

**ORDINANCE NO. 2025 - 24**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S SOUTHWEST ACTIVITY CENTER COMMUNITY (SWR) AND SOUTHWEST ACTIVITY CENTER COMMERCE (SWC) TO CITY OF DELAND'S CANOPY PRESERVE PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED NORTH OF STATE ROAD 472 AND EAST OF SOUTH BLUE LAKE AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 39.24 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, Mark Watts (hereinafter referred to as "Applicant"), on behalf of the owner Pulte Home Company, LLC owns approximately 39.24 +/- acres of land located north of State Road 472 and east of South Blue Lake Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

**WHEREAS**, the Applicant has applied for a change of zoning designation from Volusia County's Southwest Activity Center Community (SWR) and Southwest Activity Center Commerce (SWC) to City of DeLand's Canopy Preserve Planned Development (PD); and

**WHEREAS**, the Applicant wishes to amend the zoning to planned development to develop the property into single family homes and townhomes; and

**WHEREAS**, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

**WHEREAS**, the Applicant has submitted an application for the approval of a development plan in order to amend the property zoning designation so as to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

**WHEREAS**, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

**WHEREAS**, the proposed development plan is consistent with the Low Density Residential land use designation.

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

**Section 1.** The City Commission has held a public hearing to approve the change of zoning from Volusia County's Southwest Activity Center Community (SWR) and Southwest Activity Center Commerce (SWC) to City of DeLand's Canopy Preserve Planned Development (PD) on the property located at north of State Road 472 and east of South Blue Lake Avenue, consisting of approximately 39.24 +/- acres.

**Section 2.** Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as Canopy Preserve PD, Planned Development District.

**Section 3.** The zoning of the Property as Planned Development District (PD), is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

**Section 4.** The approved Development Plan for Canopy Preserve PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

**Section 5.** The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

**Section 6.** At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

**Section 7.** Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

**Section 8.** The Planning Director is 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 9.** 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 10.** This Ordinance shall become effective immediately upon its adoption.

**PASSED AND DULY ADOPTED** this 17<sup>th</sup> day of November.

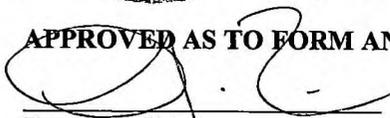


Christopher M. Cloudman  
Mayor - Commissioner

**ATTEST:**  
  
Julie A. Hennessy  
City Clerk - Auditor

Passed on first reading: October 06, 2025  
Adopted on second reading: November 17, 2025

**APPROVED AS TO FORM AND LEGALITY:**



Darren J. Elkind  
City Attorney

"EXHIBIT A"

**TITLE DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 17 SOUTH, RANGE 29 EAST AND GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, RUN THENCE S 00°02'59" W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°02'59" W ALONG SAID EAST LINE OF DISTANCE OF 867.52 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD #44, BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 06°08'51", A RADIUS OF 7714.49 FEET, A CHORD BEARING OF S85°19'00" W AND A CHORD DISTANCE OF 827.33 FEET, THENCE RUN ALONG THE ARC AND SAID NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 827.72 FEET TO A POINT IN SAID GOVERNMENT LOT 1, THENCE RUN N 07°45'26" W A DISTANCE OF 3.60 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 1, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 4, SAID POINT BEING ON THE WEST LINE OF THE EAST 825.00 FEET OF SAID GOVERNMENT LOT 4, THENCE RUN N 00°02'59" E ALONG SAID WEST LINE A DISTANCE OF 570.00 FEET, THENCE RUN N 89°44'24" W A DISTANCE OF 388.20 FEET, THENCE RUN N 00°55'19" E A DISTANCE OF 360.95 FEET, THENCE RUN S 89°56'42" E, A DISTANCE OF 1207.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.137 ACRES, MORE OR LESS.

"EXHIBIT B"

**PLANNED DEVELOPMENT AGREEMENT**

THE CITY COMMISSION OF THE  
CITY OF DELAND, FLORIDA

Case # Z25-024

Application of

PULTE HOME COMPANY, LLC

ORDINANCE # 2025-24

**ORDER AND RESOLUTION**

**GRANTING A REQUEST FOR CHANGE OF ZONING**

**FROM VOLUSIA COUNTY SWR AND SWC TO CANOPY PRESERVE PD**

The application of Pulte Home Company, LLC, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on October 6, 2025 (First Reading) and November 17, 2025 (Second Reading). Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Community Development Department and other Departments and agencies of the City of DeLand, Florida; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning Board on September 10, 2025, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

September 15, 2025





1           B.     That the zoning classification of the subject parcels described in Exhibit "A"  
2 attached hereto is hereby amended to CANOPY PRESERVE PD as described in the  
3 Land Development Regulations.

4

5           C.     That the Official Zoning Map of the City of DeLand, is hereby amended to  
6 show the rezoning of said parcels to CANOPY PRESERVE PD.

7

8           D.     That the provisions of the "Development Agreement" as hereinafter set forth  
9 is consistent with the LDR and with respect to any conflict between the LDR and the  
10 Development Agreement, the provisions of the Development Agreement shall govern.  
11 The LDR shall govern with respect to any matter not covered by the Development  
12 Agreement. The City of DeLand will ensure overall compliance with the Development  
13 Agreement.

14

15           E.     Unless otherwise provided for herein the Development Agreement, the  
16 Land Development Regulations shall apply to the PD.

17

18           F.     Except as otherwise stated herein, nothing in the Development Agreement  
19 is intended to abridge the requirements of the Land Development Regulations and any  
20 other City Ordinances.

21

22

## DEVELOPMENT AGREEMENT

1  
2

3           A.     Development Concept. The intent of this Development Agreement is to  
4 allow for the continued development of the Property as a residential subdivision according  
5 to that certain Ford 472 Preliminary Plat approved by the County of Volusia under  
6 application number 2024-S-PPL-0145 prior to the Property being annexed into the City of  
7 DeLand. At the time of this Agreement, development of the Property is in process  
8 pursuant to the Ford 472 Preliminary Plat approved by the County of Volusia, and the City  
9 acknowledges that permitting, inspections and review of the public infrastructure within  
10 the Ford 472 Preliminary Plat approved by the County of Volusia is being undertaken by  
11 the County of Volusia. The City of DeLand shall be responsible for permitting, inspection  
12 and review of vertical construction within the Property in compliance with this Agreement.  
13 In addition, the City of DeLand will be responsible for approving the final plat for this  
14 development and for all permitting, inspection and review for any portion of the Property  
15 that requires a site plan approval subsequent to the date on which annexation of the  
16 Property into the City is effective.

