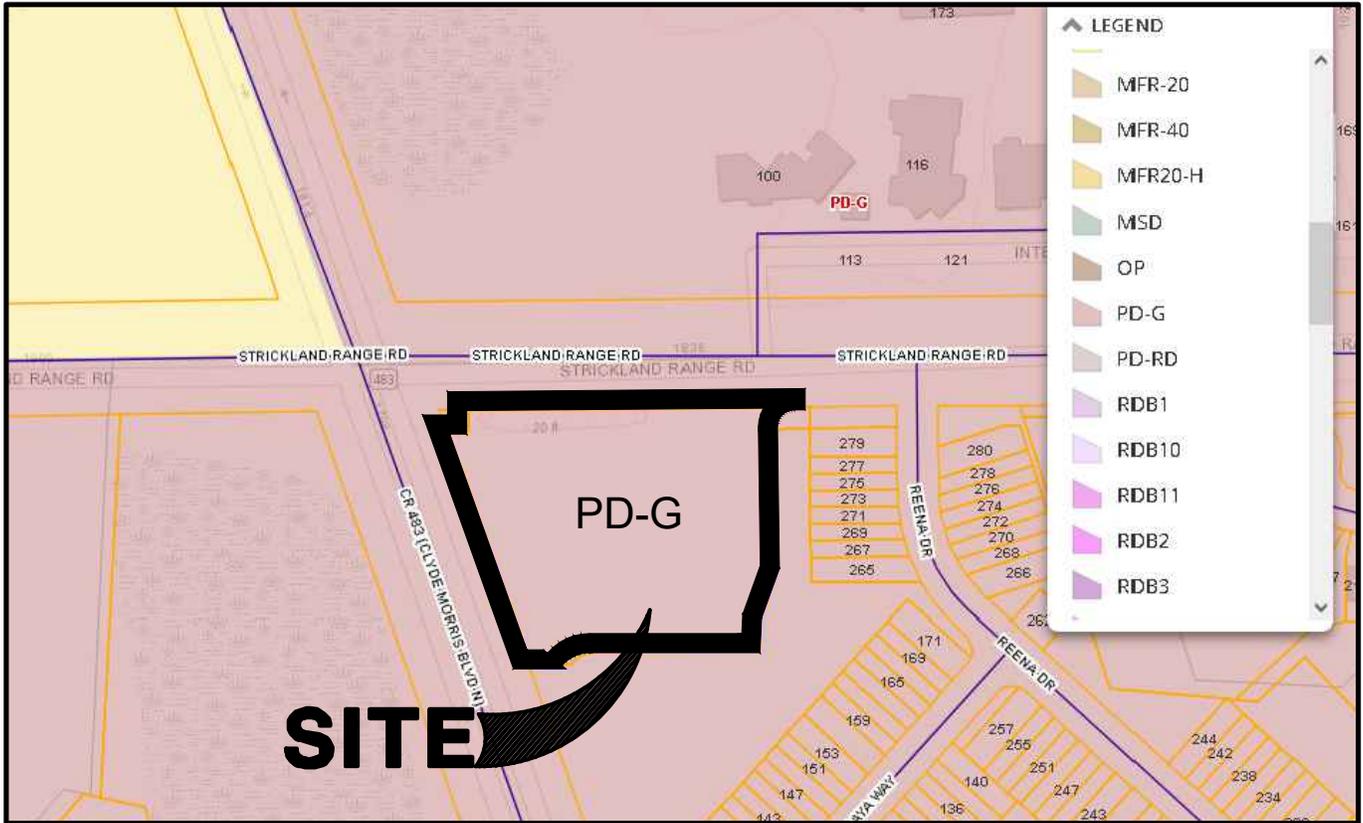
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EXHIBIT D

04.30.2024

EXHIBIT E
EXISTING ZONING MAP



EXISTING ZONING = RESERVE COMMONS
PLANNED DISTRICT PD-G

PROPOSED ZONING = RESERVE COMMONS
PLANNED DISTRICT PD-G

RESERVE COMMONS DAYTONA BEACH - ZONING MAP

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

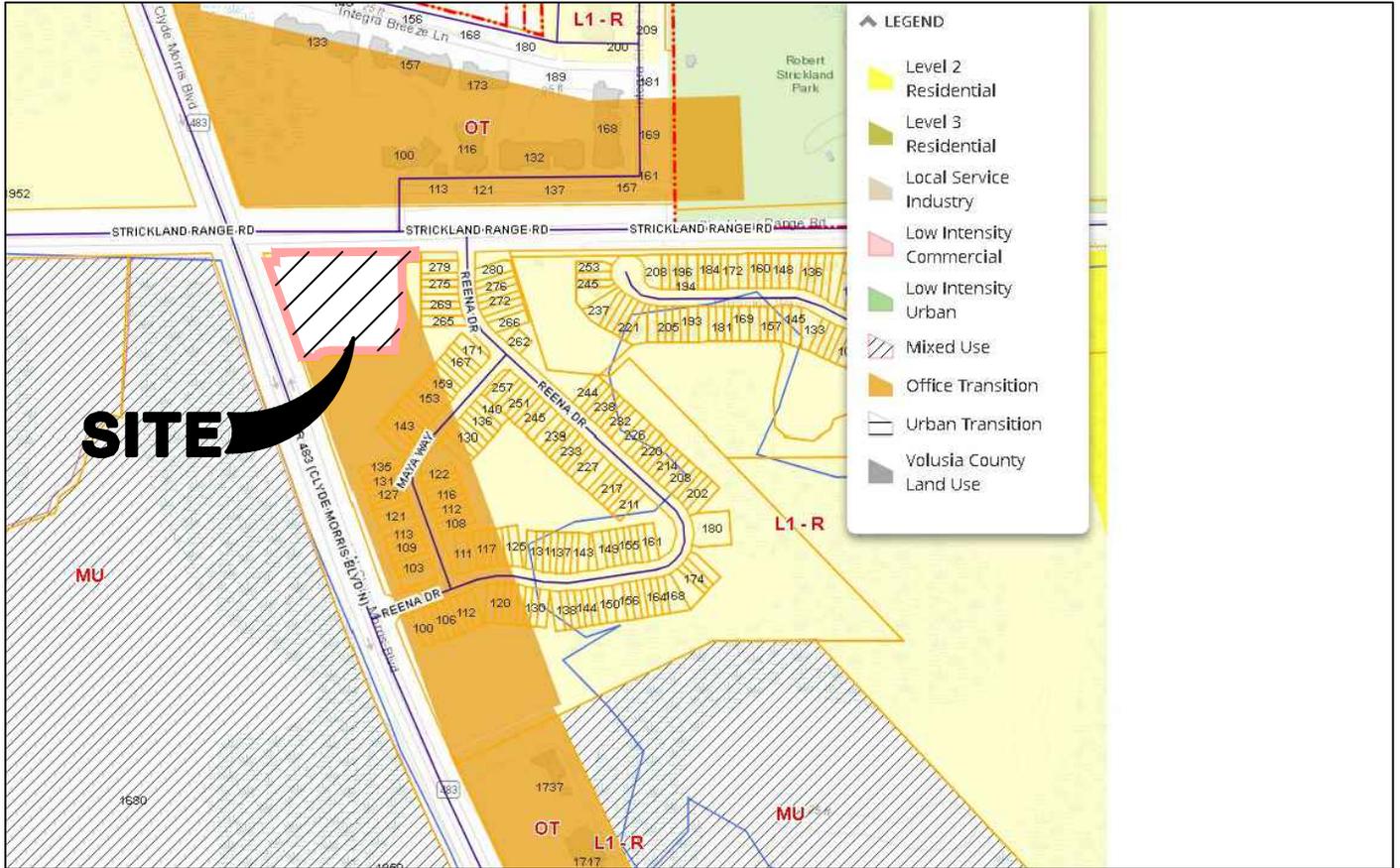
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EXHIBIT E

04.30.2024

EXHIBIT F

PROPOSED FUTURE LAND USE MAP



PROPOSED = MIXED USE

**RESERVE COMMONS
DAYTONA BEACH - PROPOSED FLU MAP**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

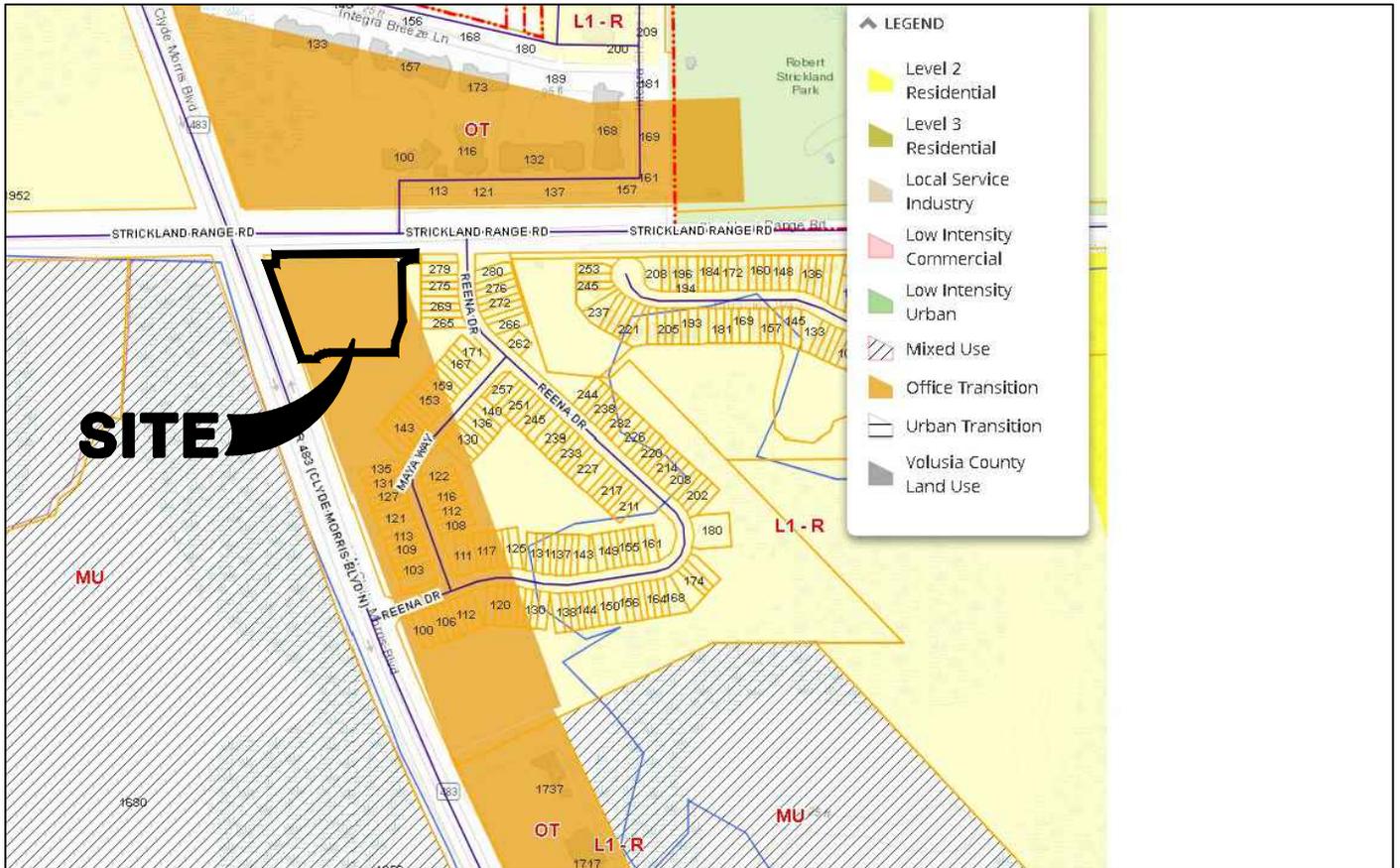
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EXHIBIT F

04.30.2024

EXHIBIT G

EXISTING FUTURE LAND USE MAP



CURRENT = OFFICE TRANSITION

**RESERVE COMMONS
DAYTONA BEACH - CURRENT FLU MAP**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

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CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT G

04.30.2024

EXHIBIT H

TRANSPORTATION TECHNICAL MEMO

Via email: (scott.vanacorehomes@gmail.com)

Ref: 5965.01

TECHNICAL MEMORANDUM

To: Scott Vanacore, Halifax Plantation Section M, Inc.
From: Matthew West, AICP
Subject: Reserve Commons Comprehensive Plan Amendment (CPA)
 Daytona Beach, FL
Date: May 7, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by Halifax Plantation Section M, Inc. to prepare a traffic analysis in support of a comprehensive plan amendment for a 2.31-acre parcel known as Reserve Commons. The application proposes to change the future land use designations from Office Transition (OT) to Mixed Use (MU) with an imposed cap of 83 PM peak-hour project trips in Daytona Beach, Florida. There is a related rezoning application for this property which is covered under a separate technical memorandum. The subject site is located at the southeast corner of Clyde Morris Boulevard at Strickland Range Road.

The methodology and procedures used in this analysis are consistent with the guidelines for Volusia County, the City of Daytona Beach, and the River to Sea Transportation Planning Organization (R2CTPO).

TRIP GENERATION FOR EXISTING VS. PROPOSED DESIGNATIONS

The existing future land use designation is Office Transition (OT). However, the applicant is proposing to impose a cap of 83 PM peak-hour project trips based on the previously approved Reserve at Strickland Traffic Impact Analysis (TIA), dated December 2020. This TIA analyzed the 2.31-acre parcel as a medical office land use. The trip generation from this TIA is provided in Table 1, with the portion related to this parcel highlighted.

**Table 1
 Reserve at Strickland TIA Trip Generation
 Reserve Commons**

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Project Trips		
								Entering	Exiting	Total
Daily	Medical Office	720	$T = 38.42(X) - 87.62$	24	KSF	50%	50%	417	417	834
	Multifamily Residential (Low-Rise)	220	$T = 7.56(X) - 40.86$	168	DU	50%	50%	615	615	1,230
Totals:								1,032	1,032	2,064
AM Peak-Hour	Medical Office	720	$\ln(T) = 0.89\ln(X) + 1.31$	24	KSF	78%	22%	49	14	63
	Multifamily Residential (Low-Rise)	220	$\ln(T) = 0.95\ln(X) - 0.51$	168	DU	23%	77%	18	60	78
Totals:								67	74	141
PM Peak-Hour	Medical Office	720	$T = 3.46(X)$	24	KSF	28%	72%	23	60	83
	Multifamily Residential (Low-Rise)	220	$\ln(T) = 0.89\ln(X) - 0.02$	168	DU	63%	37%	59	35	94
Totals:								82	95	177

TECHNICAL MEMORANDUM

Scott Vanacore

May 7, 2024

Page 2

Next, the trip generation of the proposed MU future land use designation was determined using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition and the proposed land use plan. The MU future land use is proposed to include 12.3 thousand square feet (KSF) of Strip Retail Plaza (<40k) (ITE land use code (LUC) 822), 3.3 KSF of Medical Office (ITE LUC 720), and 3.674 of High-Turnover (Sit-Down) Restaurant (ITE LUC 932). The preliminary site plan for the proposed land use plan is provided as Exhibit A. Table 2 presents the gross daily, a.m., and PM peak hour two-way trip generation for the proposed MU future land use.

**Table 2
Proposed Future Land Use Gross Trip Generation
Reserve Commons**

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Project Trips		
								Entering	Exiting	Total
Daily	Strip Retail Plaza (<40k)	822	$T=42.2(X)+229.68$	12.30	KSF	50%	50%	375	375	750
	Medical Office Building	720	$T=42.97(X)-108.01$	3.30	KSF	50%	50%	17	17	34
	High-Turnover (Sit-Down) Restaurant	932	$T=107.2(X)$	3.674	KSF	50%	50%	197	197	394
Totals:								589	589	1,178
AM Peak-Hour	Strip Retail Plaza (<40k)	822	$T=2.36(X)$	12.30	KSF	60%	40%	17	12	29
	Medical Office Building	720	$\ln(T)=0.9\ln(X)+1.34$	3.30	KSF	79%	21%	9	2	11
	High-Turnover (Sit-Down) Restaurant	932	$T=9.57(X)$	3.674	KSF	55%	45%	19	16	35
Totals:								45	30	75
PM Peak-Hour	Strip Retail Plaza (<40k)	822	$T=6.59(X)$	12.30	KSF	50%	50%	41	41	82
	Medical Office Building	720	$T=4.07(X)-3.17$	3.30	KSF	30%	70%	3	7	10
	High-Turnover (Sit-Down) Restaurant	932	$T=9.05(X)$	3.674	KSF	61%	39%	20	13	33
Totals:								64	61	125

Due to the mixed-use nature of the proposed future land use, a certain portion of the trips generated are expected to remain internal to the site, known as internal capture. An additional portion of the trips generated are expected to be attracted from existing traffic on the adjacent roadway (Clyde Morris Boulevard). Due to similarities in land uses, the pass-by rate of ITE LUC 821 Shopping Plaza (40-150k) was applied to LUC 822. Note that the internal capture trips were capped at the maximum limit of twenty percent (20%) of the gross peak hour trip ends set forth by the R2CTPO TIA guidelines and that the pass-by trips do not reach the maximum limit of fourteen percent (14%) of the total peak hour two-way background traffic of the adjacent roadway. The net trips generated resulting from the subtraction of both internal and pass-by trips are shown in Table 3. The NCHRP Report 684 internal capture worksheets and the ITE pass-by rate for Shopping Center (>150k) are provided as Exhibit B.

**Table 3
Proposed Future Land Use Net Trip Generation
Reserve Commons**

Time Period	Land Use Code	Total Trips			Internal Trips			Pass-By Trips			New External Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
AM Peak Hour	822	17	12	29	1	2	3	0	0	0	16	10	26
	720	9	2	11	1	1	2	0	0	0	8	1	9
	932	19	16	35	3	2	5	0	0	0	16	14	30
Totals:		45	30	75	5	5	10	0	0	0	40	25	65
PM Peak Hour	822	41	41	82	6	6	12	14	14	28	21	21	42
	720	3	7	10	1	1	2	0	0	0	2	6	8
	932	20	13	33	6	5	11	5	4	9	9	4	13
Totals:		64	61	125	13	12	25	19	18	37	32	31	63

TECHNICAL MEMORANDUM
 Scott Vanacore
 May 7, 2024
 Page 3

CHANGE IN TRIP GENERATION BETWEEN PROPOSED AND EXISTING DESIGNATIONS

Table 4 shows the comparison of existing and proposed FLU designation trip generations. The analysis shows an increase of two (2) trips in the AM peak-hour and a reduction of 20 trips in the PM peak-hour in potential traffic if the future land use amendment were approved.

Table 4
Difference Between Existing & Proposed Designations
Reserve Commons CPA

Condition	FLU Designation	Source	Trip Generation	
			AM Peak-Hour	PM Peak-Hour
Existing	Office Transition	Approved TIA	63	83
Proposed	Mixed Use	Proposed Land Use Plan	65	63

CONCLUSION

This study was conducted to evaluate the impact that a change in future land use designation would have on area roadways in Volusia County. When evaluating the difference between the existing and proposed development scenarios for the future land use changes, the development would result in a decrease of PM peak-hour potential trips on the surrounding roadway network. Therefore, LTG recommends approval. Concurrence and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process as well.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name : Matthew West

Digitally signed by Matthew West
 AICP
 DN: C=US, E=mwest@ltg-inc.us,
 O="LTG, Inc.", OU=Director of
 Planning, CN=Matthew West
 AICP
 Reason: I am approving this
 document
 Date: 2024.05.07 11:07:38-04'00'

Signature: _____

Date: May 7, 2024

EXHIBIT A

Preliminary Site Plan

EXHIBIT B

NCHRP Report 684 Internal Capture Worksheets and the ITE
Pass-By Rate for Shopping Center (>150k)

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Reserve Commons	Organization:	LTG, Inc.
Project Location:	Daytona Beach	Performed By:	ACP
Scenario Description:		Date:	5/6/2024
Analysis Year:	2027	Checked By:	
Analysis Period:	AM Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	720	3.3	KSF	11	9	2
Retail	822	12.3	KSF	29	17	12
Restaurant	932	3.674	KSF	35	19	16
Cinema/Entertainment				0	0	0
Residential				0	0	0
Hotel				0	0	0
All Other Land Uses ²				0	0	0
Total				75	45	30

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	1	0	0	0
Retail	0		2	0	0	0
Restaurant	1	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	75	45	30
Internal Capture Percentage	13%	11%	17%
External Vehicle-Trips ³	65	40	25
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	11%	50%
Retail	6%	17%
Restaurant	16%	13%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Reserve Commons
Analysis Period:	AM Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	9	9	1.00	2	2
Retail	1.00	17	17	1.00	12	12
Restaurant	1.00	19	19	1.00	16	16
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	1	0	0	0
Retail	3		2	0	2	0
Restaurant	5	2		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		5	4	0	0	0
Retail	0		10	0	0	0
Restaurant	1	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	3	4	0		0
Hotel	0	1	1	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	8	9	8	0	0
Retail	1	16	17	16	0	0
Restaurant	3	16	19	16	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	1	2	1	0	0
Retail	2	10	12	10	0	0
Restaurant	2	14	16	14	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
² Person-Trips
³ Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Reserve Commons	Organization:	LTG, Inc.
Project Location:	Daytona Beach	Performed By:	ACP
Scenario Description:		Date:	5/6/2024
Analysis Year:	2027	Checked By:	
Analysis Period:	PM Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	720	3.3	KSF	10	3	7
Retail	822	12.3	KSF	82	41	41
Restaurant	932	3.674	KSF	33	20	13
Cinema/Entertainment				0	0	0
Residential				0	0	0
Hotel				0	0	0
All Other Land Uses ²				0	0	0
Total				125	64	61

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		6	0	0	0
Restaurant	0	5		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	125	64	61
Internal Capture Percentage	21%	20%	21%
External Vehicle-Trips ³	99	51	48
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	33%	14%
Retail	15%	17%
Restaurant	30%	38%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Reserve Commons
Analysis Period:	PM Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	3	3	1.00	7	7
Retail	1.00	41	41	1.00	41	41
Restaurant	1.00	20	20	1.00	13	13
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		12	2	11	2
Restaurant	0	5		1	2	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	1		6	0	0	0
Restaurant	1	21		0	0	0
Cinema/Entertainment	0	2	1		0	0
Residential	2	4	3	0		0
Hotel	0	1	1	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	2	3	2	0	0
Retail	6	35	41	35	0	0
Restaurant	6	14	20	14	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	6	7	6	0	0
Retail	7	34	41	34	0	0
Restaurant	5	8	13	8	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

Vehicle Pass-By Rates by Land Use											
Source: ITE Trip Generation Manual , 11th Edition											
Land Use Code	821										
Land Use	Shopping Plaza (40 - 150k)										
Setting	General Urban/Suburban										
Time Period	Weekday PM Peak Period										
# Data Sites	15										
Average Pass-By Rate	40%										
Pass-By Characteristics for Individual Sites											
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak		Source	
					Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source		
45	Florida	1992	844	56	24	20	44	—	30		
50	Florida	1992	555	41	41	18	59	—	30		
52	Florida	1995	665	42	33	25	58	—	30		
53	Florida	1993	162	59	—	—	41	—	30		
57.23	Kentucky	1993	247	31	53	16	69	2659	34		
60	Florida	1995	1583	40	38	22	60	—	30		
69.4	Kentucky	1993	109	25	42	33	75	1559	34		
77	Florida	1992	365	46	—	—	54	—	30		
78	Florida	1991	702	55	23	22	45	—	30		
82	Florida	1992	336	34	—	—	66	—	30		
92.857	Kentucky	1993	133	22	50	28	78	3555	34		
100.888	Kentucky	1993	281	28	50	22	72	2111	34		
121.54	Kentucky	1993	210	53	30	17	47	2636	34		
144	New Jersey	1990	176	32	44	24	68	—	24		
146.8	Kentucky	1993	—	36	39	25	64	—	34		

EXHIBIT I

WATER AND SEWER DEMAND CALCULATIONS

August 7, 2024

RESERVE COMMONS
Water & Sewer Demand
Existing Zoning (PD The Reserve at Strickland)

SUMMARY

The existing zoning (PD) includes 2.31 acres of Residential or Commercial. The maximum commercial FAR is 0.3 and the residential density is 6.4 units/acre. The residential use provides the highest water and sewer demand, so that is use in the calculations below. The maximum density for Residential is 6.4 units/acre which allows for 14 units. The maximum water and sewer demand calculations are provided below.

ANALYSIS

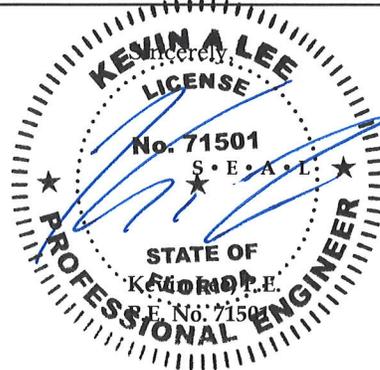
Design Type and Number of Service Connections, Calculation Units, Total Average Daily Flow, and Peak Gal/Min, in the Entire Area to Be Served by the Water and Sewer Mains Being Constructed Under this Project:

WATER					
Type of Service Connection	Water Demand Calculation Units	Average Daily Water Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak Daily Flow ^a (gpd)	Peak GPM Flow ^a
Residential	14 units	300 gpd/unit	4,200	12,600	8.75
TOTAL WATER DEMAND			4,200	12,600	8.75

SEWER					
Type of Service Connection	Sewer Demand Calculation Units	Average Daily Sewer Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak ADF Flow ^a (gpd)	Peak GPM Flow ^a
Residential	14 units	300 gpd/unit	4,200	12,600	8.75
TOTAL SEWER DEMAND			4,200	12,600	8.75

a. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Peak Flow:

Peaking Factor = 3.0 (typical)



August 7, 2024

RESERVE COMMONS
Water & Sewer Demand
 Existing FLU

SUMMARY

The existing FLU is 2.31 acres of Office Transition. The comprehensive plan allows for a FAR of 3.0 or 40 units/acre. The commercial use has the highest water and sewer demand. The maximum water and sewer demand calculations are based on the commercial FAR.

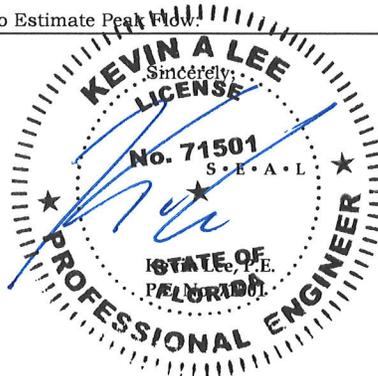
ANALYSIS

Design Type and Number of Service Connections, Calculation Units, Total Average Daily Flow, and Peak Gal/Min, in the Entire Area to Be Served by the Water and Sewer Mains Being Constructed Under this Project:

WATER							
Type of Service Connection	Area (ac)	Floor Area Ratio (FAR) (max)	Square Feet (SF)	Demand Rate (gpd/SF)	Average Daily Demand (gpd)	Peak Day Demand (gpd)	Peak GPM Flow ^a
CODB Office Transition	2.31 ac	3.00	301,871	0.1 gpd/sf	30,187	90,561	62.9
TOTAL WATER DEMAND			301,871				62.9

SEWER							
Type of Service Connection	Area (ac)	Floor Area Ratio (FAR) (max)	Square Feet (SF)	Demand Rate (gpd/SF)	Average Daily Demand (gpd)	Peak Day Demand (gpd)	Peak GPM Flow ^a
CODB Office Transition	2.31 ac	3.00	301,871	0.1 gpd/sf	30,187	90,561	62.9
TOTAL SEWER DEMAND			301,871				62.9

- a. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Peak Flow:
 Peaking Factor = 3.0 (typical)



August 7, 2024

RESERVE COMMONS
Water & Sewer Demand
Proposed FLU

SUMMARY

The proposed land use change would allow for 2.31 acres of Mixed Use. The comprehensive plan allows for a FAR of 3.0 or 25 units/acre. The FAR has the highest water and sewer demand. The maximum allowable water and sewer demand calculations are based on commercial FAR.

ANALYSIS

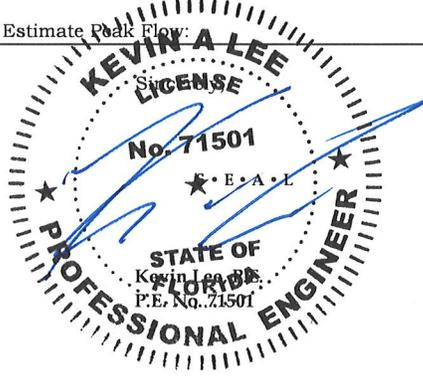
Design Type and Number of Service Connections, Calculation Units, Total Average Daily Flow, and Peak Gal/Min, in the Entire Area to Be Served by the Water and Sewer Mains Being Constructed Under this Project:

WATER							
Type of Service Connection	Area (ac)	Floor Area Ratio (FAR) (max)	Square Feet (SF)	Demand Rate (gpd/SF)	Average Daily Demand (gpd)	Peak Day Demand (gpd)	Peak GPM Flow ^a
Mixed Use	2.31 ac	3	301,871	0.1 gpd/sf	30,187	90,561	62.9
TOTAL WATER DEMAND			301,871				62.9

SEWER							
Type of Service Connection	Area (ac)	Floor Area Ratio (FAR) (max)	Square Feet (SF)	Demand Rate (gpd/SF)	Average Daily Demand (gpd)	Peak Day Demand (gpd)	Peak GPM Flow ^a
Mixed Use	2.31 ac	3	301,871	0.1 gpd/sf	30,187	90,561	62.9
TOTAL SEWER DEMAND			301,871				62.9

a. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Peak Flow:

Peaking Factor = 3.0 (typical)



August 7, 2024

RESERVE COMMONS
Water & Sewer Demand
PD Maximum

SUMMARY

The proposed improvements associated with this project include the construction of 12,300 SF of Strip Retail, 3,300 SF of Medical Office, and 3,674 SF of High Turnover Restaurant, with associated paving, drainage, and utilities infrastructure. The proposed PD will limit the Zoning to these uses and maximum SF. The water and sewer demand calculations are based on the PD Maximum.

ANALYSIS

Design Type and Number of Service Connections, Calculation Units, Total Average Daily Flow, and Peak Gal/Min, in the Entire Area to Be Served by the Water and Sewer Mains Being Constructed Under this Project:

WATER						
Type of Service Connection	Area (SF)	Average Daily Water Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak Daily Flow ^a GPD	Peak GPM Flow ^a	
Mixed Use - Strip Retail	12,300 SF	0.10	1,230	3,690	2.56	
Mixed Use - Medical Office	3,300 SF	0.15	495	1,485	1.03	
Mixed Use - High Turnover Restaurant	3,674 SF	0.30	1,102	3,307	2.30	
TOTAL WATER DEMAND			2,827	8,482	5.89	

SEWER						
Type of Service Connection	Area (SF)	Average Daily Sewer Demand Per Service Connection	Total Average Daily Flow (gpd)	Peak Daily Flow ^a GPD	Peak GPM Flow ^a	
Mixed Use - Strip Retail	12,300 SF	0.10	1,230	3,690	2.56	
Mixed Use - Medical Office	3,300 SF	0.15	495	1,485	1.03	
Mixed Use - High Turnover Restaurant	3,674 SF	0.30	1,102	3,307	2.30	
TOTAL SEWER DEMAND			2,827	8,482	5.89	

a. Explanation of Peaking Factor(s) or Method(s) Used to Estimate Peak Flow:

Peaking Factor = 3.0 (typical)

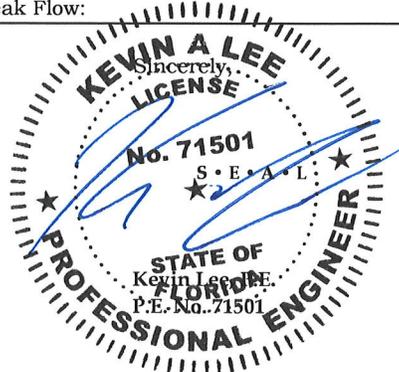


EXHIBIT J

FEMA FLOOD MAP

National Flood Hazard Layer FIRMeTte



81°5'42"W 29°14'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.6 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
- This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.
- The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/29/2024 at 1:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
- This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FLOOD ZONE 'X'

EFFECTIVE MAP DATE 2/19/2014

RESERVE COMMONS DAYTONA BEACH - FEMA FLOOD MAP

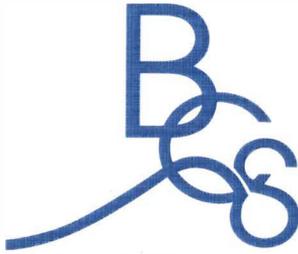
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT J

04.30.2024

EXHIBIT K
ENVIRONMENTAL REPORT



BIOLOGICAL CONSULTING SERVICES, INC.

May 20, 2024

Mr. Scott Vanacore, Manager
Halifax Plantation Section M, LLC
1451 N US Highway 1 Suite 14
Ormond Beach, Florida 32141
Scott.vanacorehomes@gmail.com
scott@vanacorehomes.com

Project: Reserve Commons-North Clyde Morris Boulevard (2.31± acres), Parcel No. 5203-16-00-0FD0, located in Section 3, Township 15 South, Range 32 East, in Daytona Beach, Volusia County, Florida.

Re: Protected Species Survey/100% Gopher Tortoise Burrow Survey May 16, 2024

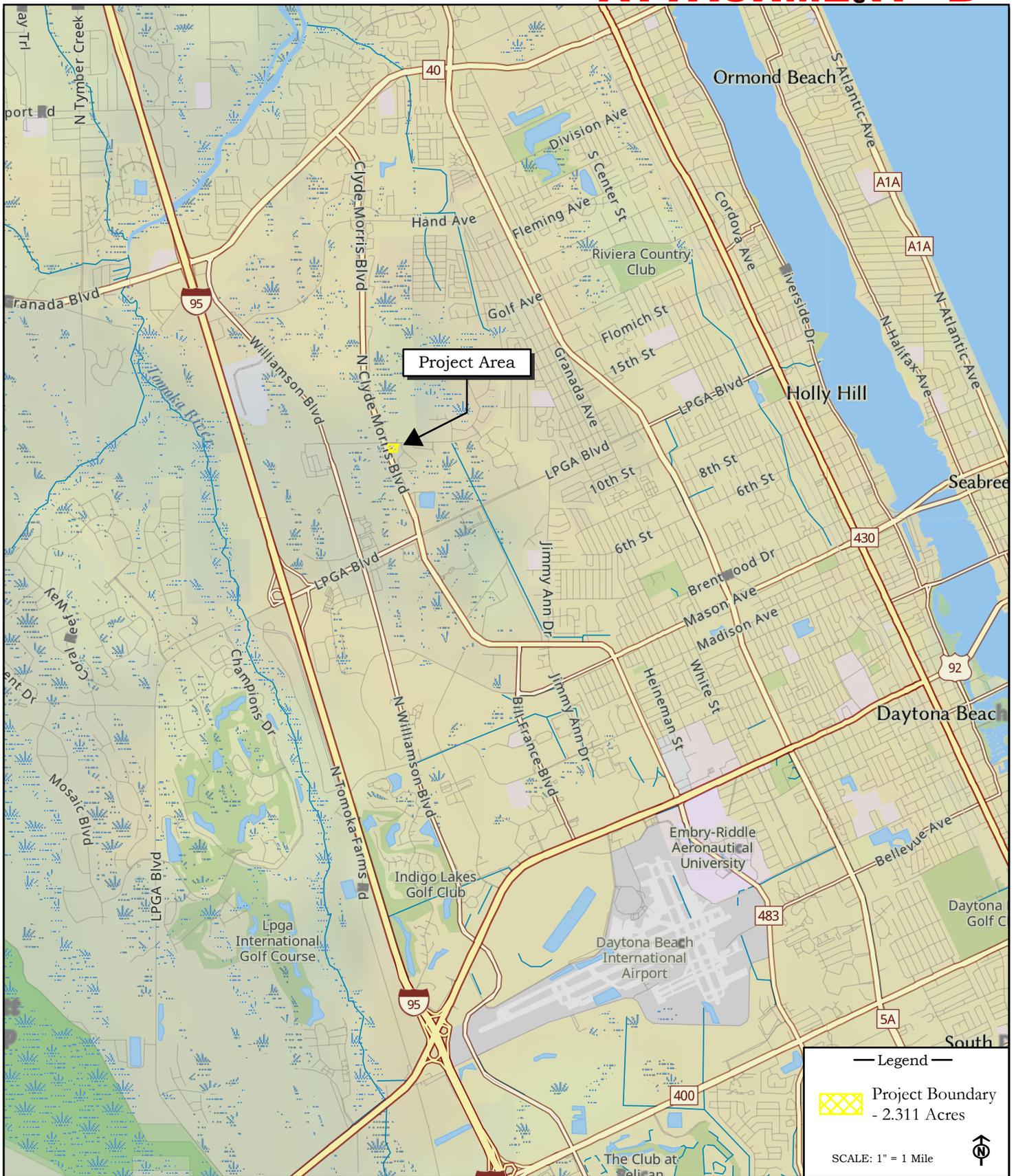
Dear Scott,

A site inspection of the above referenced property was conducted on May 16, 2024 to determine the occurrence of protected species, to identify vegetative communities that occur on the property, and to review the physical features (soils and topography). Observations were made in reference to the presence of potential protected species within the project area, including the threatened Gopher Tortoise (*Gopherus polyphemus*). The site was reviewed extensively through the transect methodology outlined in the Florida Fish and Wildlife Conservation Commission (FWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised April 2023). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a gopher tortoise relocation permit. A 100% gopher tortoise burrow survey was conducted within the potentially suitable habitat on the site.

Literature research was conducted to determine a potential species distribution. Utilization of aerials, soils maps, and topographical surveys (USGS quadrangle) were combined to assess the physical parameters of the site for habitat evaluation.

Site Location and Description

The Reserve Commons site is located on the southeast corner of the intersection of North Clyde Morris Boulevard and Strickland Range Road in Daytona Beach and encompasses 2.311± acres. Adjacent land use consists of roadways to the north and west (Strickland Range Road and North Clyde Morris Boulevard), a stormwater pond to the south and apartments to the east. The site topography is characterized as being relatively flat at the 28' contour over most of the property sloping down to the 24' contour on the west side of the property and the 19' contour on the north side of the property at the toe of slope of an off-site ditch per survey information prepared by J.J. Matejka & Associates, Inc. The site consists of mowed grasses and weeds over most of the site, with narrow areas of pines along the west and north edges of the property.



