

**ORDINANCE 2006-75**

**AN ORDINANCE OF THE CITY OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S R-4 URBAN SINGLE FAMILY RESIDENTIAL TO CITY'S PD, PLANNED DEVELOPMENT TO BE KNOWN AS SPRINGWOOD TOWN HOMES, MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, The property is currently zoned Volusia County R-4, Urban Single Family Residential, pursuant to Volusia County's Zoning Ordinance; and

**WHEREAS**, the property currently has a Land Use Designation of high density residential pursuant to City of DeLand's Land Use Plan; and

**WHEREAS**, a proper and complete application has been received requesting that the zoning be changed to the City's PD, Planned Development; and

**WHEREAS**, the City's PD, Planned Development Zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:**

**Section 1.** The City Commission has held a public hearing on the application for a change of zoning from Volusia County's R-4, Urban Single Family Residential to City of DeLand's PD, Planned Development on the following described property:

See legal descriptions attached hereto as Exhibit "A".

Tax Parcel Identification No.: 7020-00-00-0870 and 7020-00-00-0872

**Section 2.** The City Commission hereby finds that the City's PD, Planned Development designation is consistent with the property's Urban high density residential land use designation.

**Section 3.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City and changes the zoning from Volusia County's R-4, Urban Single Family Residential to City of DeLand's PD, Planned Development on the parcel described in Section 1.

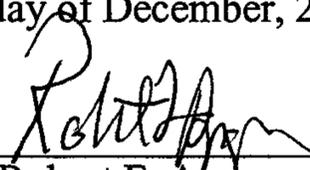
**Section 4.** The City Engineer, Planning Director and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

**Section 5.** No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including but not limited to building permits and site plan approval shall be subject to a determination of capacity.

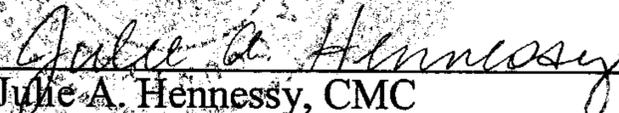
**Section 6.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 7.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 4<sup>th</sup> day of December, 2006.

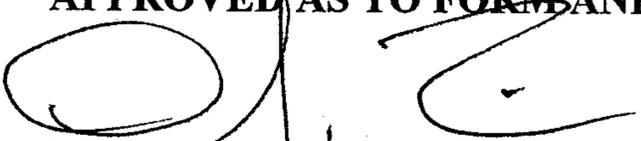
  
\_\_\_\_\_  
Robert F. Appar  
Mayor - Commissioner

**ATTEST:**

  
  
\_\_\_\_\_  
Julie A. Hennessy, CMC  
City Clerk - Auditor

Passed on first reading: November 20, 2006  
Adopted on second reading: December 4, 2006

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
Darren J. Elkind  
City Attorney

1 MODEL PD PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: PDC-06-02, Application of

5 The Vincik Group, LLC

6 ORDINANCE # 2006-75

7  
8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM Volusia County R-4 TO

10 Springwood Townhomes PD (PLANNED DEVELOPMENT) (*see below*)

11  
12 The application of The Vincik Group, LLC, hereinafter, "Applicant", for rezoning was  
13 heard by and before the City Commission, DeLand Florida, on November 20, 2006 &  
14 December 4, 2006. Based upon the verified Application and other supporting documents,  
15 maps, charts, overlays, other evidence and instruments; the advice, report, and  
16 recommendations of the Community Development, and other Departments and agencies  
17 of DeLand, Florida; and the testimony adduced and evidence received at the Public  
18 Hearing on this Application by the Planning Board on October 18, 2006, and otherwise  
19 being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

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A. That the application of *The Vincik Group, LLC* was duly and properly filed herein on August 21, 2006, as required by law.

B. That all fees and costs which are by law, regulation, or Ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the owner of a 5.33 acre parcel of land and is the authorized representative for a 2.15 acre parcel of land which is situated in DeLand, Florida. These parcels of land are described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has complied with the concept plan provision as required by Land Development Regulations Ordinance # 2002-09, as amended.

E. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance # 2002-09 , as amended.

F. That the owners of the properties, *The Vincik Group, LLC*, and *Jeffrey Scott & Rhonda Renee Simpson*, agree with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

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3       A.     That the Applicant has applied for a change of zoning from the present  
4 zoning classification(s) of the parcels described in Exhibit "A" from Volusia County R-4 to  
5 City of DeLand PD (Planned Development).