17           B.     Planned Development Plan. The Planned Development Plan shall consist  
18 of this Development Agreement and the Overall Plan prepared by Kelly, Collins & Gentry,  
19 Inc. dated August 28, 2025. The Overall Plan is hereby approved and incorporated in this  
20 Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and  
21 retained for public inspection in the Planning Department and it shall constitute a  
22 supplement to the Official Zoning Map of the City of DeLand.

23           C.     Amendments. All amendments of the Planned Development Plan shall  
24 require the review and recommendation of the Planning Board and action by the City

1 Commission in the same manner as a rezoning of the Property. No administrative  
2 amendments may be authorized.

3 D. Subdivision Approval. After the Planned Development Plan is recorded, and  
4 prior to any vertical construction, except as permitted by Fla. Stat. § 177.073, the Ford  
5 472 Preliminary Plat approved by the County of Volusia plat shall be recorded in the  
6 manner required in the City of DeLand Land Development Regulations.

7 E. Site Plan Approval. Any improvements to a portion of the property other  
8 than construction of single-family residences or townhomes, such as amenity center, shall  
9 require the review and approval of a final site plan as required by the Land Development  
10 Regulations.

11 F. Unified Ownership. The owner of the Property or its successors or assigns  
12 shall maintain unified ownership of all portions of the Property that have not been  
13 subjected to a recorded final subdivision plat.

14 G. Phases of Development. The project will be developed in one phase in  
15 accordance with the Ford 472 Preliminary Plat approved by the County of Volusia. Mass-  
16 graded areas shall be stabilized with vegetative cover. No open burning shall be  
17 permitted. Construction materials and dumpsters shall not be stored on the paved portion  
18 of the roadway. No vertical construction materials or combustibles may be stored onsite  
19 until the utilities and roads have been inspected and approved by the County of Volusia  
20 and such inspections and approvals are reviewed and accepted by the City of DeLand  
21 utilities/engineering and fire prevention. No certificate of occupancy may be issued until  
22 after recording of the Final Plat and the necessary infrastructure serving the development  
23 is installed, approved by the County of Volusia and/or the City, as applicable, and  
24 otherwise placed into service.

1 H. Model Homes and Temporary Sales Offices. A model center consisting of  
 2 one (1) single-family model home and one (1) townhome building and up to nine (9)  
 3 single-family units and twenty-four (24) townhome units of the approved lots are  
 4 authorized to receive building permits and commence construction prior to recording the  
 5 final plat, and once the annexation, land use, and rezoning applications have been  
 6 reviewed and approved by the City Commission. Model lot locations are shown on Exhibit  
 7 "F". Building permits may be issued and construction can commence once the City of  
 8 DeLand Utilities and Fire Prevention Departments have accepted all County inspections  
 9 of the utilities infrastructure, roads and that water service sufficient to meet required fire  
 10 flow is available to the site and site access is available to support emergency vehicles.

11 I. Land Uses Within the PD. The approximate location and size of land use  
 12 areas are shown on the Overall Plan, attached hereto as Exhibit "B". The following land  
 13 uses shall be allowed as permitted principal uses and structures along with their  
 14 customary accessory uses and structures:

15 Permitted Uses:

16 Single-family dwellings

17 Multiple-family dwellings (townhomes)

18 Any customary accessory uses or structures associated with single  
 19 family and multifamily (townhome) dwellings

20 Clubhouses, parks, walking trails and other neighborhood amenities

21 Prohibited Uses:

22 Any use or structure not otherwise permitted herein

23 J. Development Standards. All development for the property shall rely upon  
 24 the standards set forth below – to the extent that a provision herein conflicts with the

1 Approved Subdivision Plat, and the provisions of the City Land Development Regulations  
 2 zoning classification shall control. The gross maximum density for the Property shall not  
 3 exceed 5.2 units/acre.

4 1. Single Family Residential:

- 5 a) Minimum Lot Area: 6,250 sq. ft.  
 6 b) Minimum Floor Area: 1,662 sq. ft. (under heat & air)  
 7 c) Minimum Lot Width: 50 ft.  
 8 d) Maximum Building Height: 35 ft.  
 9 e) Minimum Building Separation: 10 ft  
 10 f) Minimum Setbacks:  
 11 i. Side: 5 ft.  
 12 ii. Front: 25 ft.  
 13 iii. Rear: 20 ft.  
 14 iv. Garage: 25 ft.  
 15 g) Maximum Impervious Surface Area: 65%  
 16 h) Maximum number of single-family units: 91 units

17 2. Multiple Family (Townhouse) Residential:

- 18 a) Minimum Lot Area: 2,200 sq. ft.  
 19 b) Minimum Floor Area: 1,552 sq. ft (under heat & air)  
 20 c) Minimum Lot Width: 20 ft.  
 21 d) Maximum Building Height: 35 ft.  
 22 e) Maximum Townhouse Building Length: 160 ft.  
 23 f) Minimum Building Separation: 50 feet between fronts or rears of  
 24 principal buildings and 25 feet between any other combinations of

1 principal building arrangements.

2 i. Front: 25 ft.

3 ii. Rear: 15 ft.

4 iii. Garage: 25 ft.

5 g) Maximum Impervious Surface Area: 70% Overall Townhome area  
6 85% Per Townhome lot

7 h) Maximum number of townhome units: 112 units

8 3. Accessory Structures. Unless otherwise stated herein, all accessory  
9 structures shall meet the development standards of the City of DeLand Land  
10 Development Regulations

11 4. Parking Standards.

12 1. The Ford 472 Preliminary Plat approved by the County of Volusia  
13 shall provide parking at a rate of 2 spaces per SFR unit and 2 spaces per  
14 Townhome unit in accordance with the requirements of Sec. 72-286 of the  
15 Volusia County Land Development Code. Default standards requiring ten  
16 feet of vehicle separation from any property line shall not apply to internal  
17 lot lines. Each parcel shall be designed to accommodate no less than two  
18 (2) parking spaces via use of on-lot driveway, which shall be a minimum of  
19 sixteen feet (16') wide.

20 2. Parking shown for the amenity center may be modified to provide  
21 additional amenity space for residents, so long as pedestrian access is  
22 provided, and bicycle parking/bike rack facilities are available for residents.