5/18/2024



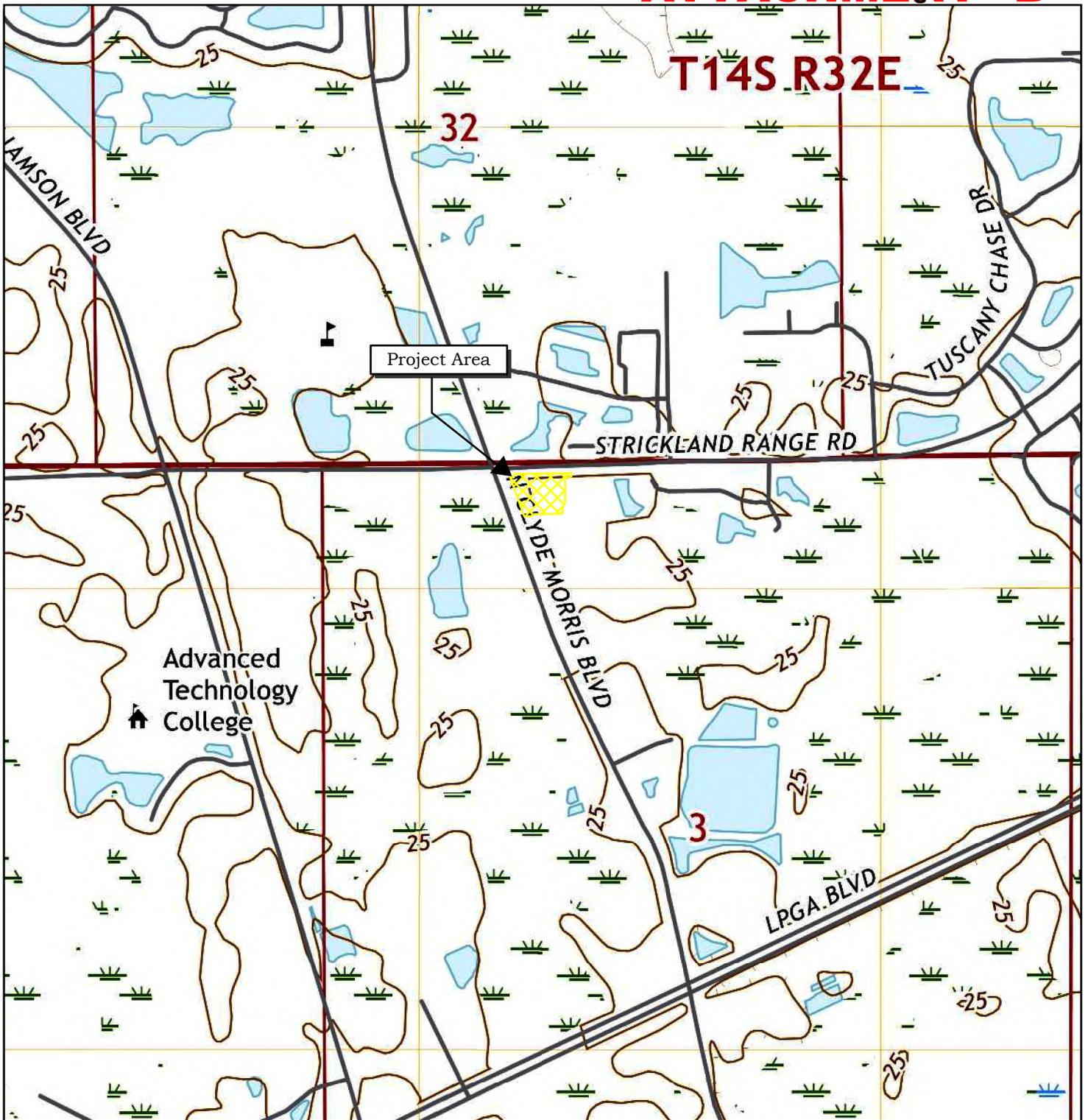
Joe H. Young III

Estuarine Field Biologist
 208 Rush Street
 New Smyrna Beach, FL 32168
 386-423-3402
 biocon@bellsouth.net

Reserve Commons

Location Exhibit

Project Number 24-05050



Approximate Center of Site:
 81°5'24"W 29°14'12"N
 Section 3 Township 15 South Range 32 East
 Map Adapted from USGS Digital Quadrangle Map:
 Daytona Beach-2021

— Legend —

 Project Boundary - 2.311 Acres

SCALE: 1"=1000' 

5/18/2024



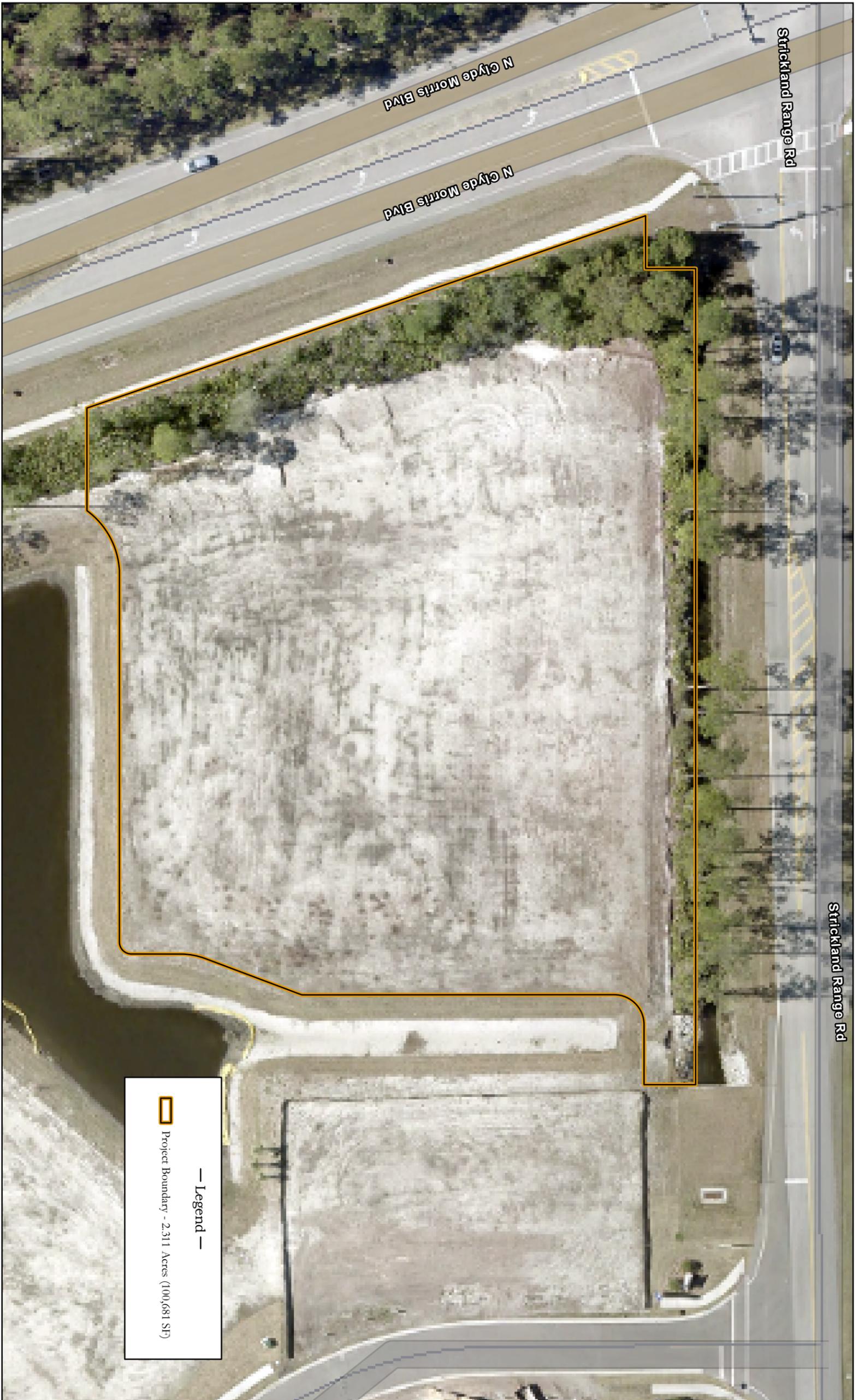
Joe H. Young III

Estuarine Field Biologist
 208 Rush Street
 New Smyrna Beach, FL 32168
 386-423-3402
 biocon@bellsouth.net

Reserve Commons

Quadrangle Exhibit

Project Number 24-05050



— Legend —
 Project Boundary - 2.311 Acres (100,681 SF)

SCALE: 1" = 50'





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5/18/2024

Reserve Commons
Aerial Exhibit
Project 24-05050

Page 5
Reserve Commons
Protected Species Survey
May 20, 2024

Soils

A review of data relating to soils mapping using the Natural Resources Conservation Service Web Soil Survey (websoilsurvey.nrcs.usda.gov) was conducted to determine the specific habitat conditions that occur onsite and the potential protected species that may inhabit those areas.

The Natural Resources Conservation Service Web Soil Survey (websoilsurvey.nrcs.usda.gov) indicates that the following soil types are mapped in this area:

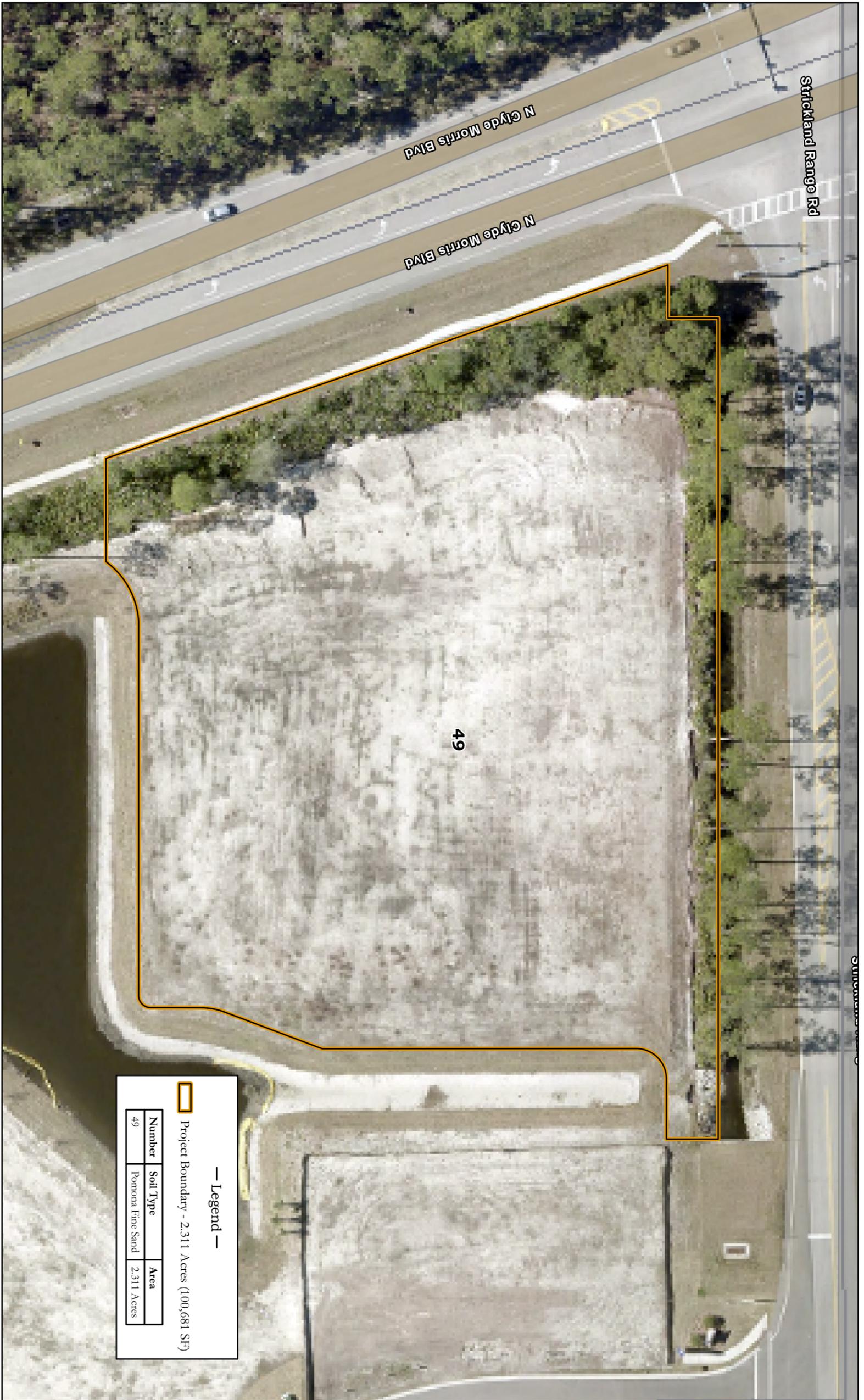
49 Pomona fine sand

Pomona fine sand soil (49) is defined as poorly drained, nearly level soil which occur in low, broad areas within the flatwoods. The water table is within a depth of 10 inches for 1 to 3 months and within 40 inches for about 6 months during most years. Permeability is rapid to about 18 inches, moderate from 18 to 33 inches, rapid from 33 to 50 inches, and moderately slow from 50 to 60 inches. The soil type has a "Less Suited" rating for gopher tortoise burrowing. This soil type has characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met. **Category: Non-hydric.**

There are no hydric soils listed for this site and the field review verified upland species were the dominant vegetation indicating non-hydric conditions. The soil survey is fairly accurate in the typing of soils; however, boundaries of the soils are sometimes poorly indicative of site conditions. Please review the soil map excerpt exhibit for soil type boundaries.

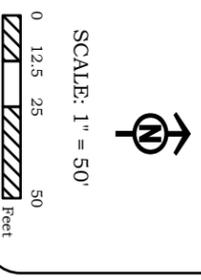
Depth to water table calculations were determined using the Natural Resources Conservation Service Web Soil Survey (websoilsurvey.nrcs.usda.gov) and are listed below:

SOILS ON SITE	DEPTH TO WATER TABLE	GOPHER TORTOISE BURROWING SUITABILITY
Pomona fine sand (49)	25 cm (10")	Less suited



— Legend —

 Project Boundary - 2.311 Acres (100,681 SF)		
Number	Soil Type	Area
49	Pomona Fine Sand	2.311 Acres





**BIOLOGICAL
CONSULTING
SERVICES, INC.**

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5/18/2024

Reserve Commons
Soils Exhibit
Project 24-05050

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Reserve Commons
Protected Species Survey
May 20, 2024

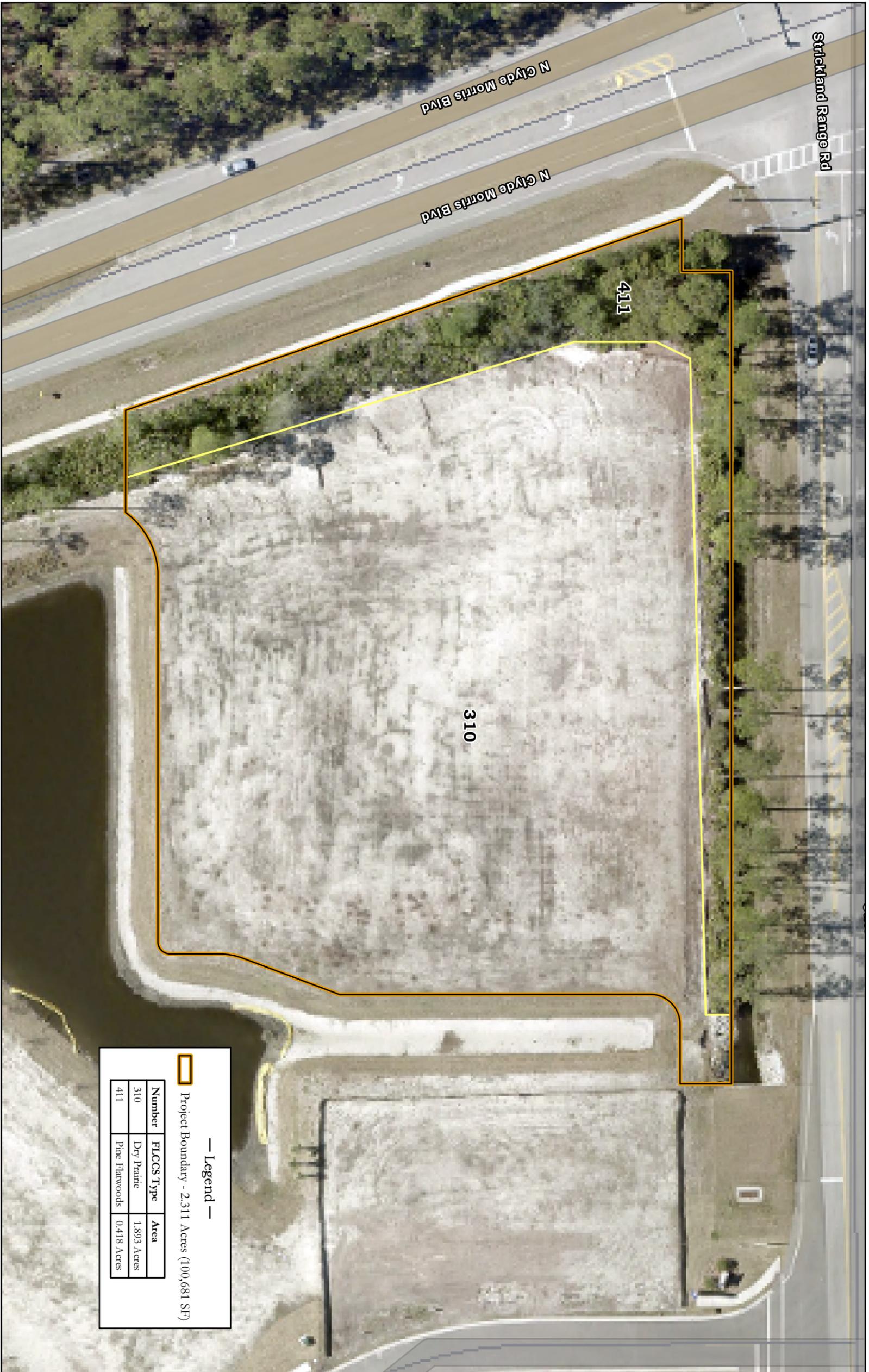
Vegetation and Habitat Classifications

The vegetative communities and land uses on the project site were field verified, and the site was mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCCS, FDOT, 1999). Two (2) land use and cover types were identified in and around the project site:

- 310 Dry Prairie
- 411 Pine Flatwoods

#310 – Herbaceous (Dry Prairie): This category includes upland prairie grasses which occur on non-hydric soils but may be occasionally inundated by water. These grasslands are generally treeless with a variety of vegetation types dominated by grasses, sedges, rushes, and other herbs including wire grasses with some saw palmetto present. The dominant vegetative species observed within the Dry Prairie classification was **Broomsedge** (*Andropogon virginicus*). This area was historically filled with non-native soil.

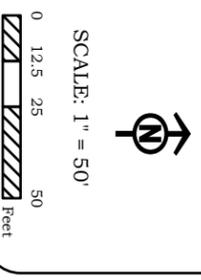
#411 – Pine Flatwoods: This community is found along the north and west boundaries of site, and is dominated by **Slash pine** (*Pinus elliottii*), **Live Oak** (*Quercus virginiana*), Southern Red Cedar (*Juniperus silicicola*) and Laurel oak (*Quercus laurifolia*) in the canopy. The subcanopy consists of a mix of **Wax myrtle** (*Myrica cerifera*), **Saw Palmetto** (*Serenoa repens*), **Dahoon holly** (*Ilex cassine*) and juvenile canopy species. The groundcover is dominated by **Saw Palmetto** (*Serenoa repens*), with other components of **Gallberry** (*Ilex glabra*), and juvenile canopy and subcanopy species.



— Legend —

Project Boundary - 2.311 Acres (100,681 SF)

Number	FLUCCS Type	Area
310	Dry Prairie	1.893 Acres
411	Pine Flatwoods	0.418 Acres





**BIOLOGICAL
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5/18/2024

Reserve Commons
FLUCCS Exhibit
Project 24-05050

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 Reserve Commons
 Protected Species Survey
 May 20, 2024

Protected Species

The main vegetative composition and habitat on site consists of the Dry Prairie Community (310), with minor areas of Pine Flatwoods (411). Major emphasis was given to the protected species that might inhabit these vegetative cover types.

A list of species with the potential for occurrence on-site and which are afforded protection by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS) was compiled prior to the protected species survey, based on a literature review of geographic range and preferred habitat. The protected species distribution chart contains the designated status of protected wildlife species with the potential for occurrence on this project.

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
MAMMALS			
Florida Black Bear	<i>Ursus americanus floridanus</i>	delisted	Minor habitat available not observed on site
Florida Panther	<i>Felis concolor coryi</i>	FE	Minor habitat available not observed on site
BIRDS			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	delisted	Minor habitat available not observed on site
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	ST	Minor habitat available not observed on site
Least Tern	<i>Sterna antillarum</i>	ST	Minor habitat available not observed on site
Peregrine Falcon	<i>Falco peregrinus tundrius</i>	delisted	Minor habitat available not observed on site
Red-cockaded Woodpecker	<i>Picoides borealis</i>	FE	Minor habitat available not observed on site
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST	Minor habitat available not observed on site
AMPHIBIANS & REPTILES			
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	Minor habitat available not observed on site
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	ST	Minor habitat available not observed on site
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Minor habitat available not observed on site
PLANTS			
American chaffseed	<i>Schwalbea americana</i>	E	Minor habitat available not observed on site
Blue flowered butterwort	<i>Pinguicula caerulea</i>	T	Minor habitat available not observed on site
Catesby's lily	<i>Lilium catesbaei</i>	T	Minor habitat available not observed on site
Celestial lily	<i>Nemastylis floridana</i>	E	Minor habitat available not observed on site
Cinnamon Fern	<i>Osmunda cinnamomea</i>	CE	Minor habitat available not observed on site

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Reserve Commons
Protected Species Survey
May 20, 2024

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
PLANTS			
Common wild pine	<i>Tillandsia fasciculata</i>	E	Minor habitat available not observed on site
Coontie (all native species)	<i>Zamia spp.</i>	CE	Minor habitat available not observed on site
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	Minor habitat available not observed on site
Easter-lily	<i>Zephyranthes treatiae</i>	T	Minor habitat available not observed on site
Erect prickly pear	<i>Opuntia stricta</i>	T	Minor habitat available not observed on site
Flatwoods sunflower	<i>Helianthus carnosus</i>	E	Minor habitat available not observed on site
Florida beargrass	<i>Nolina atopocarpa</i>	T	Minor habitat available not observed on site
Florida lantana	<i>Lantana depressa</i>	E	Minor habitat available not observed on site
Florida mountain-mint	<i>Pycnanthemum floridanum</i>	T	Minor habitat available not observed on site
Garberia	<i>Garberia heterophylla</i>	T	Minor habitat available not observed on site
Giant orchid	<i>Pteroglossaspis ecristata</i> (<i>Eulophia ecristata</i>)	T	Minor habitat available not observed on site
Great wild pine	<i>Tillandsia utriculata</i>	E	Minor habitat available not observed on site
Hartwrightia	<i>Hartwrightia floridana</i>	T	Minor habitat available not observed on site
Hooded pitcherplant	<i>Sarracenia minor</i>	T	Minor habitat available not observed on site
Indian River fragrant prickly-apple	<i>Harrisia eriophora</i> (<i>Cereus eriophorus</i> var. <i>fragrans</i>)	E	Minor habitat available not observed on site
Lace-lip ladies' tresses	<i>Spiranthes laciniata</i>	T	Minor habitat available not observed on site
Large flowered rosemary	<i>Conradina grandiflora</i>	T	Minor habitat available not observed on site
Leafless beaked orchid	<i>Stenorrhynchos lanceolatus</i> (<i>Spiranthes lanceolata</i>)	T	Minor habitat available not observed on site
Nodding club-moss	<i>Lycopodium cernuum</i> (<i>Lycopodiella cernua</i>)	CE	Minor habitat available not observed on site
Pine pinweed	<i>Lechea divaricata</i>	E	Minor habitat available not observed on site
Pineland butterfly pea	<i>Centrosema arenicola</i>	E	Minor habitat available not observed on site
Rainlily	<i>Zephyranthes atamasca</i>	T	Minor habitat available not observed on site
Rose pogonia	<i>Pogonia ophioglossoides</i>	T	Minor habitat available not observed on site

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 Reserve Commons
 Protected Species Survey
 May 20, 2024

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
PLANTS			
Simpson zephyr lily	<i>Zephyranthes simpsonii</i>	T	Minor habitat available not observed on site
Small ladies tresses	<i>Spiranthes brevilabris</i>	E	Minor habitat available not observed on site
Snowy orchid	<i>Platanthera nivea</i> (<i>Habenaria nivea</i>)	T	Minor habitat available not observed on site
Tampa vervain	<i>Verbena tampensis</i> (<i>Glandularia tampensis</i>)	E	Minor habitat available not observed on site
Water sundew	<i>Drosera intermedia</i>	T	Minor habitat available not observed on site
Widespread polypody	<i>Pecluma dispersa</i>	E	Minor habitat available not observed on site
Yellow flowered butterwort	<i>Pinguicula lutea</i>	T	Minor habitat available not observed on site
Yellow fringed orchid	<i>Platanthera ciliaris</i>	T	Minor habitat available not observed on site
Yellow Squirrel-banana (Rugel's pawpaw)	<i>Deeringothamnus rugelii</i>	E	Minor habitat available not observed on site

LEGAL STATUS LEGEND

STATE AND FEDERAL STATUS (FAUNA ONLY)

CODE	DEFINITION
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
ST	State-designated Threatened
SSC	State-designated Species of Special Concern

FDA STATUS (FLORA ONLY)

CODE	DEFINITION
E	Endangered
T	Threatened
CE	Commercially Exploited

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Reserve Commons
Protected Species Survey
May 20, 2024

Process of Review

A site review was conducted on May 16, 2024, for the purpose of reviewing all aspects of the project and observations were made in reference to the presence of potential protected species. Utilization of aerials, soils maps, and topographical surveys (USGS quadrangle) were combined to assess the physical parameters of the site for habitat evaluation. The method of evaluation for all potential protected species was accomplished by pedestrian observation.

The Reserve Commons site consists of upland habitat, Dry Prairie (FLUCCS 310) and Pine Flatwoods (FLUCCS 411). Most of the site consisted of the Dry Prairie community consisting of **Broomsedge** (*Andropogon virginicus*), and other grass and weed species. Dry Prairie is considered suitable gopher tortoise habitat, however, due to the amount of development in the surrounding area, the proximity of the site to busy roadways and the lack of donor population in the surrounding areas, the potential for gopher tortoise utilization was low. A 100% gopher tortoise burrow survey was conducted and covered the suitable gopher tortoise habitat on the property.

Gopher Tortoise

Per Florida Fish and Wildlife Conservation Commission (FWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised April 2023), a gopher tortoise burrow survey covering 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit (a 100% review is required for a 10 or Fewer Burrows Permit). The suitable habitat on this site was reviewed for gopher tortoise burrows through a 100% burrow survey to determine the presence and utilization of the site by gopher tortoises. The 100% gopher tortoise survey was conducted by FWCC Authorized Gopher Tortoise Agents Joe H. Young III (GTA-09-00127H) and Matthew Marconi (GTA-20-00075A). During our review, no gopher tortoise burrows were observed.

The results of the gopher tortoise burrow survey are valid for 90 days, due to the mobility of the species and per the FWCC requirement that gopher tortoise surveys be conducted no more than 90 days prior to submittal of an application for gopher tortoise relocation.

Bald Eagle

Bald Eagles and Bald Eagle nests are protected by state (68A-16.002, F.A.C.) and federal laws (Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act). Known bald eagle nesting territories within the state of Florida were surveyed by the Florida Fish and Wildlife Conservation Commission (FWC) during the 2016 nesting season. Nest locations were determined with the use of aircraft-based Global Positioning System (GPS) units. A review of the FWC mapping for documented bald eagle nests and a review of the Audubon Florida EagleWatch mapping of non-documented nests revealed that there are no Eagle nests located within 660' of the project site. The nearest eagle nest (VO-901) is approximately 9,080 feet away from the project site.



— Legend —

-  Project Boundary - 2.311 Acres (100,681 SF)
-  Transect Review Area - 3.21 Acres
-  Transect Paths

SCALE: 1" = 50'




5/18/2024

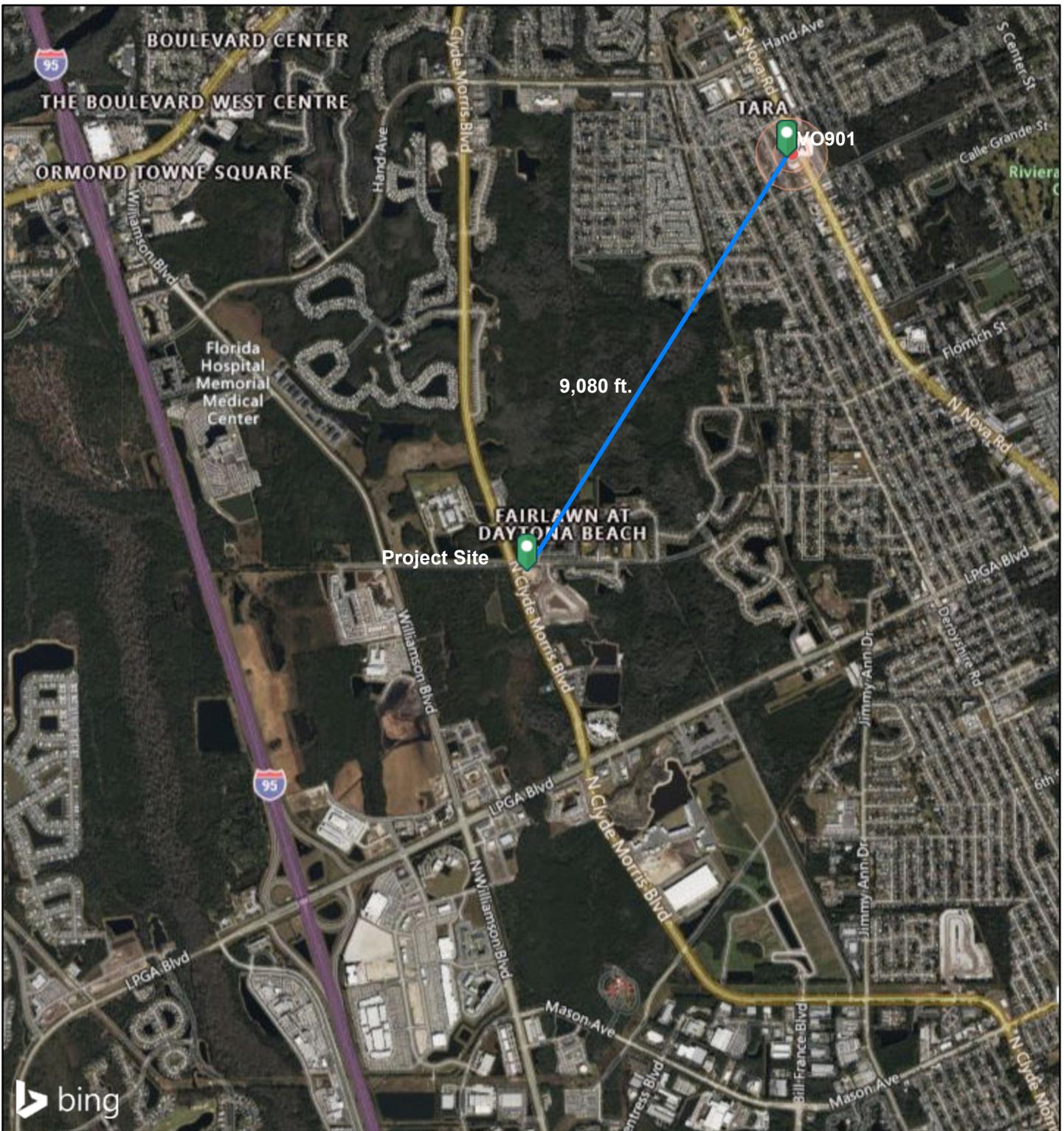
Reserve Commons

Transect Review Area Exhibit

Project 24-05050



Joe H. Young III
 Estuarine Field Biologist
 208 Rush Street
 New Smyrna Beach, FL 32168
 386-423-3402
 biocon@bellsouth.net

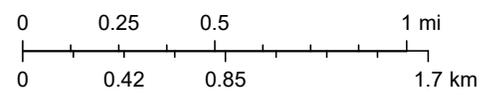


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Bald Eagle Nest Locations

- unmonitored
- 330ft Buffer Around Nest Locations
- 660ft Buffer Around Nest Locations



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Page 15
Reserve Commons
Protected Species Survey
May 20, 2024

Conclusions

In conclusion, a transect review of the Embry-Riddle Research Park Phase 2 site was conducted on May 16, 2024, by BCS, Inc. staff to determine the occurrence of protected species, to identify vegetative communities that occur on the property, and to review the physical features (soils and topography).

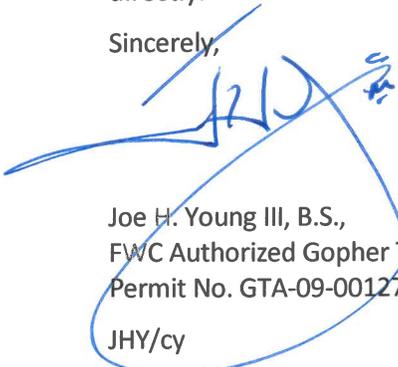
During the review for endangered and threatened species, the threatened **Gopher Tortoise** (*Gopherus polyphemus*) was a species of concern because the site could potentially provide some habitat for this species. The site was reviewed extensively through the transect methodology outlined in the Florida Fish and Wildlife Conservation Commission (FWCC) Gopher Tortoise Permitting Guidelines (April 2008, Revised April 2023). Per the Guidelines, a burrow survey covering a minimum of 15% of the potential gopher tortoise habitat to be impacted by development activities (including staging areas for heavy equipment) is required in order to apply for a relocation permit. A 100% gopher tortoise burrow survey was conducted over the suitable gopher tortoise habitat on site and no gopher tortoise burrows were observed probably due to the amount of development in the surrounding area, the proximity of the site to busy roadways and the lack of donor population in the surrounding areas. Biological Consulting Services currently has two (2) FWCC Authorized Gopher Tortoise Agents on staff, Joe H. Young III (GTA-09-00127H) and Matthew Marconi (GTA-20-00075A). Under their authorized agent permits, they are each authorized to conduct gopher tortoise burrow surveys, capture gopher tortoises by hand shovel excavation of burrows, and by supervision of backhoe excavation of gopher tortoise burrows, and to mark, transport and release captured gopher tortoises at recipient sites. Joe is also permitted to capture tortoises by bucket trapping.

The results of the burrow survey conducted on May 16, 2024, are valid for 90 days, due to the mobility of the species and the FWCC requirement that gopher tortoise surveys be conducted no more than 90 days prior to submittal of an application for gopher tortoise relocation.

A review of the FWC mapping for documented bald eagle nests and a review of the Audubon Florida EagleWatch mapping of non-documented nests revealed that no bald eagle nests are located within 660' of the site.

If you have any questions regarding this material or require additional information, please contact me directly.

Sincerely,



Joe H. Young III, B.S.,
FWC Authorized Gopher Tortoise Agent
Permit No. GTA-09-00127H

JHY/cy

xc: Scott Vanacore scott.vanacorehomes@gmail.com
Parker Mynchenberg info@parkermynchenberg.com
File 24-05050

PHOTOGRAPHS



The photo above was taken from the middle of the site looking north.



The photo above was taken from the middle of the site looking west.



The photo above was taken from off-site near the northeast corner of the site looking southwest.



The photo above was taken from the west side of Clyde Morris Boulevard looking east towards the west side of the site.

Agenda Item 4B (Quasi-Judicial Hearing)
Planned Development-General (PD-G) Amendment
DEV2024-335
1st Amendment to The Reserve at Strickland PD

STAFF REPORT

MEETING DATE: November 21, 2024, Planning Board
REPORT DATE: November 7, 2024
SUBJECT: DEV2024-335 1st Amendment to The Reserve at Strickland PD
APPLICANT: Robert Merrell III, Esq., Cobb Cole
OWNER: Strickland Range Road, LLC
STAFF: Danalee Petyk, AICP, Senior Planner

SUMMARY OF REQUEST

This request is an amendment to The Reserve at Strickland Planned Development (PD) Agreement to allow for additional commercial uses and to revise the development criteria. The revisions to the PD Amendment include the following modifications and additions:

- Add additional commercial uses as permitted uses within the commercial portion of the PD
- Allow for existing vegetation to count towards minimum landscaping requirements in perimeter buffers
- Revise the architectural standards and signage for the development
- Incorporate a separate Commercial PD Plan

As part of this amendment, the applicant has requested the following waivers and LDC modifications:

- Remove the prohibition for advertising of off-site signs for uses on separate parcels but still within the PD boundary
- Waive the architectural requirement for changes in roof plane at certain intervals

This request has a concurrent Small Scale Comprehensive Plan Amendment (SSCPA) (DEV2024-334) to change the Future Land Use (FLU) designation from Office Transitional (OT) to Mixed-Use (MU) to accommodate the additional uses requested with this rezone. Approval of this PD Amendment is contingent upon adoption of the SSCP.

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on January 8, 2025, and for 2nd reading on January 22, 2025.

Staff recommendation: Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to The Reserve at Strickland Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

SITE INFORMATION

Location: Southeast of the Strickland Range Road and Clyde Morris Boulevard intersection

Parcel No(s): 5203-16-00-0FD0

Property Size: ± 2.31 acres

Existing Zoning: The Reserve at Strickland Planned Development (PD)

Existing Future Land Use: Office Transitional (OT)

Adjacent Land Use and Zoning: *Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.*

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Vacant	OT	PD-G
North (across Strickland Range Rd)	Multi-family Residential	OT	PD-G
South	The Reserve at Strickland PD Residential	OT	PD-G
East	The Reserve at Strickland PD Residential	L1-R	PD-G
West (across Clyde Morris Blvd)	Vacant	MU	PD-G



Aerial View of the Property

PROJECT DESCRIPTION AND HISTORY

The Reserve at Strickland Planned Development was approved on November 4, 2020, for a mixed use development with townhomes and offices on ± 29.7 acres. The townhome portion of the development is nearing completion.

Now, the applicant is requesting an amendment to The Reserve at Strickland PD to add additional commercial uses and revise development criteria within the commercial portion of the overall PD to allow for future development. The changes proposed to accommodate this future development are as follows:

- *Add additional commercial uses as permitted uses within the commercial portion of the PD* – The existing PD Agreement for The Reserve at Strickland allows only office and healthcare uses for commercial development. The proposed amendment would allow additional commercial uses as permitted uses such as restaurants and retail. The full list of additional permitted uses required is provided later in this staff report.
- *Allow for existing vegetation to count towards minimum landscaping requirements in perimeter buffers* – The PD amendment proposes to add language to the Landscaping Requirements section of the PD Agreement to allow existing vegetation to count towards the minimum planting requirements of the LDC. This is already allowed per the LDC. The amendment includes a proposed landscape plan for the commercial portion with the areas with existing trees to remain shown. The landscape plan is shown in *Attachment B*.
- *Revise the architectural standards and signage for the development* - The PD amendment includes additional language in the Architecture and Signage sections of the PD Agreement to incorporate the requested waivers. Additionally, the signage section changes “Office/Medical” signage to “Commercial” to reflect the additional uses proposed. The requested waivers are detailed under the “LDC Modifications & Project Details” section of this staff report.
- *Incorporate a separate Commercial PD Plan* – The applicant has provided a conceptual development plan for the commercial portion of the PD based on the potential future uses. This commercial PD plan will be in addition to the original PD Plan which is not proposed to otherwise change. The commercial plan is conceptual in nature and is subject to final site plan review and permitting approvals including for access points and overall layout. The plan is shown in *Attachment A*.

No other modifications to the residential portion of the existing The Reserve at Strickland PD Agreement and PD plan are proposed with this amendment.

PROJECT ANALYSIS

According to Section 3.4.D.3, *Site-Specific Zoning District Amendment Review Standards*, Land Development Code (LDC), the City shall consider the criteria below when determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment. In addition, the City Commission must find applications for a PD zoning district classification in compliance

with Section 4.8.B, *General Standards for All Planned Development Districts*, LDC, before approving said PD zoning district classification. The analysis of the proposed Planned Development – General zoning classification is below.

Site-Specific Zoning District Map Amendment Review Standards

Per Section 3.4.D.3, LDC, in determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider the following:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan and all other applicable City-adopted plans;

The proposed PD amendment would add additional commercial uses which are consistent with the proposed Mixed Use (MU) Future Land Use designation on the commercial portion of the PD. If the concurrent Small Scale Comprehensive Plan Amendment is adopted, the PD amendment would be consistent with the Comprehensive Plan.

ii. Is not in conflict with any portion of this Code.

The development standards for a PD District must comply with Article 6: Development Standards and Article 7: Subdivision Standards in the LDC; any modifications of those standards must be established in the PD Plan and the PD Agreement. With this amendment to the PD, the applicant has requested two (2) modifications to these standards, as detailed below and in the attached Waiver & Benefits Letter (*Attachment D*).

LDC Modifications & Project Details

- *Off-site Signage* – The applicant has requested a waiver from Section 6.10.E.1.g, LDC, to remove the restriction for off-site signage. This waiver would allow advertising of off-site uses which are still within the PD boundaries, even if on separate lots, which would allow for the future subdivision of the property while still maintaining the master sign program of the PD. The applicant has provided a sign plan for the commercial portion of the PD shown in *Attachment C*.
- *Architecture* – The applicant has requested a waiver from Section 3.12.C.4.h, LDC, which requires changes in roof plane at certain intervals for development subject to the Exterior Color and Design Standards on Major City Thoroughfares. The applicant has not provided a specific architectural elevation with the PD amendment; instead, this waiver is to allow flexibility in the future building design.

If the requested LDC modifications are granted, the proposed PD agreement will be consistent with the LDC, and the proposed amendment will meet this criterion.

iii. Addresses a demonstrated community need;

The applicant has provided a Waiver & Benefits Letter (*Attachment D*) which details the proposed public benefits to the project and addresses the standard for a demonstrated community need. The Waiver & Benefits Letter details the requested modification to the LDC, as identified above, in exchange for the public benefits enumerated in the letter.

Staff does not object to the applicant's demonstration they meet this criterion.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed amendment does not change the overall intent of the existing commercial portion of the PD; therefore, it remains compatible with the surrounding land uses.

v. Would result in a logical and orderly development pattern;

The standards proposed in the PD Agreement and the LDC would result in a logical and orderly development pattern for the property and the surrounding area. Staff finds the proposed amendment meets this criterion.

vi. Would not adversely affect the property values in the area;

The proposed amendment does not change the overall intent of the existing mixed-use PD; therefore, staff does not have any indication there will be an adverse impact on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The proposed amendment does not change the overall potential impacts of the existing PD; therefore, Staff has no objection in relation to the impacts to public facilities.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The development is required to go through the site plan review process and provide environmental assessments and appropriate permitting from environmental agencies. Staff does not find any indication the development would result in significant adverse impacts to the natural environment. The amendment meets this criterion.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The Planned Development – General (PD-G) zoning designation on the property remains unchanged as part of this amendment request.

Planned Development Zoning Districts Review Standards

Amendments to Planned Developments shall be reviewed in accordance with the additional review standards outlined in Sections 4.8.B.2 and 3 for review of planned development districts. The analysis of the proposed amendment with these standards is below. As the Amendment includes additional permitted uses, the review standard outlined in Section 4.8.B.7 is included as well.

2. Consistency with City Plans

If the concurrent SSCPA and the amendment to the PD Agreement are adopted by the City Commission, the amendment to the PD Agreement will be consistent with the Comprehensive Plan.

3. Compatibility with Surrounding Areas

The proposed amendment to the PD Agreement would allow for flexibility in the future development of the site without changing the overall intent of the previously approved commercial portion of the PD and would not change the compatibility with the surrounding area. Additionally, the amendment includes a provision to preserve existing vegetation landscaping which the existing PD Agreement did not address. The preserved areas are within the Scenic Thoroughfare Overlay buffer along Clyde Morris Boulevard, which would provide an appropriate transition to the surrounding area.

7. Uses

With the Amendment to the PD Agreement, the applicant proposes to add additional commercial uses. All uses are subject to compliance with the use-specific standards in Article 5 of the LDC. The uses provided here is a general summary of the proposed uses in the PD Agreement; additional requirements or conditions may be applicable to the uses as stated in the PD Agreement and LDC. Some of the uses below are currently permitted in the existing PD; the new proposed uses are marked with an asterisk (*) in front of the listed use.

- **Office Uses**
 - Business service offices
 - Professional services offices
 - Other office facility
 - * Contractor’s Office

- **Health Care Uses**
 - Blood/Tissue Collection Center
 - Medical or Dental Clinic/Office
 - Medical or Dental Lab
 - Nursing Home Facility

- *** Business Support Service Uses**
 - * Employment Agency
 - * Parcel services
 - * Travel agency

- *** Eating and Drinking Establishments**
 - * Restaurant with drive-through service
 - * Restaurant with drive-in service
 - * Restaurant without drive-in or drive-through service
 - * Specialty eating or drinking establishment
 - * Craft distillery
 - * Micro-brewery
 - * Micro-winery

- *** Retail Sales and Service Uses**
 - * Art gallery
 - * Art, crafts, music, dance, photography, or martial arts studio/school
 - * Bank or financial institution with or without drive-through service
 - * Book or media shop
 - * Drug store or pharmacy with or without drive-through service
 - * Dry cleaning or laundry drop-off establishment
 - * Florist shop
 - * Gift shop or stationary store
 - * Grocery store
 - * Home and building supply center
 - * Jewelry store
 - * Large retail sales establishment
 - * Lawn care, pool, or pest control service
 - * Personal and household goods repair establishment
 - * Personal services establishment (including massage, general spa services, health club)
 - * Other retail sales establishment

- *** Animal Care Uses**
 - * Veterinary and boarding/animal hospital
 - * Animal grooming

Neighborhood Meeting

The applicant conducted a neighborhood meeting on July 29, 2024, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is in *Attachment E*.