6  
7       B.     That the said rezoning to a PD is consistent with both the City of DeLand  
8 Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the  
9 City of DeLand Land Development Regulations Ordinance # 2002-09, as amended, and  
10 does promote the public health, safety, morals, general welfare and orderly growth of the  
11 area affected by the rezoning request.

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13       NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF  
14 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY  
15 COMMISSION CHAMBERS, 121 WEST RICH AVENUE, DELAND, FLORIDA, THIS  
16 FOURTH DAY OF DECEMBER, A.D., 2006, AS FOLLOWS:

17  
18       A.     That the Application of The Vincik Group, LLC for the rezoning of the subject  
19 parcels is hereby granted.

20  
21       B.     That the zoning classification of the subject parcels described in Exhibit "A"  
22 attached hereto is hereby amended from Volusia County R-4 to City of DeLand  
23 Springwood Townhomes PD as described in Article VII of the City of DeLand, Land  
24 Development Regulations Ordinance # 2002-09, as amended.

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C. That the Official Zoning Map of the City of DeLand, is hereby amended to show the rezoning of said parcels to Springwood Townhomes PD.

D. That the City of DeLand Land Development Regulations Ordinance # 2002-09, as amended, is consistent with the provisions of the "Development Agreement" as hereinafter set forth in this Ordinance and with respect to any conflict between Land Development Regulations Ordinance # 2002-09, as amended, and the "Development Agreement", the provisions of the "Development Agreement" shall govern. Ordinance No. 02-09, as amended, shall govern with respect to any matter not covered by the "Development Agreement." The City of DeLand will ensure overall compliance with this Ordinance.

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance # 2002-09, as amended, shall apply to the PD in the same manner as the R-16 zoning classification.

F. Nothing in this Ordinance shall abridge the requirements of any City of DeLand Ordinance other than Ordinance 2002-09, as amended. Timing and review procedures contained in this Order and Resolution may be modified to comply with the City of DeLand Land Development Regulations, Ordinance No. 2002-09, as amended. Further, nothing in the Development Agreement is intended to abridge the requirements of Ordinance No. 2002-09, as amended, and any other City Ordinances.



1 manner required by Article 13 of the City of DeLand Land Development Regulations,  
2 Ordinance No. 2002-09, as amended.

3 B. Unified Ownership. The Applicant or his successors shall maintain unified  
4 ownership of the subject parcels until after issuance of the Final Development Order Plat(s)  
5

6 C. Phases of Development. The Multi-Family Tract of the Planned Development  
7 will consist of the development of the 5.33 acre parcel of land containing townhomes with  
8 construction to commence no later than three (3) years from the approval of the  
9 Development Order. The Single Family Residential Tract of the Planned Development will  
10 consist of the development of the 2.15 acre parcel of land containing one single family  
11 dwelling.  
12

13 D. Land Uses Within the PD. The development of the parcels shall be  
14 consistent with the uses prescribed for each area within the proposed PD. The location  
15 and size of said land use areas are shown on the Development Plan Map, Exhibit "B".  
16 *Statement of intent*. The purpose and intent of this Planned Development is to provide for  
17 high-density apartment, condominium or townhouse and single family residential living  
18 within the City of DeLand, catering to the needs of those citizens desiring a spacious, well  
19 maintained and natural on-site environment. The following land uses shall be allowed as  
20 permitted principal uses and structures along with their customary accessory uses and  
21 structures:

22 *Primary uses and structures*. The following primary uses and structures are allowed in this  
23 district:

24 1. Apartment, condominium or townhouse dwellings, Multi-Family Tract. Single family

- 1 residential dwellings, Single Family Residential Tract.
- 2 2. Mini and neighborhood parks.
- 3 3. Other uses approved by the city commission after review and recommendation by the
- 4 planning board, which are unquestionably similar to those uses permitted herein.
- 5 *Conditional uses.* Certain uses are allowed in this district with restrictions. The restrictions
- 6 are either stated below or discussed in section 33-19, as indicated by the asterisk (\*).
- 7 1. Community Residential Homes, Single Family.\*

8  
9 **E. Development Standards.**

10 *Density.* The maximum density allowed in this district shall be 16 units per gross acre.