23 5. Buffer Standards. The purpose of the buffers is to provide enhanced  
24 screening to soften the views from adjacent right of ways and provide an

1 element of privacy for residents. Except as otherwise specifically provided  
 2 for in this Development Agreement, the perimeter buffers of the  
 3 development shall at a minimum comply with the landscape buffer width  
 4 and planting requirements provided for in the City of DeLand Land  
 5 Development Regulations. As shown on Exhibit "G", the buffers shall be as  
 6 follows:

<u>LOCATION</u>	<u>TYPE</u>
NORTH	25' Landscape Buffer with: 4 canopy trees per 100 linear feet 4 understory per 100 linear feet 27 shrubs per 100 linear feet
SOUTH	SFR – 30'min. Landscape Buffer MF – 15'min. Landscape Buffer with: 4 canopy trees per 100 linear feet 4 understory per 100 linear feet 27 shrubs per 100 linear feet
EAST	N/A
WEST	30' min. Landscape Buffer with: 4 canopy trees per 100 linear feet 4 understory per 100 linear feet 27 shrubs per 100 linear feet

7  
 8 A six-foot-high continuous visual screen shall also be provided. The screen  
 9 shall be comprised of tree protection area and landscaping. The approved  
 10 landscape plans for the Property are attached as Exhibit "C" ("Landscape  
 11 Plan").

12 6. Internal Boundaries:

1 Landscape buffers shall not be required between residential lots and  
2 common areas or amenities within the Property.

3 7. Signage:

4 a) General Terms: Monument signs shall have a decorative cap,  
5 a complimentary masonry base and shall be internally or externally lit. The  
6 signage installed for the project will be consistent with the elevations  
7 attached as Exhibit "D". The location of the monument signs are generally  
8 depicted on the Landscape Plan. Signs may be permitted within the  
9 landscape buffers, but not within Tree Protection Areas. Building signs are  
10 permitted within amenity areas and shall comply the Land Development  
11 Regulations.

12 8. Open Space. Open space and/or common area shall meet the  
13 requirements of the City of DeLand Land Development Regulations except  
14 as otherwise expressly provided for in this Development Agreement or  
15 depicted on the PD Overall Plan.

16 9. Tree Protection Area. 15% of the property's total square footage has been  
17 designated for tree protection area, compliant with Volusia County's Land  
18 Development Regulations and approved by the County. Any future  
19 redevelopment shall meet the requirement of the City's LDR's. All planted  
20 trees shall be owned and maintained by the homeowners' association  
21 established for the Property and shall be consistent with the approved  
22 Landscape Plan. Any damage to infrastructure (streets, sidewalks,  
23 driveways, etc.) due to trees shall be the responsibility of the HOA.

1           10.   Compliance. In the event that future development cannot comply with the  
2                   standards set forth herein, then said entitlements shall be processed  
3                   through an amendment to this Development Agreement.

4           11.   Architecture. Building architecture shall endeavor to achieve general  
5                   compatibility with surrounding properties and shall meet the requirements  
6                   of City of DeLand Land Development Regulations. Architectural elevations  
7                   for the multifamily (townhome) dwellings include elements to provide for  
8                   varying roof styles, varying materials and color finishes for the horizontal  
9                   surfaces, articulation and fenestration. The architectural elevations are and  
10                  a map showing the building location within the Property by style and color  
11                  are attached hereto as Exhibit "E" and are hereby approved. The  
12                  architectural style will include a mixed theme of farmhouse, traditional,  
13                  Florida mediterranean and coastal styles.

14          12.   Dark Sky Lighting Standards. All lighting shall be downward and of the full  
15                  cut-off shield variety in which the light source is recessed and shielded in a  
16                  manner which prohibits upward light overspill into the night sky, except as  
17                  otherwise permitted by the Land Development Regulations.

18          K.    Environmental Considerations. The development shall comply with the  
19                  requirements for preservation of environmental resources as set forth in the Land  
20                  Development Regulations. The development has been laid out in a manner to best  
21                  accommodate the existing topography and drainage conditions identified on the Property.  
22                  All landscaping, including buffers, will comply with the Ford 472 Preliminary Plat approved  
23                  by the County of Volusia.

1           L.     Sewage Disposal, Potable Water and Reclaimed Water. Provision for  
2 sewage disposal, potable and reclaimed water needs of the PD will be provided in  
3 accordance with the Comprehensive Plan, the Land Development Regulations and State  
4 of Florida Administrative Code 64E-6.

5           M.     Stormwater Drainage. Provision for stormwater retention shall be in  
6 accordance with the Ford 472 Preliminary Plat approved by the County of Volusia and to  
7 meet all other applicable City of DeLand regulations. Specifically, the stormwater  
8 retention was designed to accommodate a 100-year, 24-hour storm event, which shall be  
9 retained onsite.

10          N.     Low Impact Development Standards. All mulching will be conducted in  
11 accordance with the most current version of the Florida Green Industries Best  
12 Management Practices (BMPs) handbook guidelines. Mowing in common areas shall be  
13 done in accordance with the most current version of the Florida Green Industries BMPs  
14 handbook and by certified landscaping contractors. Mowing adjacent to swales shall be  
15 performed such that no clippings are deposited into any swales or water bodies. All  
16 clippings that may have been deposited on impervious surfaces will be swept back into  
17 the vegetated area. All pesticide applications in common areas shall be done by a  
18 certified professional in accordance with the most current version of the Florida Green  
19 Industries BMPs handbook.

20          O.     Access and Transportation System Improvements. All access and  
21 transportation system improvements were approved as part of the Ford 472 Preliminary  
22 Plat approved by the County of Volusia. Site access improvements shall include the  
23 construction of an extension of Cassadaga Road from its existing intersection with Martin  
24 Luther King, Jr. Boulevard west to a new intersection with Blue Lake Avenue. The

1 Applicant shall construct the Cassadaga Road extension and dedicate the roadway, once  
2 completed, to the County of Volusia.

3 P. Maintenance Association. The applicant shall provide for a centrally  
4 managed maintenance entity to serve the parcels and common areas/shared use facilities  
5 in the development, if any, including, but not limited to shared stormwater facilities, non-  
6 publicly maintained roadways, sidewalks, or common areas, and perform the ongoing  
7 duties set forth herein.

8 With respect to the enforcement of said agreements, covenants, easements or  
9 restrictions entered into between the Applicant and the owners or occupiers of property  
10 within the CANOPY PRESERVE PD, the City of DeLand shall only enforce the provisions  
11 of the "Development Agreement" and City of DeLand Land Development Regulations,  
12 whichever is applicable, and not the private agreements entered into between the  
13 aforementioned parties.

14 Q. Reverter Provision: The terms of this Development Agreement shall be  
15 vested upon recordation of the Approved Subdivision Plat, which shall occur within five  
16 (5) years from the effective date of this ordinance. If not vested within said time frame,  
17 this Development Agreement shall automatically terminate and be of no further force or  
18 effect, unless the City Commission, for good cause shown, shall extend the time period  
19 indicated in this paragraph. Thereafter, the City Commission may rezone the Property as  
20 may be necessary or appropriate to protect adjoining properties or the public health,  
21 safety and welfare.