RECOMMENDATION

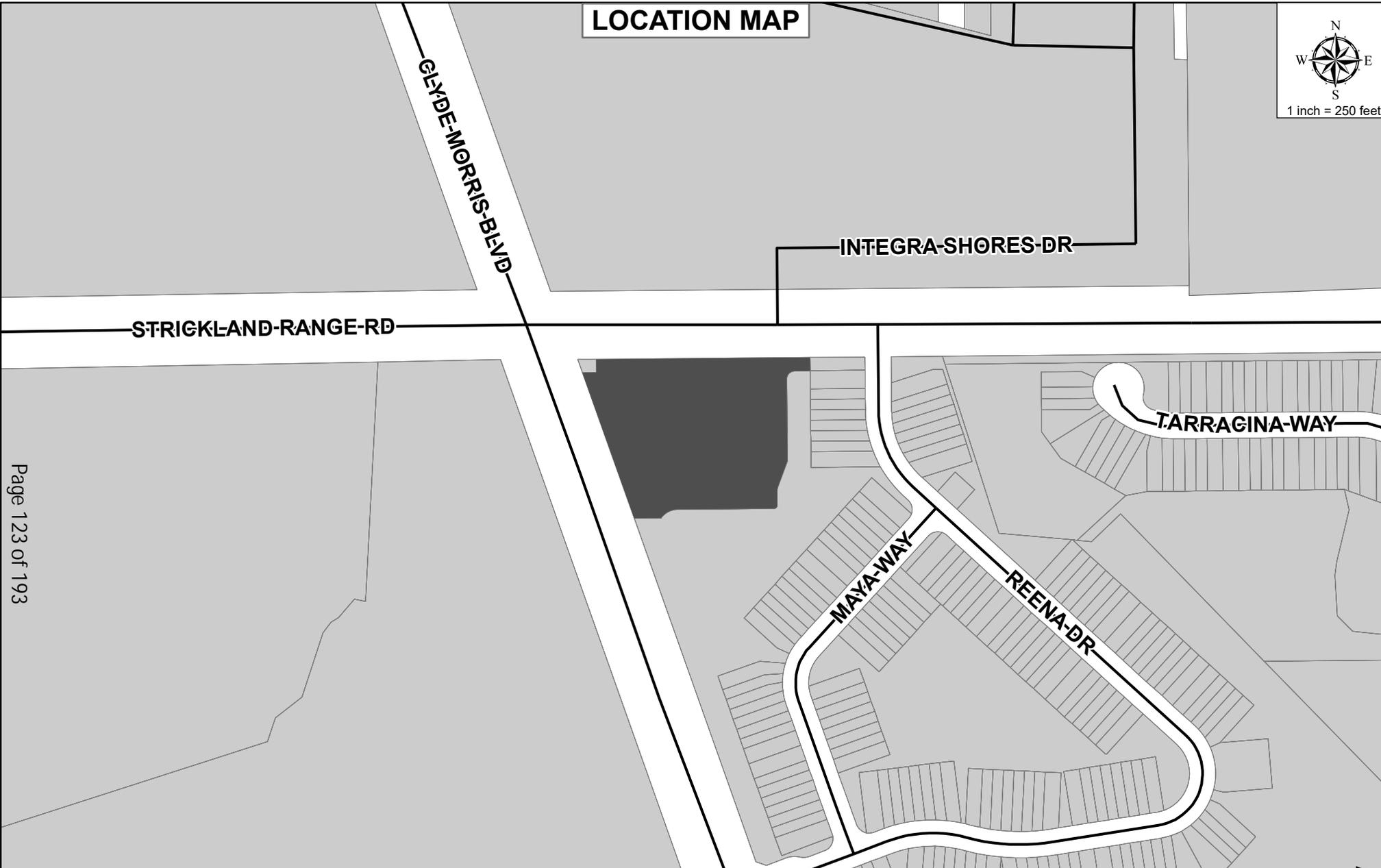
Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to The Reserve at Strickland Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission.

DEV2024-335 1st Amendment to The Reserve at Strickland PD

The item is tentatively scheduled to be heard by the City Commission for 1st reading on **January 8, 2025**, and for 2nd reading on **January 22, 2025**.

LOCATION MAP



Page 123 of 193

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DEV2024-335 1st AMENDMENT RESERVE AT STRICKLAND PD LOCATION MAP

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Agenda Item #4.B.

AERIAL



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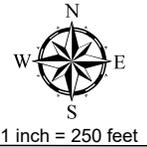


DEV2024-335 1st AMENDMENT RESERVE AT STRICKLAND PD AERIAL MAP

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Agenda Item #4.B.

CURRENT LAND USE



L1 - R

OT

CLYDE MORRIS BLVD

INTEGRA BREEZE LN

INTEGRA SHORES DR

STRICKLAND RANGE RD

TARRACINA WAY

MAYA WAY

REENA DR

MU

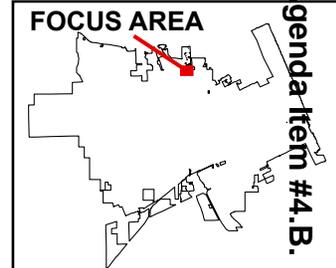
L2 - R

Page 125 of 193



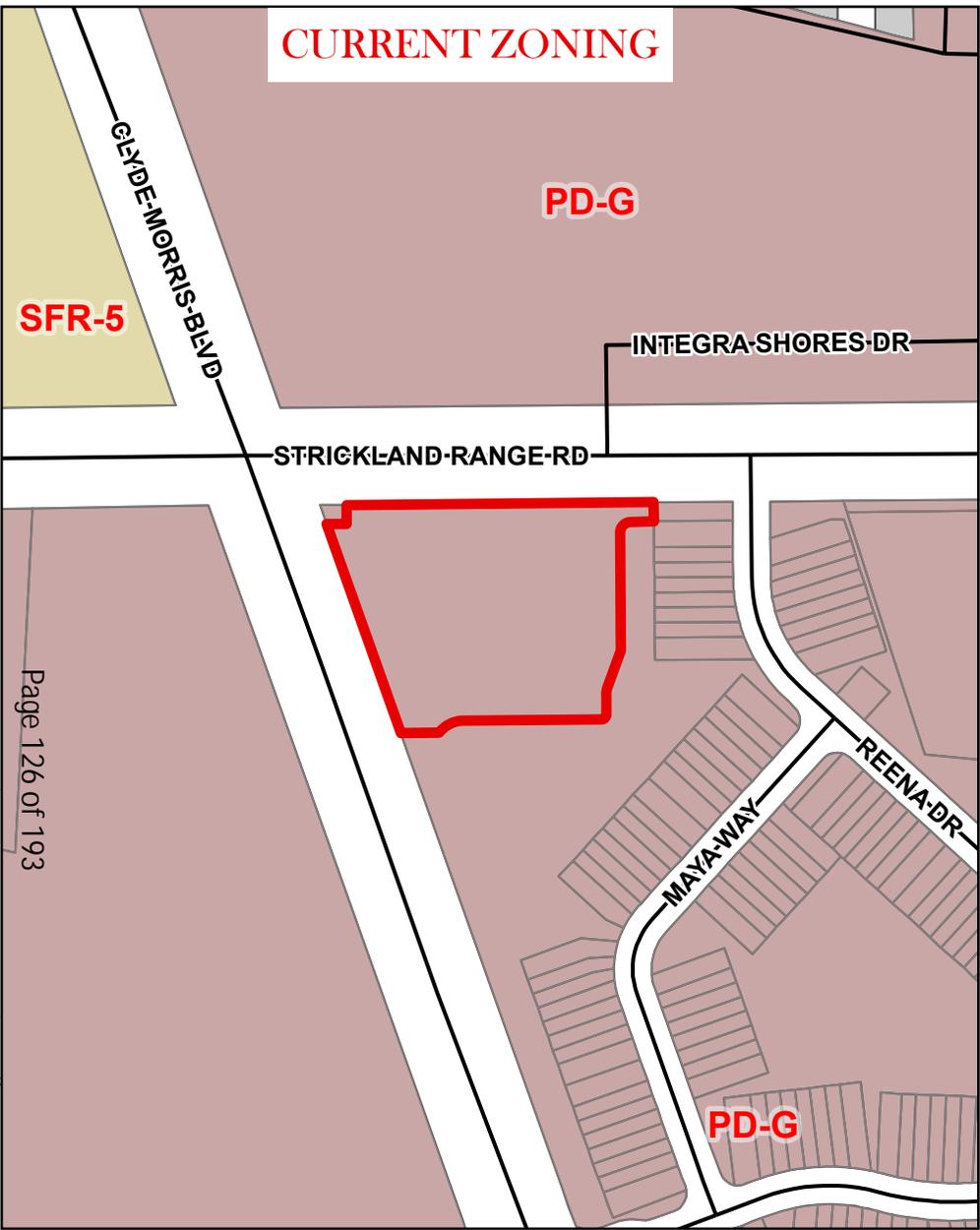
DEV2024-335 1st AMENDMENT RESERVE AT STRICKLAND PD CURRENT LAND USE MAP

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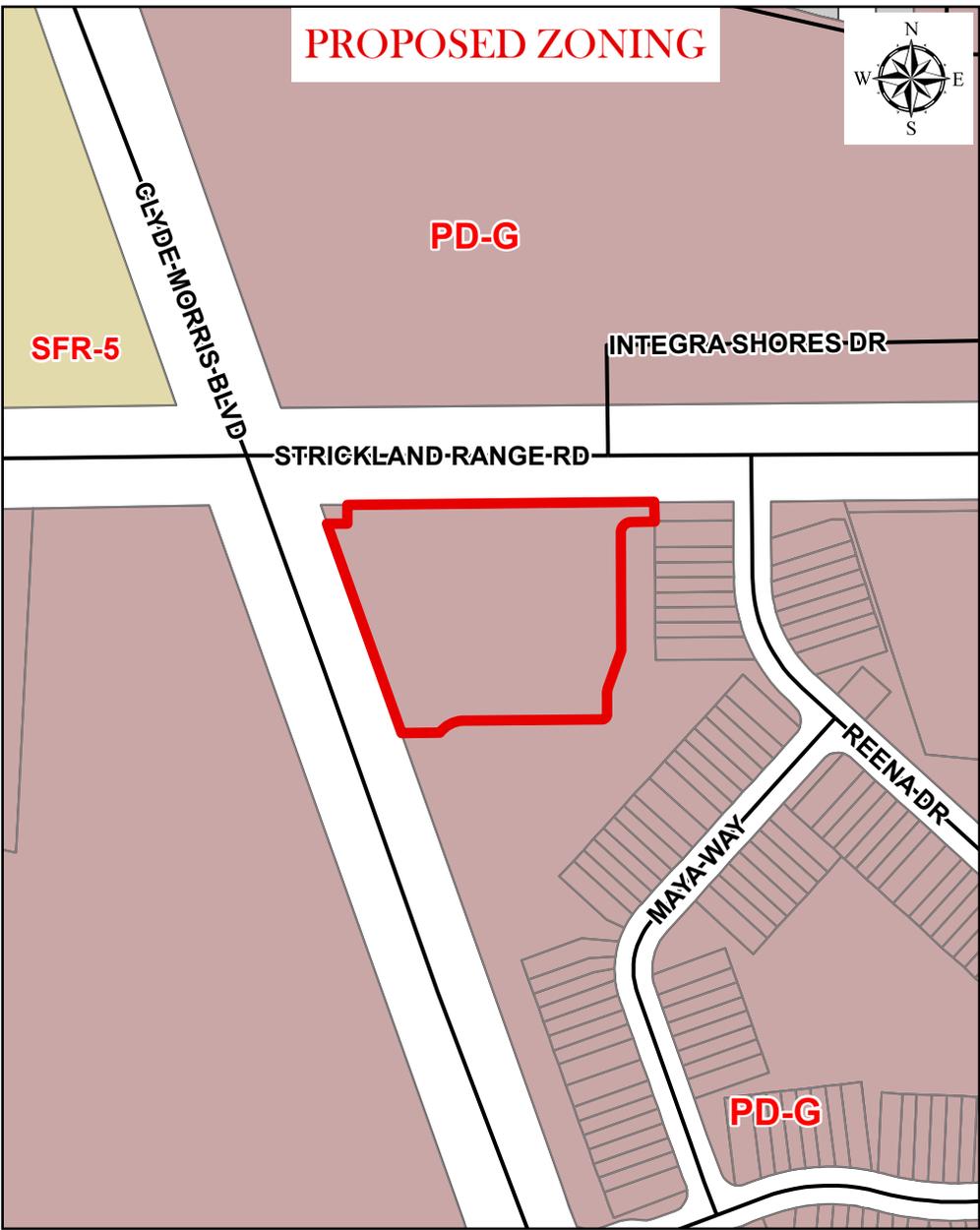
Agenda Item #4.B.

CURRENT ZONING



1 inch = 250 feet

PROPOSED ZONING

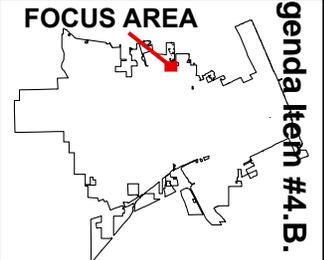


1 inch = 250 feet

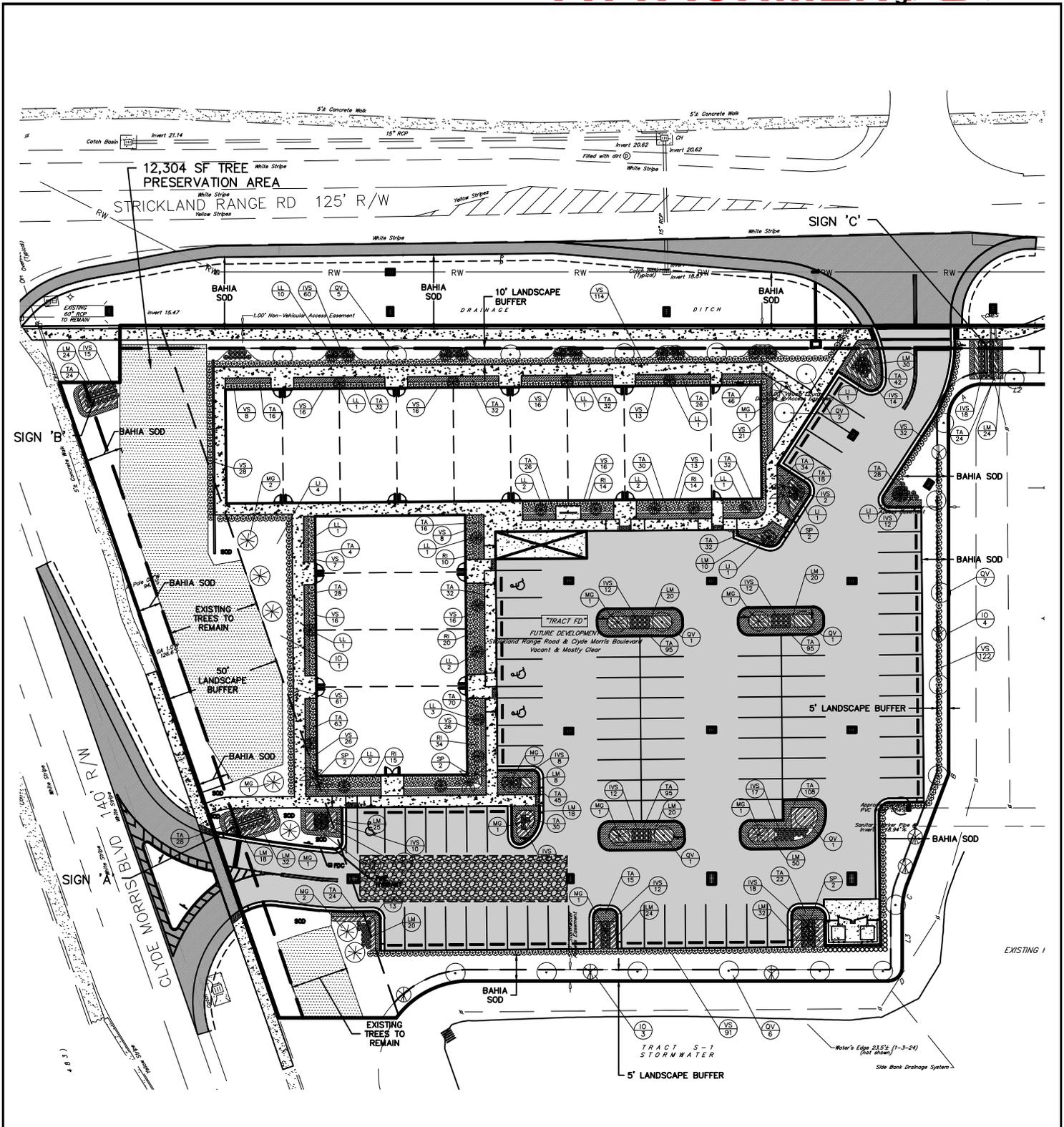


DEV2024-335 1st AMENDMENT RESERVE AT STRICKLAND PD CURRENT AND PROPOSED ZONING MAP

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Agenda Item #4.B.



**RESERVE COMMONS
DAYTONA BEACH - LANDSCAPE PLAN**



**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

EXHIBIT C.1

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

3 OF 6
SCALE: 1"=60'
07.23.2024
REV 10.31.2024

PLANT LIST					
	ABB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	LM	288	LIRIOPE MUSCARI	BORDER GRASS	1 GAL., 12"-15" SPD. 20" O.C.
	TA	663	TRACHELOSPERMUM ASIATICUM	YELLOW STAR JASMINE	1 GAL., 12"-15" SPD. 20" O.C.
	VS	623	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 30" O.C. 24" HT., MIN.
	RI	127	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 24" O.C. 10" HT. MIN.
	IVS	199	ILEX VOMITORIA "SCHILLINGS"	DWARF YAUPON HOLLY	3 GAL., 24" O.C. 10" HT., MIN.
	PM	20	PODOCARPUS MACROPHYLLA	YEW PODOCARPUS	7 GAL., 24" O.C. 24" HT., MIN.
	LI	10	LAGERSTROEMIA INDICA	CREPE MYRTLE	15 GAL. MIN., 6'-8' HT. 1.5" MIN. CAL. DBH
	LL	18	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE	15 GAL., 5' HT. MULTI-TRUNK
	IO	7	ILEX OPACA	AMERICAN HOLLY	30 GAL., 8'-9' HT. 2"-2.5" MIN. CAL.
	SP	8	SABAL PALMETTO	SABAL PALM	14'-16' CLEAN TRUNK
	MG	14	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	30 GAL., 10' HT., 2.5" MIN. CAL.
	QV	19	QUERCUS VIRGINIANA	LIVE OAK	30 GAL., 10'-11' HT. 2.5" MIN. CAL.
SOD		ST. AUGUSTINE "FLORATAM" SOLID SOD (SQ. FT.)			
BAHIA SOD		ARGENTINE BAHIA (SEE LANDSCAPE PLAN)			

RESERVE COMMONS DAYTONA BEACH - LANDSCAPE PLAN

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

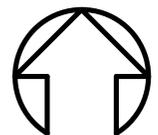
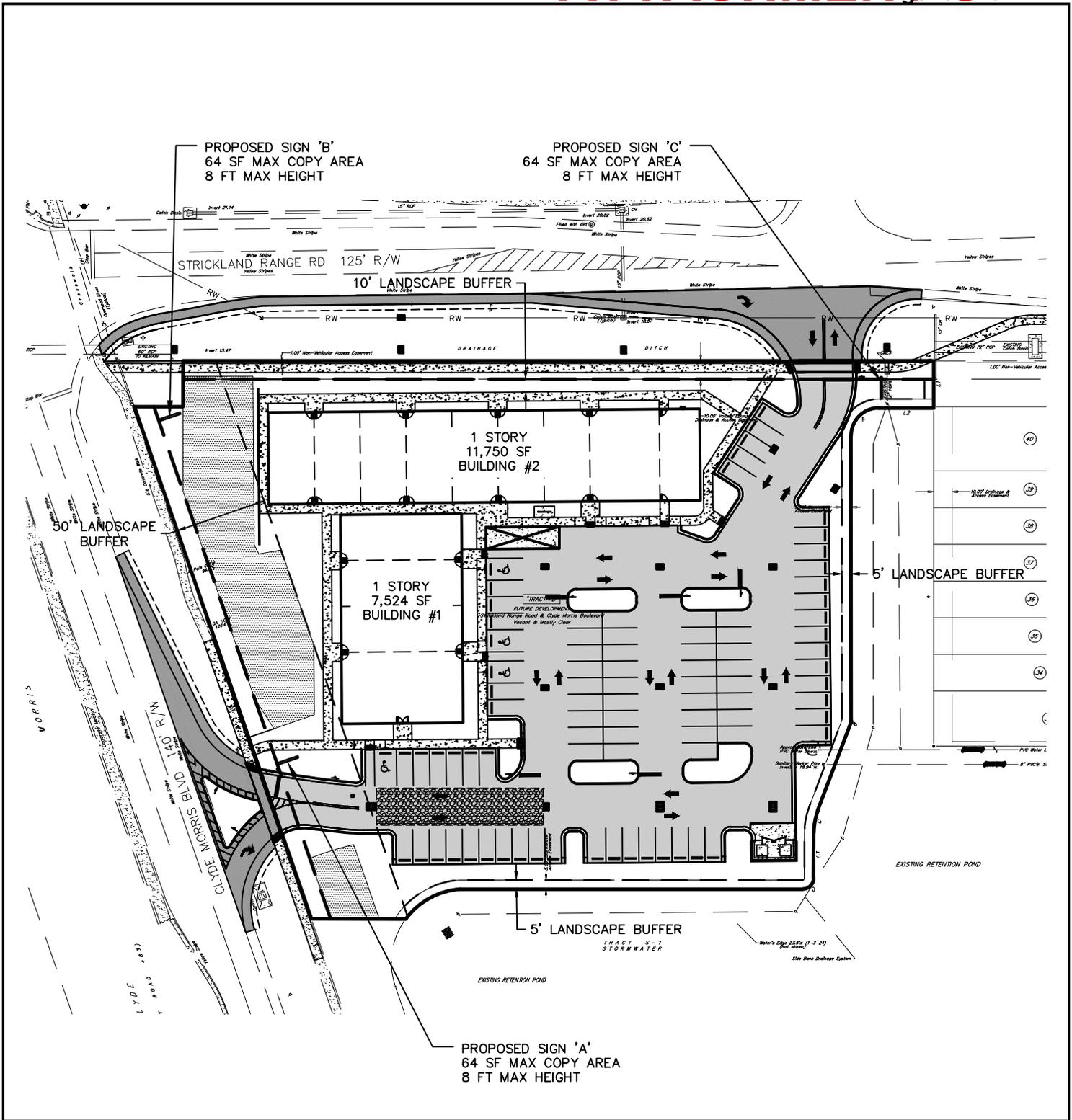


EXHIBIT C.2

4 OF 6
07.23.2024
REV 10.31.2024



**RESERVE COMMONS
DAYTONA BEACH - SIGN PLAN**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

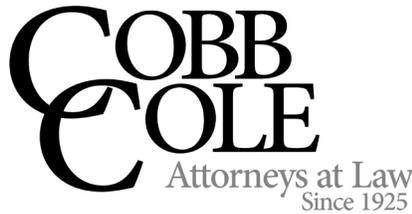
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION NUMBER 00003910



EXHIBIT D

5 OF 6
SCALE: 1"=75'
07.23.2024
REV 10.31.2024

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Andrew C. Grant
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



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OF COUNSEL
Larry D. Marsh
Ira Halfond

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

November 11, 2024

VIA HAND DELIVERY

Dennis L. Mrozek
Planning Director
City of Daytona Beach
301 S. Ridgewood Avenue, Room 240
Daytona Beach, FL 32114

Re: Reserve at Strickland – First Amendment to Rezoning/Planned Development –
DEV2024-335 - Modifications and Benefits Letter

Dear Dennis:

As you know, it is the Firm’s pleasure to represent Halifax Plantation Section M, LLC (the “Applicant”) with respect to the First Amendment to the Reserve at Strickland Planned District, on the property located generally southeast of the intersection of Clyde Morris Boulevard and Strickland Range Road in Daytona Beach, Florida (the “Property”). The Applicant intends to amend the PD to allow for the development additional commercial uses within the Planned District. The Daytona Beach Land Development Code (LDC) requires Planned Development rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to compensate for the needed waivers.

We recognize the importance of the standards contained in the City's LDC and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits.

Public Benefit

The residential portion of the project is constructed and provides housing opportunities within a growing area of the City. The proposed amendment will allow for an expansion of the commercial uses in the site, which were originally planned for medical and office uses, to allow

Dennis L. Mrozek
November 11, 2024
Page 2

support services to the residents and limit the need for external trip lengths. Residents will find commercial uses such as offices, retail, and restaurants in close proximity to existing residential uses to promote multimodal access to the site.

Waivers

We have identified the need for waivers from the following LDC requirements:

LDC Section 6.10 – Signage

Section 6.10.E.1.g. prohibits off-site signs that contain commercial messages not related to the site, or advertise goods, products, services, or facilities not available or located on the site, or direct persons to a different location from where the sign is installed. The proposed modification allows for master signage within the Planned Development to advertise the range of uses proposed throughout the project and aid in navigation.

Article 6, Section 6.12.c – Architectural Standards

Article 6.12.c sets forth certain architectural standards for development located along Major City Thoroughfares, including a requirement for changes in roof plan at certain intervals. The Applicant is requesting a waiver from this requirement, as the proposed roof form utilizes other elements to create a sense of movement and avoid the monotonous appearance the standard is created to avoid.

Sincerely,



Jessica Gow for
Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM: JLG
Enclosures



Memorandum

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

To: Dennis Mrozek, Planning Director, City of Daytona Beach
From: Deborah D. LaCroix
Date: August 6, 2024
Client/Matter #: Reserve at Strickland Commercial Planned District Amendment and Small Scale Comprehensive Plan Amendment - DEV2024-334 and 335
Subject: Neighborhood Meeting Summary – July 29, 2024

A neighborhood meeting was held in the meeting room of the Fairfield Inn & Suites by Marriott, located at 1820 Checkered Flag Boulevard, Daytona Beach FL, on July 29, 2024 at 6:00 p.m.

Robert Merrell, Scott Vanacore, Parker Mynchenberg, Matthew West and Debi LaCroix were in attendance to explain the request. Several interested citizens attended the meeting, as shown on the attached sign-in sheet.

Mr. Merrell gave an overview of the request to amend the Planned District Agreement on the property to allow additional commercial/restaurant uses for the property within the Planned District.

One resident had a question regarding drainage for the property. Mr. Mynchenberg explained that the ditch would be piped and that the drainage flows East and West.

One resident indicated that hours of operation should be considered for restaurants, especially if there is outdoor seating. They were concerned about the noise. Mr. Vanacore indicated that there would be no loud music.

One resident asked regarding the traffic impact. Mr. West explained regarding the pre and post analysis of the transportation.

One resident asked regarding the size of proposed signage. Mr. Merrell indicated that a signage plan is included with the Planned District Amendment, which shows the size of the signage proposed.

One resident asked regarding whether once the rezoning was approved and if Mr. Vanacore sells the property, how would they know they were getting what was promised. Mr. Merrell explained that once the rezoning was approved, it runs with the land.

One resident asked regarding timing for start of construction. Mr. Mynchenberg indicated that he is currently working on the Site Plan and expects that construction could start in about a year.

One resident was in attendance on behalf of the Tuscan Woods Homeowners Association and asked that she be added to the mailing list for future Notices. Ms. LaCroix indicated that she would add her to the mailing list.

One resident indicated that he believed the existing lift station was failing. He indicated there is a strong odor emanating from the lift station at times. Mr. Mynchenberg indicated that he should contact the City Utilities.

Mr. Merrell thanked the neighbors for their attendance.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and photos of the signs we posted on the property. We've also included an email we received prior to the meeting, as well as the handout materials we provided during the meeting.

Thank you.

Deb.

RESERVE AT STRICKLAND COMMERCIAL PLANNED DISTRICT AMENDMENT

AND

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

DEV2024-334 AND 335

NEIGHBORHOOD MEETING

FAIRFIELD INN & SUITES BY MARRIOTT

1820 Checkered Flag Boulevard, Daytona Beach, FL 32114

July 29, 2024

6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Debi LaChaux	Woodbine	386/323-9244
Scott Vanacore	Vanacore	386/547/4373
PARKER MITCHELL	1729 Riverview	0776691
MATTHEW WEST	LTG 1450 W. GRANADA	386 257-2571
Donovan McNeil	116 integra shoes	386 444 5127
Ashley Cardona	116 integra shoes	954-234-0818
YANA WACKOWSKI	167 Maya way Daytona Beach	312-858-0468
Katie Giacobbe	130 Maya way	386-795-1120
Dana Rhymes-Jones	109 Tuscany Bend	904-318-9559

Debi LaCroix

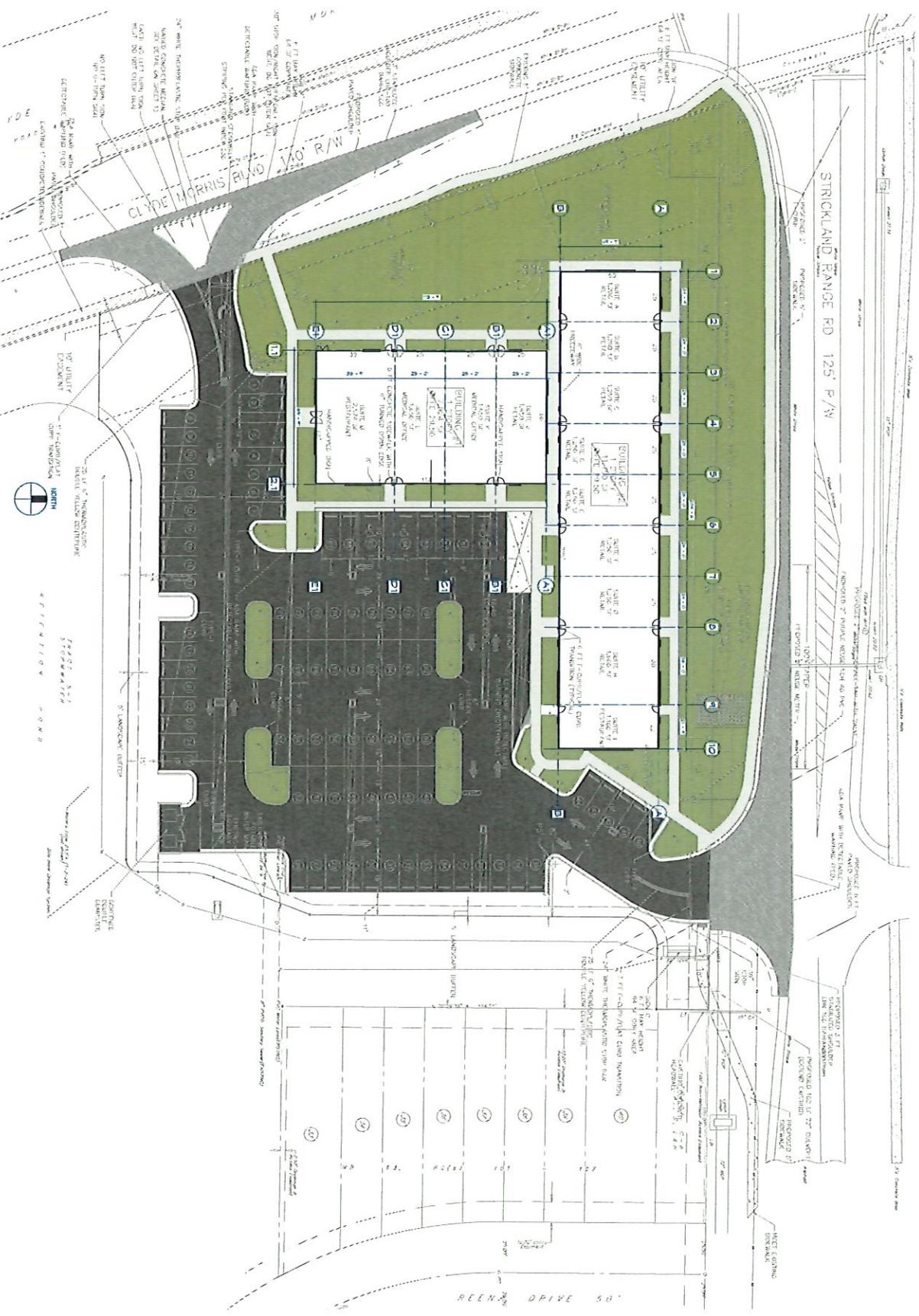
From: Donovan M. <morrelldonovan@gmail.com>
Sent: Monday, July 29, 2024 9:26 AM
To: Debi LaCroix
Subject: Re: Invitation to Neighborhood Meeting

Name: Donovan Morrell
Address: 116 Integra Shores Drive, Unit 101, Daytona Beach, Volusia County, 32117
Contact: MorrellDonovan@Gmail.com

Can matching trees be planted in the tree preservation area adjacent Strickland Range Road to match the density of the Tuscany Towns Development approximately 1000 feet east of the proposed project? The current "preservation" density is patchy/lacking.

Sincerely,
Donovan Morrell

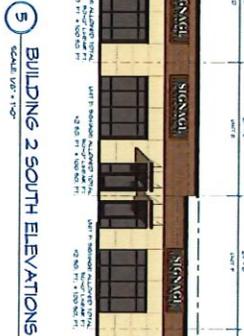
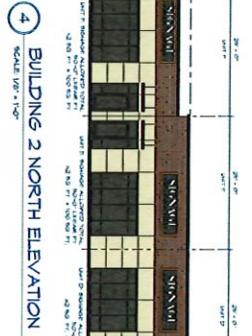
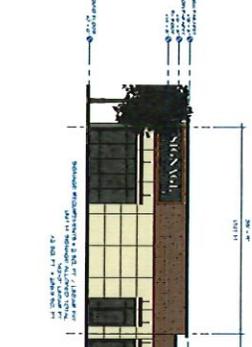
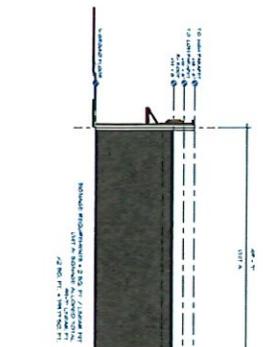
1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION
1	EXISTING CONDITIONS
2	PROPOSED CONDITIONS
3	PROPOSED LANDSCAPING
4	PROPOSED UTILITIES
5	PROPOSED EASEMENTS
6	PROPOSED RIGHT-OF-WAY
7	PROPOSED DRIVEWAYS
8	PROPOSED DRIVEWAYS
9	PROPOSED DRIVEWAYS
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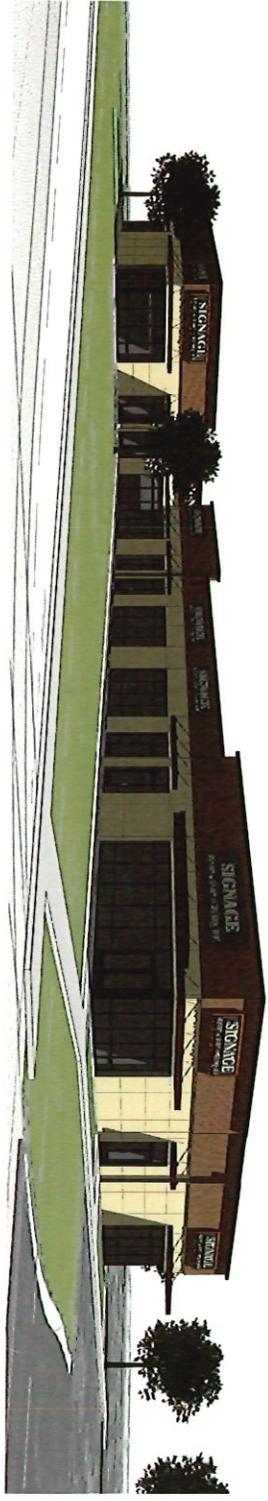
Davenport Consulting Group, LLC
CONSULTING ENGINEERS AND ARCHITECTS
1000 W. 15th Street, Suite 100
Des Moines, IA 50319
515.281.1111
www.davenportconsultinggroup.com





Davenport Consulting Group, LLC
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
ENGINEERING

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/14/2018
2	REVISED PER COMMENTS	08/21/2018
3	REVISED PER COMMENTS	09/04/2018
4	REVISED PER COMMENTS	09/11/2018
5	REVISED PER COMMENTS	09/18/2018
6	REVISED PER COMMENTS	09/25/2018
7	REVISED PER COMMENTS	10/02/2018
8	REVISED PER COMMENTS	10/09/2018
9	REVISED PER COMMENTS	10/16/2018
10	REVISED PER COMMENTS	10/23/2018
11	REVISED PER COMMENTS	10/30/2018
12	REVISED PER COMMENTS	11/06/2018
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14	REVISED PER COMMENTS	11/20/2018
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19	REVISED PER COMMENTS	12/25/2018
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22	REVISED PER COMMENTS	01/15/2019
23	REVISED PER COMMENTS	01/22/2019
24	REVISED PER COMMENTS	01/29/2019
25	REVISED PER COMMENTS	02/05/2019
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98	REVISED PER COMMENTS	07/01/2020
99	REVISED PER COMMENTS	07/08/2020
100	REVISED PER COMMENTS	07/15/2020



Davenport
Consulting
Group, LLC
CONSULTING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



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Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Anthony E. Aguianno
Baylee D. Bunyard
Anne M. Kehrl
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halford

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

July 18, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Halifax Plantation Section M, LLC, (Owner) in connection with their application for First Amendment to the approved Planned District on their property located at Clyde Morris Blvd., and Strickland Range Rd., Daytona Beach, FL as shown on the attached map. The owner intends to amend the approved Planned District to allow for the development of additional commercial uses within the Planned District.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Monday, July 29, 2024, at 6:00 p.m.** at the Fairfield Inn and Suites by Marriott, located at 1820 Checkered Flag Blvd., Daytona Beach, FL 32114.

You may provide written comments or questions regarding this request by email to Debi.lacroix@CobbCole.com or by letter to Debi Lacroix, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114. Please include your name, address, and contact information in your correspondence. A copy of any correspondence received prior to the meeting will be included in the summary of the meeting provided to the City of Daytona Beach.

We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing project.

Sincerely,

**Jessica Gow
For Rob Merrell**

Direct Dial (386) 323-9226
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9207

JLG/tmn

**Strickland Range &
Clyde Morris**



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SCHOOL BOARD OF VOLUSIA COUNTY
PO BOX 2118
DELAND, FL 32721

STRICKLAND RANGE ROAD LLC
1451 N US HIGHWAY 1 STE 13
ORMOND BEACH, FL 32174

M-ELENA HOLDING LLC
9229 W SUNSET BLVD STE 825
LOS ANGELES, CA 90069

CITY OF DAYTONA BEACH
301 S RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

TUSCANY TOWNS OF VOLUSIA % SENTRY MANA...
2180 W SR 434 STE 5000
LONGWOOD, FL 32779

RESERVE AT STRICKLAND HOA INC
444 SEABREEZE BLVD STE 805
DAYTONA BEACH, FL 32118

SCHMITZ CHRISTOPHER STEVEN
241 TARRACINA WAY
DAYTONA BEACH, FL 32117

DR HORTON INC
10192 DOWDEN RD
ORLANDO, FL 32832

STAFFORD BRANDY N
299 GRANITE AVE
SAINT AUGUSTINE, FL 32086

STEGER KATHLEEN JENINE
249 TARRACINA WAY
DAYTONA BEACH, FL 32117

MCMAHON THOMAS DANIEL JR
253 TARRACINA WAY
DAYTONA BEACH, FL 32117

CASTRO-JURADO JACKYLOU
237 TARRACINA WAY
DAYTONA BEACH, FL 32117

JLM LIVING DAYTONA PROPERTY OWNER LLC
3839 BEE CAVES RD STE 205
WEST LAKE HILLS, TX 78746

v 1/5 7/10/2024 10:32:18 AM

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TAN FEIMING
139 MAYA WAY
DAYTONA BEACH, FL 32117

PATRICK JILL ELIZABETH
147 MAYA WAY
DAYTONA BEACH, FL 32117

IMROZ SOHEL MOHAMMED
141 MAYA WAY
DAYTONA BEACH, FL 32117

THIEL BRANDON STEPHEN
149 MAYA WAY
DAYTONA BEACH, FL 32117

GIL LIZ FRANCIS CABEZA 143
MAYA WAY
DAYTONA BEACH, FL 32117

MARIN CLAUDIA YANET BARON
151 MAYA WAY
DAYTONA BEACH, FL 32117

LEBO KAJSA NICOLE
145 MAYA WAY
DAYTONA BEACH, FL 32117

ZAMBRANO GEMA CRISTINA UNSHELM
153 MAYA WAY
DAYTONA BEACH, FL 32117

v 2/5 7/10/2024 10:32:18 AM

MENDOZA MIGUEL ANGEL FRANCESCHINI
157 MAYA WAY
DAYTONA BEACH, FL 32117

SATCHELL LAURIE NICOLE
5955 LEBANON LN
ELKRIDGE, MD 21075

LEWIS PAMLER D
287 MCCLELLAND WAY
OAKLEY, CA 94561

MUTHUKUMAR VENKATACHALAM
4635 HASTINGS DR
CUMMING, GA 30041

SANCHEZ YURAYMA COROMOTO QUINTERO
165 MAYA WAY
DAYTONA BEACH, FL 32117

WACHOWSKI YANA
167 MAYA WAY
DAYTONA BEACH, FL 32117

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FULLWOOD KYE ALANI
169 MAYA WAY
HOLLY HILL, FL 32117

RAMOS TATYANA NAOMY BARRETO
11632 FOUNDERS ST
ORLANDO, FL 32832

ODARTEY EUNICE
171 MAYA WAY
DAYTONA BEACH, FL 32117

PALACIO ELBA R VALERA
272 REENA DR
DAYTONA BEACH, FL 32117

v 3/5 7/10/2024 10:32:18 AM

YORK JOHN FRANCIS JR
270 REENA DR
DAYTONA BEACH, FL 32117

BENABE CARMEN JULIA ESTRADA
268 REENA DR
DAYTONA BEACH, FL 32117

FAULDS JAMYE LANE
266 REENA DR
DAYTONA BEACH, FL 32117

ROGERS KYNDA MICHELE
108 MAYA WAY
DAYTONA BEACH, FL 32117

DURAN ANTHONY THEODORE
110 MAYA WAY
DAYTONA BEACH, FL 32117

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DAVIS CHAD TYRONE JR
112 MAYA WAY
DAYTONA BEACH, FL 32117

ROGERS RICHARD MARK
134 MAYA WAY
DAYTONA BEACH, FL 32117

EWANCHYSHYN COLIN JEFFREY
56 KENTON WOODS LN
SPRUCE GROVE AB

ULE YADELLI
136 MAYA WAY
DAYTONA BEACH, FL 32117

CASTRO LUIS A COSTA
116 MAYA WAY
DAYTONA BEACH, FL 32117

ZEGARRA OLGAR MANUEL FERNAN
138 MAYA WAY
DAYTONA BEACH, FL 32117

GOSHEV ANTOAN
241 RIVERSIDE DR UNIT 602
HOLLY HILL, FL 32117

HUNSBERGER DEAN VIRENDER
140 MAYA WAY
DAYTONA BEACH, FL 32117

GORDON KENDRA LEEANN
120 MAYA WAY
DAYTONA BEACH, FL 32117

NIETO NOEL ANTHONY
257 REENA DR
DAYTONA BEACH, FL 32117

LOTHES KELSEE MAREE LOISE
122 MAYA WAY
DAYTONA BEACH, FL 32117

LOZADO VINCENT EDWIN
255 REENA DR
DAYTONA BEACH, FL 32117

CLARK CHRISTINA ALEXIS
126 MAYA WAY
DAYTONA BEACH, FL 32117

ARMAGOST JODY ANN
128 MAYA WAY
DAYTONA BEACH, FL 32117

HERNANDEZ GERARDO ANTONIO DIAZ
251 REENA DR
DAYTONA BEACH, FL 32117

SCHADLE NICOLE AMY
249 REENA DR
DAYTONA BEACH, FL 32117

GARCIA ADRIANA DEL CARMEN SERRANO
132 MAYA WAY
DAYTONA BEACH, FL 32117

LANGWORTHY MAYLING
247 REENA DR
DAYTONA BEACH, FL 32117

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SWANTON TARA LYNN
245 REENA DR
DAYTONA BEACH, FL 32117

VASSALLO KACI NICOLE
243 REENA DR
DAYTONA BEACH, FL 32117

JC REENA D 241 LLC
9021 SW 208TH TER
CUTLER BAY, FL 33189

239 REENA LLC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702

COUNTY OF VOLUSIA
123 W INDIANA AVE
DELAND, FL 32720

CRE-GS TOMOKA VILLAGE SOUTH JV LLC
465 MEETING ST STE 500
CHARLESTON, SC 29403

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

7/29/24 AT 6:00pm TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD APPROVAL + SSCP A DEU 2024-3344

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Kaulden Inn 10120 Creechery Ln, Destin, FL 32541

INTERESTED PARTIES CAN CONTACT 01020 CEX

AT (386) 323-9264 FOR FURTHER INFORMATION.



NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
7/29/24 AT 6:00 PM TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:
PDA # 2024-334 d
THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Kauai Inn 1830 Onekonee Cir, Bluff, Kauai, HI 96741
INTERESTED PARTIES CAN CONTACT Scott Cole
AT (808) 323-9264 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON 7/29/24 AT 6:00 p.m. TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:
PD Amendment to SSCPA DE 2024-334d

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Fairfield Inn 1820 Checkered flag Blvd, Daytona Beach 32114

INTERESTED PARTIES CAN CONTACT Cobb Cole FOR FURTHER INFORMATION.
AT (386) 303-9264

Agenda Item 4C (Quasi-Judicial Hearing)
Waypointe Pre-Plat
DEV2023-123
Preliminary Plat for overall subdivision

STAFF REPORT

DATE: November 15, 2024
TO: Planning Board Members
FROM: Luke Rinkus, Planner

SUMMARY OF REQUEST

A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7 acres of proposed multi-use. These uses include single family, townhomes and commercial development parcels, including multi-family. This land comes from five parcels on Tomoka Farms Road, west of I-95. *See attachment A.*

Development will be divided into 6 phases, with a total of 295 units single family (40' wide), 315 single family (50' wide), 250 townhome units, 800 apartments and additional non-residential development. *See attachment C.*

Staff recommendation: Staff finds the proposed Major Subdivision Preliminary Plat meets the review standards in Sections 3.4.K.3.b., Land Development Code. Staff recommends the Planning Board approve the Major Subdivision Preliminary Plat for Waypointe to allow for the construction of 426.7 acres of multi-use lots.

Project Purpose

The purpose of a subdivision plat review under the City's Land Development Code (LDC), is to determine whether a proposed subdivision's layout complies with applicable provisions of the LDC relating to such design-oriented issues as lot dimensional requirements, orientation, and shape; street and sidewalk widths, location, and external connectivity; functionality of drainage system; and location of public utilities serving the subdivision.

A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision or an approved phase of the subdivision, in accordance with the LDC. The proposed Major Subdivision Preliminary Plat (*Attachment A*) will allow the applicant to move forward with the Final Plat approval process, which is required before the subdivision of land (whether improved or unimproved).

SITE INFORMATION

Location: West of I-95 on Tomoka Farms Road, south of I-4 (*See Attachment B*)

Parcel No(s): 523400000370, 523400000372, 620200000020, 620300000010, 620300000060

Property Size: ± 426.7 acres

Existing Zoning: Planned Development - General (PD-G)

Existing Future Land Use: Mixed Use

Existing uses listed below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

Table 1: Land Use and Zoning

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
Site	Vacant Undeveloped	Mixed Use	PD-G
North	Vacant Undeveloped	AC	A-2(2)A - (County)
South	Vacant Undeveloped	LIU	A-2(1) – (County)
East	Vacant Undeveloped	OT	AG
West	Vacant Undeveloped	R	A-2A – (County)

PROJECT DESCRIPTION AND HISTORY

Platting of 426.7 acres of Single family, multi-family and commercial developments, platted from 5 existing parcels.

The Waypointe PD rezoning (DEV2022-024) was approved by the City Commission on May 17, 2023. The PD is called “Waypointe Planned District Agreement”. A comp plan amendment for Parcel# 620200000020 (DEV2022-115) was approved, to allow for mixed use development as part of the proposed “Waypointe Planned District Agreement”.

Major Subdivision Preliminary Plat Review Standards

An application for a Major Subdivision Preliminary Plat shall be approved only on a finding there is competent substantial evidence in the record that the proposed subdivision and associated development complies with:

i. The standards in Article 7: Subdivision and Infrastructure;

Staff has found this Preliminary Plat is compliant with all lot dimensions, access, and infrastructure requirements outlined in Article 7 of the Land Development Code (LDC) and the Waypointe Planned District Agreement.

ii. Applicable standards in Article 6: Development Standards;

Staff has found this Preliminary Plat is compliant with the standards of the LDC, Article 6: Development Standards and the Waypointe Planned District Agreement.

Prior to approval of the Final Plat, the following conditions must be satisfied:

- *Surveys need to be Signed and sealed per F.A.C. 5J-17.05.*

iii. All other applicable standards in this Code;

Staff has found this Preliminary Plat is compliant with all other applicable standards in The City's Land Development Code and the Waypointe Planned District Agreement.

iv. All requirements or conditions of any prior applicable development orders; and

The subject Preliminary Plat has been reviewed by staff and found to be consistent with the Waypointe Planned District Agreement. The minimum width, depth and lot area size of each proposed lot meets the standards previously approved by the City Commission as a part of the PD Rezoning.

v. All other applicable City regulations.

Staff has found the Preliminary Plat is in compliance with all applicable City regulations. Therefore, approval of the subject Preliminary Plat will allow the applicant to move forward with the Final Plat approval process.

The City's Technical Review Team (TRT) has reviewed the proposed Major Subdivision Preliminary Plat and has found it to be compliant with the subdivision requirements in the LDC & the Waypointe Planned District Agreement.

Major Subdivision Preliminary Plat plans must be reviewed by the Planning Board prior to City Commission action. A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision of an approved phase of the subdivision. Final Plats require approval from the City Commission only. The Final Plat empowers the subdivision of land; however, it does not act as a site plan approval.

A development order approving a Major Subdivision Preliminary Plat shall automatically expire if an application for approval of a Final Plat for the subdivision, or an approved phase of the subdivision, is not submitted within two years after the date of the development order, or an extension of this time period that is authorized in accordance with the LDC.

RECOMMENDATION

Staff recommends approval of the Major Subdivision Preliminary Plat for the Waypointe project to allow the development of single family, townhome, and commercial development uses including multi-family on 426.7 acres on Tomoka Farms Road, west of I-95.

A majority vote of the Planning Board members, present and voting, is required to recommend approval to the City Commission.

WAYPOINTE

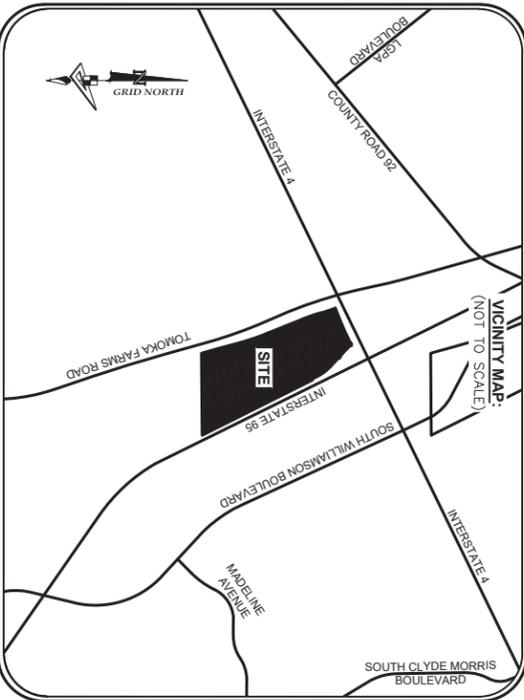
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

DESCRIPTION:

A portion of Sections 34 & 35, Township 15 South, Range 32 East, and Sections 2 & 3, Township 16 South, Range 32 East, Volusia County, Florida, being described as follows:

BEGIN at the South 1/4 corner of Section 2, Township 16 South, Range 32 East; thence along the South line of the Southwest 1/4 of said Section 2, run S 89°31'13" W, a distance of 224.69 feet to a point on the East Right-of-Way line of Tomoka Farms Road; thence along said East Right-of-Way line run the following: 1) N 15°28'00"W, a distance of 100.11 feet; 2) N 15°58'57"W, a distance of 99.95 feet; 3) N 15°28'00"W, a distance of 100.11 feet; 4) N 15°34'52"W, a distance of 100.00 feet; 5) N 15°34'52"W, a distance of 99.94 feet; 6) N 15°45'11"W, a distance of 100.00 feet; 7) N 15°41'45"W, a distance of 100.06 feet; 8) N 15°45'11"W, a distance of 99.94 feet; 9) N 15°34'52"W, a distance of 100.06 feet; 10) N 15°34'52"W, a distance of 99.94 feet; 11) N 15°24'34"W, a distance of 100.06 feet; 12) N 15°34'52"W, a distance of 100.00 feet; 13) N 15°34'52"W, a distance of 99.94 feet; 14) N 15°21'07"W, a distance of 100.00 feet; 15) N 15°34'52"W, a distance of 100.06 feet; 16) N 15°34'52"W, a distance of 99.94 feet; 17) N 15°48'37"W, a distance of 100.06 feet; 18) N 15°41'45"W, a distance of 99.94 feet; 19) N 15°28'00"W, a distance of 100.00 feet; 20) N 15°34'52"W, a distance of 100.00 feet; 21) N 15°34'52"W, a distance of 99.95 feet; 22) N 15°34'52"W, a distance of 100.00 feet; 23) N 13°00'22"W, a distance of 100.16 feet; 24) N 11°35'13"W, a distance of 100.00 feet; 25) N 21°41'43"W, a distance of 102.75 feet; 26) N 20°04'43"W, a distance of 100.06 feet; 27) N 20°33'58"W, a distance of 7.89 feet; 28) N 22°10'21"W, a distance of 44.62 feet; 29) N 22°31'38" E, a distance of 58.10 feet; 30) N 21°47'48"W, a distance of 100.03 feet; 31) N 21°55'53"W, a distance of 100.00 feet; 32) N 21°47'48"W, a distance of 100.00 feet; 33) N 22°01'33"W, a distance of 99.94 feet; 34) N 21°47'48"W, a distance of 100.00 feet; 35) N 22°01'33"W, a distance of 99.94 feet; 36) N 22°01'33"W, a distance of 100.00 feet; 37) N 22°01'33"W, a distance of 100.06 feet; 38) N 22°01'33"W, a distance of 100.00 feet; 39) N 22°04'59"W, a distance of 99.94 feet; 40) N 22°04'59"W, a distance of 100.00 feet; 41) N 22°15'18"W, a distance of 100.06 feet; 42) N 22°04'59"W, a distance of 100.00 feet; 43) N 21°51'14"W, a distance of 99.94 feet; 44) N 22°04'59"W, a distance of 100.06 feet; 45) N 22°04'59"W, a distance of 99.94 feet; 46) N 22°04'59"W, a distance of 100.06 feet; 47) N 22°04'59"W, a distance of 100.00 feet; 48) N 22°04'59"W, a distance of 99.94 feet; 49) N 11°19'52"W, a distance of 101.84 feet; 50) N 21°37'29"W, a distance of 100.00 feet; 51) N 21°40'56"W, a distance of 100.00 feet; 52) N 21°13'24"W, a distance of 99.95 feet; 53) N 22°04'59"W, a distance of 0.84 feet; 54) N 12°56'16"W, a distance of 2.04 feet; 55) N 12°35'16"W, a distance of 102.92 feet; 56) N 19°11'16"W, a distance of 400.50 feet; 57) N 22°03'01"W, a distance of 107.00 feet to a point on the Southernly Right-of-Way line of Interstate 4 (State Road 400); thence run along said Southernly Right-of-Way line of Interstate 4 the following: Three (3) courses: 1) N 68°22'47" E, a distance of 601.96 feet; 2) thence Northeasterly, 1081.82 feet along the arc of a tangent curve to the left having a radius of 11576.78 feet and a central angle of 05°21'15" (chord bearing N 65°42'10" E, 1081.43 feet); 3) N 02°20'45" W, a distance of 38.00 feet to a point on the West Right-of-Way line of Interstate 95 (State Road 9); thence run along said West Right-of-Way line of Interstate 95 the following: Twelve (12) courses: 1) N 89°39'15" E, a distance of 100.00 feet; 2) S 02°20'45" E, a distance of 86.63 feet; 3) thence southeasterly, 111.39 feet along the arc of a non-tangent curve to the right having a radius of 621.97 feet and a central angle of 10°15'40" (chord bearing S 52°30'47" E, 111.24 feet); 4) S 47°22'57" E, a distance of 441.80 feet; 5) S 66°39'23" E, a distance of 128.72 feet; 6) S 26°38'47" E, a distance of 120.00 feet; 7) S 47°22'57" E, a distance of 399.98 feet; 8) thence southeasterly, 502.34 feet along the arc of a tangent curve to the right having a radius of 2191.99 feet and a central angle of 13°05'41" (chord bearing S 40°50'07" E, 501.25 feet); 9) thence southeasterly, 293.15 feet along the arc of a compound curve to the right having a radius of 2191.99 feet and a central angle of 07°38'39" (chord bearing S 30°28'01" E, 292.93 feet); 10) S 26°38'47" E, a distance of 225.00 feet; 11) N 03°21'14" E, a distance of 45.96 feet; 12) S 26°38'46" E, a distance of 5396.00 feet to a point on the South line of the Southeast 1/4 of said Section 2; thence along said South line of the Southeast 1/4 of said Section 2, run S 89°32'38" W, a distance of 1323.53 feet to the POINT OF BEGINNING.

Containing 426,701 acres, more or less.



CERTIFICATE OF ACCEPTANCE:

The dedication to of the Waypointe of Volusia Property Owners Association, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the the Waypointe of Volusia Property Owners Association by their Board of Supervisors this _____ day of _____, 2024, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

Witness: _____ Print Name: _____ Chairman: _____ Print Name: _____

ACKNOWLEDGEMENT:

I hereby certify on this _____ day of _____, 2024, before me personally appeared by means of physical who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid. Notary Public, State of Florida at Large My commission expires: _____ (Printed Name of Notary) Commission Number: _____

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 _____.

Clerk of the Circuit Court File Number _____ in and for Volusia County, Florida

DEDICATION:

The owner hereby dedicates the following property interests to Waypointe Community Development District ("CDD"):

- 1. Tracts A, B, C, DD, E, EE, F, FF, G, GG, H, I, J, K, L, M, N, NN, O, P, Q, R, R-1A, R-1B, S, T, U, W, and X for ingress and egress as well as for the installation, construction, acquisition, ownership, operation, maintenance, repair and replacement of roadway, drainage, wetland landscaping, irrigation, handscaping, signage, lighting, waste/fencing, conduit, and other CDD improvements. The CDD shall have the right and obligation to maintain any CDD improvements within such areas.
2. The Owner hereby dedicates to the City:
a. Tract R-1, for use as public right-of-way.
b. Tracts BB, CC and JJ for use as lift stations.
c. Non-exclusive perpetual easements under, over and across, all right-of-ways and utility easements for ingress and egress as well as for the installation, construction, acquisition, ownership, operation, maintenance, repair and replacement of water, sewer and reclaim utilities.
d. Non-exclusive perpetual easements under, over and across, Tracts R-1, R-1c, and R-2, for ingress and egress as well as for the installation, construction, acquisition, operation, maintenance, repair and replacement of landscape, irrigation, and lighting improvements.

The Owner hereby dedicates to Volusia County, Florida:

- 3. The Owner hereby dedicates to Volusia County, Florida:
a. Tract R-2 for use as public right-of-way.
4. All right-of-ways shall be constructed to city standards and transferred upon completion to the CDD or to a ownership and operation as indicated herein. The City, HOA, CDD, and all applicable governmental and emergency service providers, are hereby dedicated a non-exclusive, perpetual access easement over all right-of-ways for the purposes of ingress and egress as well as for providing public and emergency services, including but not limited to: postal, fire protection, police protection, emergency medical transportation, code enforcement, garbage collection and other public and emergency services.
5. Owner does hereby reserve and retain ownership of all tracts, all lands, all easements, and all other interests not specifically dedicated above to the "City" or the "CDD."

By: _____ Witness: _____ Name: _____ Print Name: _____ Title: _____ Print Name: _____

ACKNOWLEDGEMENT:

I hereby certify on this _____ day of _____, 2024, before me personally appeared _____ as _____ who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid. Notary Public, State of Florida at Large My commission expires: _____ (Printed Name of Notary) Commission Number: _____

SURVEYOR'S CERTIFICATION:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part 1, Florida Statutes; that permanent reference monuments (PRMs) were set on the 13th day of September, 2023, as shown hereon, and that permanent control points (PCPs) and corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: David W. Maxwell, (License No. LS7311) Florida Professional Surveyor and Mapper, Geopoint Surveying, Inc. 528 Northlake Blvd., Ste. 1040, Altamonte Springs, Florida 32701 Licensed Business Number LB7708

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 Volusia County.



528 Northlake Blvd. Ste. 1040 Altamonte Springs, Florida 32701 Phone: (321) 276-0340 www.geopointsurveying.com Licensed Business Number LB 7708

SURVEYOR NOTES:

- 1. Bearings shown hereon are based on the Westerly Right-of-Way Line of Interstate 95, having a Grid Bearing of S 26°38'46" E, the grid bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
2. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
3. All lines intersecting a curve are radial (R) unless otherwise noted as non-radial (NR).
4. The subject property lies in Flood Zones "X" and "Y" according to Flood Insurance Rate Map No. 12127C0364H for Volusia County, Florida, Volusia County Unincorporated Areas Community No. 125.15, dated February 19, 2014 and issued by the Federal Emergency Management Agency.
5. All lots shall comply with the minimum lot width identified in the Waypointe PD, as defined by LDC Section 11.4.A.2.
6. Final conveyance of any roadway and/or utilities improvements is subject to final acceptance by the City Council and/or staff and, as part of the acceptance process, such improvements may be conveyed from either the developer and/or the Waypointe Community Development District.

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH:

I HEREBY CERTIFY that this Plat has been reviewed for conformity to Chapter 177, Part 1, Florida Statutes.

Reviewing Surveyor: James M. Durn Date Professional Surveyor and Mapper No. 4235

THIS IS TO CERTIFY that on _____ this plat was approved. THIS IS TO CERTIFY that on _____ this plat was approved by the City of Daytona Beach.

City Manager

WAYPOINT

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 3 OF 30

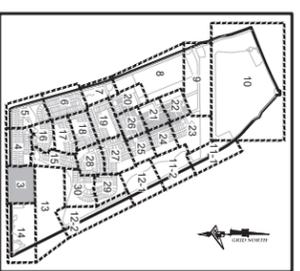
Attachment A

MAP BOOK

PAGE NO.



SCALE 1" = 60'
0 30 60 120



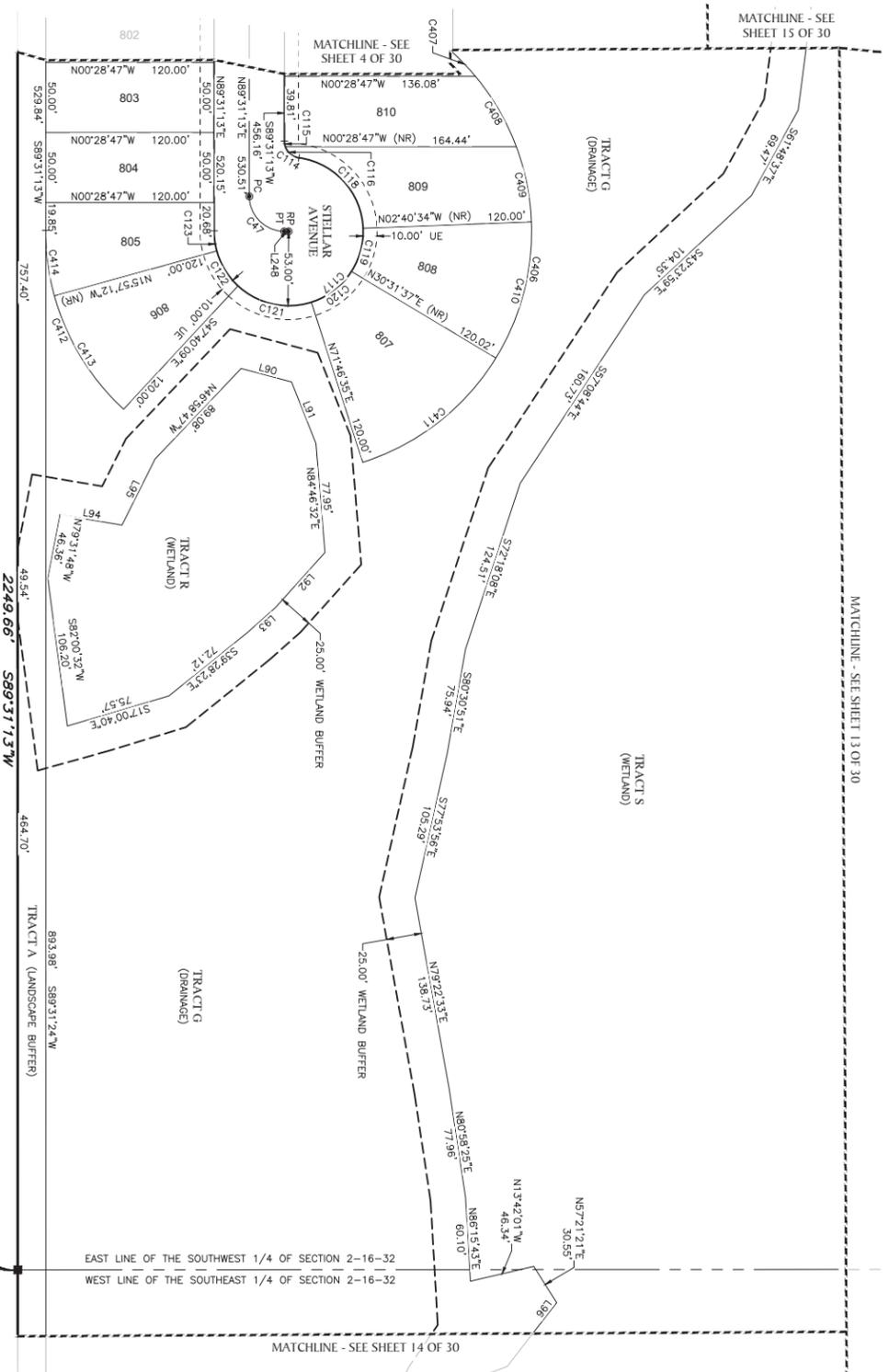
KEY MAP
(NOT TO SCALE)

No.	Radius	Arc	Δ	Bearing	Chord
C47	25.00'	38.05'	89°30'13"	N44°46'07"E	35.20'
C114	12.00'	17.18'	82°02'24"	N45°30'01"E	15.75'
C115	12.00'	4.06'	19°22'26"	N79°50'00"E	4.04'
C116	12.00'	17.18'	82°02'24"	N45°30'01"E	15.75'
C117	53.00'	242.78'	262°27'24"	N41°17'29"W	79.72'
C118	53.00'	73.72'	79°41'28"	S47°19'33"W	67.92'
C119	53.00'	32.38'	35°00'05"	N75°19'40"W	31.88'
C120	53.00'	36.63'	39°36'12"	N38°01'31"W	35.91'
C121	53.00'	56.01'	60°33'16"	N12°03'13"E	53.44'
C122	53.00'	29.45'	31°50'02"	N58°14'52"E	29.07'
C123	53.00'	14.59'	15°46'21"	N82°03'03"E	14.54'
C406	173.00'	339.82'	112°32'40"	N81°39'06"W	287.76'
C407	173.00'	23.34'	7°43'45"	S45°56'27"W	23.32'
C408	173.00'	58.22'	19°16'59"	S59°26'49"W	54.89'
C409	173.00'	54.92'	18°11'19"	S78°10'58"W	54.89'
C410	173.00'	101.92'	33°45'14"	N75°50'45"W	100.45'
C411	173.00'	123.03'	40°44'43"	N38°35'47"W	120.45'
C412	173.00'	143.18'	47°25'13"	N66°02'27"E	139.13'
C413	173.00'	95.87'	31°45'07"	N58°12'24"E	94.85'
C414	173.00'	47.31'	15°40'06"	N81°55'01"E	47.16'

No.	Bearing	Length
L90	N14°36'56"E	37.13'
L91	N67°59'04"E	47.32'
L92	S45°34'00"E	52.76'
L93	S42°13'17"E	26.50'
L94	N09°07'52"E	44.70'
L95	N63°57'59"W	52.75'
L96	S52°44'04"E	57.43'
L97	S21°37'07"E	55.50'
L98	S64°28'58"E	25.16'
L248	S00°01'00"W	3.22'

LEGEND:

- indicates (P,R,M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7758, unless otherwise noted.
- ◆ indicates (P,C,F.) Permanent Control Point Nail & Disk LB7768 PCP
- (NR) --- indicates non-radial line
- PG. --- indicates page number
- PC. --- indicates point of curvature
- PT. --- indicates point of tangency
- PI. --- indicates point of intersection
- PRC. --- indicates point of reverse curvature
- PCC. --- indicates point of compound curvature
- O.R. --- indicates official records book number
- CCR. --- indicates certified corner records
- UE. --- indicates utility easement
- AE. --- indicates access easement
- FDOT. --- indicates Florida Department of Transportation
- RP. --- indicates radius point



UNPLATTED

POINT OF BEGINNING
SOUTH 1/4 CORNER OF SECTION 02-16-32
COR# 096881

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

GeoPoint
Surveying, Inc.
538 Northside Blvd. Ste. 1030
Altamonte Springs, Florida 32701
www.geopointsurveying.com
Phone: (321) 726-9340
Fax: (321) 726-9340
Licensed Business Number LB 7765

WAYPOINTE

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

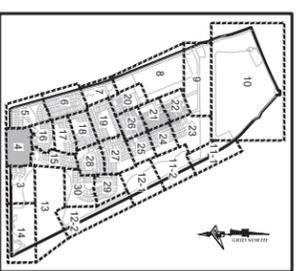
SHEET 4 OF 30

Attachment A

MAP BOOK PAGE NO.



SCALE 1" = 60'
0 30 60 120



Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C44	1210.00'	98.54'	4.39.58"	S88°08'03"E	98.51'
C45	25.00'	37.44'	85°48'06"	S42°54'01"E	34.04'
C113	10.00'	15.71'	90°00'00"	S45°28'47"E	14.14'
C124	10.00'	15.71'	90°00'00"	S44°31'13"W	14.14'
C125	10.00'	15.71'	90°00'00"	N45°28'47"W	14.14'
C132	10.00'	15.71'	90°00'00"	N44°31'13"E	14.14'
C133	10.00'	15.71'	90°00'00"	N45°28'47"W	14.14'
C134	1235.00'	128.72'	5°52'45"	S87°31'39"E	128.67'
C135	1235.00'	27.26'	1°15'52"	S89°50'05"E	27.26'
C136	1235.00'	49.21'	2°16'59"	S88°03'39"E	49.21'
C137	1235.00'	39.28'	1°49'21"	S86°00'30"E	39.28'
C138	1235.00'	10.97'	0°30'32"	S84°50'33"E	10.97'
C139	53.00'	241.24'	260°47'53"	S45°30'14"W	80.72'
C140	53.00'	28.30'	30°35'34"	S69°35'55"E	27.96'
C141	53.00'	37.59'	40°38'13"	S33°59'02"E	36.81'
C146	12.00'	17.53'	83°42'31"	S45°57'06"E	16.01'
C147	1185.00'	57.06'	2°45'33"	S89°05'15"E	57.06'
C148	10.00'	15.71'	90°00'00"	N44°31'13"E	14.14'
C407	173.00'	23.34'	7°43'45"	S45°56'27"W	23.32'
C415	1355.00'	138.72'	5°51'56"	S87°32'03"E	138.66'
C416	1355.00'	29.91'	1°15'52"	S89°50'05"E	29.91'
C417	1355.00'	53.99'	2°16'59"	S88°03'39"E	53.99'
C418	1355.00'	43.10'	1°49'21"	S86°00'30"E	43.10'
C419	1355.00'	11.72'	0°29'44"	S84°50'57"E	11.72'
C421	173.00'	96.22'	31°51'59"	S68°51'14"E	94.98'
C422	173.00'	125.24'	41°28'43"	S32°10'53"E	122.52'

Line Data Table

No.	Bearing	Length
L249	S00°00'02"W	5.11'



LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
- (NR) --- indicates non-radial line
- PG. --- indicates page number
- PC. --- indicates point of curvature
- PT. --- indicates point of tangency
- PI. --- indicates point of intersection
- PRC. --- indicates point of reverse curvature
- PCC. --- indicates point of compound curvature
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SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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Altamonte Springs, Florida 32701
www.geopointsurvey.com
Phone: (321) 726-9440
Fax: (321) 726-9440
Licensed Business Number LB 7768

WAYPOINT
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK PAGE NO.
Attachment A



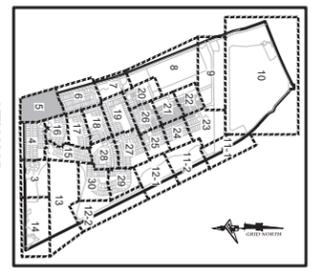
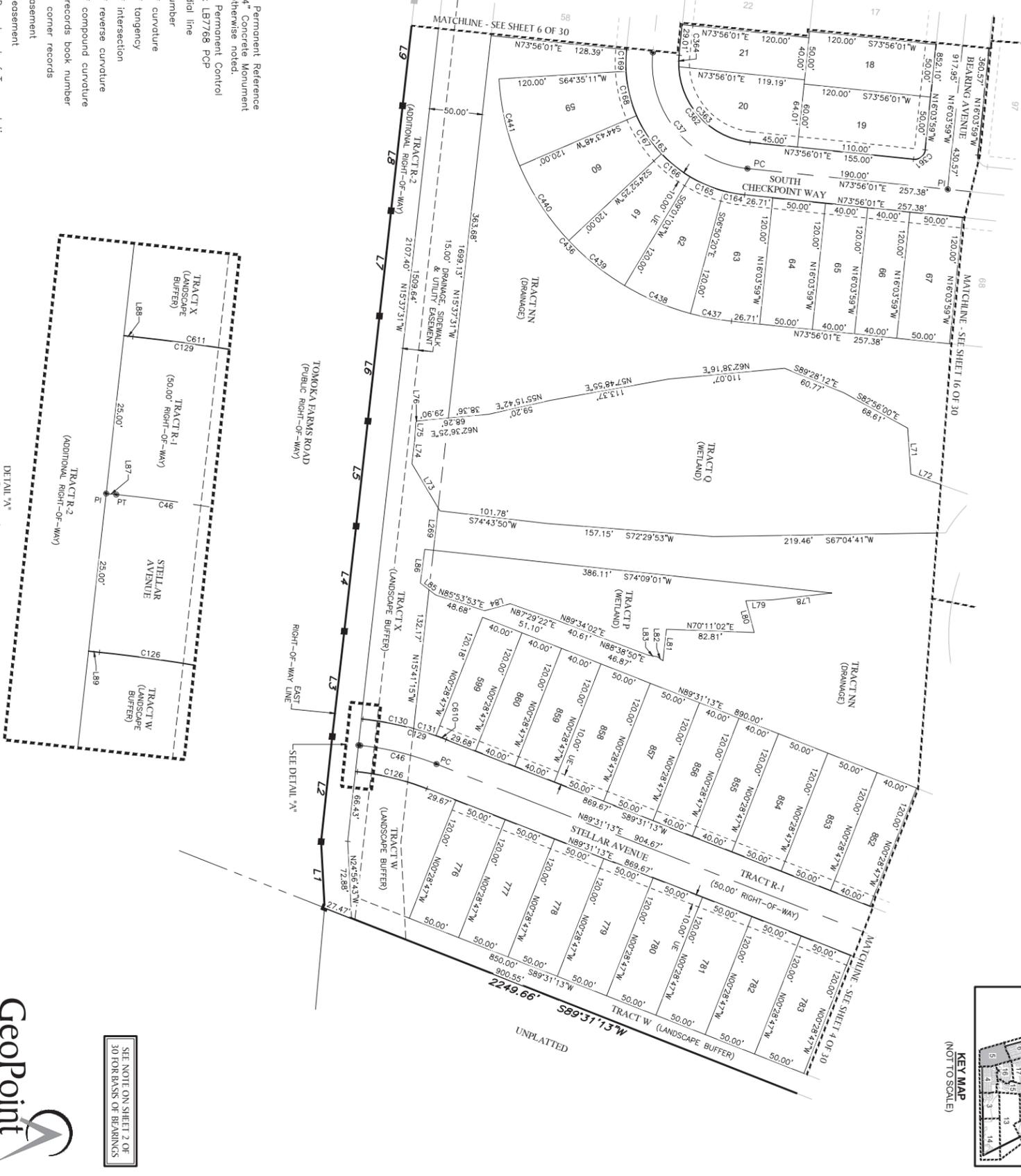
SCALE 1" = 60'
0 30 60 120

No.	Radius	Arc	Δ	Bearing	Chord
C37	100.00'	157.08'	90°00'00"	S81°03'59"E	141.42'
C46	275.00'	74.32'	15°29'07"	S81°46'39"W	74.10'
C46	275.00'	74.32'	15°29'07"	S81°46'39"W	74.10'
C126	250.00'	67.57'	15°29'07"	S81°46'39"W	67.56'
C126	250.00'	67.57'	15°29'07"	S81°46'39"W	67.56'
C129	300.00'	81.08'	15°29'07"	S81°46'39"W	80.83'
C129	300.00'	81.08'	15°29'07"	S81°46'39"W	80.83'
C130	300.00'	48.76'	9°18'43"	S78°41'27"W	48.70'
C131	300.00'	21.99'	4°12'03"	S85°26'50"W	21.99'
C163	125.00'	196.35'	90°00'00"	S61°03'59"E	176.78'
C164	125.00'	20.13'	9°13'39"	N78°32'50"E	20.11'
C165	125.00'	34.59'	15°51'23"	S88°54'39"E	34.48'
C166	125.00'	34.59'	15°51'23"	S73°03'16"E	34.48'
C167	125.00'	43.32'	19°51'23"	S57°11'53"E	43.10'
C168	125.00'	43.32'	19°51'23"	S35°20'30"E	43.10'
C169	125.00'	20.39'	9°20'49"	S20°44'24"E	20.37'
C361	10.00'	15.71'	90°00'00"	N28°56'01"E	14.14'
C362	75.00'	117.81'	90°00'00"	S61°03'59"E	106.07'
C363	75.00'	106.78'	81°34'26"	S65°16'47"E	97.99'
C364	75.00'	11.03'	8°25'34"	S20°16'47"E	11.02'
C436	245.00'	344.88'	80°39'11"	S65°44'24"E	317.10'
C437	245.00'	39.46'	9°13'39"	N78°32'50"E	39.42'
C438	245.00'	67.80'	15°51'23"	S88°54'39"E	67.59'
C439	245.00'	67.80'	15°51'23"	S73°03'16"E	67.59'
C440	245.00'	84.91'	19°51'23"	S55°11'53"E	84.48'
C441	245.00'	84.91'	19°51'23"	S35°20'30"E	84.48'
C610	300.00'	10.33'	1°58'22"	S88°32'02"W	10.33'
C611	300.00'	48.76'	9°18'43"	S78°41'27"W	48.70'

No.	Bearing	Length
L1	N24°56'43"W	62.52'
L2	N15°58'57"W	99.95'
L3	N15°28'00"W	100.11'
L4	N15°34'52"W	100.00'
L5	N15°34'52"W	99.94'
L6	N15°45'11"W	100.00'
L7	N15°41'45"W	100.06'
L8	N15°45'11"W	99.94'
L9	N15°34'52"W	100.06'
L71	S26°00'26"E	43.59'
L72	N87°25'34"E	64.94'
L73	N52°31'37"W	51.80'
L74	N15°28'39"W	24.88'
L75	N18°50'17"W	14.67'
L76	N18°06'39"E	1.37'
L78	N61°23'42"E	56.66'
L79	N66°02'04"E	24.95'
L80	N36°55'41"W	31.06'
L81	N15°36'58"W	29.89'
L82	S77°26'41"E	6.57'
L83	N77°48'45"E	9.04'
L84	N52°51'10"E	24.84'
L85	S73°57'23"E	18.27'
L86	S14°27'36"E	32.08'
L87	N74°02'06"E	1.58'
L88	S74°02'06"W	1.43'
L89	N74°02'06"E	1.73'
L289	N15°34'52"W	40.15'

LEGEND:

- --- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- --- indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
- indicates non-radial line
- (NR) --- indicates non-radial line
- PG. --- indicates page number
- PC --- indicates point of curvature
- PT --- indicates point of tangency
- PI --- indicates point of intersection
- PRC --- indicates point of reverse curvature
- PCC --- indicates point of compound curvature
- O.R. --- indicates official records book number
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- FOOT --- indicates Florida Department of Transportation
- RP --- indicates radius point



SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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Fax: (321) 276-9440
Licensed Business Number LB 7768

WAYPOINTE
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

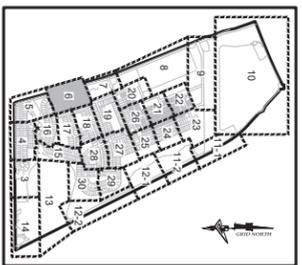
MAP BOOK PAGE NO.
Attachment A



SCALE 1" = 60'
0 30 60 120

No.	Radius	Arc	Δ	Bearing	Chord
C36	100.00'	169.66'	97°12'32"	S32°32'17"W	150.03'
C170	125.00'	212.08'	97°12'32"	S32°32'17"W	187.54'
C171	125.00'	24.93'	11°25'37"	S10°21'11"E	24.89'
C172	125.00'	34.59'	19°51'23"	S03°17'19"W	34.48'
C173	125.00'	34.59'	15°51'23"	S19°08'42"W	34.48'
C174	125.00'	43.32'	19°51'23"	S37°00'05"W	43.10'
C175	125.00'	74.64'	34°12'46"	S84°02'09"W	73.54'
C176	100.00'	16.97'	97°12'32"	N32°32'17"E	15.00'
C308	10.00'	14.35'	82°13'27"	S57°10'43"E	13.15'
C334	10.00'	16.96'	97°11'26"	S32°31'44"W	15.00'
C366	75.00'	127.25'	97°12'32"	S32°32'17"W	112.52'
C442	245.00'	152.71'	35°42'46"	S29°04'24"W	150.29'
C443	245.00'	67.80'	15°51'23"	S19°08'42"W	67.69'
C444	245.00'	84.91'	19°51'23"	S37°00'05"W	84.48'

No.	Bearing	Length
L10	N15°34'52"W	99.94'
L11	N15°24'34"W	100.06'
L12	N15°34'52"W	100.00'
L13	N15°34'52"W	99.94'
L14	N15°21'07"W	100.00'
L15	N15°34'52"W	100.06'
L16	N15°34'52"W	99.94'
L17	N15°48'37"W	100.06'
L18	N15°41'45"W	99.94'
L247	S74°18'15"W	29.07'



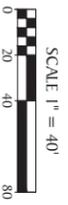
SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
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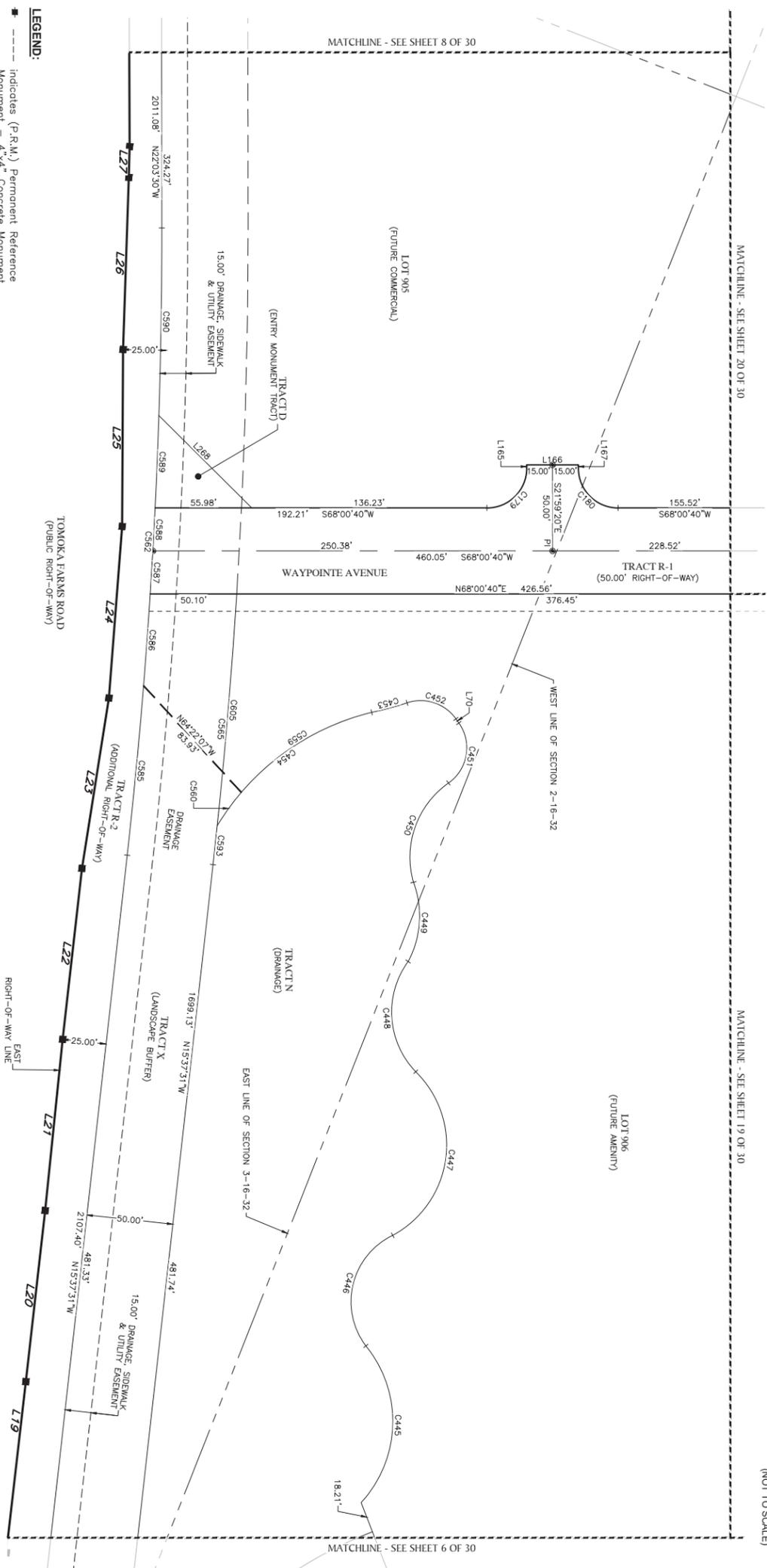
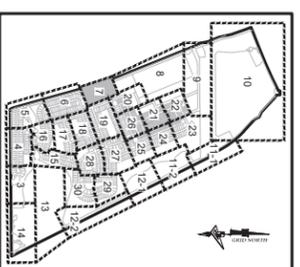
WAYPOINTE