11 **APARTMENT, CONDOMINIUM OR TOWNHOUSE DWELLINGS, MULTI-FAMILY**

12 **TRACT:**

- 13 1. *Minimum lot area* 1,008 sq. ft.
- 14 2. *Minimum lot width* 18 ft.
- 15 3. *Minimum yard size (building)*
- 16 a. *Front yard:* 0 ft. HOA shall provide a
- 17 *minimum 20' driveway and front yard at each unit (one parking space inclusive).*
- 18 b. *Rear yard:* 10 ft.
- 19 c. *Side yard:* 0ft.
- 20 4. *Minimum living floor area:* 800 sq. ft.
- 21 5. *Maximum lot coverage 60% Impervious over entire project.*
- 22 6. *Maximum building height 35 ft.*
- 23 7. *Landscape buffer requirements See Number 12 Below*
- 24 8. *Perimeter building setbacks*

Front: 30 feet from the east project perimeter lot line.
Rear and side: 20 feet from the project perimeter lot line.
Interior:
All buildings shall be set back at least 20 feet on the front and 5 feet

on the sides and rear from all interior private roads and parking areas.
Spacing between buildings:
The following minimum spacing shall be maintained between buildings: 25 feet between sides of buildings; 25 feet between sides and rears of adjacent buildings; 25 feet between fronts and sides of buildings; and 35 feet between any combination of fronts or rears of adjacent buildings.
Maximum impervious surface: 60 percent of entire project area (both Tracts).

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9. *Minimum building separation See Above*

10. *Off-street parking requirements 2.5 parking spaces per dwelling unit (one parking space to be provided on each lot)*

11. *Open Space and/or Common Area requirements meeting the Land Development Regulations Ordinance # 2002-09. The project shall generally meet the requirements of section 33-92 Landscaping with the following specific requirements: Ten (10) foot landscaping buffer requirement adjacent to all Multi-Family Tract perimeter lot lines, and a thirty (30) foot landscape buffer along Adelle Avenue.*

*The Above Landscape Buffers shall be a Buffer Standard "B".*

**SINGLE FAMILY RESIDENTIAL DWELLINGS, SINGLE FAMILY RESIDENTIAL TRACT:**

1. *Minimum lot area one single family dwelling shall be allowed on this 2.15 Acre tract in accordance with the following requirements.*

2. *Minimum lot width existing width ft.*

3. *Minimum yard size (Building setback)*

a. *Front yard: 30 ft.*

b. *Rear yard: 40 ft.*

c. *Side yard (north): 40 ft.*

d. *Side yard (south): 10 ft.*

4. *Minimum floor area:*

One-story:		1,000 square feet
Two-story:	Ground floor:	800 square feet
	Second floor:	400 square feet

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- 5. *Maximum lot coverage 60% Impervious over entire project (both Tracts).*
- 6. *Maximum building height 35 ft.*
- 7. *Landscape buffer requirements See Number 11 Below*
- 8. *Perimeter building setbacks See Above*
- 9. *Minimum building separation 20 ft.*
- 10. *Off-street parking requirements 2.0 parking spaces per dwelling unit*
- 11. *Open Space and/or Common Area requirements meeting the Land Development Regulations Ordinance # 2002-09.*

F. Environmental Considerations. Project development shall meet the requirements of sections 33-57 Trees and 33-60 Habitat of endangered and threatened species. There are no wetlands located on the project parcels.

G. Sewage Disposal and Potable Water. Provision for sewage disposal and potable water needs of the PD will be provided in accordance with the Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development Regulations Ordinance No. 2009-09, as amended, and State of Florida Administrative Code 64E-6.

H. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Regulations Ordinance # 2002-09, as amended. The developer shall be required to mitigate the pre/post rate of runoff discharge from the site to the current existing outfall for the 100 year, 24 hour storm with infiltration due to percolation included in the calculations during and after the storm event. This shall also be deemed to meet the requirements of section 33-61 Flood Hazard Management.

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I. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Regulations, Ord. 02-09, as amended. The parcels shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. Project main access shall be onto S. Adelle Avenue with a supplemental or emergency access onto S. Orange Avenue.

2. Transportation System Improvements. S. Orange Avenue shall be paved from the south end of the existing pavement to the project property line.

J. Internal Roadways. Interior roadways shall be a minimum 24 feet in width if private and shall conform to City Standards if to be dedicated to the City.