22 R. Binding Effect of Plans; Recording; and Effective Date. The Planned  
23 Development Plan, including any and all amendments shall bind and inure to the benefit  
24 of the owner of the Property and its successors in title or interest. The CANOPY

1 PRESERVE PD zoning, provisions of the "Development Agreement," and all approved  
2 plans shall run with the land and shall be administered in a manner consistent with the  
3 City of DeLand Land Development Regulations.

4 This Ordinance and all subsequent amendments shall be filed with the Clerk of the  
5 Court and recorded within forty-five (45) days following execution of the document by the  
6 City Commission, in the Official Records of Volusia County, Florida. One copy of the  
7 document, bearing the book and page number of the Official Record in which the  
8 document was recorded, shall be submitted to the City of DeLand Planning Division for  
9 placement in the public file. The date of recording of this document shall constitute the  
10 effective date of the CANOPY PRESERVE PD or its subsequent amendments. The  
11 applicant shall pay all filing costs for recording documents.

12

13

DONE and ORDERED by the City Commission, City of DeLand, Florida, this 17<sup>th</sup> day of November, 2025.

ATTEST:

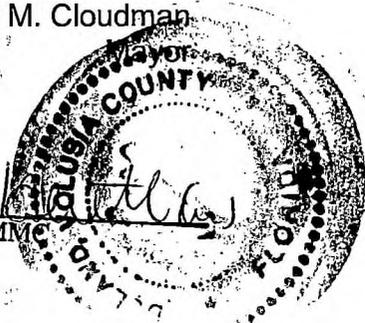
City Commission of DeLand Florida

Michael P. Pleus  
Michael P. Pleus  
City Manager

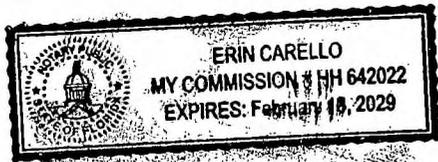
Christopher M. Cloudman  
Christopher M. Cloudman

STATE OF FLORIDA  
CITY OF DELAND

ATTEST:  
Julie A. Hennessy, MMC  
Julie A. Hennessy, MMC  
City Clerk - Auditor



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17 day of November, 2025, by Michael P. Pleus and Christopher M. Cloudman, as City Manager and Mayor of the 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: ERIN CARELLO  
Commission No.: HH 642022  
My Commission Expires: Feb. 18, 2029

1 WITNESSES:

APPLICANT/OWNER:  
PULTE HOME COMPANY, LLC  
a Florida limited liability company

2  
3  
4  
5 [Signature]  
6  
7

By: [Signature]  
Maleica Smifergus Manager

8  
9  
10 Lia Toigz  
11

12 Printed Name

13  
14 [Signature]  
15

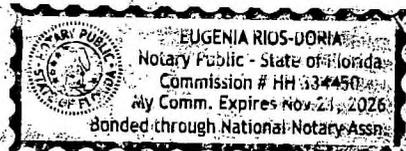
16  
17 Kimberly Clayton  
18 Printed Name

19  
20  
21 STATE OF FLORIDA  
22 COUNTY OF ORANGE  
23

24 The foregoing instrument was acknowledged before me by means of  physical presence  
25 or  online notarization this 17<sup>th</sup> day of NOVEMBER, 2025, by Maleica Smifergus  
26 as Manager of PULTE HOME COMPANY, LLC, who is personally known to me  
27 or who has produced \_\_\_\_\_ as identification.  
28

29 NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name: \_\_\_\_\_



30  
31  
32 [Signature]  
Commission No.: HH334450

33 My Commission Expires: 11/21/2026  
34  
35  
36  
37

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

1  
2  
3  
4 A PARCEL OF LAND COMPRISING A PORTION OF GOVERNMENT LOT 1, LYING IN SECTION 1,  
5 TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA.

6  
7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8  
9 BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 30 EAST  
10 BEING A POINT ON THE NORTH LINE OF AFORESAID GOVERNMENT LOT 1, ALSO BEING A POINT  
11 ON THE SOUTH LINE OF VICTORIA PARK INCREMENT THREE SOUTHWEST AS RECORDED IN MAP  
12 BOOK 51, PAGES 193 THROUGH 205 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;  
13 THENCE RUN NORTH 89°55'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 35, SAID NORTH  
14 LINE OF GOVERNMENT LOT 1 AND SAID SOUTH LINE OF SAID VICTORIA PARK INCREMENT THREE  
15 SOUTHWEST FOR A DISTANCE OF 1666.26 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID  
16 SOUTH LINES RUN SOUTH 00°13'58" WEST FOR A DISTANCE OF 1055.76 FEET; THENCE RUN  
17 SOUTH 89°55'33" WEST FOR A DISTANCE OF 256.47 FEET; THENCE RUN SOUTH 00°04'26" EAST  
18 FOR A DISTANCE OF 165.32 FEET; THENCE RUN NORTH 60°28'40" WEST FOR A DISTANCE OF  
19 126.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A  
20 RADIUS OF 790.00 FEET, WITH A CHORD BEARING OF NORTH 75°16'34" WEST, AND A CHORD  
21 DISTANCE OF 403.56 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE  
22 THROUGH A CENTRAL ANGLE OF 29°35'47" FOR A DISTANCE OF 408.08 FEET TO THE POINT OF  
23 TANGENCY; THENCE RUN SOUTH 89°55'33" WEST FOR A DISTANCE OF 694.57 FEET TO THE POINT  
24 OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH  
25 A CHORD BEARING OF NORTH 46°04'55" WEST, AND A CHORD DISTANCE OF 34.73 FEET; THENCE  
26 RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
27 87°59'04" FOR A DISTANCE OF 38.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF  
28 SOUTH BLUE LAKE AVENUE ACCORDING TO OFFICIAL RECORDS BOOK 8336, PAGE 276 OF  
29 AFORESAID PUBLIC RECORDS. ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE  
30 CONCAVE WESTERLY HAVING A RADIUS OF 995.00 FEET. WITH A CHORD BEARING OF NORTH  
31 10°06'00" WEST, AND A CHORD DISTANCE OF 277.30 FEET; THENCE RUN THE FOLLOWING  
32 BEARING AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: NORTHWESTERLY ALONG  
33 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'13" FOR A DISTANCE OF 278.21  
34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 18°06'36" WEST FOR A DISTANCE OF 280.11  
35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF  
36 1488.00 FEET, WITH A CHORD BEARING OF NORTH 09°34'01" WEST, AND A CHORD DISTANCE OF  
37 442.10 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
38 ANGLE OF 17°05'11" FOR A DISTANCE OF 443.74 FEET TO THE POINT OF TANGENCY; THENCE RUN  
39 NORTH 01°01'25" WEST A DISTANCE OF 56.09 FEET TO A POINT ON THE SOUTH LINE OF THE  
40 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ALSO BEING AFORESAID  
41 NORTH LINE OF GOVERNMENT LOT 1 AND SAID SOUTH LINE OF SAID VICTORIA PARK INCREMENT  
42 THREE SOUTHWEST; THENCE RUN NORTH 89°43'05" EAST ALONG SAID SOUTH LINES AND SAID  
43 NORTH LINE FOR A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING.