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C585	3252.00'	98.96'	N16°29'50"W	98.96'
C586	3252.00'	53.37'	0°56'25"	53.37'
C587	3252.00'	25.05'	N18°31'48"W	25.05'
C588	3252.00'	25.03'	N18°58'16"W	25.03'

Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C589	3252.00'	53.76'	0°56'50"	53.76'
C590	3252.00'	108.95'	1°58'10"	108.94'
C593	3302.00'	22.91'	0°23'51"	22.91'
C605	3302.00'	134.99'	2°20'32"	134.98'



- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
 - (NR) indicates non-radial line
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 - AE. indicates access easement
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 - RP. indicates radius point

Line Data Table		
No.	Bearing	Length
L19	N15°28'00"W	100.00'
L20	N19°34'52"W	100.00'
L21	N16°09'16"W	98.95'
L22	N19°34'52"W	100.00'
L23	N13°00'22"W	100.16'
L24	N17°35'13"W	100.00'
L25	N21°41'43"W	102.25'
L26	N27°04'43"W	100.06'

Line Data Table		
No.	Bearing	Length
L27	N20°33'58"W	17.89'
L70	N57°06'15"W	2.92'
L65	S21°59'20"E	2.00'
L166	S68°00'40"W	30.00'
L167	N21°59'20"W	2.00'
L268	N67°02'03"W	76.03'

Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C179	23.00'	36.13'	90°00'00"	32.53'
C180	23.00'	36.13'	90°00'00"	32.53'
C445	69.54'	99.24'	81°46'02"	N207°15'03"W
C446	42.74'	75.56'	101°17'11"	S08°23'58"E
C447	49.96'	111.53'	107°07'25"	N14°00'00"W
C448	49.96'	69.71'	79°57'04"	S25°55'36"E
C449	56.12'	47.56'	48°33'19"	N18°10'04"W
C450	52.78'	65.19'	70°46'05"	S02°38'13"E

Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C451	25.00'	39.21'	89°51'05"	N127°10'43"W
C452	25.00'	31.93'	73°10'37"	S86°18'26"W
C453	182.88'	21.22'	6°38'57"	N53°02'37"E
C454	144.51'	113.98'	45°11'34"	S31°40'52"W
C559	144.51'	90.20'	35°45'44"	S36°23'47"W
C560	144.51'	23.78'	9°25'49"	S13°48'00"W
C562	3352.00'	365.13'	6°25'59"	N18°50'31"W
C565	3302.00'	157.89'	2°44'23"	N18°59'43"W

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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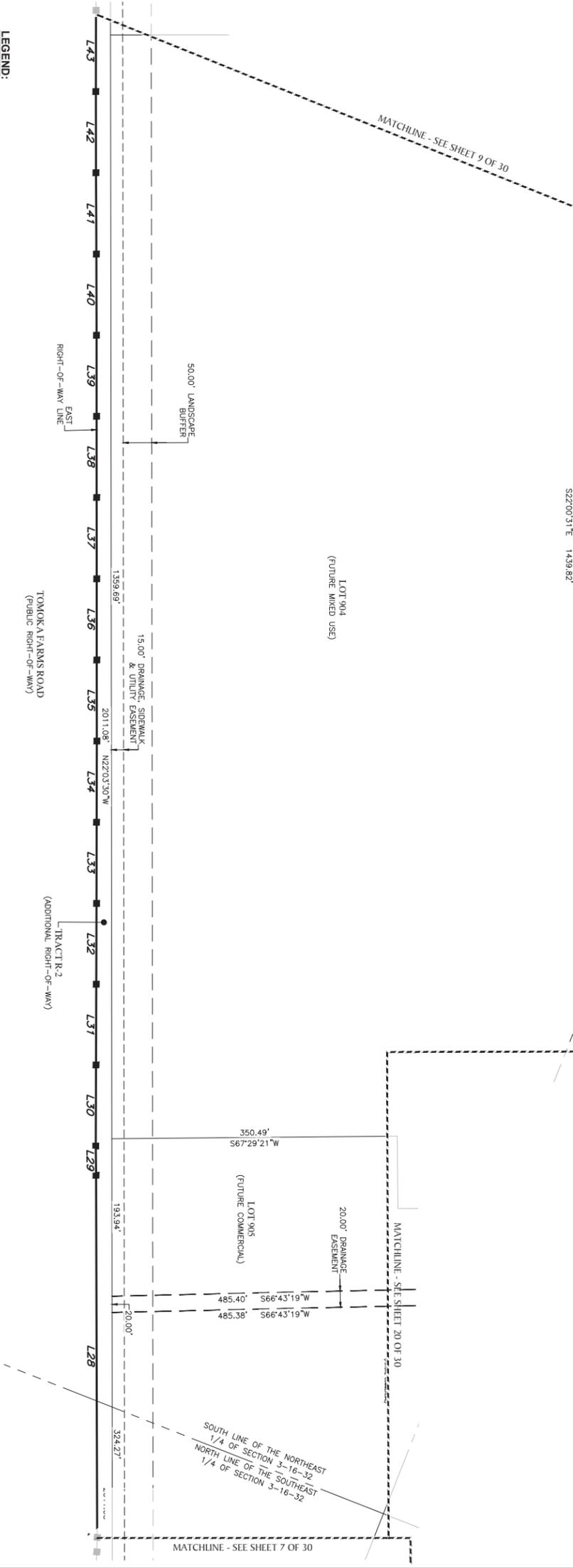
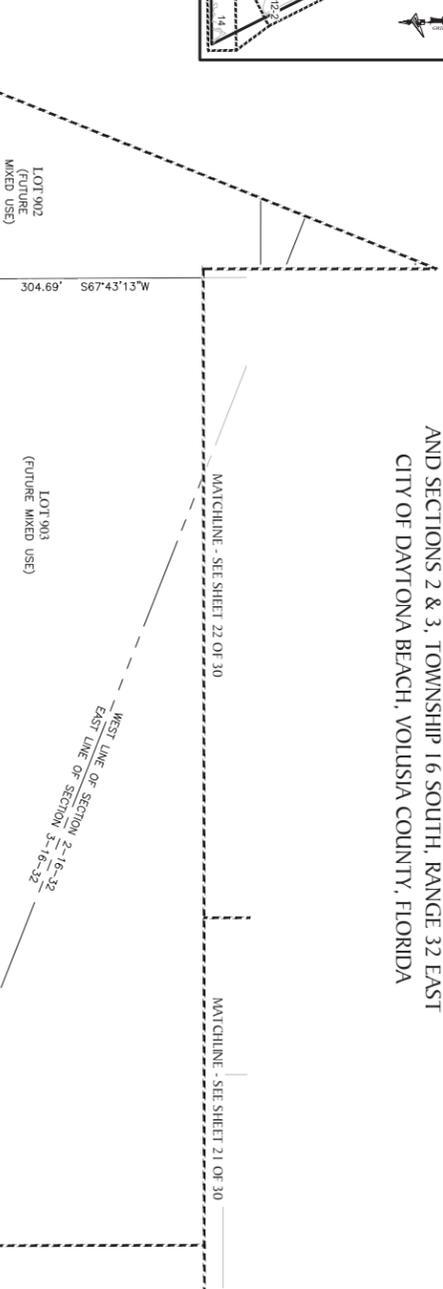
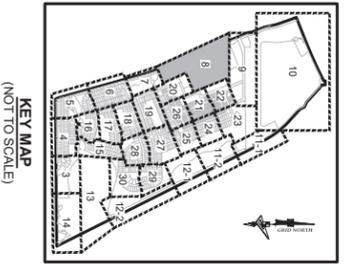
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 8 OF 30

Attachment A

MAP BOOK PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
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Line Data Table

No.	Bearing	Length
L28	N22°10'21"W	446.02'
L29	N22°31'38"W	36.10'
L30	N21°47'48"W	100.00'
L31	N21°55'51"W	99.29'
L32	N21°40'08"W	99.41'
L33	N22°01'33"W	100.00'
L34	N21°47'48"W	100.00'
L35	N22°01'33"W	99.94'

Line Data Table

No.	Bearing	Length
L36	N22°01'33"W	100.00'
L37	N22°01'33"W	100.00'
L38	N22°01'33"W	100.00'
L39	N22°04'59"W	99.94'
L40	N22°04'59"W	100.00'
L41	N22°15'18"W	100.00'
L42	N22°04'59"W	100.00'
L43	N21°51'14"W	99.94'

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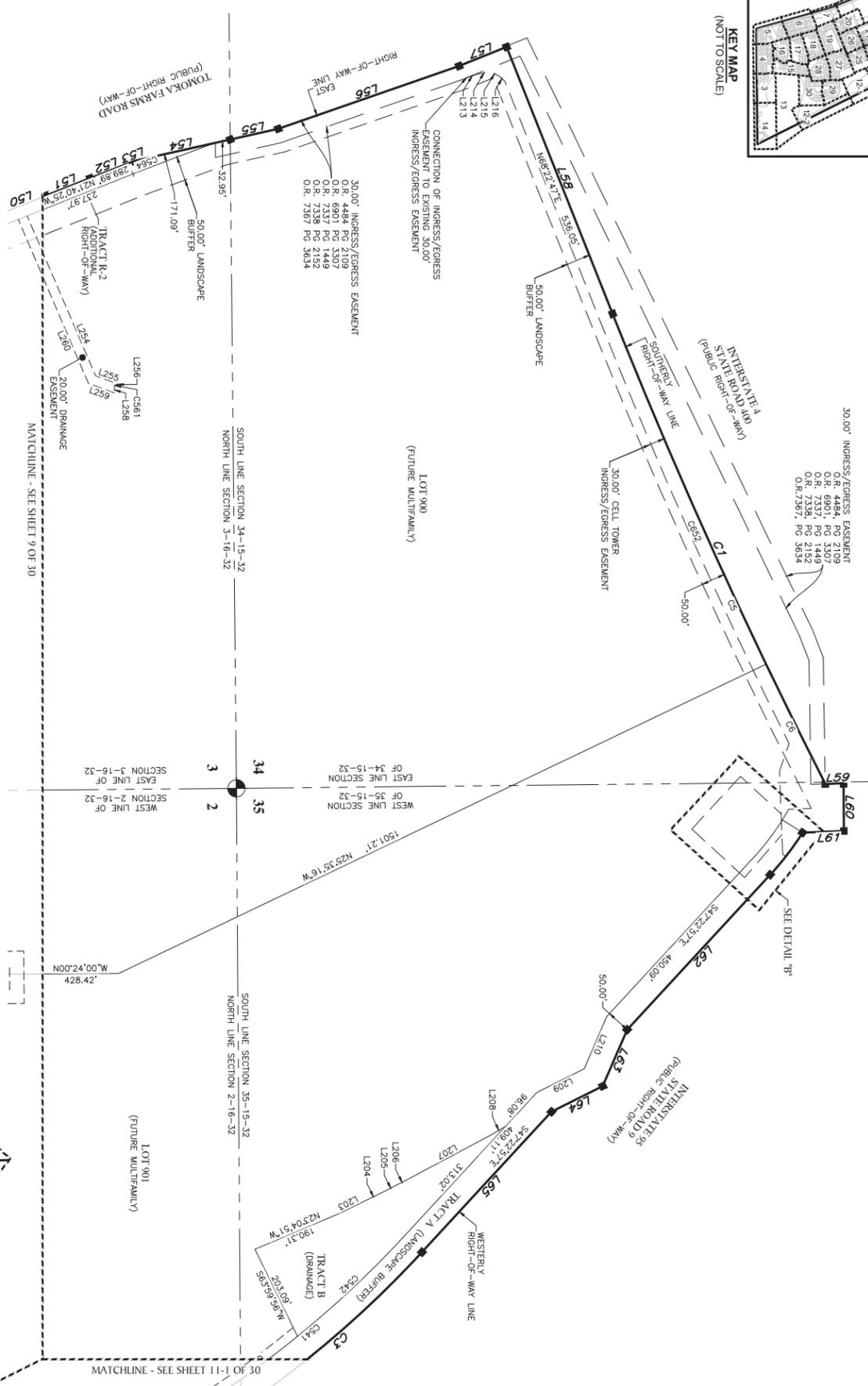
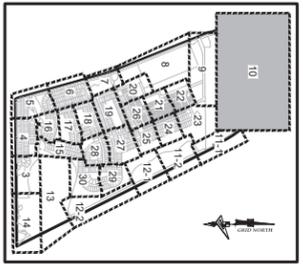
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 10 OF 30

Attachment A

MAP BOOK PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



No.	Bearing	Length
L50	N21°37'29"W	100.00'
L51	N21°40'56"W	100.00'
L52	N21°13'24"W	99.95'
L53	N22°04'59"W	0.84'
L54	N12°35'16"W	204.04'
L55	N12°35'16"W	102.92'
L56	N19°11'16"W	400.50'
L57	N22°20'30"W	107.00'
L58	N68°22'47"E	601.96'
L59	N02°20'45"W	38.00'
L60	N89°59'15"E	100.00'
L61	S02°20'45"E	86.63'
L62	S47°22'57"E	441.60'
L63	S86°39'23"E	128.72'
L64	S26°38'47"E	120.00'
L65	S47°22'57"E	399.96'
L203	N25°58'58"W	53.95'
L204	N26°20'28"W	53.95'
L205	N26°53'01"W	26.68'
L206	N27°36'55"W	26.68'
L207	N28°07'36"W	199.43'
L208	N31°08'11"W	33.97'
L209	S26°38'47"E	110.94'
L210	S66°39'23"E	119.01'
L213	N18°19'50"W	24.65'
L214	N101°18'02"W	26.43'
L215	N24°54'46"E	20.22'
L216	N42°39'36"E	16.84'
L217	N42°03'40"E	8.20'
L254	N65°53'09"E	364.65'
L255	N207°1'06"E	51.59'
L256	S06°52'18"E	4.34'
L258	N89°36'00"E	12.62'
L259	S207°21'06"W	58.41'
L260	S66°53'09"W	373.75'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	11576.76'	1081.82'	5°21'15"	N65°42'10"E	1081.43'
C2	821.97'	111.39'	10°15'40"	S52°30'47"E	111.24'
C3	2197.99'	502.34'	1°30'54"	S40°50'07"E	501.28'
C5	11576.76'	801.68'	3°58'04"	N66°23'46"E	801.52'
C6	11576.76'	280.15'	1°23'11"	N63°43'08"E	280.14'
C540	571.97'	102.43'	10°15'40"	N62°30'47"W	102.30'
C541	2147.99'	490.92'	1°30'54"	N40°50'07"W	489.88'
C542	2147.99'	307.08'	8°11'28"	N43°17'13"W	306.82'
C555	821.97'	61.47'	5°39'48"	N5°44'44"W	61.45'
C556	821.97'	49.92'	4°35'54"	N6°40'54"W	49.90'
C564	5.00'	7.29'	83°31'42"	S48°38'09"E	6.66'
C564	9801.57'	183.31'	1°04'18"	N20°42'56"W	183.31'
C562	11606.76'	974.83'	4°48'44"	N65°58'26"E	974.54'

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
 - indicates non-radial line
 - (NR) --- indicates page number
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 - PT --- indicates point of intersection
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 - PRC --- indicates point of reverse curvature
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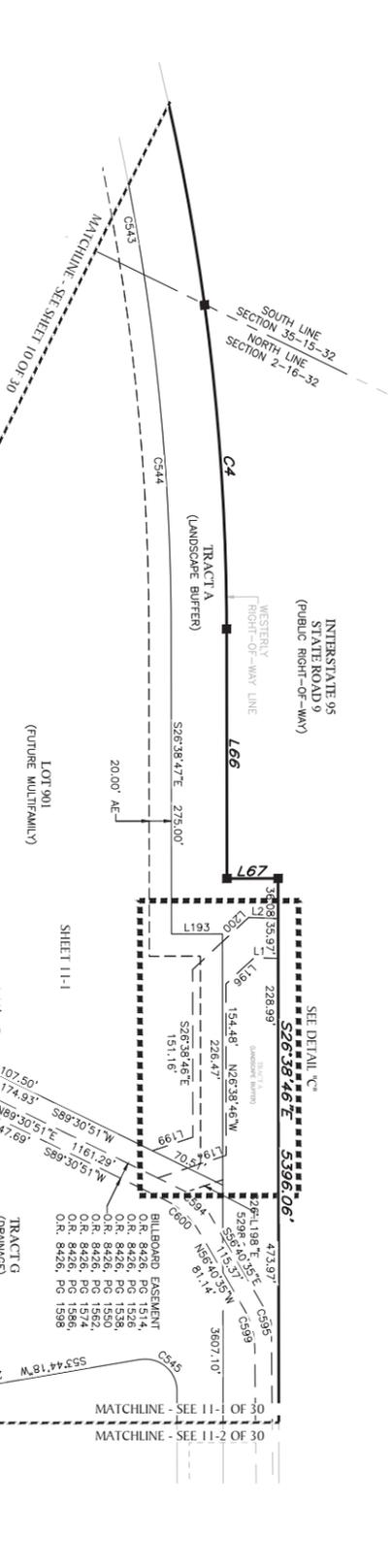
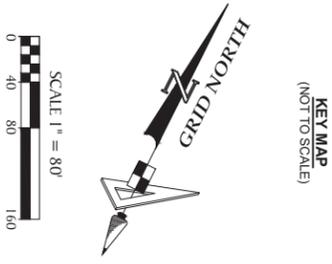
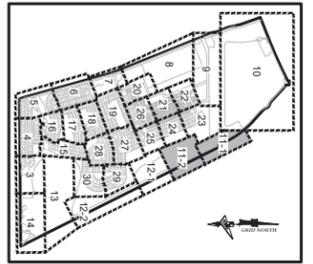
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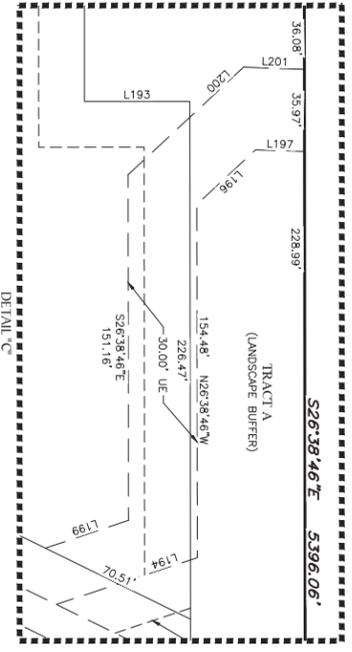
WAYPOINT

SHEET 11 OF 30
Attachment A

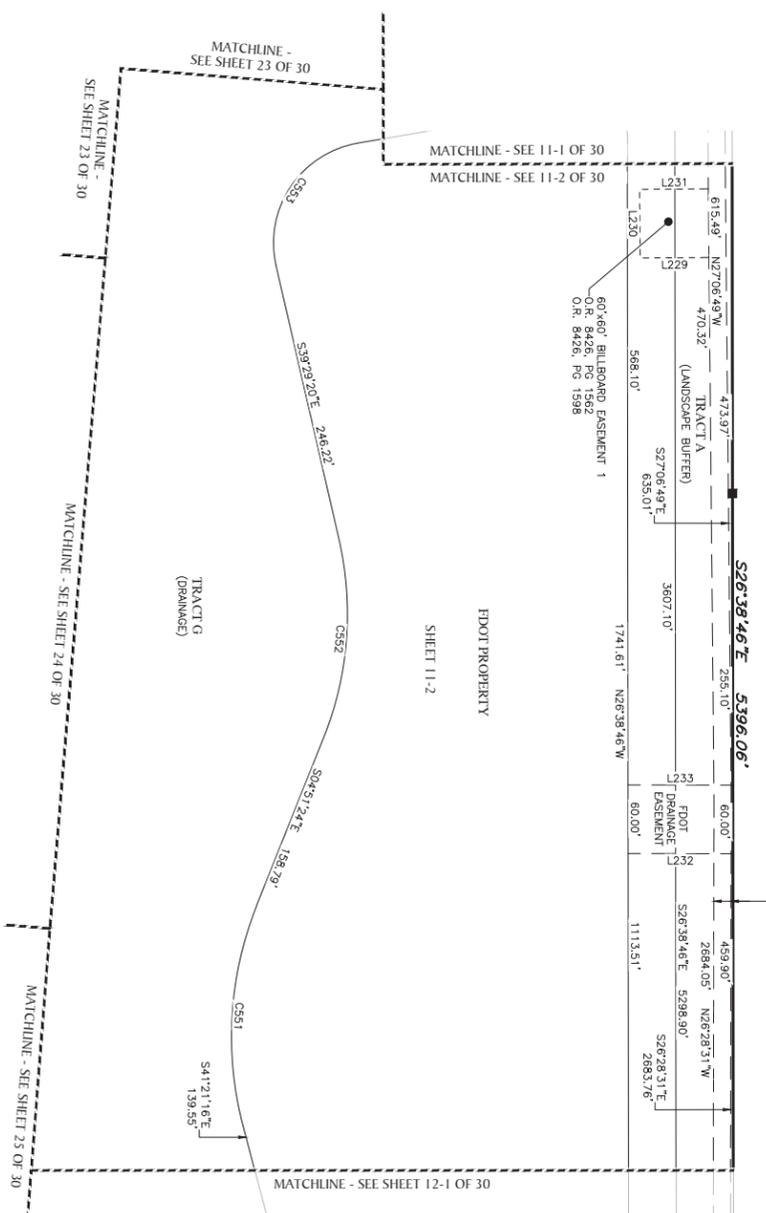
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



No.	Bearing	Length
L66	S26°38'47"E	225.00'
L67	N63°21'14"E	45.98'
L193	N63°21'14"E	45.98'
L194	N45°02'38"E	64.68'
L196	N20°24'04"E	34.98'
L197	N63°24'04"E	21.41'
L198	S45°02'38"W	34.71'
L199	N44°49'40"E	38.27'
L200	N20°24'04"E	68.95'
L201	N65°29'00"E	26.55'
L229	S62°53'11"W	60.00'
L230	N27°06'49"W	60.00'
L231	N62°53'11"E	60.00'
L232	N63°31'29"E	91.50'
L233	N63°31'29"E	91.50'



No.	Radius	Arc	Δ	Bearing	Chord
C4	2197.96'	293.15'	7°38'30"	S50°28'01"E	292.93'
C543	2147.99'	183.83'	4°54'13"	N56°44'23"W	183.78'
C544	2147.96'	286.48'	7°38'30"	N50°28'01"W	286.27'
C545	28.50'	49.55'	99°36'56"	N76°27'14"W	43.54'
C551	308.50'	196.52'	36°29'53"	S23°06'20"E	193.21'
C552	291.50'	176.20'	34°37'56"	N27°10'22"W	173.53'
C553	88.50'	144.00'	93°13'38"	S07°07'29"W	128.63'



No.	Radius	Arc	Δ	Bearing	Chord
C594	19.50'	11.51'	33°48'34"	N73°34'52"W	11.34'
C595	19.50'	10.06'	29°33'46"	N41°53'42"W	9.95'
C599	70.50'	36.38'	29°33'46"	N41°53'42"W	35.97'
C600	70.50'	41.60'	33°48'34"	N73°34'52"W	41.00'

- LEGEND:**
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 - ◆ indicates (P,C,R.) Permanent Control Point Nail & Disk LB7768 PCP
 - (NR) --- indicates non-radial line
 - PG. --- indicates page number
 - PC. --- indicates point of curvature
 - PT. --- indicates point of tangency
 - PI. --- indicates point of intersection
 - PCC. --- indicates point of reverse curvature
 - O.R. --- indicates official records book number
 - CCR. --- indicates certified corner records
 - UE. --- indicates utility easement
 - AE. --- indicates access easement
 - FDOT. --- indicates Florida Department of Transportation
 - RP. --- indicates radius point

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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

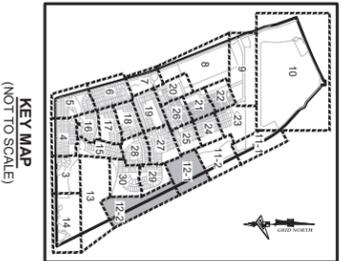
SHEET 12 OF 30

Attachment A

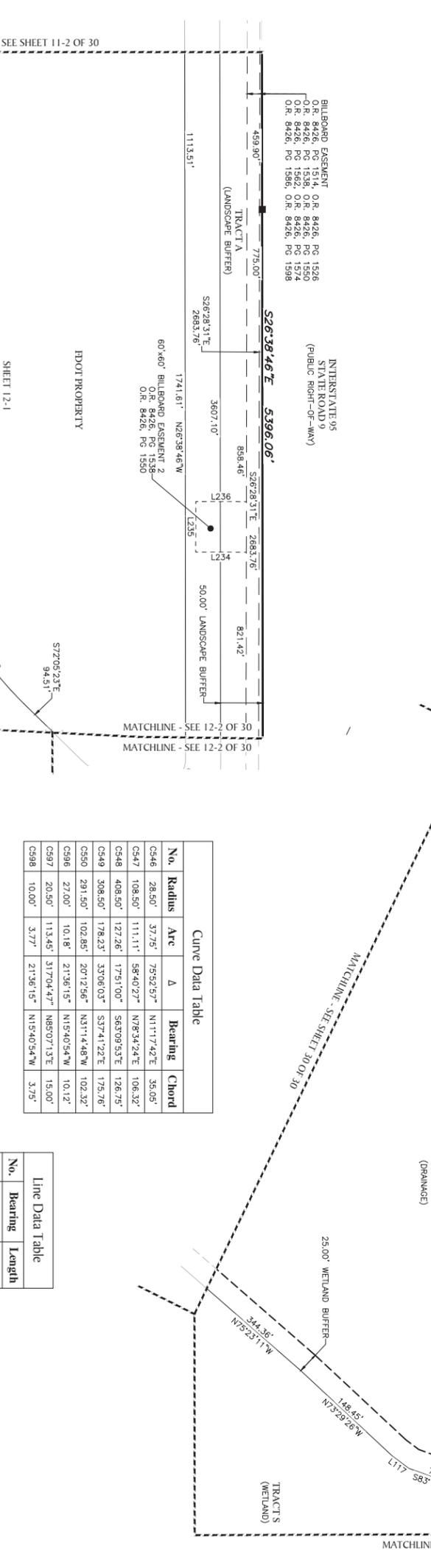
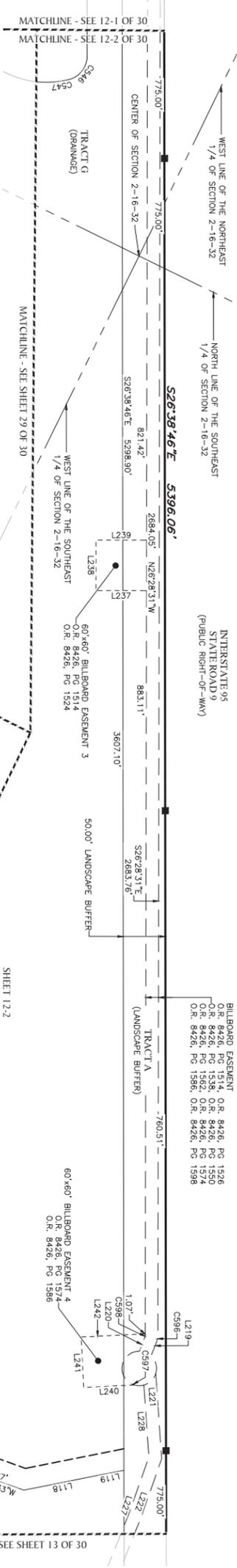
MAP BOOK

PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



SHEET 12-2

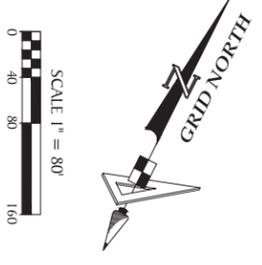


No.	Radius	Arc	Δ	Bearing	Chord
C546	28.50'	37.75'	75°52'57"	N11°17'42"E	35.05'
C547	108.50'	111.11'	58°40'27"	N78°34'24"E	106.32'
C548	408.50'	127.26'	17°51'00"	S63°09'53"E	126.75'
C549	308.50'	178.23'	33°06'03"	S37°41'22"E	175.76'
C550	291.50'	102.85'	20°22'56"	N31°14'48"W	102.32'
C596	27.00'	10.18'	21°36'15"	N15°40'54"W	10.12'
C597	20.50'	113.45'	31°7'44"	N85°07'13"E	15.00'
C598	100.00'	3.77'	21°36'15"	N15°40'54"W	3.75'

No.	Bearing	Length
L116	N75°23'11"W	344.36'
L117	N79°34'19"W	24.20'
L118	S52°10'25"W	90.44'
L119	S52°10'25"W	30.58'
L164	S54°14'23"E	38.02'
L219	S0°42'47"E	16.67'
L220	N04°52'47"W	17.06'
L221	S30°33'06"E	101.68'
L222	S07°05'30"E	75.53'
L227	N07°05'30"W	72.10'
L228	N30°33'06"W	85.86'
L234	S63°31'29"W	60.00'
L235	N26°28'31"W	60.00'
L236	N63°31'29"E	60.00'
L237	S63°31'29"W	60.00'
L238	N26°28'31"W	60.00'
L239	N63°31'29"E	60.00'
L240	S60°34'46"W	60.00'
L241	N29°25'14"W	60.00'
L242	N00°34'46"E	76.01'

LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
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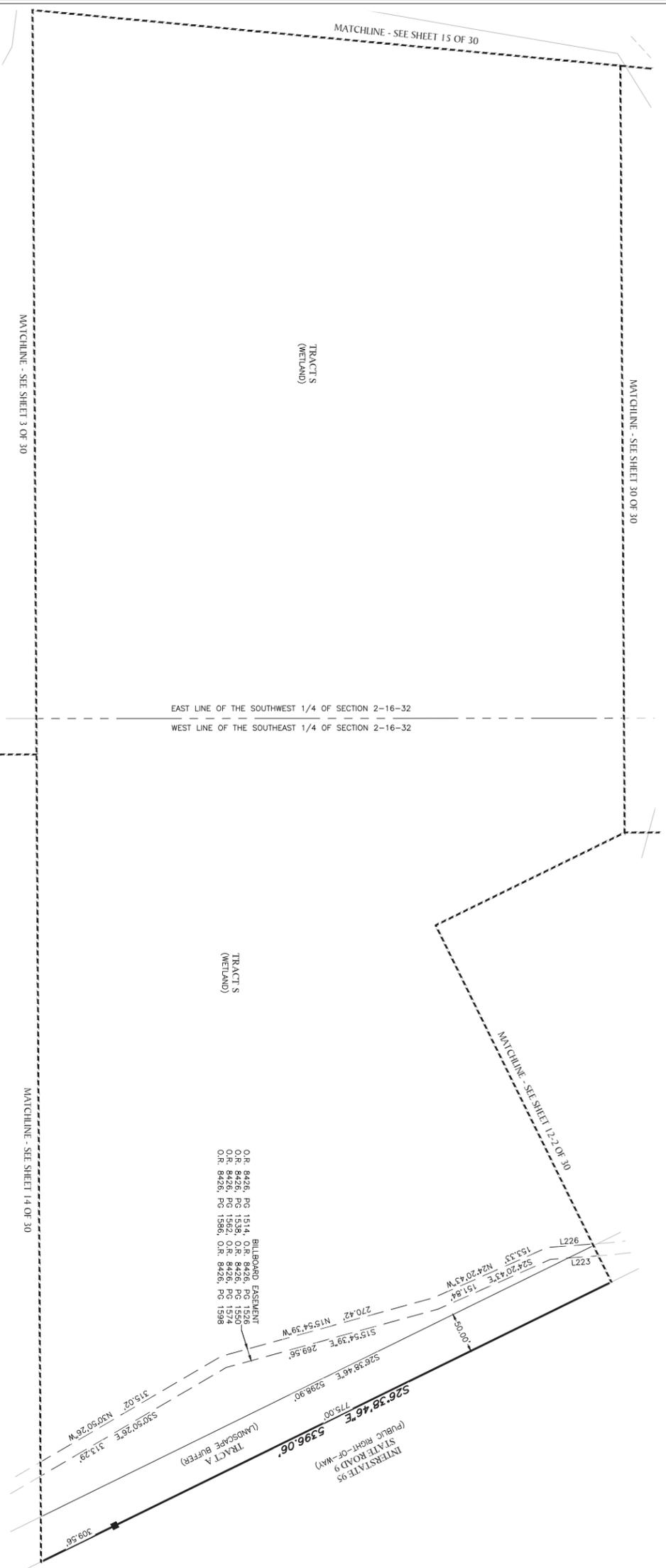
538 Northside Blvd. Ste. 1020
Altamonte Springs, Florida 32701
www.geopointsurveying.com

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Surveying, Inc.

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Fax: (321) 278-9440
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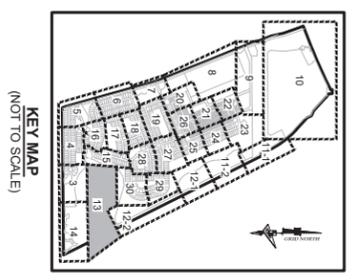
WAYPOINTE
 LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
 AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
 CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK PAGE NO.
SHEET 13 OF 30
Attachment A



- LEGEND:**
- indicates (P,R,M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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Line Data Table		
No.	Bearing	Length
L223	S04°42.42'E	74.17'
L228	N04°42.42'W	76.45'

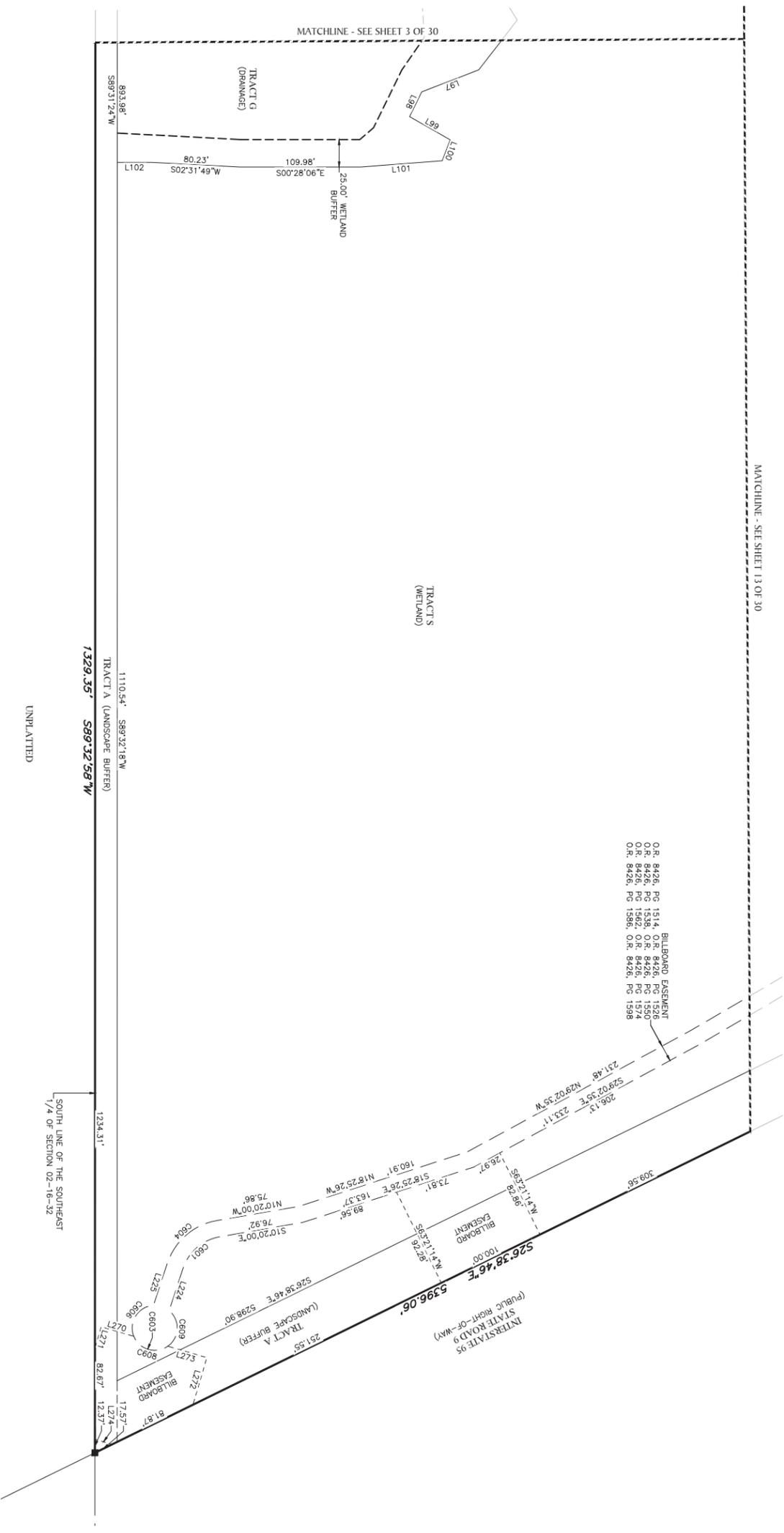


SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS


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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



LEGEND:

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Line Data Table

No.	Bearing	Length
L97	S21°37'07"E	56.50'
L98	S64°28'58"E	25.16'
L99	N29°17'22"E	42.47'
L100	S70°03'20"E	20.38'
L101	S04°49'19"E	74.26'
L102	S00°27'42"E	31.35'
L224	S72°16'19"E	40.65'

Line Data Table

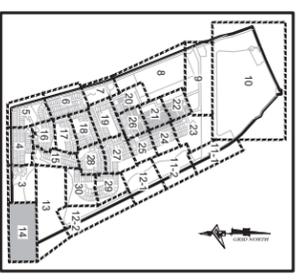
No.	Bearing	Length
L225	N72°16'19"W	40.65'
L270	S1°51'42"W	30.83'
L271	S74°08'18"E	20.66'
L272	N74°08'18"W	44.68'
L273	S1°51'42"W	37.01'
L274	N1°51'42"E	16.43'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C601	42.50'	45.94'	61°56'19"	S41°18'10"E	43.74'
C603	20.50'	113.45'	317°04'42"	N17°43'41"E	15.00'
C604	57.50'	62.16'	61°56'19"	S41°18'10"E	59.18'
C606	20.50'	38.91'	108°44'28"	S89°06'09"E	33.32'
C608	20.50'	36.97'	103°19'48"	N1°51'42"E	32.16'
C609	20.50'	37.57'	105°00'30"	N88°18'28"W	32.53'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C601	42.50'	45.94'	61°56'19"	S41°18'10"E	43.74'
C603	20.50'	113.45'	317°04'42"	N17°43'41"E	15.00'
C604	57.50'	62.16'	61°56'19"	S41°18'10"E	59.18'
C606	20.50'	38.91'	108°44'28"	S89°06'09"E	33.32'
C608	20.50'	36.97'	103°19'48"	N1°51'42"E	32.16'
C609	20.50'	37.57'	105°00'30"	N88°18'28"W	32.53'



SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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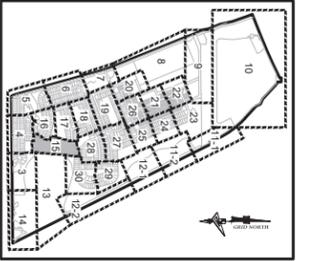
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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 15 OF 30

Attachment A

MAP BOOK PAGE NO.