K. Building or Property Owners Association. The Developer intends to create a homeowners association for operation and maintenance of all private roadways, parking areas, common grounds and stormwater facilities. The charter and by-laws of said association and any other agreements, covenants, easements or restrictions shall be furnished to the City of DeLand at the time of creation. The applicant shall be responsible for recording said information in the Public Records of Volusia County, Florida. Also, the applicant shall bear and pay all costs for recording all of the aforementioned documents.

With respect to the enforcement of said agreements, covenants, easements or restrictions entered into between the applicant and the owners or occupiers of property within the PD, the City of DeLand shall only enforce the provisions of the "Development

1 Agreement" and City of DeLand Land Development Regulations Ordinance # 2002-09, as  
2 amended, whichever is applicable, and not the private agreements entered into between  
3 the aforementioned parties.

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5 L. Underground Utilities. *All utilities, new or relocated, are to be installed*  
6 *underground.*

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8 M. Reverter Provision: The City Commission may rezone any portion of the  
9 project which has not secured a (*final development order*) on or before 5 years from the  
10 effective date of this ordinance as may be necessary or appropriate to protect adjoining  
11 properties or the public health, safety and welfare, unless the City Commission, for good  
12 cause shown, shall extend the time period indicated in this paragraph.

13  
14 N. Binding Effect of Plans; Recording; and Effective Date. The Planned  
15 Development Plan, including any and all amendments shall bind and inure to the benefit of  
16 the Applicant and his successor in title or interest. The PD zoning, provisions of the  
17 "Development Agreement," and all approved plans shall run with the land and shall be  
18 administered in a manner consistent with Article 12 of the City of DeLand Land  
19 Development Regulations Ordinance # 2002-09, as amended.

20  
21 This Ordinance and all subsequent amendments shall be filed with the Clerk of the  
22 Court and recorded within forty-five (45) days following execution of the document by the  
23 City Commission, in the Official Records of Volusia County, Florida. One copy of the  
24 document, bearing the book and page number of the Official Record in which the

1 document was recorded, shall be submitted to the Planning Department for placement in  
2 the public file. The date of recording of this document shall constitute the effective date of  
3 the PD or its subsequent amendments. The applicant shall pay all filing costs for recording  
4 documents.

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7 DONE and ORDERED by the City Commission, City of DeLand, Florida, this  
8 4<sup>th</sup> day of December, 2006 (mo/yr).

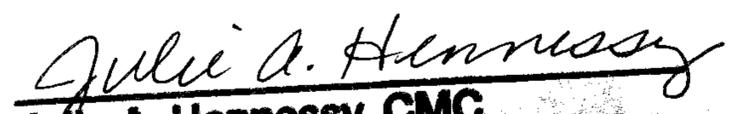
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11 ATTEST:

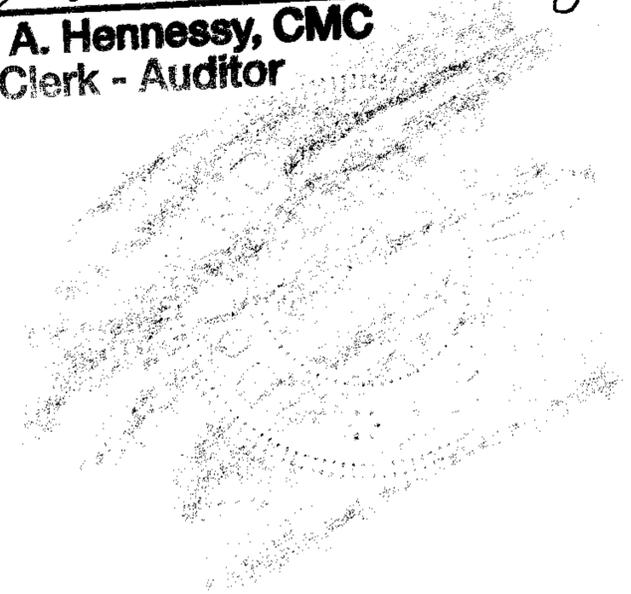
City Commission of DeLand Florida

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14 \_\_\_\_\_  
15 Mike Abels  
16 City Manager

  
\_\_\_\_\_  
Robert Apgar  
Mayor

ATTEST:

  
\_\_\_\_\_  
Julie A. Hennessy, CMC  
City Clerk - Auditor



1 STATE OF FLORIDA  
2 CITY OF DELAND

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The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of  
DECEMBER 2007 (mo/yr), by Mike Abels and Robert Apgar, as City Manager  
and Mayor, City of DeLand, respectively, on behalf of the City of DeLand,  
and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Suellen Pope

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Suellen Pope  
MY COMMISSION # DD275341 EXPIRES  
January 20, 2008  
BONDED THRU TROY FAIN INSURANCE, INC.