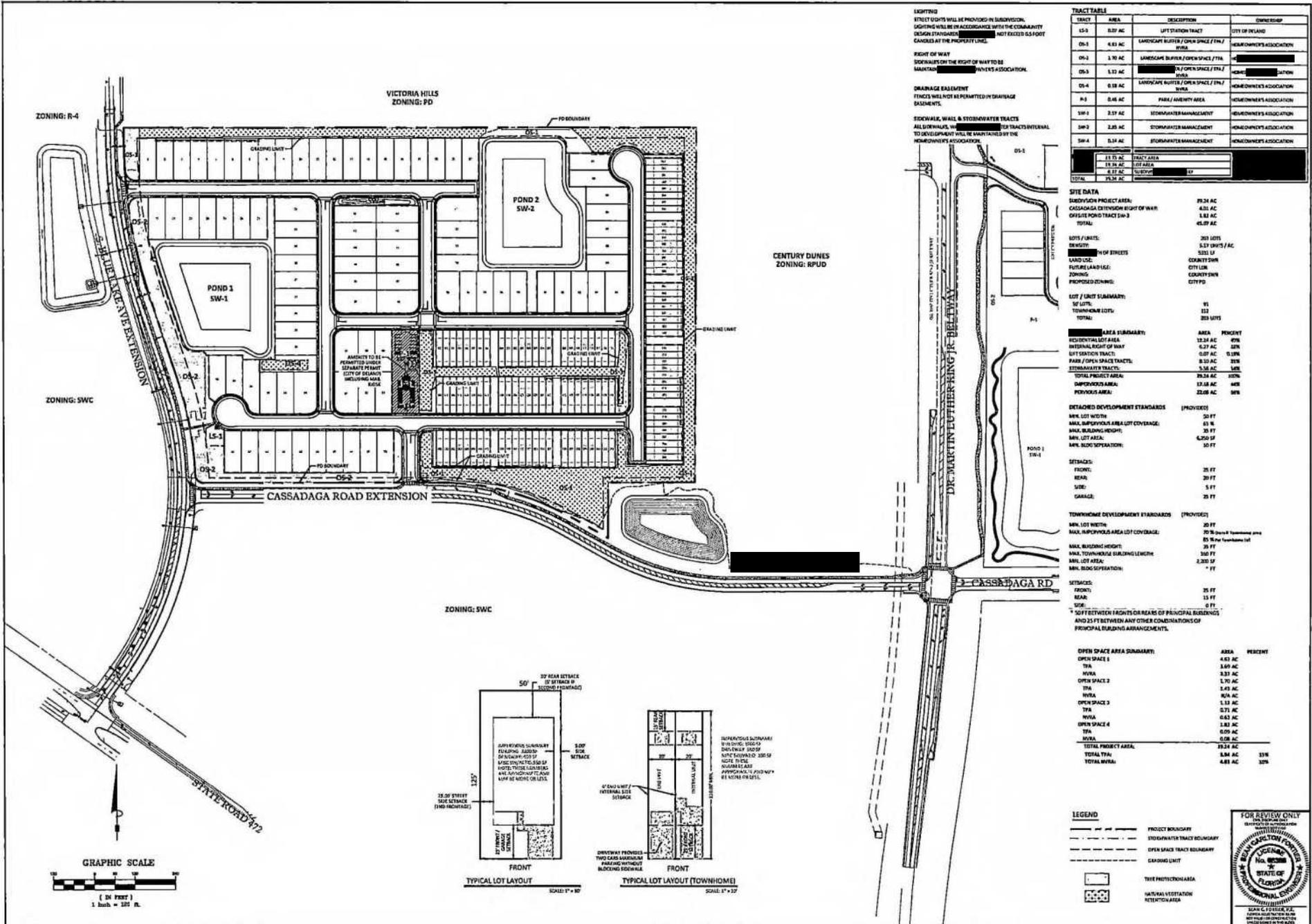
44  
45 CONTAINS 39.24 ACRES MORE OR LESS.  
46  
47  
48  
49