KEY MAP
(NOT TO SCALE)

Curve Data Table

No.	Radius	Arc Δ	Bearing	Chord
C21	250.00'	170.47'	39°04'06"	167.18'
C22	100.00'	76.86'	44°02'06"	74.98'
C23	100.00'	55.51'	31°48'10"	54.80'
C24	100.00'	21.35'	12°13'56"	21.31'
C25	150.00'	157.48'	60°09'19"	150.35'
C105	10.00'	18.15'	104°00'04"	15.76'
C106	275.00'	136.84'	28°30'40"	135.44'
C107	275.00'	48.99'	10°12'24"	48.92'
C108	275.00'	36.96'	7°42'05"	36.94'
C109	275.00'	37.32'	7°48'30"	37.29'
C110	275.00'	13.57'	2°48'42"	13.57'
C111	125.00'	96.07'	44°02'06"	93.72'
C112	125.00'	131.24'	60°09'19"	125.20'
C149	175.00'	162.32'	53°08'39"	156.56'
C153	10.00'	18.49'	105°56'15"	15.97'
C314	225.00'	80.18'	20°24'59"	79.75'
C315	10.00'	15.66'	89°44'22"	14.11'
C317	625.00'	33.18'	3°02'32"	33.18'
C318	625.00'	27.41'	2°30'46"	27.41'
C339	10.00'	15.75'	90°15'38"	14.17'
C340	10.00'	20.01'	114°40'28"	16.84'
C360	575.00'	33.42'	3°19'47"	33.41'
C399	395.00'	120.61'	17°29'41"	120.14'
C400	395.00'	53.33'	7°44'08"	53.29'
C401	395.00'	53.09'	7°42'05"	53.05'
C402	395.00'	14.19'	2°03'29"	14.19'
C403	395.00'	59.20'	8°35'11"	59.14'
C404	395.00'	39.41'	5°43'01"	39.40'
C405	395.00'	19.78'	2°52'10"	19.78'
C499	195.00'	37.33'	20°22'21"	37.14'
C557	107.52'	61.67'	32°51'39"	60.82'

Line Data Table

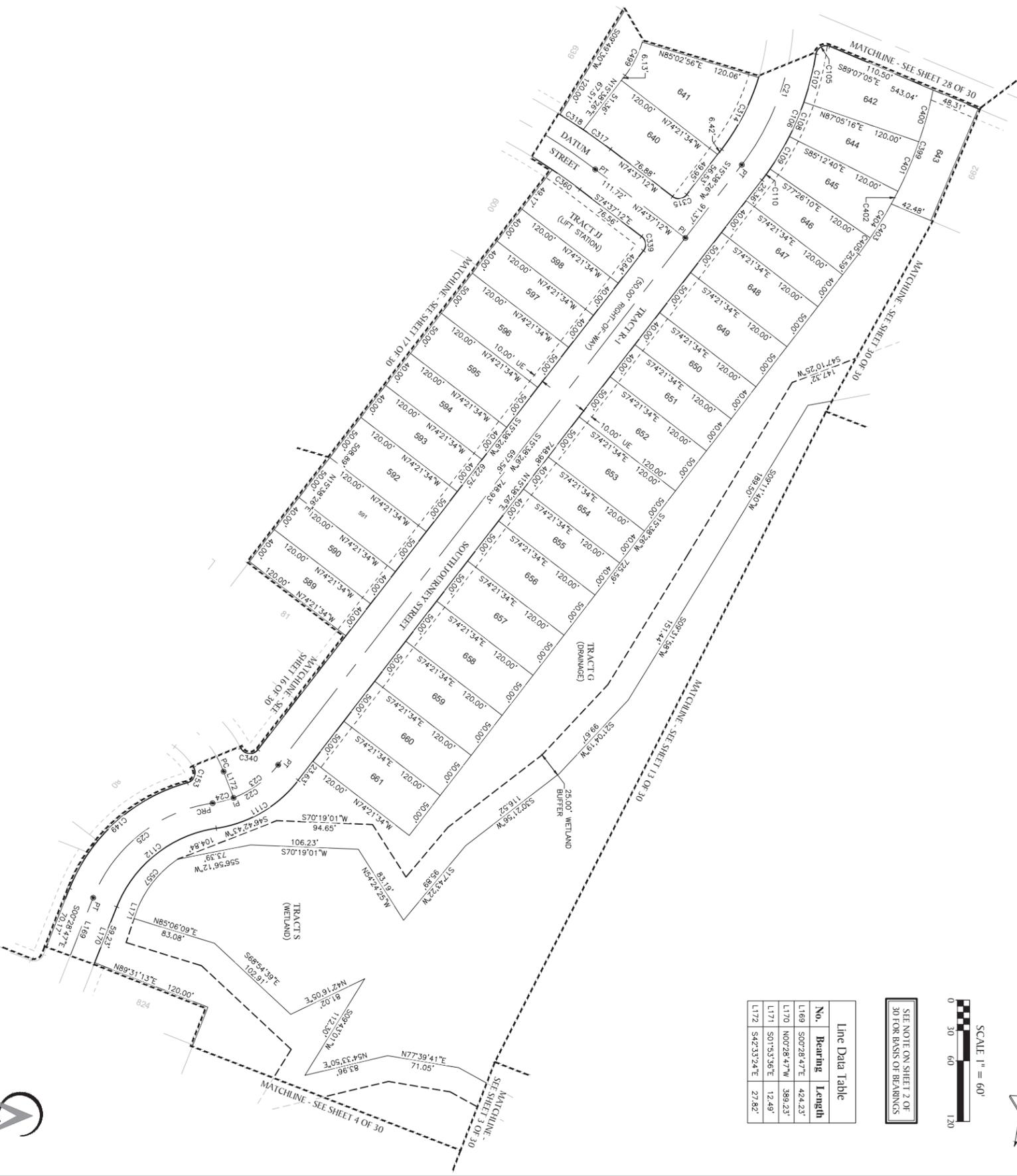
No.	Bearing	Length
L169	S0°28'47"E	424.23'
L170	N0°28'47"W	389.23'
L171	S0°53'36"E	12.49'
L172	S42°33'24"E	27.82'



SEE NOTE ON SHEET 3 OF 30 FOR BASIS OF BEARINGS



- LEGEND:**
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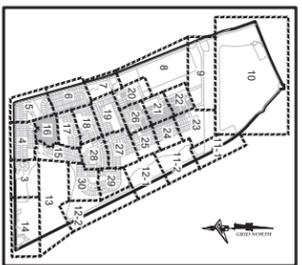
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

Attachment A

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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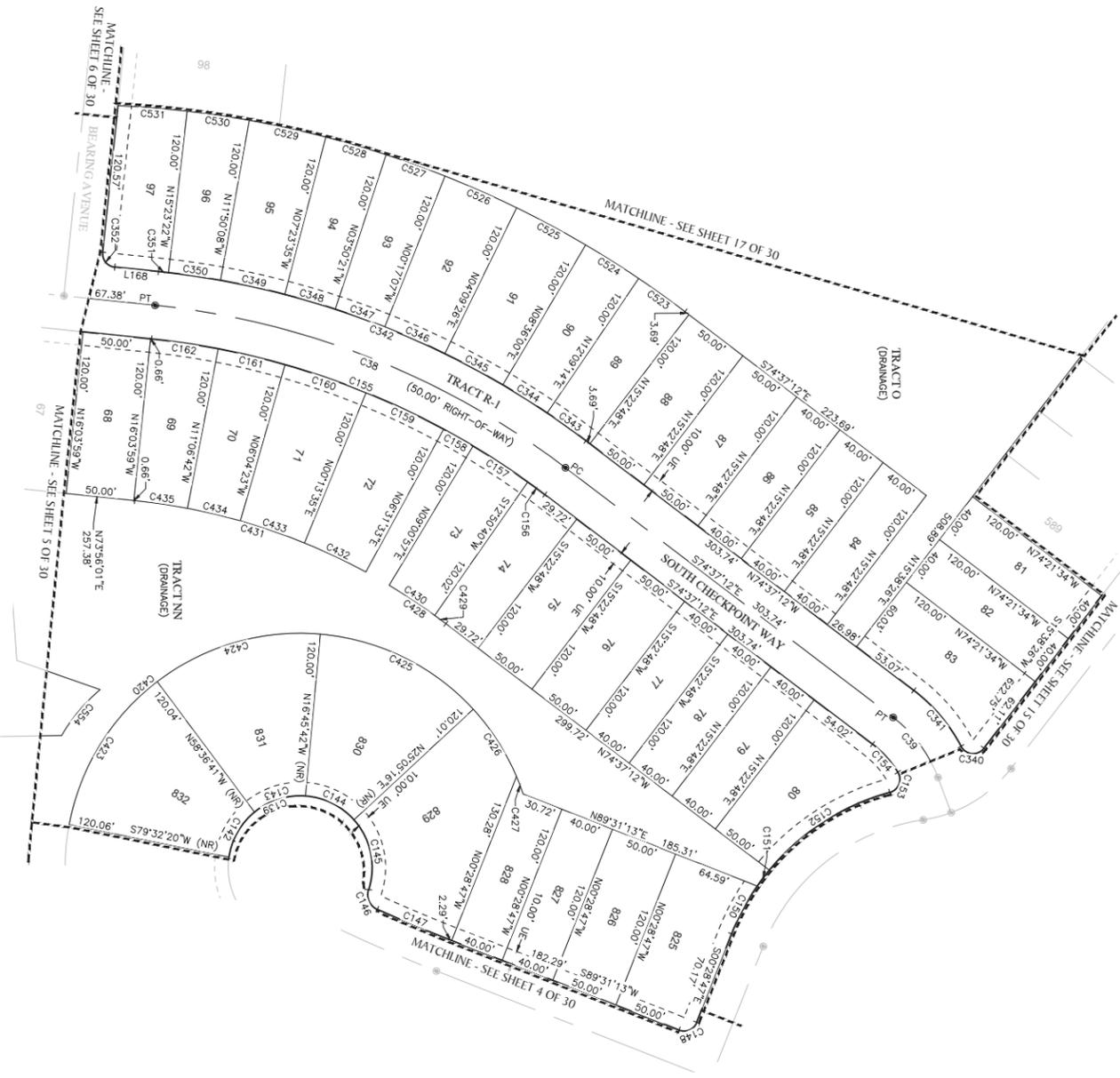
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No.	Bearing	Length
L168	S73°56'01"W	32.38'

No.	Radius	Arc	Δ	Bearing	Chord
C38	600.00'	329.31'	31°26'47"	S89°39'24"W	325.19'
C39	100.00'	55.96'	32°03'48"	N56°35'18"W	55.23'
C142	53.00'	39.10'	42°16'22"	S07°28'15"W	38.22'
C143	53.00'	40.42'	43°41'30"	S50°27'11"W	39.44'
C144	53.00'	40.86'	44°10'12"	N85°36'58"W	39.85'
C145	53.00'	54.98'	59°26'02"	N33°48'51"W	52.55'
C146	12.00'	17.53'	83°42'31"	S45°57'06"E	16.01'
C147	1185.00'	57.06'	2°45'33"	S89°05'15"E	57.06'
C148	10.00'	15.71'	90°00'00"	N44°31'13"E	14.14'
C150	175.00'	40.18'	13°09'23"	S06°05'55"W	40.10'
C151	175.00'	14.79'	4°50'27"	S19°05'50"W	14.78'
C152	175.00'	107.35'	35°08'49"	S35°05'27"W	105.67'
C153	10.00'	18.49'	105°56'15"	N00°18'18"W	15.97'
C154	75.00'	27.94'	21°20'49"	N63°56'48"W	27.78'
C155	575.00'	315.59'	31°28'47"	S89°39'24"W	311.84'
C156	575.00'	15.59'	1°33'14"	N75°23'49"W	15.59'
C157	575.00'	48.27'	4°48'36"	N75°34'44"W	48.26'
C158	575.00'	24.99'	2°29'24"	N82°13'45"W	24.99'
C159	575.00'	63.22'	6°17'58"	N86°37'26"W	63.19'
C160	575.00'	63.22'	6°17'58"	S87°04'36"W	63.19'
C161	575.00'	50.57'	5°02'19"	S81°24'28"W	50.55'
C162	575.00'	49.73'	4°57'18"	S76°24'40"W	49.71'
C340	10.00'	20.01'	114°40'28"	N72°58'40"E	16.84'
C341	125.00'	54.40'	2°45'06"	N62°09'09"W	53.97'
C342	625.00'	343.03'	31°26'47"	S89°39'24"W	338.74'
C343	625.00'	35.19'	3°13'34"	N76°13'59"W	35.19'
C344	625.00'	38.77'	3°33'14"	N79°37'23"W	38.76'
C345	625.00'	48.46'	4°26'34"	N83°37'17"W	48.45'
C346	625.00'	48.46'	4°26'34"	N88°03'50"W	48.45'
C347	625.00'	38.77'	3°33'14"	S87°56'16"W	38.76'
C348	625.00'	38.77'	3°33'14"	S84°23'02"W	38.76'
C349	625.00'	48.46'	4°26'34"	S80°23'09"W	48.45'
C350	625.00'	38.77'	3°33'14"	S76°23'15"W	38.76'
C351	625.00'	7.39'	0°40'38"	S74°16'20"W	7.39'
C352	10.00'	15.71'	90°00'00"	S61°03'59"E	14.14'
C420	173.00'	677.90'	224°30'44"	S27°28'08"W	320.22'
C423	173.00'	126.75'	41°58'45"	S09°32'50"W	123.94'
C424	173.00'	128.06'	42°24'49"	S51°44'37"W	125.16'
C425	173.00'	128.51'	42°33'38"	N85°46'09"W	123.57'
C426	173.00'	59.28'	19°37'35"	N54°40'33"W	58.97'
C427	173.00'	13.85'	4°35'16"	N42°34'08"W	13.85'
C428	455.00'	50.54'	6°21'51"	N77°48'07"W	50.51'
C429	455.00'	10.28'	1°17'42"	N75°16'03"W	10.28'
C430	455.00'	40.25'	5°04'08"	N78°26'58"W	40.24'
C431	455.00'	179.41'	22°35'32"	S85°13'47"W	178.25'
C432	455.00'	50.03'	6°17'58"	N86°37'26"W	50.00'
C433	455.00'	50.03'	6°17'58"	S87°04'36"W	50.00'
C434	455.00'	40.01'	5°02'19"	S81°24'28"W	40.00'
C435	455.00'	39.35'	4°57'18"	S76°24'40"W	39.34'
C523	745.00'	41.95'	3°13'34"	N76°13'59"W	41.94'
C524	745.00'	46.21'	3°33'14"	N79°37'23"W	46.20'
C525	745.00'	57.77'	4°26'34"	N83°37'17"W	57.75'
C526	745.00'	57.77'	4°26'34"	N88°03'50"W	57.75'

LEGEND:
 ■ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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No.	Radius	Arc	Δ	Bearing	Chord
C527	745.00'	46.21'	3°33'14"	S87°56'16"W	46.20'
C528	745.00'	46.21'	3°33'14"	S84°23'02"W	46.20'
C529	745.00'	57.77'	4°26'34"	S80°23'09"W	57.75'
C530	745.00'	46.21'	3°33'14"	S76°23'15"W	46.20'
C531	745.00'	51.20'	3°43'45"	S72°38'30"W	51.19'
C534	126.69'	44.35'	20°03'28"	S17°53'29"W	44.12'

WAYPOINTE

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

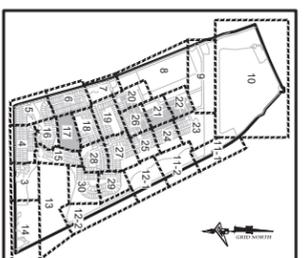
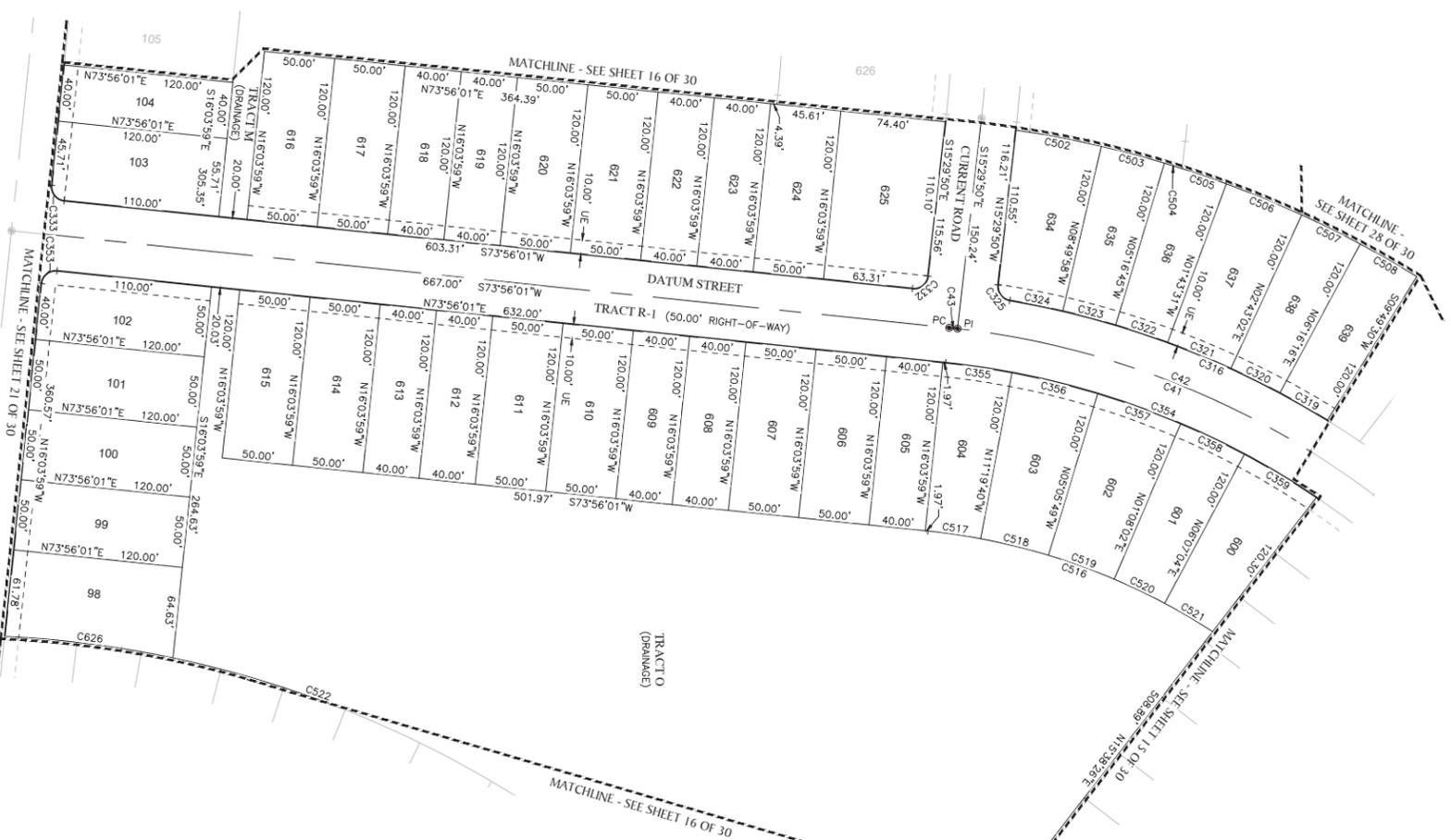
SHEET 17 OF 30
Attachment A

MAP BOOK PAGE NO.

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C41	600.00'	329.31'	31°26'47"	S89°39'24"W	325.19'
C42	600.00'	323.35'	30°52'38"	S89°56'29"W	319.45'
C43	600.00'	5.96'	0°34'08"	S74°13'05"W	5.96'
C316	625.00'	302.35'	27°43'04"	N88°28'44"W	299.41'
C319	625.00'	38.77'	3°33'14"	N81°57'07"W	38.76'
C320	625.00'	38.77'	3°33'14"	N85°30'21"W	38.76'
C321	625.00'	48.46'	4°26'34"	N89°30'14"W	48.45'
C322	625.00'	38.77'	3°33'14"	S86°29'52"W	38.76'
C323	625.00'	38.61'	3°32'21"	S82°56'12"W	38.60'
C324	625.00'	38.23'	3°30'17"	S79°24'53"W	38.23'
C325	10.00'	15.16'	86°50'25"	S58°55'03"E	13.75'
C332	10.00'	15.61'	89°25'51"	N29°13'05"E	14.07'
C333	10.00'	15.71'	90°00'00"	S81°03'59"E	14.14'
C354	575.00'	315.59'	31°26'47"	S89°39'24"W	311.64'
C355	575.00'	47.56'	4°44'19"	S76°18'10"W	47.54'
C356	575.00'	62.53'	6°13'51"	S81°47'16"W	62.50'
C357	575.00'	62.53'	6°13'51"	S88°01'07"W	62.50'
C358	575.00'	50.02'	4°59'02"	N86°22'27"W	50.01'
C359	575.00'	59.54'	5°55'57"	N80°54'57"W	59.51'
C502	745.00'	61.65'	4°44'29"	S78°47'47"W	61.63'
C503	745.00'	46.21'	3°33'14"	S82°56'38"W	46.20'
C504	745.00'	13.07'	1°00'18"	S85°13'24"W	13.07'
C505	745.00'	33.14'	2°32'56"	S87°00'01"W	33.14'
C506	745.00'	57.77'	4°28'34"	N89°30'14"W	57.75'
C507	745.00'	46.21'	3°33'14"	N85°30'21"W	46.20'
C508	745.00'	46.21'	3°33'14"	N81°57'07"W	46.20'
C516	455.00'	215.75'	27°10'05"	S87°31'03"W	213.73'
C517	455.00'	37.63'	4°44'19"	S76°18'10"W	37.62'
C518	455.00'	49.48'	6°13'51"	S81°47'16"W	49.46'
C519	455.00'	49.48'	6°13'51"	S88°01'07"W	49.46'
C520	455.00'	39.58'	4°59'02"	N86°22'27"W	39.57'
C521	455.00'	39.58'	4°59'02"	N81°23'25"W	39.57'
C526	745.00'	120.16'	9°14'29"	S75°17'56"W	120.03'

LEGEND:

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SEE NOTE ON SHEET 2 OF 28 FOR BASIS OF BEARINGS

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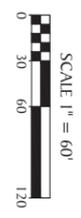
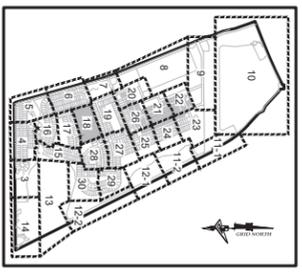
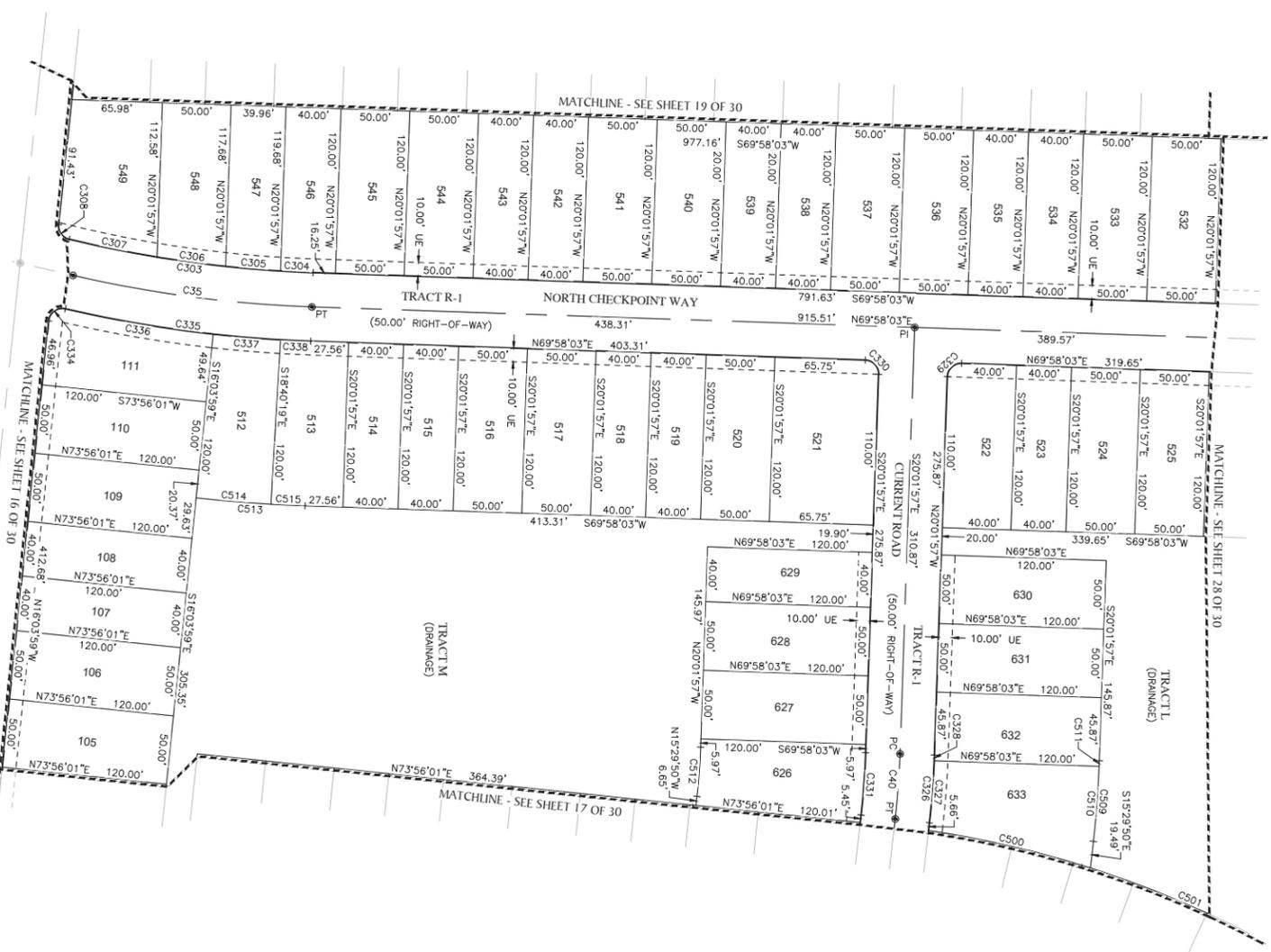
WAYPOINT

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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 18 OF 30
Attachment A

MAP BOOK PAGE NO.

No.	Radius	Arc	Δ	Bearing	Chord
C35	900.00'	175.54'	11°10'32"	N75°31'18"E	175.27'
C40	600.00'	47.49'	4°32'07"	N17°45'54"W	47.48'
C303	875.00'	179.32'	11°44'31"	N75°50'18"E	179.01'
C304	875.00'	23.75'	1°33'19"	N70°44'42"E	23.75'
C305	875.00'	40.01'	2°37'12"	N72°49'57"E	40.01'
C306	875.00'	50.27'	3°17'29"	N75°47'18"E	50.26'
C307	875.00'	65.29'	4°16'31"	N79°34'18"E	65.28'
C308	10.00'	1.435'	82°13'22"	S57°10'43"E	1.315'
C326	625.00'	49.47'	4°32'07"	N17°45'54"W	49.46'
C327	625.00'	45.35'	4°09'25"	N17°34'33"W	45.34'
C328	625.00'	4.13'	0°22'42"	N19°50'37"W	4.13'
C329	10.00'	15.71'	90°00'00"	S2°45'83"W	14.14'
C330	10.00'	15.71'	90°00'00"	N85°01'57"W	14.14'
C331	575.00'	45.51'	4°32'07"	N17°45'54"W	45.50'
C334	10.00'	16.96'	97°11'26"	S32°31'44"W	15.00'
C335	925.00'	180.12'	11°09'24"	N75°32'45"E	179.83'
C336	925.00'	109.05'	6°45'18"	N77°44'48"E	108.99'
C337	925.00'	49.10'	3°02'28"	N72°50'55"E	49.09'
C338	925.00'	21.97'	1°21'38"	N70°38'52"E	21.97'
C500	745.00'	120.93'	9°18'00"	S81°04'33"W	120.79'
C501	745.00'	183.33'	14°05'57"	N87°13'29"W	182.86'
C509	745.00'	98.97'	4°32'07"	N17°45'54"W	98.96'
C510	745.00'	54.85'	4°13'05"	N17°36'23"W	54.83'
C511	745.00'	4.13'	0°19'02"	N19°52'26"W	4.13'
C512	455.00'	36.02'	4°32'07"	N17°45'54"W	36.01'
C513	1045.00'	79.37'	4°21'06"	N72°08'36"E	79.35'
C514	1045.00'	54.55'	2°59'28"	N72°49'25"E	54.55'
C515	1045.00'	24.82'	1°21'38"	N70°38'52"E	24.82'



SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

- LEGEND:**
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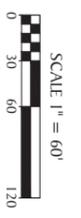
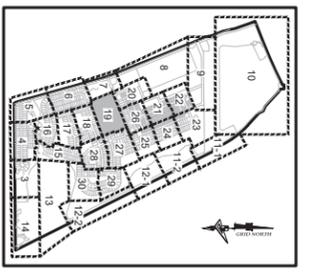
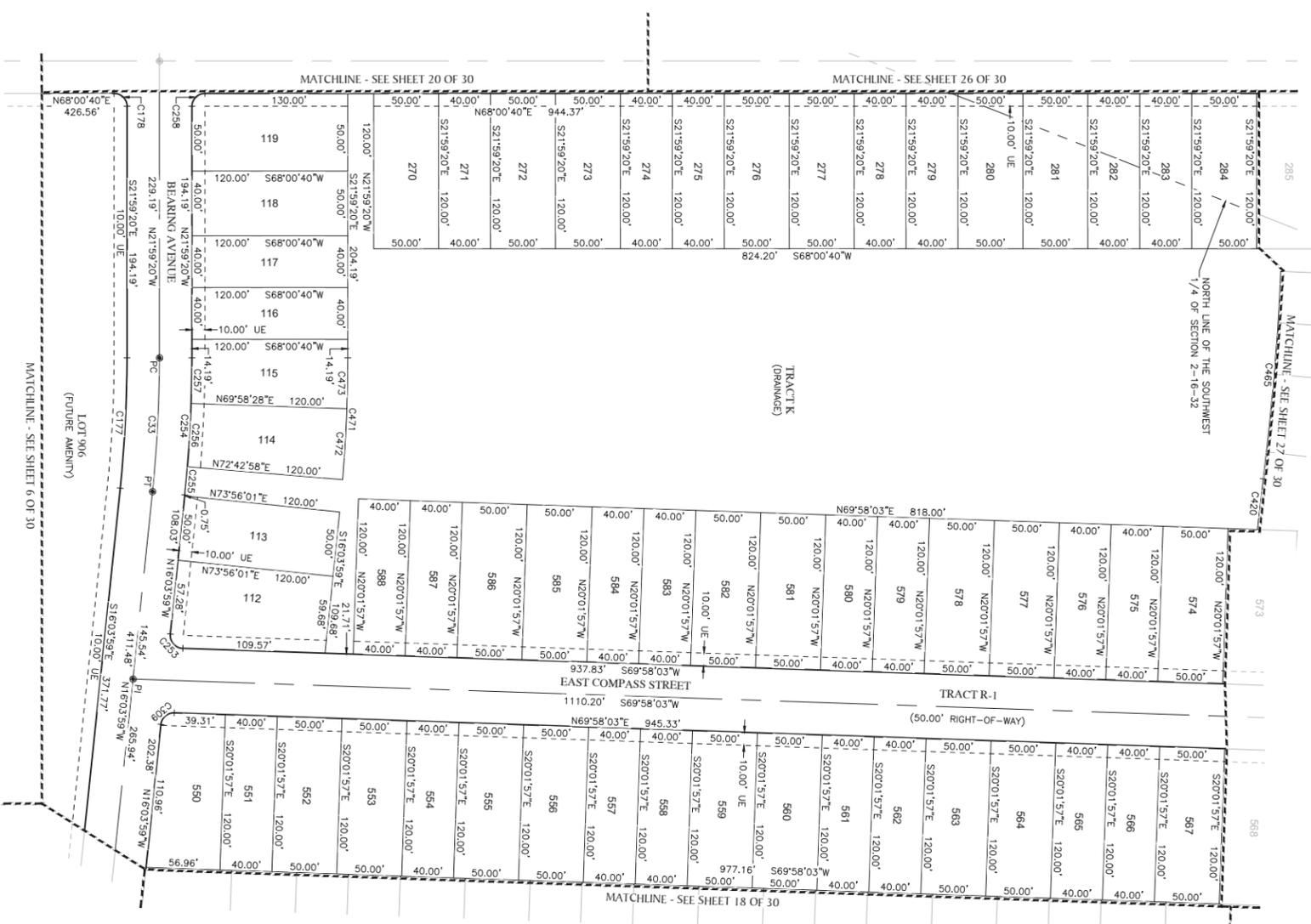
WAYPOINT

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 19 OF 30
Attachment A

MAP BOOK PAGE NO.

Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C33	1000.00'	103.37'	S55°21' N19°14'0"W	103.32'
C177	975.00'	100.78'	S55°21' N19°14'0"W	100.74'
C178	10.00'	15.71'	S90°00' N6°59'20"W	14.14'
C253	10.00'	16.40'	S35°25' S63°02'58"E	14.62'
C254	1025.00'	105.95'	S55°21' N19°14'0"W	105.90'
C255	1025.00'	21.78'	N1°30'2" N6°40'31"W	21.78'
C256	1025.00'	49.05'	N8°39'17"W	49.04'
C257	1025.00'	35.13'	N2°10'02"6"W	35.12'
C258	10.00'	15.71'	S90°00' S23°00'40"W	14.14'
C309	10.00'	15.02'	S65°57'02"W	13.64'
C420	1500.00'	39.24'	S1°57'18" S1°53'40"E	39.24'
C465	1850.00'	160.95'	N1°09'33"W	160.90'
C471	1145.00'	94.03'	S1°53'40"E	94.00'
C472	1145.00'	54.79'	N8°39'17"W	54.78'
C473	1145.00'	1°37'49"	N2°10'02"6"W	39.24'
C612	35.00'	41.84'	N33°45'45"E	39.39'
C613	50.00'	59.77'	N33°45'45"E	56.28'
C614	50.00'	28.06'	S2°09'28" N1°53'35"E	27.70'
C615	50.00'	31.71'	S62°20'20" N4°50'29"E	31.18'



- LEGEND:**
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SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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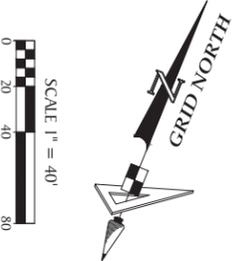
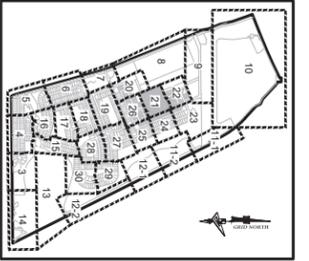
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CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 21 OF 30

Attachment A

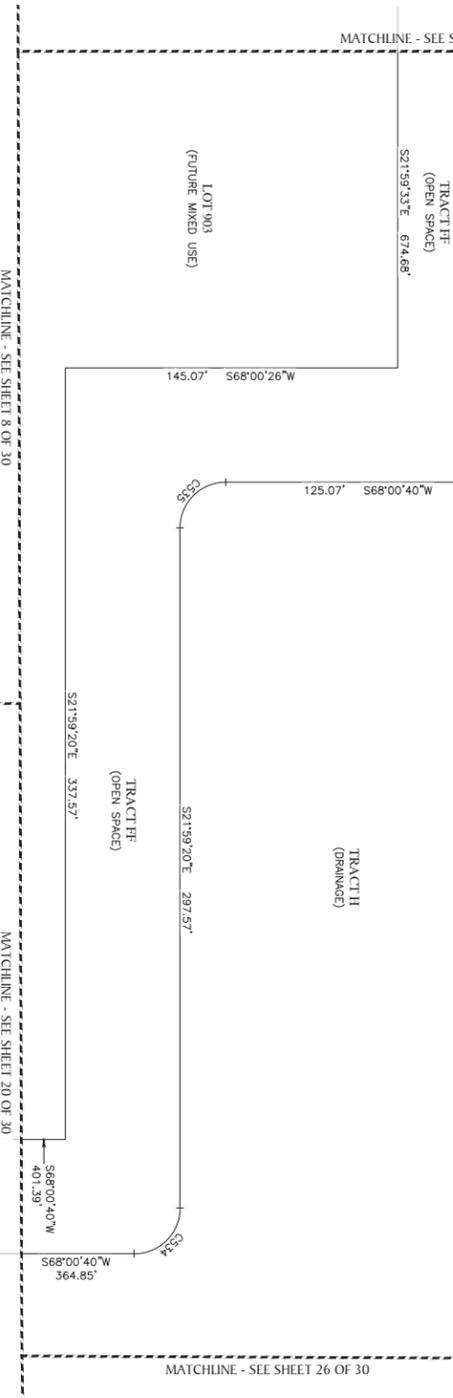
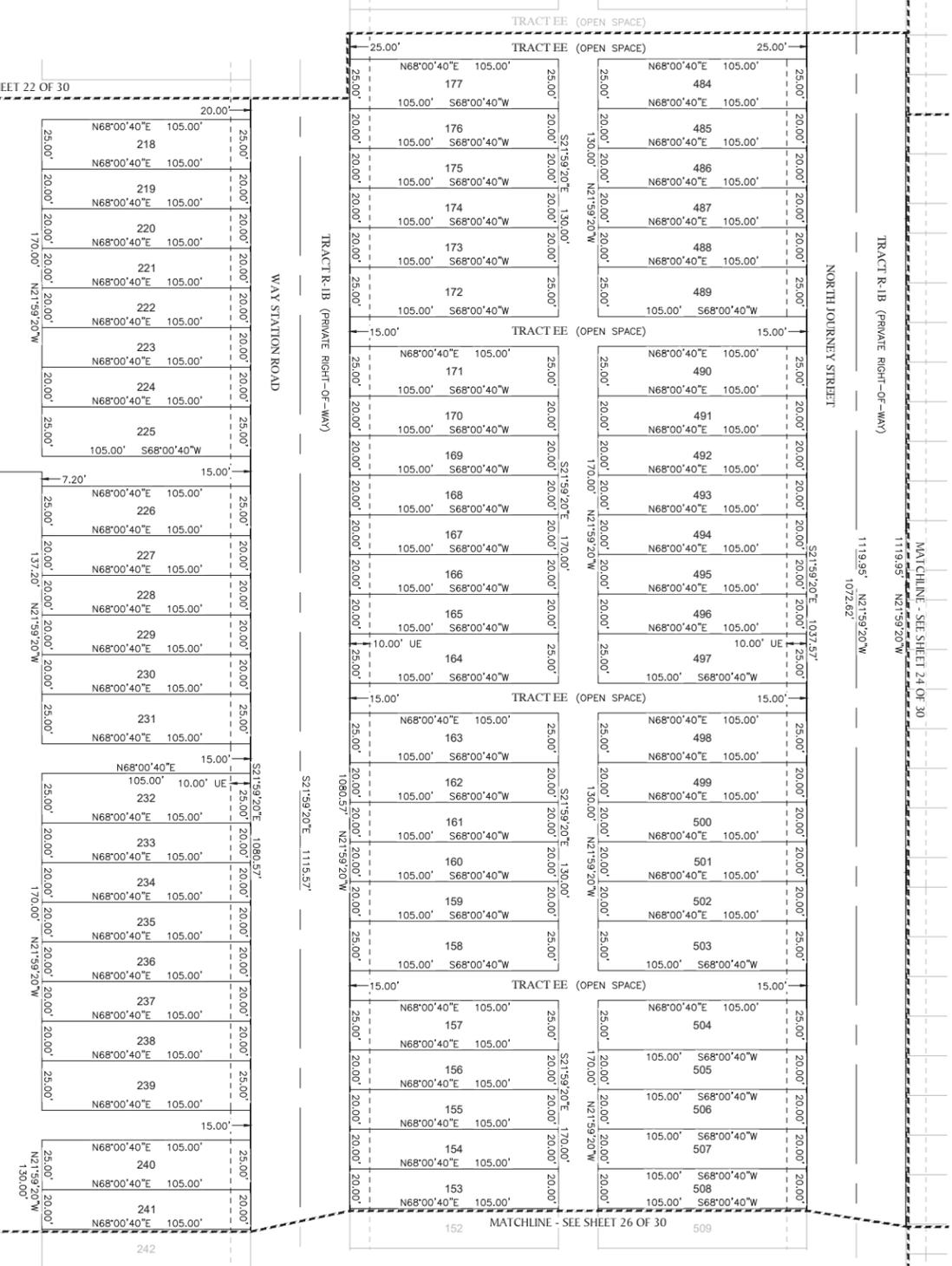
MAP BOOK PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



No.	Radius	Arc Δ	Bearing	Chord
C534	20.00'	31.42'	90°00'00"	N23°00'40"E 28.28'
C535	20.00'	31.42'	90°00'00"	S23°00'40"W 28.28'

- LEGEND:**
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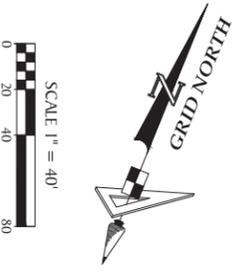
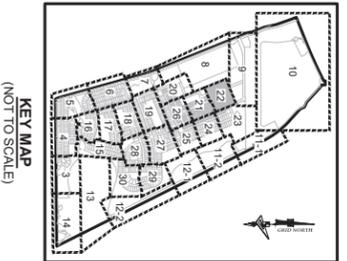
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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 22 OF 30

Attachment A

MAP BOOK PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

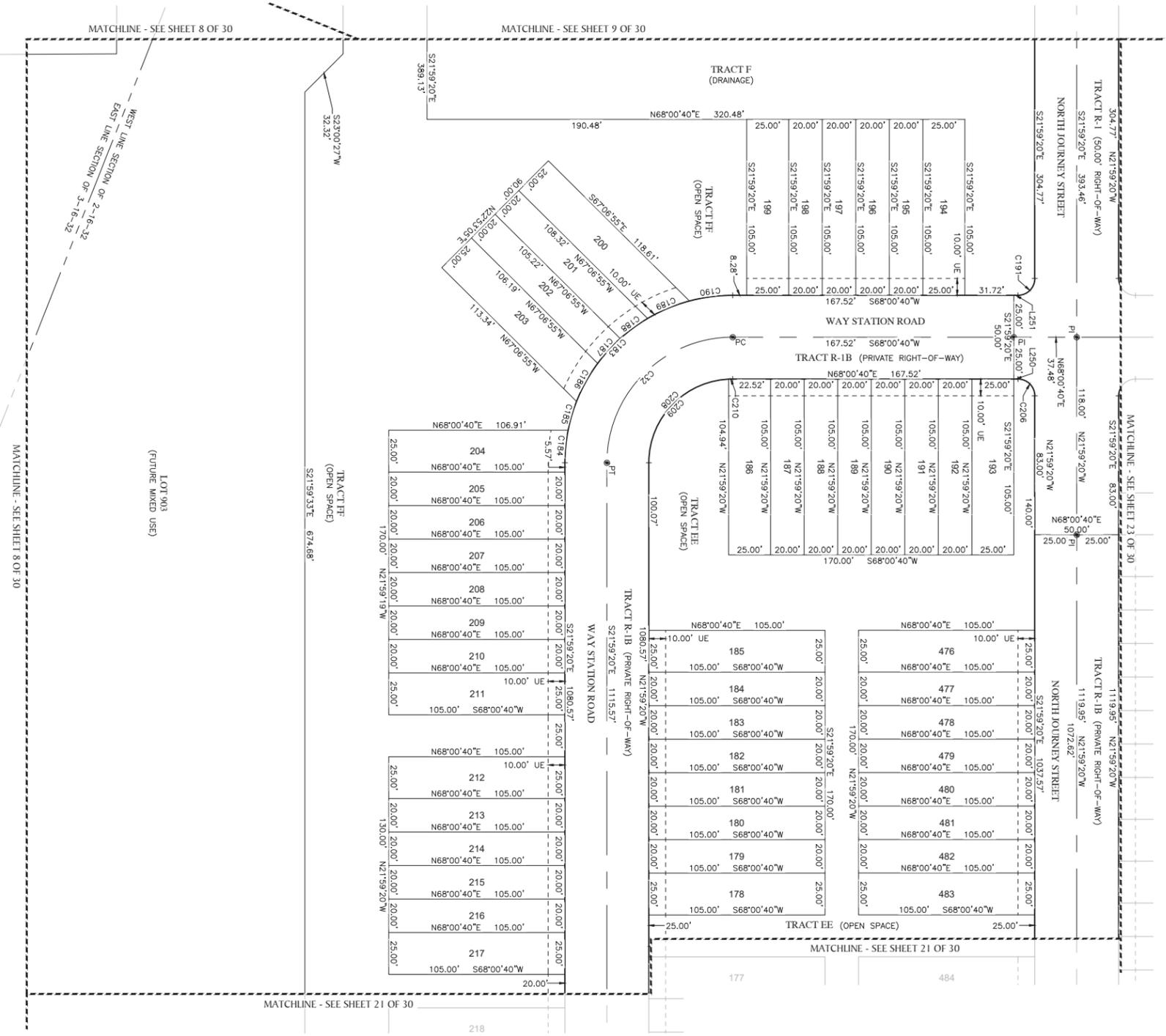


No.	Radius	Arc	Δ	Bearing	Chord
C12	75.00'	117.81'	90°00'00"	S23°00'40"W	106.07'
C183	100.00'	157.08'	90°00'00"	S23°00'40"W	141.42'
C184	100.00'	19.56'	111°21'10"	S16°23'10"E	19.53'
C185	100.00'	17.85'	107°13'39"	S05°40'10"E	17.83'
C186	100.00'	26.08'	145°56'28"	S06°54'54"W	26.00'
C187	100.00'	20.06'	112°30'30"	S20°07'53"W	20.02'
C188	100.00'	20.27'	11°36'56"	S31°41'06"W	20.24'
C189	100.00'	27.12'	153°21'17"	S45°15'42"W	27.04'
C190	100.00'	26.15'	145°58'49"	S60°31'15"W	26.07'
C191	100.00'	15.71'	90°00'00"	N23°00'40"E	14.14'
C206	100.00'	15.71'	90°00'00"	N86°59'20"W	14.14'
C208	50.00'	78.54'	90°00'00"	S23°00'40"W	70.71'
C209	50.00'	78.08'	87°08'26"	S21°35'22"W	68.93'
C210	50.00'	2.48'	2°50'34"	S68°35'22"W	2.48'

Line Data Table		
No.	Bearing	Length
L250	N68°00'40"E	2.48'
L251	N68°00'40"E	2.48'

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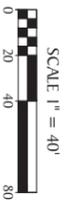
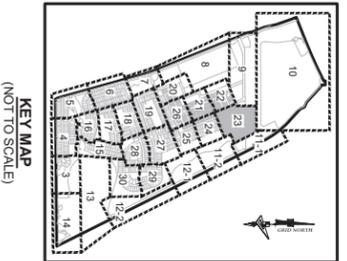
SHEET 23 OF 30

Attachment A

MAP BOOK

PAGE NO.