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WITNESSES:

[Signature]  
[Signature]

The Vincik Group, LLC  
Applicant's Name, Title & Corporation  
Richard A. Vincik, MGR

[Signature]  
Applicant's Name, Title & Corporation

Owner of Property (if other than applicant)

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of  
January, 2007 (mo/yr), by ( NAME ), who is personally  
known to me or who has produced \_\_\_\_\_ as  
identification.

Judy Stark

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Judy STARK

Commission No.: DD506192

My Commission Expires: 1-24-2010



**Judy Stark**  
Commission # DD506192  
Expires January 24, 2010  
Wounded Froy Fair - Insurance, Inc. 800-395-7919

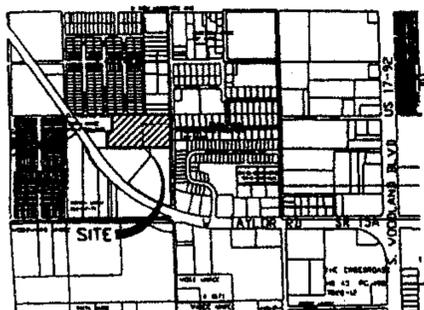
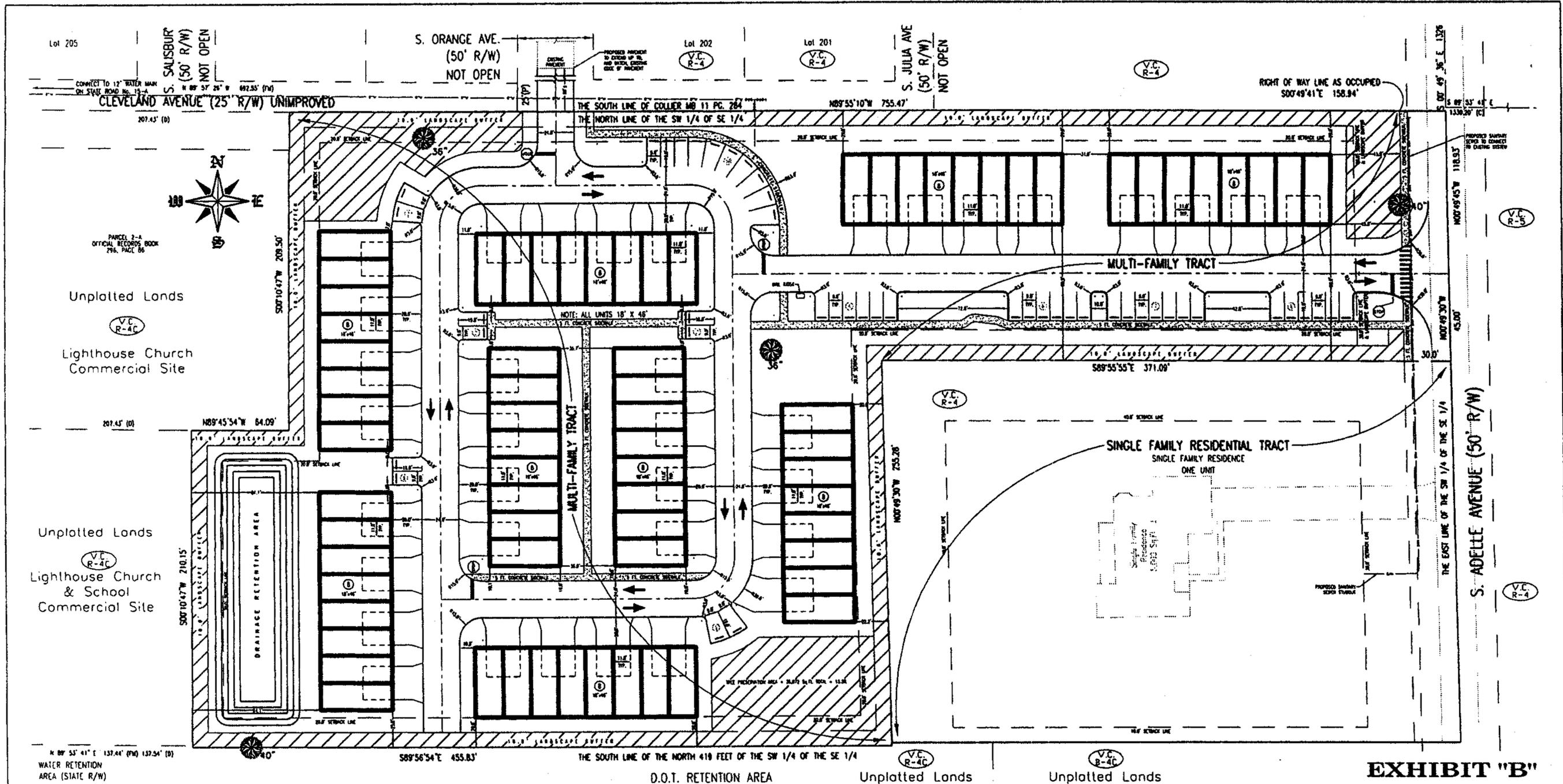
Revised November 28, 2006 u/p/zone/pd\_doc