September 15, 2025

Page 18 of 24

1  
2  
3

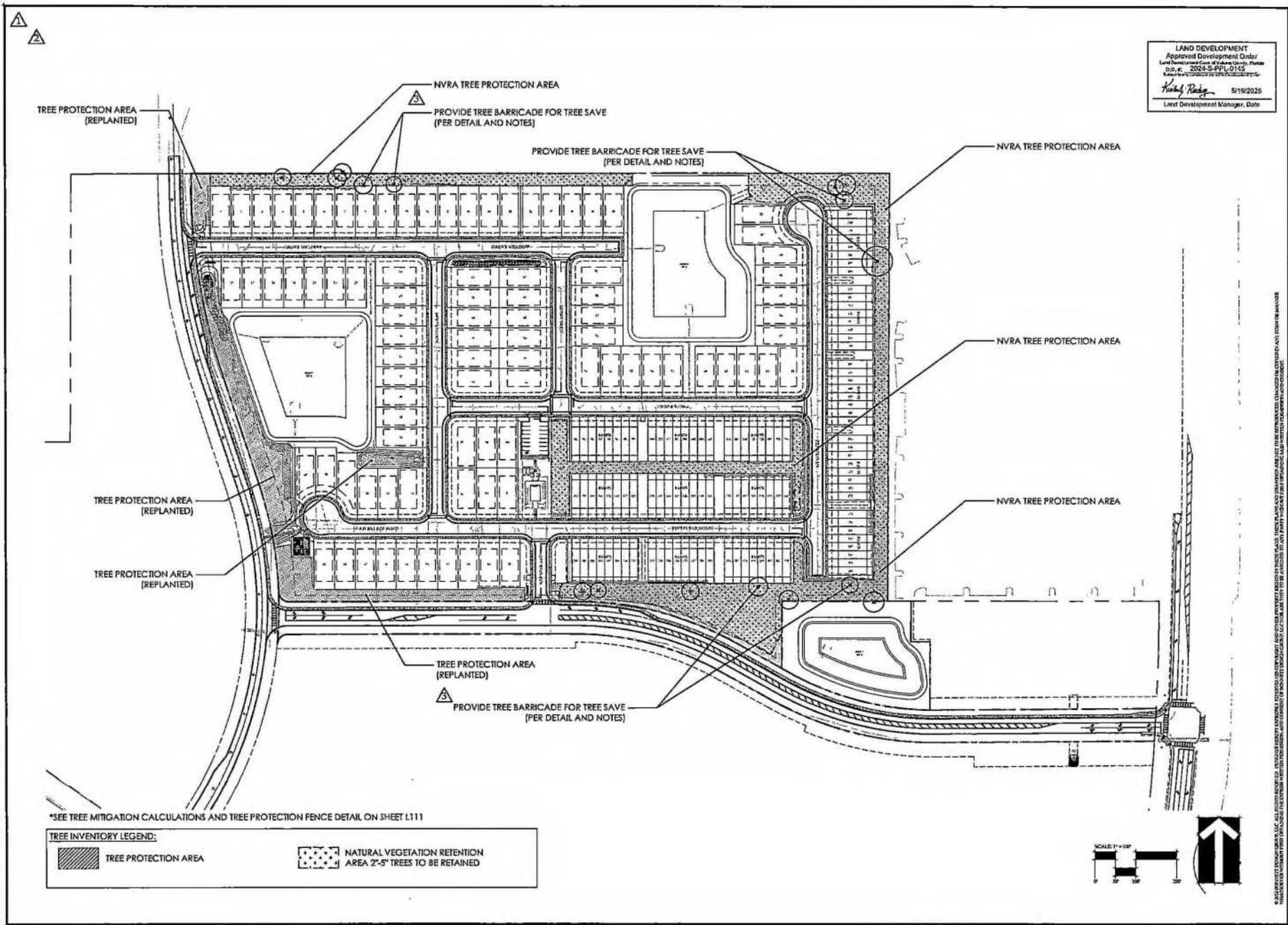
**EXHIBIT "B"**  
**OVERALL PLAN**



**KCG KOLLY, COLLINS & GENTRY, INC.**  
 1100 AVENUE G, SUITE 100, AVONDALE, FL 33001  
 (813) 970-1100  
 PREPARED FOR: **PULTE GROUP**  
**FORD 472 SUBDIVISION**  
**PD OVERALL PLAN**  
 SHEET PD-1

1  
2  
3

**EXHIBIT "C"**  
**APPROVED LANDSCAPE PLAN**



LAND DEVELOPMENT  
 Approved Development Order  
 Land Development Case # Volusia County, Florida  
 D.O. # 2024-S-PPL-0143  
 Adopted by Resolution on 05/19/2025  
*Kathy Riggs* 5/19/2025  
 Land Development Manager, Date

**B<sup>d</sup>g**

BONNETT design group, llc  
 landscape architecture  
 community planning  
 FL #LA001718

600 South Orlando Ave. Suite 201  
 Maitland, FL 32751  
 407.423.2588

Ford 472  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 OVERALL TREE MITIGATION PLAN

DATE:	January 26, 2024
DRAWN BY:	NAL/JAM
CHECKED BY:	TWB
DESIGNER:	203147
FILE NAME:	2024_NAL/FORD_472_LAND_2024
REVISIONS:	
△	Copy Complete 05-21-2024
△	Order Complete 06-26-2024
△	DEC Complete 11-06-2024
△	DEC Review 05-12-2025

Scale: 1" = 100'

North Arrow

L100

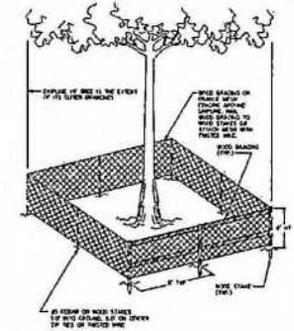
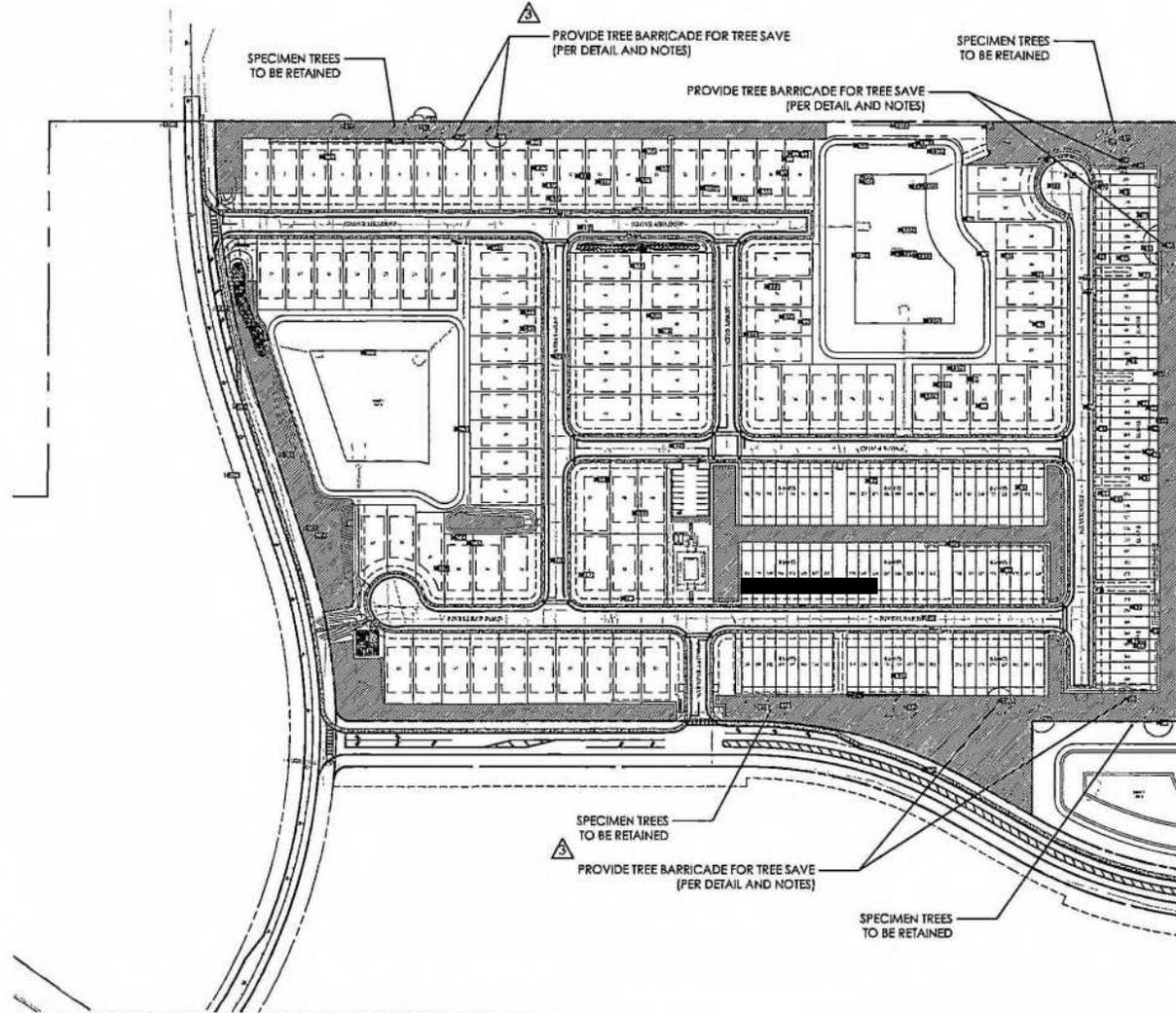
LAND DEVELOPMENT  
Approved Development Order  
Land Development Order Case No. 2024-S-PPL-0145  
5/19/2025  
Hobby Realty  
Land Development Manager, Date