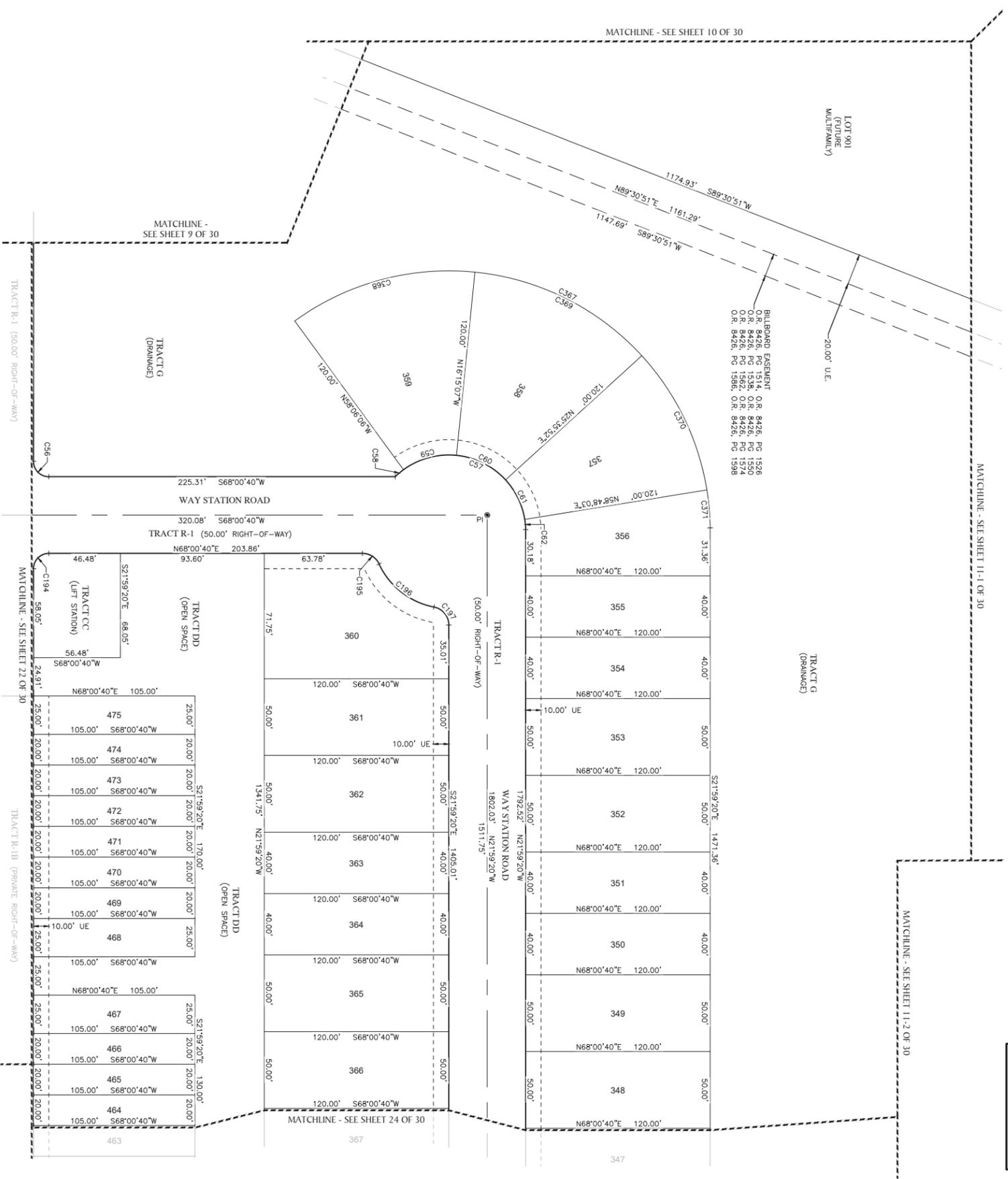
SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



No.	Radius	Arc Δ	Bearing	Chord
C56	10.00'	15.71°	90°00'00" E	14.14'
C57	50.00'	115.62°	132°29'41" W	91.53'
C58	50.00'	6.97°	7°58'57" E	6.96'
C59	50.00'	36.52°	41°50'59" E	35.71'
C60	50.00'	36.52°	41°50'59" W	35.71'
C61	50.00'	28.98°	33°12'11" W	28.57'
C62	50.00'	6.64°	7°36'35" N	6.64'
C194	10.00'	15.71°	90°00'00" W	14.14'
C195	12.00'	13.64°	65°06'49" W	12.92'
C196	50.00'	47.07°	53°56'07" E	45.35'
C197	12.00'	16.51°	78°49'18" W	15.24'
C367	170.00'	371.61°	125°14'41" W	301.92'
C368	170.00'	124.17°	41°50'59" E	121.43'
C369	170.00'	124.17°	41°50'59" W	121.43'
C370	170.00'	98.52°	33°12'11" W	97.14'
C371	170.00'	24.75°	8°20'32" W	24.75'

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AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

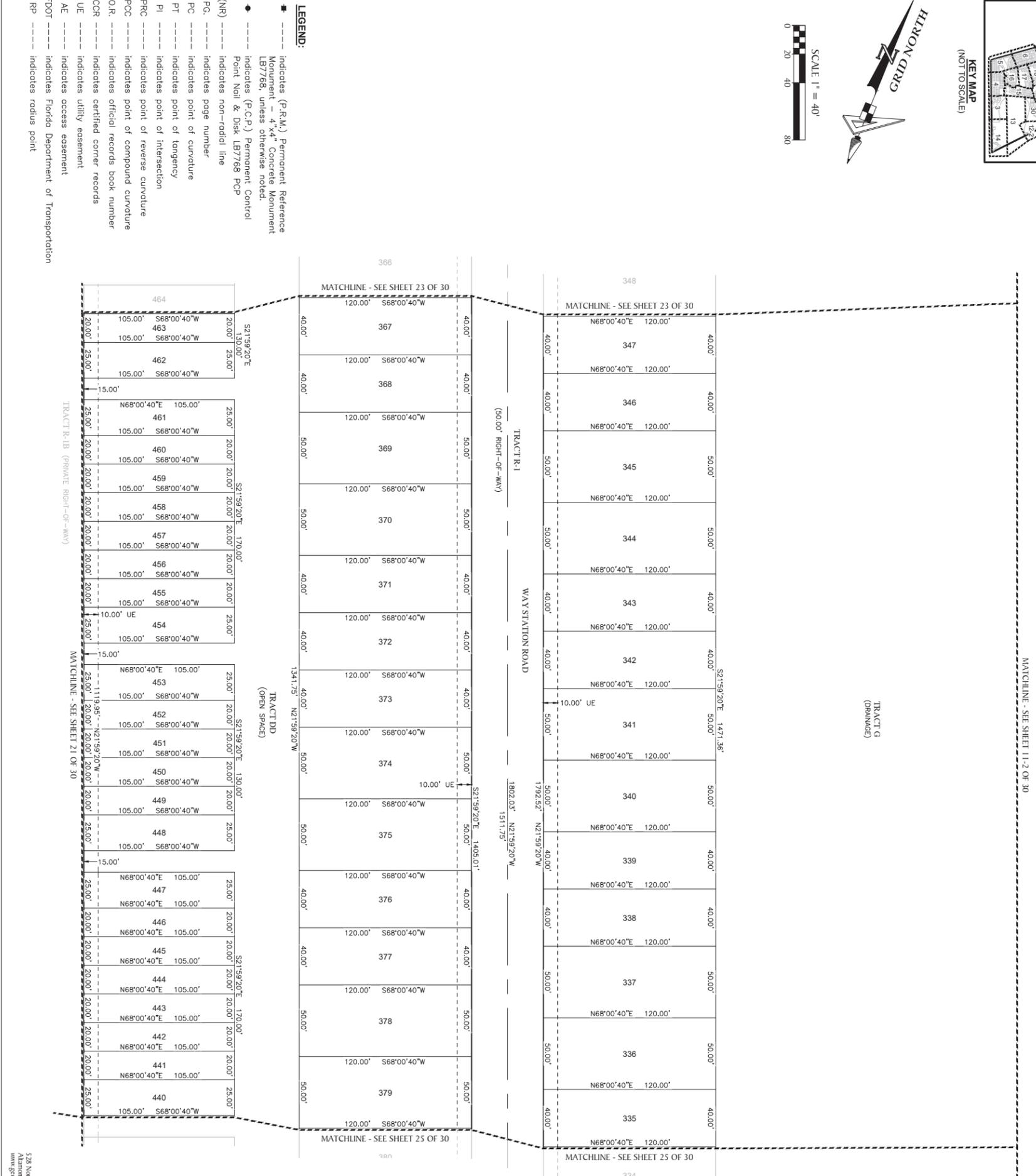
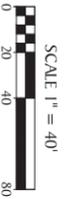
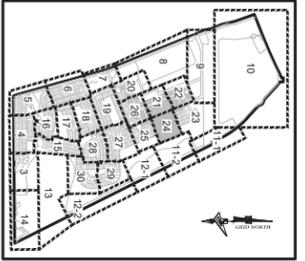
SHEET 24 OF 30

Attachment A

MAP BOOK

PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
 - (NR) --- indicates non-radial line
 - PG --- indicates page number
 - PC --- indicates point of curvature
 - PT --- indicates point of tangency
 - PI --- indicates point of intersection
 - PRC --- indicates point of reverse curvature
 - PCC --- indicates official records book number
 - O.R. --- indicates official records book number
 - CCR --- indicates certified corner records
 - UE --- indicates utility easement
 - AE --- indicates access easement
 - FDOT --- indicates Florida Department of Transportation
 - RP --- indicates radius point

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WAYPOINTE

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

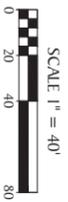
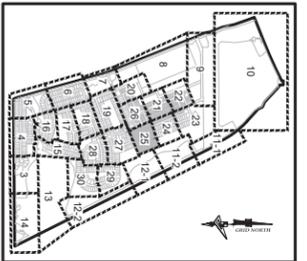
SHEET 25 OF 30

Attachment A

MAP BOOK

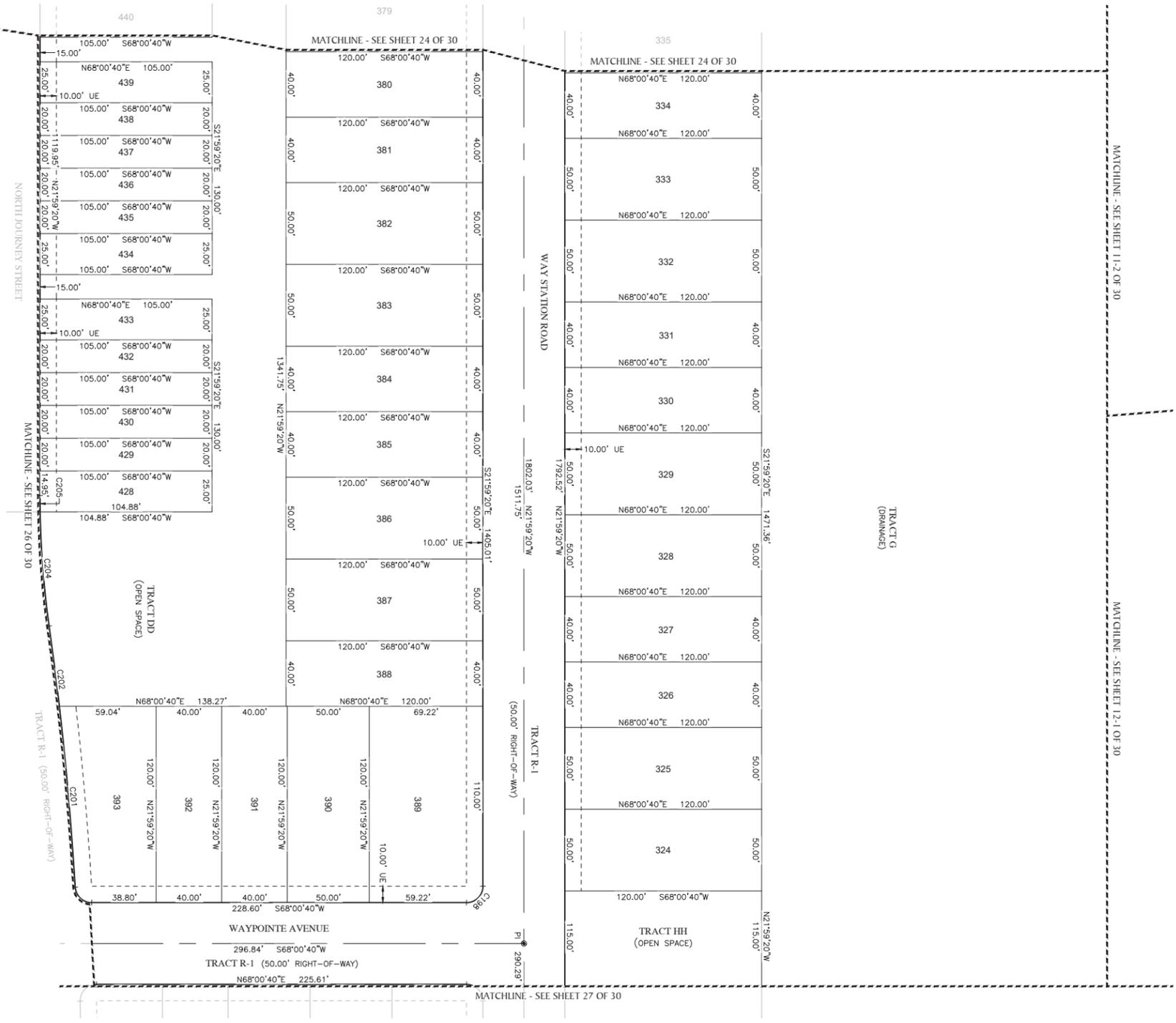
PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



Curve Data Table				
No.	Radius	Arc Δ	Bearing	Chord
C198	10.00'	15.71'	90°00'00"	N23°00'40"E 14.14'

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 PCP
 - (NR) indicates non-radial line
 - PG. indicates page number
 - PC. indicates point of curvature
 - PT. indicates point of tangency
 - PI. indicates point of intersection
 - PCC. indicates point of reverse curvature
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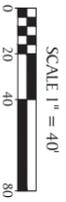
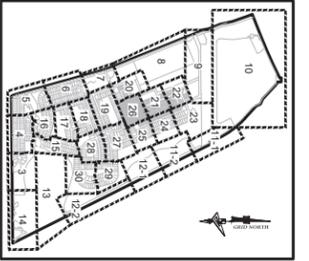
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 26 OF 30

Attachment A

MAP BOOK

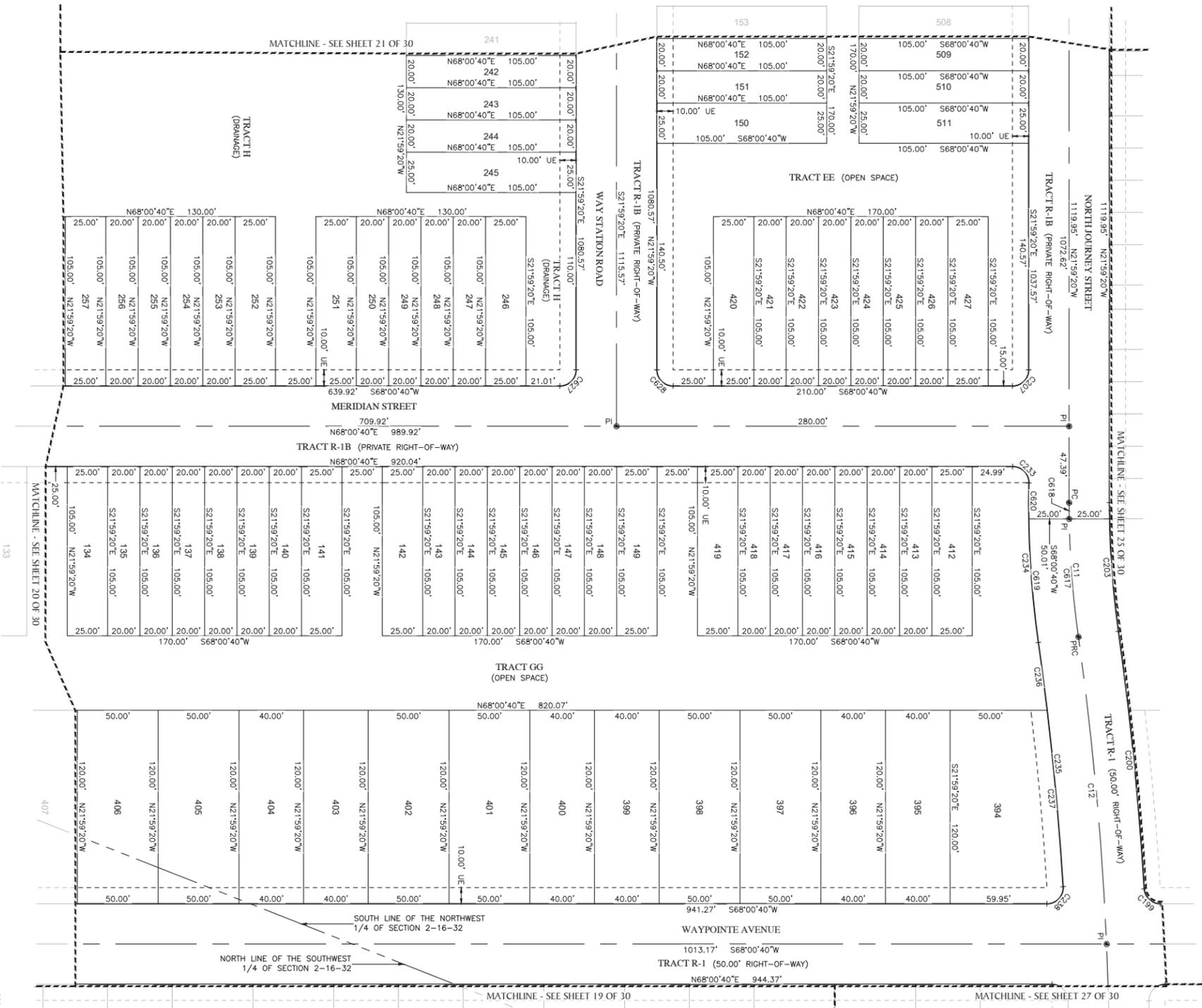
PAGE NO.



No.	Radius	Arc	Δ	Bearing	Chord
C11	600.00'	83.50'	7.5624°	S25°58'33"E	83.43'
C12	2000.00'	191.43'	5.2903°	N27°13'13"W	191.36'
C199	10.00'	15.11'	86°34'01"	S68°00'40"E	13.71'
C200	2025.00'	160.43'	4.3225°	N27°41'32"W	160.43'
C203	575.00'	80.02'	7.5624°	S25°58'33"E	79.95'
C207	10.00'	15.71'	90°00'00"	N23°00'40"E	14.14'
C233	10.00'	15.90'	91°07'05"	N67°25'48"W	14.28'
C234	625.00'	99.17'	9°05'29"	S25°25'00"E	99.07'
C235	1975.00'	152.28'	4.2504°	N27°45'13"W	152.25'
C236	1975.00'	152.28'	4.2504°	N27°45'13"W	152.25'
C237	1975.92'	109.84'	3°11'07"	N27°08'16"W	109.83'
C238	10.00'	16.33'	93°33'20"	N21°14'00"E	14.57'
C617	600.00'	73.45'	7°00'51"	S26°27'19"E	73.41'
C618	600.00'	10.05'	0°57'34"	S22°28'07"E	10.05'
C619	625.00'	76.93'	7°03'09"	S26°26'10"E	76.88'
C620	625.00'	22.24'	2°02'20"	S21°53'26"E	22.24'
C627	10.00'	15.71'	90°00'00"	N23°00'40"E	14.14'
C628	10.00'	15.71'	90°00'00"	S65°59'20"E	14.14'

LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ◆ indicates (P.C.C.) Permanent Control Point Nail & Disk LB7768 PCP
- (NR) indicates non-radial line
- PG indicates page number
- PC indicates point of curvature
- PT indicates point of tangency
- PI indicates point of intersection
- PRC indicates point of reverse curvature
- PCC indicates point of compound curvature
- O.R. indicates official records book number
- CCR indicates certified corner records
- UE indicates utility easement
- AE indicates access easement
- FDOT indicates Florida Department of Transportation
- RP indicates radius point



SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

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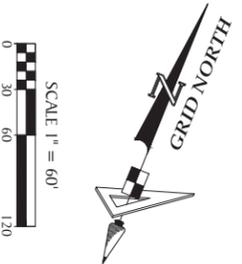
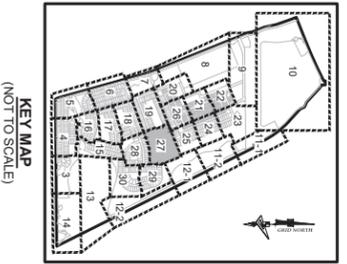
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 27 OF 30

Attachment A

MAP BOOK PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



No.	Radius	Arc	Δ	Bearing	Chord
C13	2000.00'	342.48'	9°48'41"	N19°34'21"W	342.06'
C14	1000.00'	131.51'	7°32'05"	S18°26'03"E	131.41'
C28	1000.00'	320.81'	18°22'51"	S79°09'28"W	319.43'
C29	1000.00'	128.48'	7°21'43"	S84°40'02"W	128.40'
C30	1000.00'	192.32'	11°01'08"	S75°28'37"W	192.02'
C31	1035.00'	234.39'	12°58'33"	N15°30'05"W	233.89'
C63	1060.00'	223.56'	12°05'03"	N15°56'49"W	223.15'
C64	1060.00'	222.25'	11°21'09"	N21°31'16"W	222.25'
C65	1060.00'	49.08'	2°39'10"	N19°27'36"W	49.07'
C66	1060.00'	41.32'	2°14'01"	N17°01'01"W	41.32'
C67	1060.00'	110.92'	5°58'43"	N12°54'09"W	110.87'
C68	10.00'	15.22'	87°10'41"	S5°29'38"E	13.79'
C69	1025.00'	97.16'	5°25'52"	S85°37'58"W	97.13'
C70	1025.00'	48.58'	2°42'57"	S84°16'30"W	48.48'
C71	1025.00'	39.24'	2°11'36"	S86°43'48"W	39.23'
C72	1025.00'	9.34'	0°31'20"	S88°05'14"W	9.34'
C211	10.00'	15.71'	90°00'00"	N66°59'20"W	14.14'
C212	1010.00'	211.93'	12°01'20"	N15°58'40"W	211.54'
C213	1010.00'	16.16'	0°55'00"	N21°31'51"W	16.16'
C214	1010.00'	85.48'	4°50'57"	N18°38'52"W	85.45'
C215	1010.00'	110.29'	6°15'24"	N13°05'42"W	110.23'
C216	10.00'	15.53'	89°00'27"	N54°32'13"E	14.02'
C217	1025.00'	162.32'	9°04'24"	S74°30'15"W	162.15'
C218	1025.00'	49.68'	2°46'38"	S77°39'08"W	49.68'
C219	1025.00'	49.05'	2°44'30"	S74°53'34"W	49.04'
C220	1025.00'	39.24'	2°11'36"	S72°25'31"W	39.23'
C221	1025.00'	24.35'	1°21'40"	S70°38'53"W	24.35'
C222	10.00'	15.28'	87°31'50"	S68°16'03"E	13.83'
C223	975.00'	133.33'	7°50'07"	S18°35'04"E	133.23'
C224	975.00'	110.50'	6°29'37"	S19°15'19"E	110.44'
C225	975.00'	22.83'	1°20'30"	S15°20'16"E	22.83'
C226	2025.00'	310.40'	8°46'57"	N19°03'29"W	310.10'
C227	2025.00'	49.58'	1°24'10"	N15°22'06"W	49.58'
C228	2025.00'	57.93'	1°38'20"	N16°53'21"W	57.92'
C229	2025.00'	43.13'	1°13'13"	N18°19'08"W	43.13'
C230	2025.00'	50.01'	1°24'54"	N19°38'11"W	50.00'
C231	2025.00'	108.76'	3°06'20"	N21°53'48"W	109.75'
C232	10.00'	15.98'	91°27'37"	S22°16'51"W	14.32'
C241	10.00'	15.44'	88°29'15"	N67°44'43"W	13.95'
C242	1975.00'	304.53'	8°50'05"	N19°05'03"W	304.23'
C243	1975.00'	110.28'	3°11'57"	N21°54'07"W	110.28'
C244	1975.00'	22.42'	0°39'02"	N19°58'37"W	22.42'
C245	1975.00'	42.59'	1°14'08"	N19°02'02"W	42.59'
C246	1975.00'	42.59'	1°14'08"	N17°47'54"W	42.59'
C247	1975.00'	64.17'	1°51'42"	N16°14'59"W	64.17'
C248	1975.00'	22.48'	0°39'08"	N14°59'35"W	22.48'
C249	1025.00'	137.18'	7°40'05"	S18°30'03"E	137.08'



No.	Radius	Arc	Δ	Bearing	Chord
C250	1025.00'	27.52'	1°32'18"	S15°26'10"E	27.52'
C251	1025.00'	108.66'	6°07'47"	S19°16'12"E	109.61'
C252	10.00'	16.11'	92°18'09"	N23°48'58"E	14.42'
C259	10.00'	16.09'	92°10'09"	S23°52'58"W	14.41'
C261	975.00'	36.29'	2°07'58"	S71°02'01"W	36.29'
C262	975.00'	45.35'	2°39'55"	S73°25'57"W	45.35'
C263	975.00'	56.69'	3°19'54"	S79°45'45"W	56.69'
C264	975.00'	56.69'	3°19'54"	S79°45'45"W	56.69'
C265	975.00'	45.35'	2°39'55"	S82°45'40"W	45.35'
C266	975.00'	45.35'	2°39'55"	S85°25'34"W	45.35'
C267	975.00'	27.05'	1°35'22"	S87°33'13"W	27.05'
C268	10.00'	15.71'	90°00'00"	N46°39'06"W	14.14'
C301	10.00'	15.33'	87°49'51"	N66°07'02"W	13.87'
C372	1180.00'	148.26'	7°11'57"	N18°23'22"W	148.17'
C373	1180.00'	24.76'	1°12'09"	N21°23'16"W	24.76'
C374	1180.00'	54.63'	2°39'10"	N19°27'36"W	54.63'
C375	1180.00'	68.86'	3°20'38"	N16°27'43"W	68.85'
C376	1145.00'	129.77'	6°29'37"	S85°05'05"W	129.70'
C377	1145.00'	75.50'	3°46'41"	S83°44'37"W	75.49'
C378	1145.00'	43.83'	2°11'36"	S86°43'48"W	43.83'
C379	1145.00'	10.44'	0°31'20"	S88°05'14"W	10.44'
C456	880.00'	14.24'	0°55'00"	N21°31'51"W	14.24'
C457	880.00'	69.98'	4°30'17"	N18°49'12"W	69.96'
C458	880.00'	64.77'	4°10'10"	N18°39'08"W	64.75'
C459	880.00'	19.45'	1°15'07"	N21°21'47"W	19.45'
C460	1145.00'	187.21'	9°22'05"	S74°39'05"W	187.00'
C461	1145.00'	27.20'	1°21'40"	S70°38'53"W	27.20'
C462	1145.00'	43.83'	2°11'36"	S72°25'31"W	43.83'
C463	1145.00'	54.79'	2°44'30"	S74°53'34"W	54.78'
C464	1145.00'	61.39'	3°04'19"	S77°47'58"W	61.38'
C465	1850.00'	39.89'	1°14'08"	N19°02'02"W	39.89'
C466	1850.00'	39.89'	1°14'08"	N17°47'54"W	39.89'
C467	1850.00'	60.11'	1°51'42"	N16°14'59"W	60.11'
C470	1150.00'	39.24'	1°57'18"	S15°38'40"E	39.24'
C475	885.00'	23.72'	1°35'22"	S87°33'13"W	23.72'
C476	885.00'	39.77'	2°39'55"	S85°25'34"W	39.77'
C477	885.00'	39.77'	2°39'55"	S82°45'40"W	39.77'
C478	885.00'	49.72'	3°19'54"	S79°45'45"W	49.71'
C479	885.00'	49.72'	3°19'54"	S76°25'57"W	49.71'
C480	885.00'	39.77'	2°39'55"	S73°25'57"W	39.77'
C481	885.00'	31.82'	2°07'58"	S71°02'01"W	31.82'

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument (LB7768, unless otherwise noted).
- Indicates (P.C.P.) Permanent Control Point Nail & Disk LB7768 POP
- Indicates radius point
- (NR) --- indicates non-radial line
- PG, --- indicates page number
- PC, --- indicates point of curvature
- PT, --- indicates point of tangency
- AE, --- indicates access easement
- CCR, --- indicates certified corner records
- PI, --- indicates point of intersection
- PIC, --- indicates point of reverse curvature
- PCC, --- indicates point of compound curvature
- O.R, --- indicates official records book number
- FDOT, --- indicates Florida Department of Transportation
- CCR, --- indicates certified corner records

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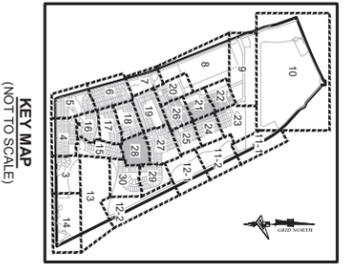
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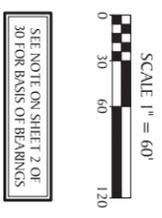
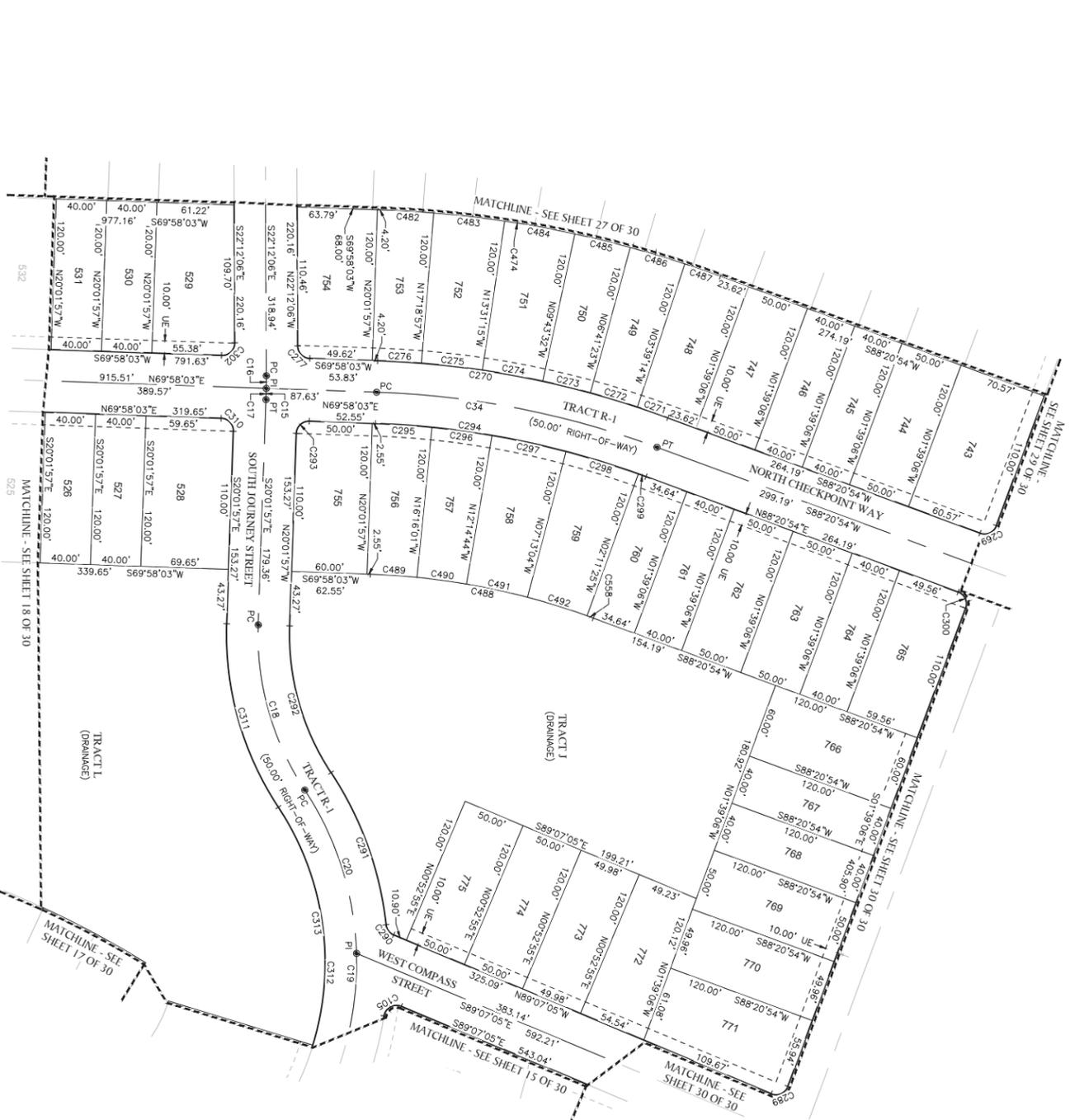
WAYPOINT

LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

MAP BOOK PAGE NO. SHEET 28 OF 30 Attachment A



No.	Radius	Arc	Δ	Bearing	Chord
C15	500.00'	18.93'	27°10'09"	N21°07'02"W	18.93'
C16	500.00'	10.03'	1°08'56"	N21°37'38"W	10.02'
C17	500.00'	8.90'	1°01'13"	N20°32'34"W	8.90'
C18	225.00'	138.69'	35°18'58"	S37°41'26"E	138.50'
C19	250.00'	308.61'	70°43'43"	N19°59'03"W	289.39'
C20	250.00'	138.14'	31°39'37"	N39°31'06"W	138.39'
C34	710.00'	227.77'	18°22'51"	S79°09'28"W	228.80'
C105	10.00'	18.15'	104°00'04"	S38°52'54"W	15.76'
C269	10.00'	15.71'	90°00'00"	N43°20'54"E	14.14'
C270	735.00'	235.79'	18°22'51"	S79°09'28"W	234.78'
C271	735.00'	25.68'	2°00'08"	S87°20'50"W	25.68'
C272	735.00'	38.94'	3°02'09"	S84°49'42"W	38.94'
C273	735.00'	38.94'	3°02'08"	S81°47'32"W	38.94'
C274	735.00'	48.68'	3°47'42"	S78°22'37"W	48.68'
C275	735.00'	48.68'	3°47'42"	S74°34'54"W	48.68'
C276	735.00'	34.85'	2°43'00"	S71°19'33"W	34.85'
C277	10.00'	15.33'	87°49'51"	S66°07'02"E	13.87'
C289	10.00'	16.15'	92°32'02"	N44°36'55"E	14.45'
C290	10.00'	10.62'	60°49'12"	S58°42'28"E	10.12'
C291	275.00'	129.83'	27°03'03"	N41°49'24"W	128.83'
C292	200.00'	123.28'	35°18'58"	S37°41'26"E	121.33'
C293	10.00'	15.71'	90°00'00"	S24°58'03"W	14.14'
C294	685.00'	219.75'	18°22'51"	S79°09'28"W	218.81'
C295	685.00'	45.02'	3°45'56"	S71°51'01"W	45.01'
C296	685.00'	48.08'	4°01'18"	S75°44'37"W	48.07'
C297	685.00'	60.11'	5°01'38"	S80°16'06"W	60.09'
C298	685.00'	60.11'	5°01'36"	S85°17'45"W	60.09'
C299	685.00'	6.44'	0°32'19"	S88°04'44"W	6.44'
C300	10.00'	15.71'	90°00'00"	N46°39'06"W	14.14'
C302	10.00'	16.09'	92°10'09"	N23°52'58"E	14.41'
C310	10.00'	15.71'	90°00'00"	N65°01'57"W	14.14'
C311	250.00'	154.10'	35°18'58"	S37°41'26"E	151.67'
C312	225.00'	277.75'	70°43'43"	N19°59'03"W	280.45'
C313	225.00'	197.57'	50°18'41"	N30°11'32"W	191.29'
C474	855.00'	274.29'	18°22'51"	S79°09'28"W	273.12'
C482	855.00'	40.54'	2°43'00"	S71°19'33"W	40.54'
C483	855.00'	56.63'	3°47'42"	S74°34'54"W	56.62'
C484	855.00'	56.63'	3°47'42"	S78°22'37"W	56.62'
C485	855.00'	45.30'	3°02'08"	S81°47'32"W	45.30'
C486	855.00'	45.30'	3°02'09"	S84°49'42"W	45.30'
C487	855.00'	29.88'	2°00'08"	S87°20'50"W	29.87'
C488	565.00'	181.26'	18°22'51"	S79°09'28"W	180.48'
C489	565.00'	37.13'	3°45'56"	S71°51'01"W	37.13'
C490	565.00'	39.66'	4°01'18"	S75°44'37"W	39.65'
C491	565.00'	49.19'	4°59'18"	S80°17'16"W	49.18'
C492	565.00'	49.58'	5°01'39"	S85°17'45"W	49.56'
C558	565.00'	5.31'	0°32'19"	S88°04'44"W	5.31'



LEGEND:

- █ indicates (P,R,M) Permanent Reference Monument - 4"x4" Concrete Monument LB77/86, unless otherwise noted.
- ◆ indicates (P,C,P) Permanent Control Point Nail & Disk LB77/88 PCP
- PI ----- indicates point of intersection
- P/C ----- indicates point of reverse curvature

- (NR) ----- indicates non-radial line
- PG, ----- indicates page number
- PC ----- indicates point of curvature
- PT ----- indicates point of tangency
- PCC ----- indicates point of compound curvature
- O/R, ----- indicates official records book number
- CCR ----- indicates certified corner records
- UE ----- indicates utility easement
- AE ----- indicates access easement
- FDOT ----- indicates Florida Department of Transportation
- RP ----- indicates radius point

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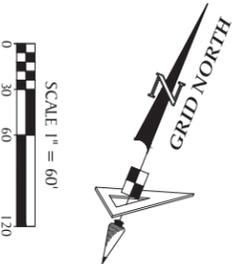
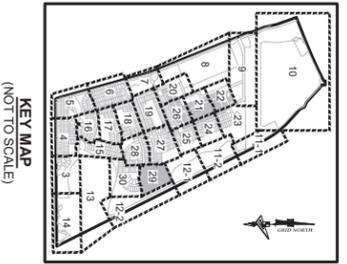
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST
AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST
CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

SHEET 29 OF 30

Attachment A

MAP BOOK PAGE NO.