## EXHIBIT

"A"

## DESCRIPTION: PROPOSED PARCEL TO BE ANNEXED

A PORTION OF THE NORTH 419 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 89°53'40" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1330.20 FEET TO THE POINT OF BEGINNING. THENCE RUN SOUTH 00°49'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 419.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 419 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 89°56'54" WEST ALONG THE SOUTH LINE OF THE NORTH 419 FEET OF THE SOUTHWEST OF THE SOUTHEAST 1/4 A DISTANCE OF 826.94 FEET; THENCE NORTH 00°10'47" EAST A DISTANCE OF 210.15 FEET; THENCE SOUTH 89°45'54" EAST A DISTANCE OF 64.09 FEET; THENCE NORTH 00°10'47" EAST A DISTANCE OF 209.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°55'10" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 AND THE SOUTH LINE OF COLLIER SUBDIVISION MAP BOOK 11, PAGE 284, A DISTANCE OF 755.47 FEET TO THE POINT OF BEGINNING.



**PROJECT DATA:**

Total Area for Rezoning	323,880 Sq.Ft.	7.48 Acres
Single Family Residence	93,842 Sq.Ft.	2.18 Acres
Townhomes (Five Single)	232,118 Sq.Ft.	5.33 Acres
Right-of-way Area Dedicated	4,918 Sq.Ft.	0.11 Acres
Project Area	321,082 Sq.Ft.	7.37 Acres
PROPOSED:		
Building Coverage (Townhomes)	59,818 Sq.Ft.	1.38
Building Coverage (S.F.R.)	3,000 Sq.Ft.	0.07
Pavement & Curbs	41,390 Sq.Ft.	0.95
Driveways (Townhomes)	18,588 Sq.Ft.	0.43
Driveways (Single Family Res.)	3,320 Sq.Ft.	0.08
Slabwalks (Townhomes)	3,378 Sq.Ft.	0.08
Stoops (Single Family Res.)	232 Sq.Ft.	0.01
Other Impervious (S.F.R.)	800 Sq.Ft.	0.02
Total Impervious	133,820 Sq.Ft.	3.12
Retention Areas	9,262 Sq.Ft.	0.21
Green Areas	117,360 Sq.Ft.	2.72
Tree Preservation Area	54,072 Sq.Ft.	1.25
(% of Multi-Family Tract)		
Design Density: 75 Units / 7.48 Acres = 9.78 Units/Acre		
Parking Required: 182 Spaces Total		
Townhomes = 72 Units x 2.5 Spaces/Unit = 180 Spaces		
Single Family Residential = 1 Unit x 2 Spaces/Unit = 2 Spaces		
Parking Provided: 181 Spaces Total		
72 Units x 2.5 Spaces per Unit = 180 Spaces		
Additional Townhome Parking = 49 Spaces		
Single Family Residential = 2 Spaces		
For Parcel Numbers: 7020-00-00-0870, 7020-00-00-0872		

Existing Zoning: Volusia County B-4  
 Existing Future Land Use: County Map - Urban Medium Intensity  
 Current Use: Vacant Middle Home Park  
 Vacant Single Family Residential