**VOLUSIA COUNTY LDC REFERENCES**

11C 22.04 - STANDARDS FOR TREE PROTECTION DURING DEVELOPMENT ACTIVITIES

The following are minimum standards necessary to protect trees designated for preservation from damage during development activities after a permit has been approved:

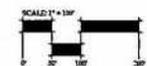
- (1) Protection of existing trees. Prior to the commencement of construction of a development, the applicant shall clearly mark any tree or tree groups to be maintained in the proximity of any area where land clearing equipment is to be operated. In addition, prior to any clearing of improved, vacant or unimproved land unless specifically exempted from this article, trees to be preserved, shall have barriers constructed around them by the developer to prevent physical damage from heavy equipment and other activities incidental to development. Required barriers shall be subject to inspection by the county as a condition of permit approval and prior to any clearing. The barriers shall be:
  - a. Large enough to include the entire area inside the drip line of the tree or one foot of radius per inch of the diameter, whichever is greater;
  - b. Conspicuous enough and high enough to be easily seen by operators of trucks and other equipment;
  - c. Constructed of sturdy material as approved by the county forester based on professional judgment but the intent of this provision shall be met; and
  - d. Constructed as a condition of the issuance of any tree permit, building permit, and any other development permit and prior to any construction or other development activities and require to remain in place throughout the construction.
- e. Barriers or barricades shall be completely removed from the site at the end of the construction, unless otherwise stipulated on the approved tree preservation plan.
- (2) Tree protection zones. The area within the drip line of trees designated for preservation is considered the tree protection zone. Only hand clearing is permitted within the tree protection zone, unless otherwise stipulated in the approved tree permit. Encroachments into the tree protection zone will require a written approval of a drip line encroachment plan outlining tree protection measures to be utilized.
- (3) Other required protection of trees and understorey. Developers shall, as required by the approved tree permit, protect the trees and understorey plants designated for preservation from chemical poison, excavation, and grade changes to at least the following minimum standards:
  - a. Utility line trenches, utility line trenches shall be routed away from trees to an area outside of the drip line. If underground utilities must be routed through a tree protection barrier zone, hand-digging will be required.
  - b. Grade changes. The site shall be utilized as to require the smallest possible grade change around existing trees. The project shall be designed to utilize site topography to the greatest extent possible. No grade changes are to be allowed within the drip line of existing trees unless approved by the county forester.
  - c. Tree wells of an approved design shall be constructed around trees to be preserved when all material will be deposited within the drip line of protected trees. Utility manholes and drywells to protect any tree to be preserved from severe grade changes.
  - d. Sealing and minor negative grade changes shall be designed outside the drip line of the area of trees to be preserved. If ditches, swales, or other significant grade changes are required near a tree that is designated to be preserved, piping shall be used. Trenching within the drip line of trees to remain shall be avoided. Trenching shall be used in line of trenching within the drip line of trees to remain.
  - e. Where traffic areas are proposed within the drip line of trees to be preserved, and less than two inches of grade change is proposed, surfaces that allow or hold water in the wet shall be used in line of asphalt or other impervious surfaces.
- (4) Pruning of trees and vegetation. The developer is permitted to properly cut or prune branches and roots of trees designated for preservation under the supervision of the county forester. However, tree pruning shall be accomplished in accordance with the procedures set forth by the American National Standards Institute, as amended.
- (5) Root system protection. The root systems of trees shall be protected as follows:
  - a. Excavation within a drip line. County forester may approve a drip line encroachment plan upon the applicant's request to excavate within the drip line of a tree as part of a clearing permit.
  - b. Standards for root protection. The following standards shall apply and the county forester may establish additional standards for root protection consistent with this section if deemed warranted by site conditions or the project proposal. If roots are exposed, the developer shall provide temporary eighth cover, mixed with peat moss and topped with burlap, to prevent exposure from drying out before replacement back fill is placed. The developer shall use fertiliser, water and maintain in a moist condition, and otherwise temporary support and protect the tree root from damage until the tree root is permanently joined with earth.
  - c. Protection of the tree root system. The developer shall protect tree root systems from damage due to various materials in solution caused by runoff, or spillage during mixing and placement of construction materials, or drainage from storage materials. Developer shall also protect the root systems from flooding, erosion and excessive wetting resulting from dewatering or grading operations.
- (6) Trees damaged during construction. The developer shall have trees damaged by construction repaired by a professional arborist in a manner acceptable to the county forester as follows:
  - a. Immediate notification to the county. The county forester must be notified immediately after any damage to any tree damaged by construction operations.
  - b. Prompt repair. Repairs shall be made promptly, as necessary, after damage occurs to prevent progressive deterioration of damaged trees. The developer shall remove trees that are determined by the county forester as being incapable of restoration of normal growth pattern. Such trees shall be subject to replacement pursuant to subsection 72-832(3) of this article (Ord. No. 02-13, § 12-18-02; Ord. No. 2008-25, § 11, 12-4-08)
  - c. Removal and replacement of damaged trees. The developer shall remove trees that are determined by the county forester as being incapable of restoration of normal growth pattern. Such trees shall be subject to replacement pursuant to subsection 72-832(3) of this article (Ord. No. 02-13, § 12-18-02; Ord. No. 2008-25, § 11, 12-4-08)