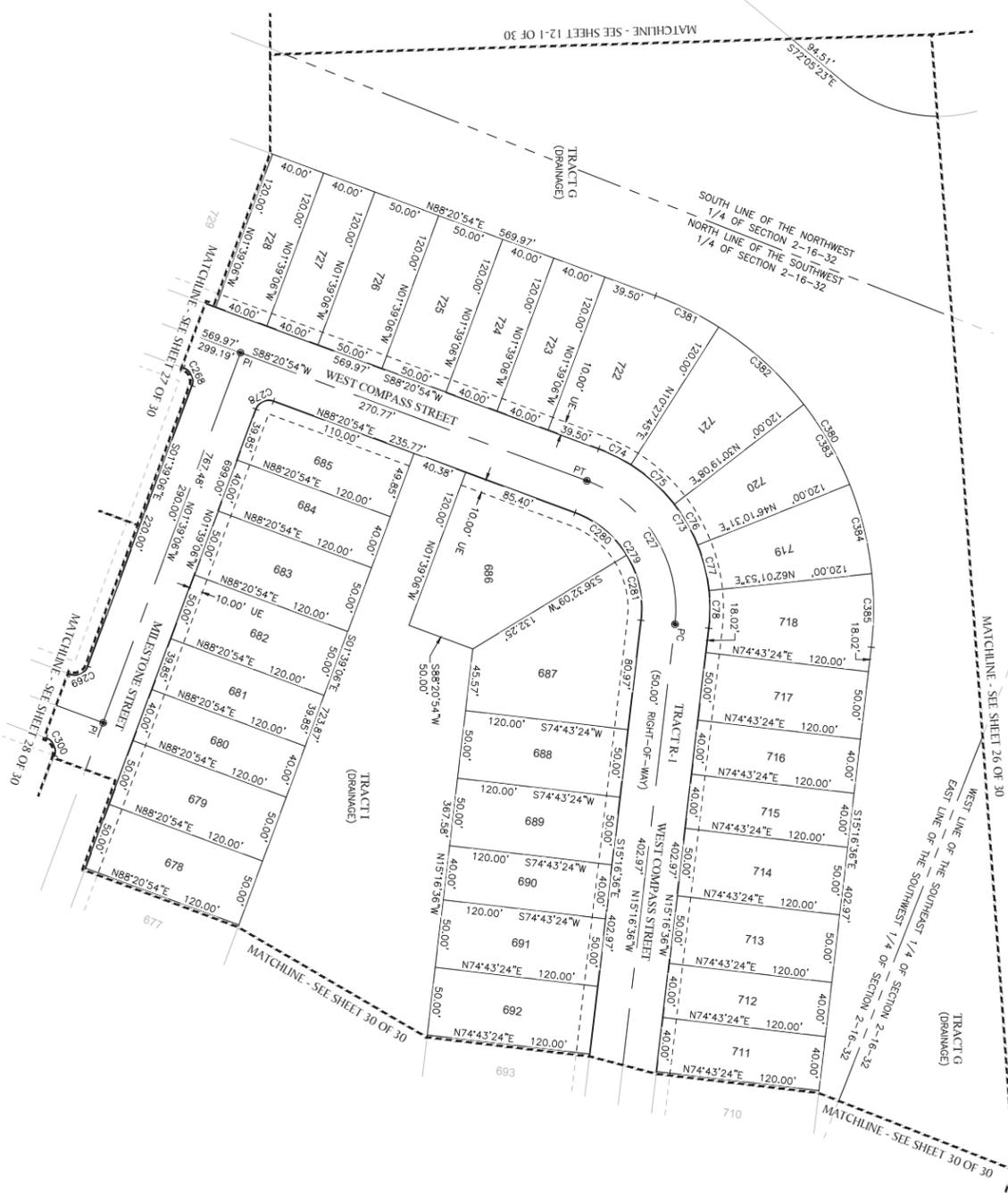
SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS



No.	Radius	Arc Δ	Bearing	Chord
C27	100.00'	133.30°	N53°27'51"W	123.65'
C73	125.00'	166.62°	N53°27'51"W	154.56'
C74	125.00'	28.43°	N85°35'41"W	26.38'
C75	125.00'	43.32°	N89°36'33"W	43.10'
C76	125.00'	34.59°	N51°45'10"W	34.48'
C77	125.00'	27.69°	N21°37'21"W	27.63'
C268	10.00'	15.71°	N67°39'08"W	14.14'
C269	10.00'	15.71°	N67°39'08"W	14.14'
C278	10.00'	15.71°	N67°39'08"W	14.14'
C279	75.00'	99.97°	N53°27'51"W	92.74'
C280	75.00'	49.99°	N72°33'29"W	49.07'
C281	75.00'	49.99°	N72°33'29"W	49.07'
C282	75.00'	49.99°	N72°33'29"W	49.07'
C300	10.00'	15.71°	N67°39'08"W	14.14'
C380	245.00'	326.58°	N53°27'51"W	302.94'
C381	245.00'	51.80°	N85°35'41"W	51.71'
C382	245.00'	84.91°	N89°36'33"W	84.48'
C383	245.00'	67.80°	N51°45'10"W	67.59'
C384	245.00'	67.80°	N51°45'10"W	67.59'
C385	245.00'	54.27°	N21°37'21"W	54.16'

LEGEND:

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SHEET 30 OF 30

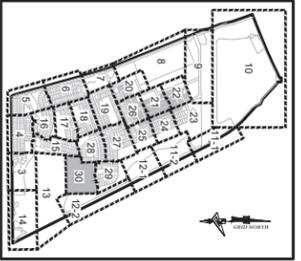
Attachment A

MAP BOOK

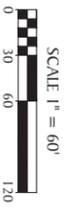
PAGE NO.

SEE NOTE ON SHEET 2 OF 30 FOR BASIS OF BEARINGS

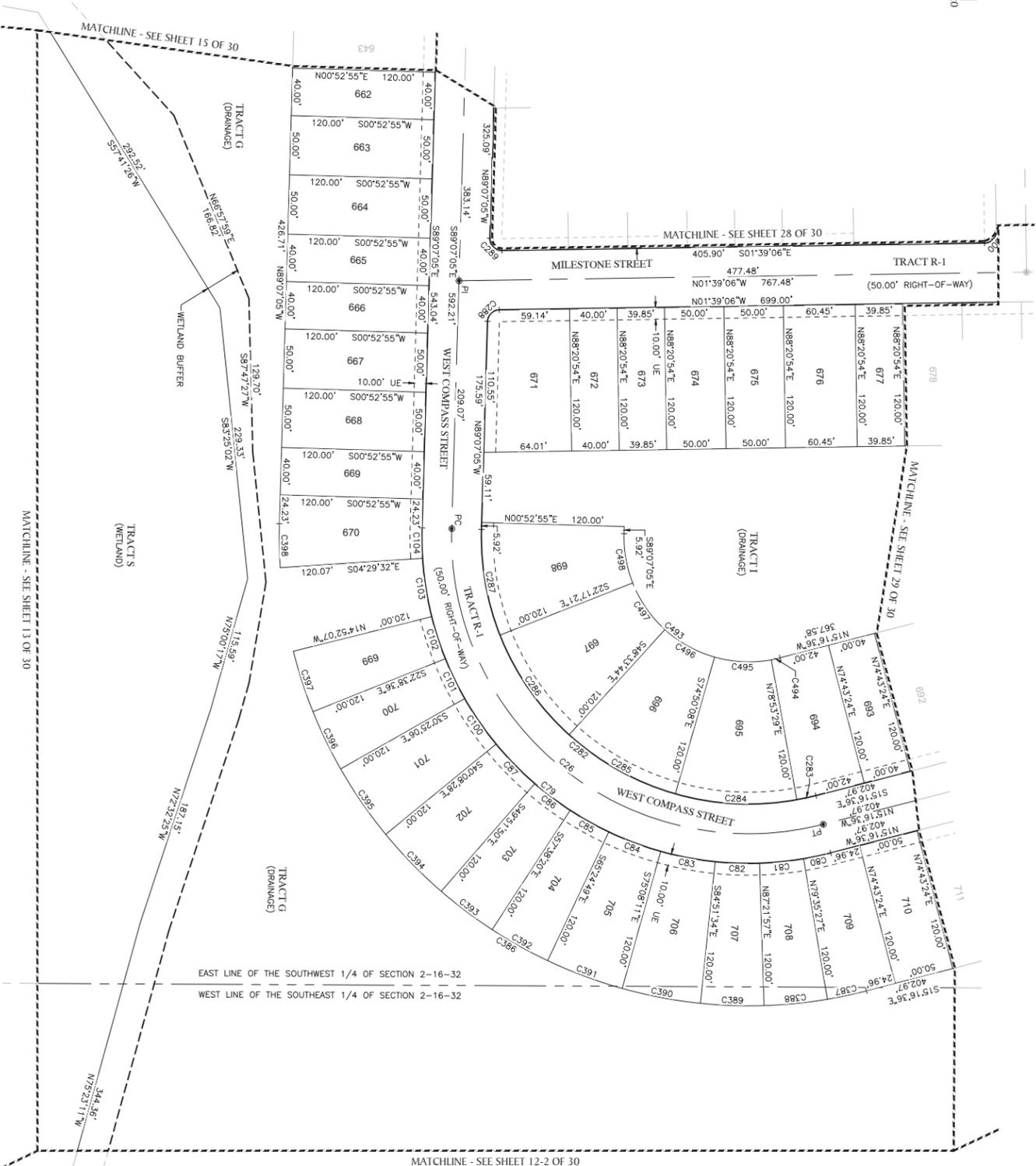
LYING IN SECTIONS 34 & 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST AND SECTIONS 2 & 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



KEY MAP (NOT TO SCALE)



No.	Radius	Arc	Δ	Bearing	Chord
C26	250.00'	463.21'	106°09'32"	N37°48'10"E	399.73'
C79	275.00'	509.53'	106°09'32"	N37°48'10"E	439.71'
C80	275.00'	23.36'	4°52'03"	N12°50'34"W	23.36'
C81	275.00'	37.32'	7°46'30"	N06°31'18"W	37.29'
C82	275.00'	37.32'	7°46'30"	N01°15'12"E	37.29'
C83	275.00'	46.67'	9°43'22"	N10°00'07"E	46.61'
C84	275.00'	46.67'	9°43'22"	N19°43'30"E	46.61'
C85	275.00'	37.32'	7°46'30"	N28°28'25"E	37.29'
C86	275.00'	37.32'	7°46'30"	N56°14'55"E	37.29'
C87	275.00'	46.67'	9°43'22"	N44°59'51"E	46.61'
C100	275.00'	46.67'	9°43'22"	N54°43'13"E	46.61'
C101	275.00'	37.32'	7°46'30"	N63°28'09"E	37.29'
C102	275.00'	37.32'	7°46'30"	N71°14'38"E	37.29'
C103	275.00'	49.80'	10°22'35"	N80°19'11"E	49.73'
C104	275.00'	25.79'	5°22'28"	N88°11'42"E	25.79'
C282	225.00'	416.88'	106°09'32"	N37°48'10"E	359.76'
C283	225.00'	16.37'	4°10'05"	N13°11'34"W	16.36'
C284	225.00'	103.17'	26°16'23"	N02°01'41"E	102.27'
C285	225.00'	103.17'	26°16'23"	N28°18'04"E	102.27'
C286	225.00'	103.17'	26°16'23"	N54°34'27"E	102.27'
C287	225.00'	90.99'	23°10'17"	N79°17'47"E	90.37'
C288	10.00'	15.27'	87°27'58"	S45°23'05"E	13.83'
C289	10.00'	16.15'	92°32'02"	N44°36'55"E	14.45'
C386	395.00'	823.28'	90°24'29"	N29°55'39"E	566.60'
C387	395.00'	33.56'	4°52'03"	N12°50'34"W	33.55'
C388	395.00'	53.60'	7°46'30"	N06°31'18"W	53.56'
C389	395.00'	53.60'	7°46'30"	N01°15'12"E	53.56'
C390	395.00'	67.03'	9°43'22"	N10°00'07"E	66.95'
C391	395.00'	67.03'	9°43'22"	N19°43'30"E	66.95'
C392	395.00'	53.60'	7°46'30"	N28°28'25"E	53.56'
C393	395.00'	53.60'	7°46'30"	N36°14'55"E	53.56'
C394	395.00'	67.03'	9°43'22"	N44°59'51"E	66.95'
C395	395.00'	67.03'	9°43'22"	N54°43'13"E	66.95'
C396	395.00'	53.60'	7°46'30"	N63°28'09"E	53.56'
C397	395.00'	53.60'	7°46'30"	N71°14'38"E	53.56'
C398	395.00'	37.05'	5°22'28"	N88°11'42"E	37.04'
C493	105.00'	194.55'	106°09'32"	N37°48'10"E	167.89'
C494	105.00'	7.64'	4°10'05"	N13°11'34"W	7.64'
C495	105.00'	48.15'	26°16'23"	N02°01'41"E	47.73'
C496	105.00'	48.15'	26°16'23"	N28°18'04"E	47.73'
C497	105.00'	48.15'	26°16'23"	N54°34'27"E	47.73'
C498	105.00'	42.46'	23°10'17"	N79°17'47"E	42.17'



- LEGEND:**
- indicates (P,R,M) Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ◆ indicates (P,C,P) Permanent Control Point Nail & Disk LB7768 PCP
 - (NR) indicates non-radial line
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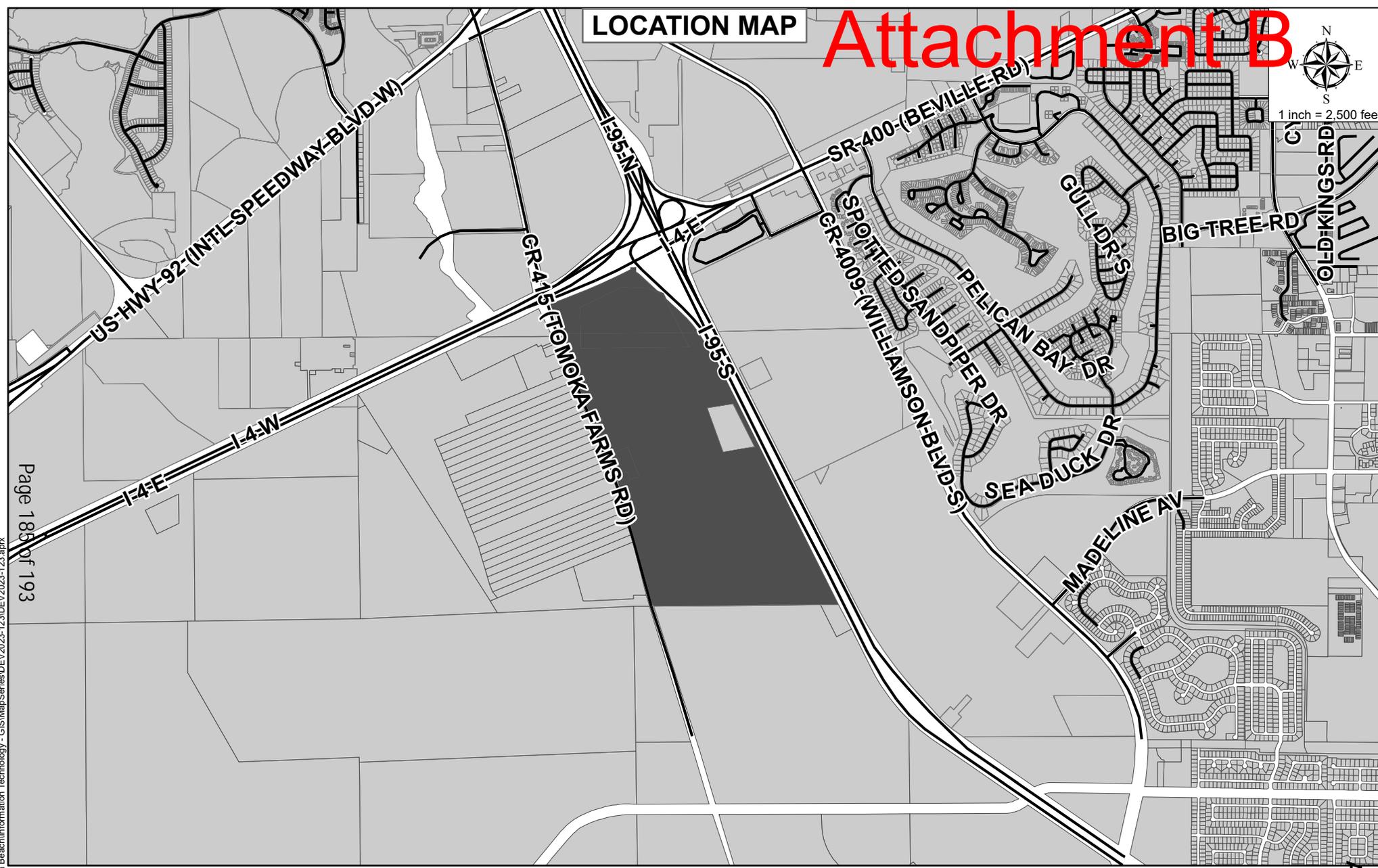
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LOCATION MAP

Attachment B



1 inch = 2,500 feet



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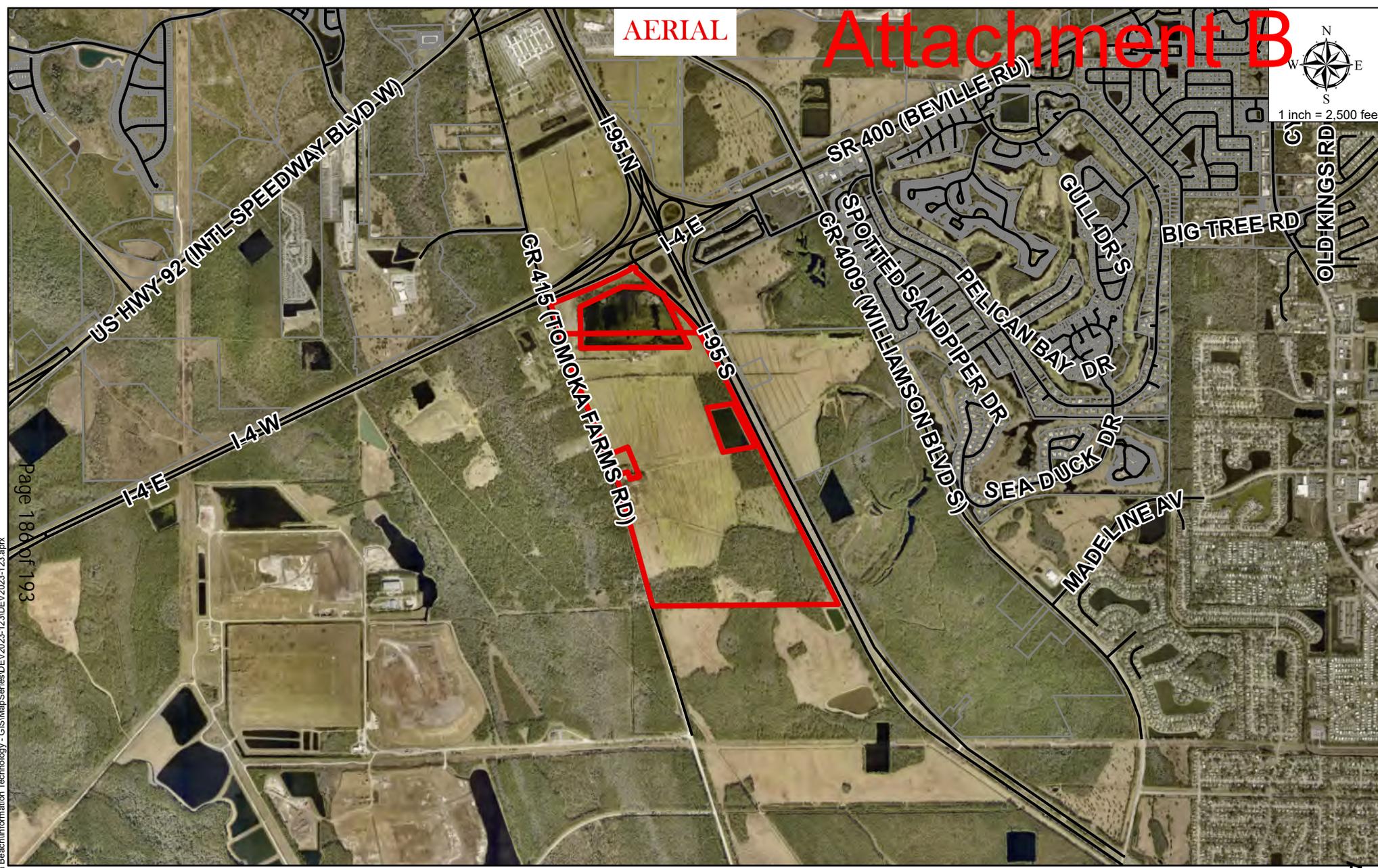
DEV2023-123 WAYPOINTE PRELIMINARY PLAT LOCATION MAP

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Agenda Item #4.C.

AERIAL

Attachment B



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DEV2023-123 WAYPOINTE PRELIMINARY PLAT AERIAL MAP

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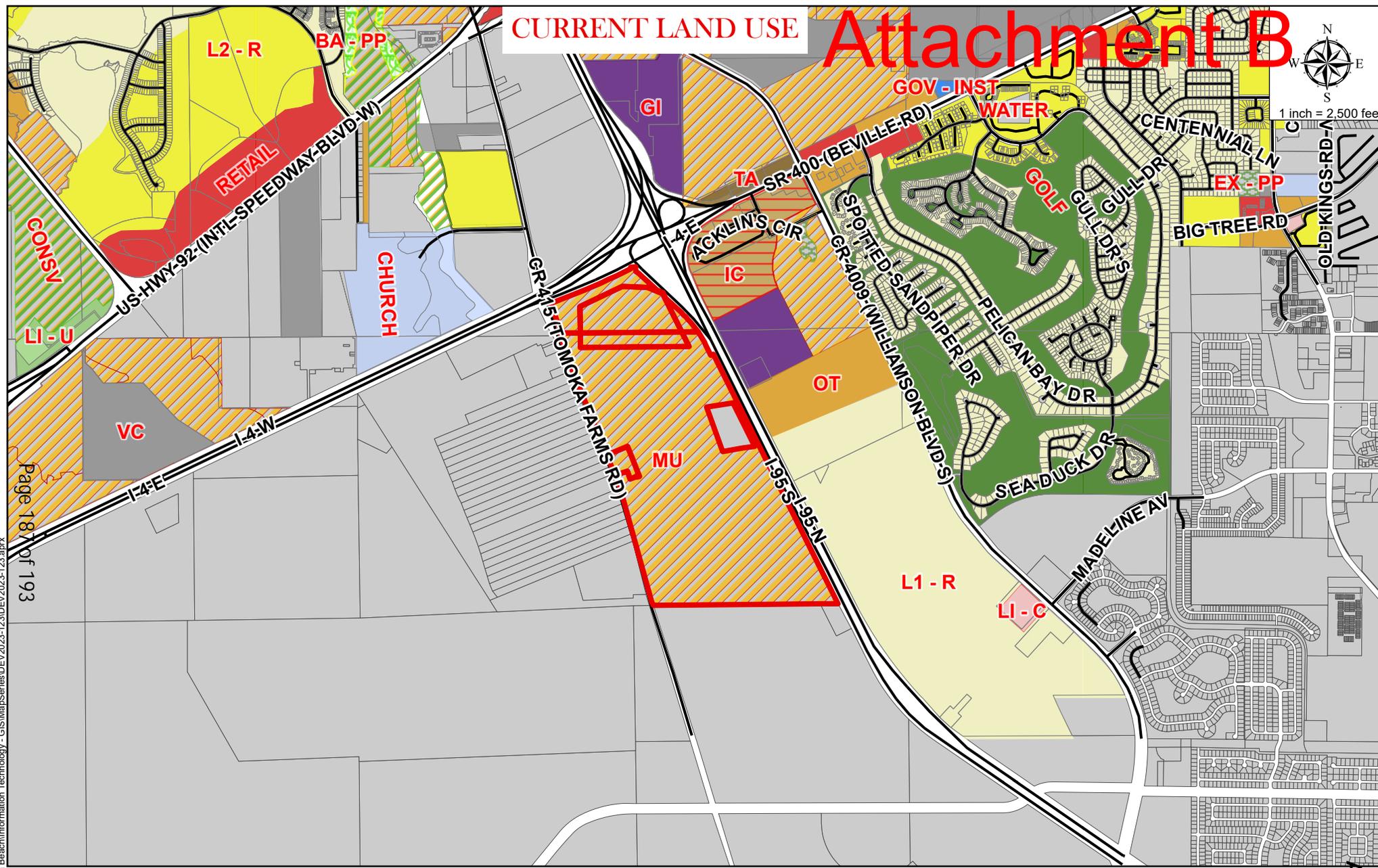
Agenda Item #4.C.

CURRENT LAND USE

Attachment B



1 inch = 2,500 feet



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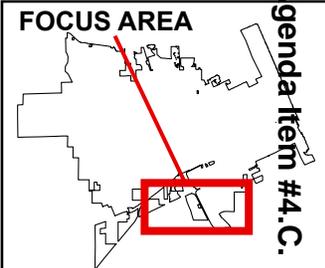
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DEV2023-123 WAYPOINTE PRELIMINARY PLAT CURRENT LAND USE MAP

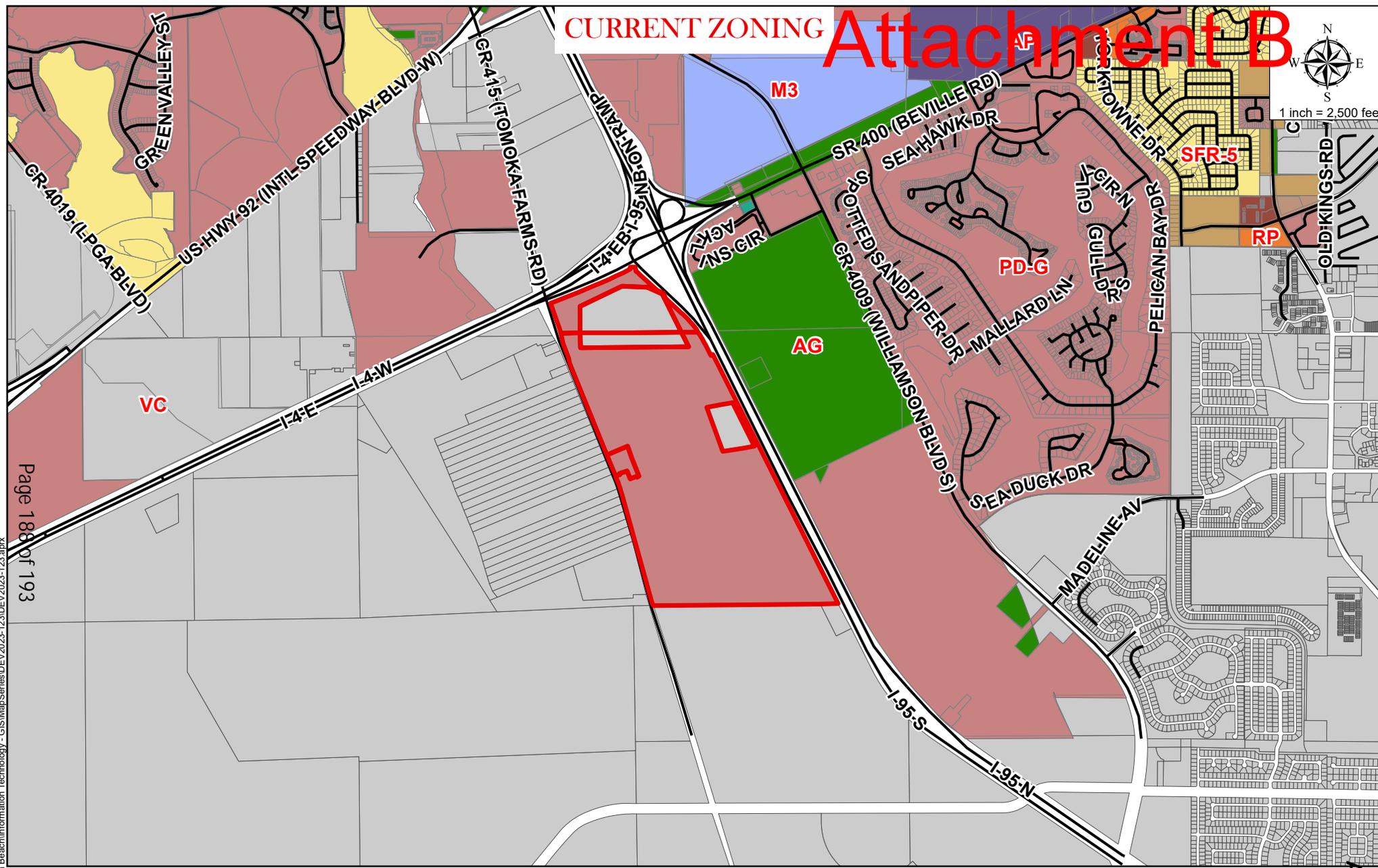
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Agenda Item #4.C.

CURRENT ZONING Attachment B



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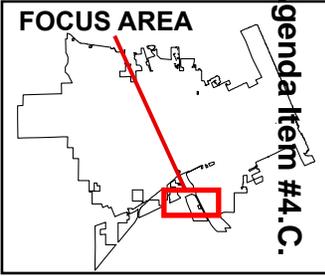
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DEV2023-123 WAYPOINTE PRELIMINARY PLAT CURRENT ZONING MAP

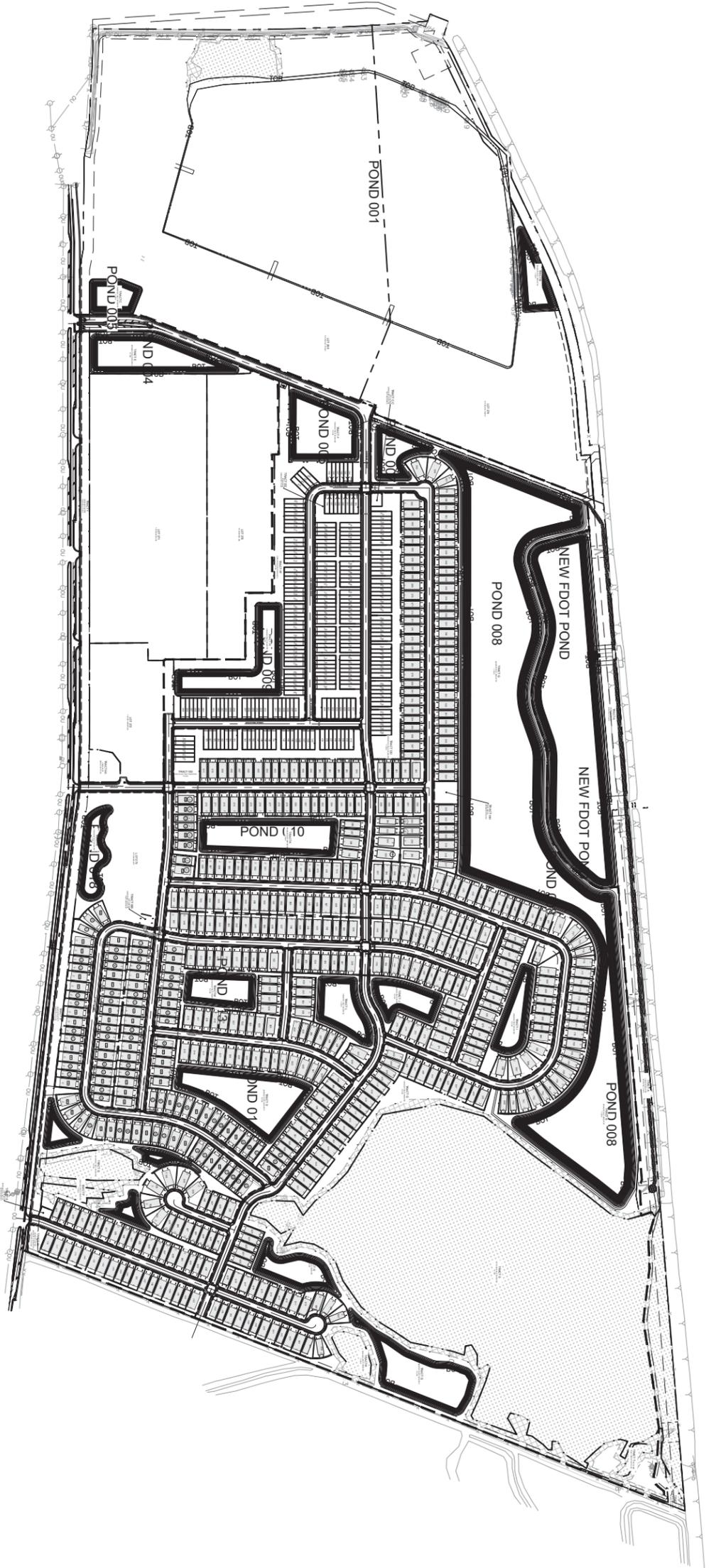
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Plotted By: Foster, Christy Sheet Set: WAYPOINTE Layout: 4.0 January 15, 2024 04:27:47pm K:\ORL_Civil\249027002-Tomoka Farms Mixed Use\CADD\CONST\PlanSheets C4.0 - OVERALL SITE PLAN

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.



WAYPOINTE DEVELOPMENT CRITERIA

DWELLING TYPE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM LOT DEPTH (FT.)	MAXIMUM LOT COVERAGE	MINIMUM BUILDING SETBACK (FT.)			MAXIMUM BUILDING HEIGHT (FT.)	MINIMUM OPEN SPACE
					FRONT	STREET SIDE	INTERIOR SIDE	REAR	
SINGLE FAMILY DETACHED DWELLINGS	4,400	40	110	70%	20	10	5	15	20%
TOWNHOME LOTS	1,800	18	100	90%	20	10	5 (END UNITS ONLY)	5	20%
MULTI-FAMILY	6,500	100	100	35%	25	25	25	25	20%
COMMERCIAL	10,000	100	100	35%	30	30	15	30	10%
MIXED-USE	5,000	50	100	50%	15	5	5	5	10%
DUPLEXES	3,000	30	100	70%	20	10	5	5	20%

SITE DATA TABLE

GENERAL SITE DATA	
PARCEL IDENTIFICATION NO.	523400000370 523400000372 62030000000010 62030000000010 62030000000010
ZONING	523400000370 = PR-G 523400000372 = PR-G 62030000000010 = PR-G 62030000000010 = PR-G 62030000000010 = PR-G
FUTURE LAND USE	523400000370 = MIXED USE MEDIUM 523400000372 = MIXED USE MEDIUM 62030000000010 = MIXED USE MEDIUM 62030000000010 = MIXED USE MEDIUM 62030000000010 = MIXED USE MEDIUM
TOTAL PROPERTY AREA	428,779 SQUARE FEET (9.76 ACRES)
TOTAL LAND IMPACTED AREA	0.23 ACRES (10,000 SQ. FEET)

PHASE 1	
MULTI-FAMILY	800 UNITS
TOWNHOMES	150 UNITS
40' SINGLE FAMILY LOTS	60 UNITS
50' SINGLE FAMILY LOTS	59 UNITS
TOTAL UNITS	1069 UNITS

PHASE 3	
40' SINGLE FAMILY LOTS	39 UNITS
50' SINGLE FAMILY LOTS	38 UNITS
TOTAL UNITS	77 UNITS

PHASE 5	
40' SINGLE FAMILY LOTS	35 UNITS
50' SINGLE FAMILY LOTS	38 UNITS
TOTAL UNITS	73 UNITS

PHASE 4	
40' SINGLE FAMILY LOTS	50 UNITS
50' SINGLE FAMILY LOTS	64 UNITS
TOTAL UNITS	114 UNITS

PHASE 6	
40' SINGLE FAMILY LOTS	41 UNITS
50' SINGLE FAMILY LOTS	44 UNITS
TOTAL UNITS	85 UNITS

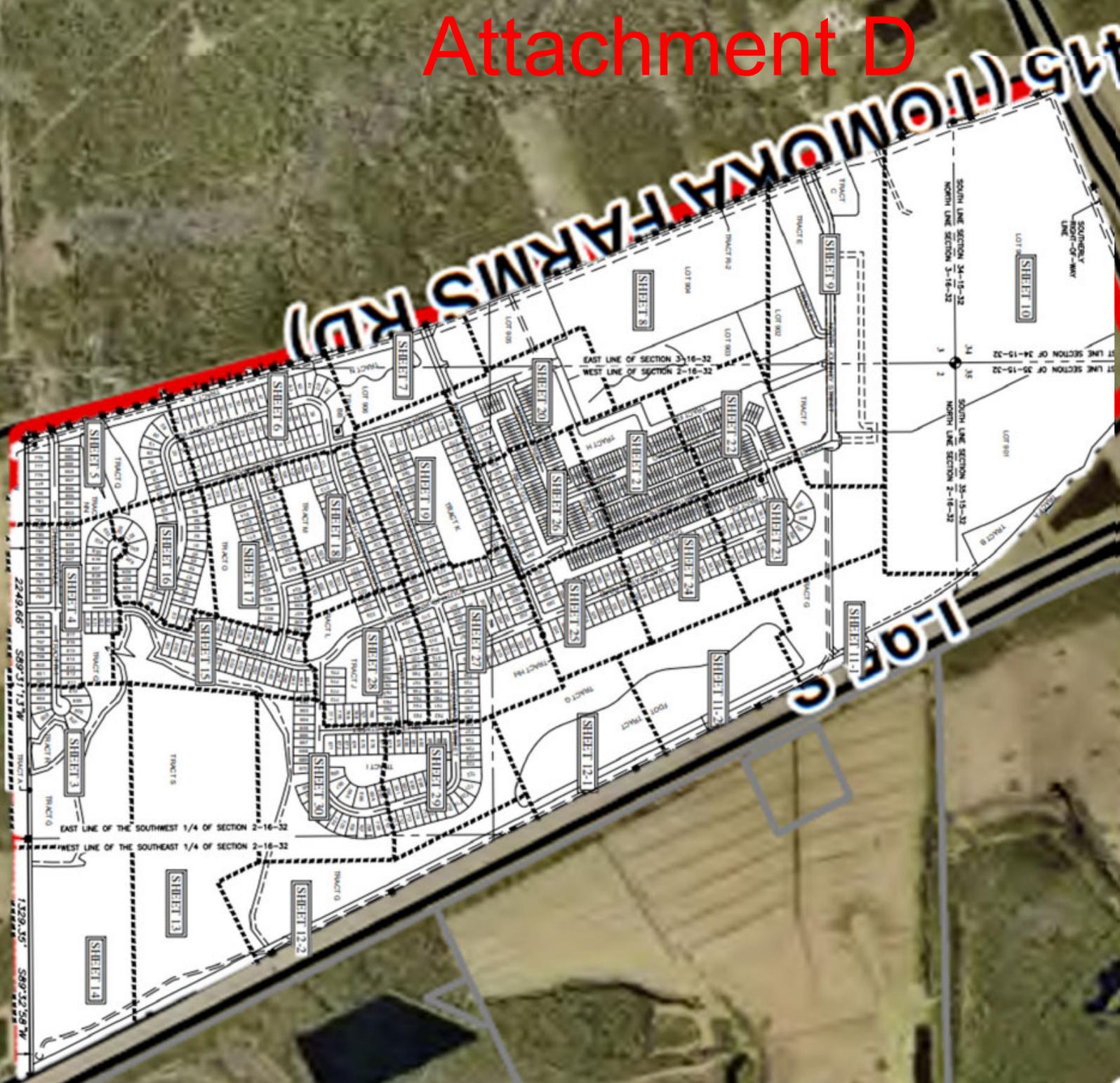
TOTAL 40' LOTS	295 UNITS
TOTAL 50' LOTS	315 UNITS
TOTAL TOWNHOMES	250 UNITS
TOTAL APARTMENTS	800 UNITS



Attachment C

<p>WAYPOINTE</p> <p>CITY OF DAYTONA BEACH FLORIDA</p>	<p>OVERALL SITE PLAN</p>	<p>KHA PROJECT 249027002</p> <p>DATE 11/08/2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY TSS</p> <p>DRAWN BY KCN</p> <p>CHECKED BY TSS</p>	<p>LICENSED PROFESSIONAL ENGINEER</p> <p>JAROD C. STUBBS, P.E.</p> <p>STATE OF FLORIDA LICENSE NUMBER 109772003</p>	<p>Kimley»Horn</p> <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC.</p> <p>1530 CORNERSTONE BLVD, SUITE 200, DAYTONA BEACH, FL 32117</p> <p>PHONE: 407-898-1511</p> <p>WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>															
SHEET NUMBER	C4.0																		
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No.	REVISIONS	DATE	BY																

Attachment D



3-415 (TOMOKA FARMS RD)

L-97-C

Agenda Item 4.D. (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-689

**Section 5.2.B. Remove Prohibition to Food Pantries
in Redevelopment Areas**

STAFF REPORT

DATE: November 13, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

AMENDMENT DESCRIPTION

Staff is seeking approval to amend the Land Development Code (LDC) to remove the prohibition to food pantries as an accessory use currently existing for places of worship in Redevelopment Areas. The LDC specifically prohibits food pantries as an accessory use to places of worship only when the place of worship is in a Redevelopment Area. Places of worship outside Redevelopment Areas are not prohibited from operating food pantries as an accessory use. The request to remove the current prohibition for places of worship in Redevelopment Areas will allow all places of worship in the City the ability to operate a food pantry, regardless of whether the place of worship is located in a Redevelopment Area or not. The LDC defines food pantries as follows:

***Food Pantry.** Any program that acquires food products through donations, canned food drives, food bank programs or purchases and distributes the food to individuals, and does not provide prepared food to clients for consumption on or off site.*

PROPOSED AMENDMENT

The following is the proposed change to the LDC. Proposed deletions are shown below in red and in ~~strikethrough~~ format:

LDC Section 5.2.B.13. Institutional: Other Institutional Uses.

[omitted text not affected by this amendment]

e. Place of worship.

i. A place of worship shall comply with the following standards:

(a) If a place of worship is combined with a school, child care facility, or other use, the combined use shall comply with the standards (including districts where permitted) applicable to each component use.

(b) An existing place of worship that existed in a residential district on August 17, 1967—when such uses were prohibited in certain residential districts by amendments to the City's land development regulations—shall be treated as a conforming use, rather than nonconforming use subject to the limitations in article 8, in those districts.

~~(c) Irrespective of the districts in which food pantries are shown as allowed by the use tables in Section 5.2.A, Principal Use Tables, they shall be prohibited as an accessory or principal use to a place of worship in any Redevelopment Area.~~

[omitted text not affected by this amendment]

AMENDMENT ANALYSIS**Text Amendment Review Standards**

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of this Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

The proposed text amendment is consistent with the comprehensive plan.

b. Is in conflict with any provision of this Code or the Code of Ordinances;

All places of worship are subject to accessory use standards of the LDC, regardless of where they are located in the City. The proposed amendment would not be in conflict with the LDC and Code of Ordinances if adopted by the City Commission.

c. Is required by changed conditions;

The City recognizes places of worship share similar attributes, whether located in or out of Redevelopment Areas. The proposed amendment would allow a place of worship in the City to operate a food pantry as an accessory use regardless of location.

d. Addresses a demonstrated community need;

The proposed LDC text amendment allows places of worship in Redevelopment Areas to operate a food pantry as an accessory use. This accessory use can be operated to address unmet community needs.

e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

As with all uses in the City, places of worship are subject to all LDC standards including compatibility to surrounding uses. The proposed LDC text amendment does not remove the requirement for places of worship to comply with these standards.

f. Would result in a logical and orderly development pattern; and

The proposed LDC text amendment would continue to result in logical and orderly development patterns currently existing in the LDC.

g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff does not anticipate any adverse environmental impacts with the proposed amendment.

RECOMMENDATION

Staff recommends approval of the request to amend the Land Development Code to remove the current prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

A majority vote by the Planning Board members present and voting is required to recommend approval to the City Commission. The item is anticipated to be heard by the City Commission for a first reading on December 4, 2024, and for second reading on December 18, 2024.