Proposed Zoning: City of Deland PD with the following specifications:  
 Uses: Townhomes & Single Family Residence  
 Density: 18 Units per Acre  
 Setbacks - Townhomes:  
 Front (from Adelle Right-of-way) = 30.0'  
 Rear, Side (from perimeter) = 20.0'  
 Front, Rear or Side of any building from interior roads & parking areas = 10.0'  
 Setbacks - Single Family Residential:  
 Front = 30.0'  
 Rear = 40.0'  
 Side (from property line) = 40.0'  
 Side (from property line) = 10.0'  
 Spacing Between Buildings - Townhomes:  
 Side x Side = 25.0 feet  
 Side x Rear = 25.0 feet  
 Side x Front = 25.0 feet  
 Fronts or Rears Combination = 30.0 feet  
 Single Family Residential = 10.0 feet  
 Maximum Impervious Surface: 80 percent

Proposed Future Land Use: City High Density  
 Water Provider: City of Deland Utilities  
 Sewer Provider: City of Deland Utilities  
 Solid Waste Service Provider: Private Curbside Pick-up

Soils: S.E.C. #4, Aetolian Fine Sand, 0 to 8% mss  
 Site has no known archaeological or historic resources.  
 Existing vegetation: Laurel Oaks & Ferns

Based on a certificate by Elroy Surveying Group, Inc., the National Flood Insurance Program - Flood Insurance Rate Map was consulted and found the project property to be located in Zone 1 (Area outside the 500 Year Floodplain) according to Map No. 12127Q0483 C, Volusia County, Florida, effective date April 15, 2002.

The owners or their successors will be responsible for maintenance of all open spaces, landscaping, drainage retention areas, and other facilities.

Owner/Developer:  
 The Vreck Group, LLC  
 Registration #184827  
 103 W. Macintosh Avenue  
 Suite 200  
 Deland, FL 32720  
 (386) 740-1144  
 (386) 740-8433  
 (386) 740-8433 FAX  
 Email: thevreckgroup@earthlink.net

Surveyor:  
 Elroy Surveying Group, Inc.  
 Registration #184827  
 327 N. Woodlawn Blvd.  
 Deland, FL 32720  
 (386) 740-1144  
 (386) 740-8433 FAX  
 Email: elroy@elroysurvey.com

**LEGEND:**

- ← = TRAFFIC FLOW
- ▽ = EXISTING FIRE HYDRANT
- ▽ = PROPOSED FIRE HYDRANT
- = EXISTING WATER MAIN
- = PROPOSED WATER MAIN W/ SIZE
- = PROPOSED SANITARY SEWER
- (V.C. R-4) = ZONING CLASSIFICATION
- ▨ = TREE PRESERVATION AREA

THIS PLAN IS SUBJECT TO APPROVAL BY THE FOLLOWING AGENCIES AND HAS NOT YET BEEN FOR CONSTRUCTION WITHOUT THEIR SOLEICITED APPROVAL. THE ENGINEERING AND THE DESIGNER OF RECORD ARE NOT RESPONSIBLE FOR ANY DAMAGES INCURRED WITHOUT SUCH DOCUMENTATION.

ON IF BEING ST. JOHNES COUNTY WATER MANAGEMENT DISTRICT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR FORMAL REVIEW) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR SANITARY SEWER) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR S.F.R.)

**CIVIL SOLUTIONS OF CENTRAL FLORIDA INCORPORATED ENGINEERING**

985-CW, NEW YORK AVENUE DELAND, FLORIDA 32720  
 PHONE (386) 740-1484 FAX (386) 848-2387 C.O.A.# 8945

**CONCEPTUAL SITE PLAN FOR SPRINGWOOD TOWNHOMES**

ADDELLE AVENUE, DELAND, FLORIDA

DATE	REVISION	BY
2/2/06	PER DEVELOPER'S REQUEST	AW
7/27/06	PER DEVELOPER'S REQUEST	AW
1/12/06	PER CITY SANITARY COMMENTS	AW
9/28/05	PER CITY SANITARY COMMENTS	AW

PROJECT / CSI-05-30 SCALE: 1"=30' SHEET C-1  
 DATE: JAN 12, 2006 DRAWN: AW

Instrument# 2007-179142 # 18  
 Book : 6106  
 Page : 2639  
 Diane M. Matousek  
 Volusia County, Clerk of Court