\*SEE TREE MITIGATION CALCULATIONS AND TREE PROTECTION FENCE DETAIL ON SHEET L111

**TREE INVENTORY LEGEND:**

	SPECIMEN TREES REMOVED		SPECIMEN TREES REMOVED BY COUNTY		SPECIMEN TREES SAVED
--	------------------------	--	----------------------------------	--	----------------------



**Bdg**  
BONNETT design group, llc  
landscape architecture  
environmental planning  
FL #LSA001718  
400 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407-322-2549

**Ford 472**  
Landscape Architecture  
Pulte Group  
Volusia County, Florida  
SPECIMEN TREE MITIGATION PLAN

DATE:	January 24, 2024
DRAWN BY:	BSL/JAM
CHECKED BY:	TFB
FILE NAME:	2024-01
EXPANSION:	
City Commission	05-31-2024
County Commission	04-23-2024
DNC Commission	11-09-2024
DNC Extension	03-11-2025

L101

COUNTY SUBMITTAL -

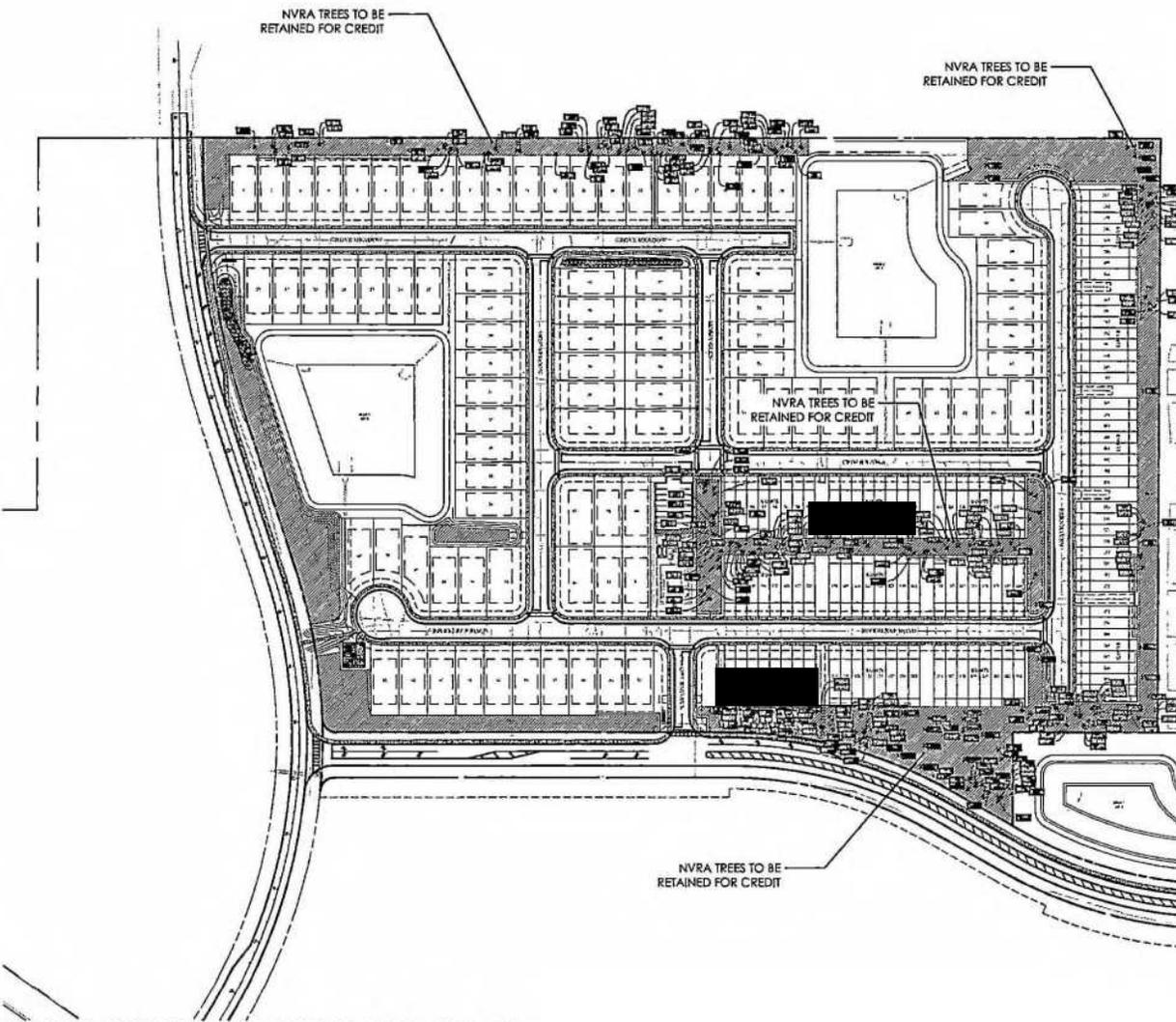
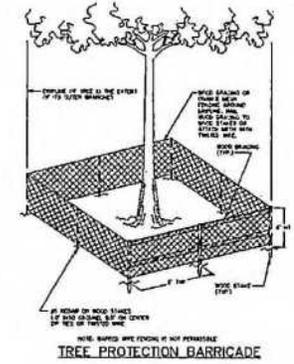
**VOLUSIA COUNTY LDC REFERENCES:**  
 352.0244 - STANDARDS FOR TREE PROTECTION FOR LAND DEVELOPMENT ACTIVITIES

LAND DEVELOPMENT  
 Approved Development Order  
 Development Order Case No. 2024-5-PPL-0145  
 6/19/2025  
 Land Development Manager, Date



BONNETT design group, llc  
 landscape architecture  
 community planning  
 FL 814041718  
 400 South Orlando Ave, Suite 200  
 Maitland, FL 32751  
 407.232.1544

- The following are minimum standards necessary to protect trees designated for preservation from damage during development activities after a permit has been approved:
- (1) Protection of existing trees. Prior to the commencement of construction of a development, the applicant shall clearly mark any tree or tree groups to be maintained in the presence of any area where land clearing equipment is to be operated, prior to any clearing of improved, vacant or unimproved land unless specifically exempted from this article, trees to be preserved, shall have barriers constructed around them by the developer to prevent physical damage from heavy equipment and other activities incidental to development. Required barriers shall be subject to inspection by the county as a condition of permit approval and prior to any clearing. The barriers shall be:
    - a. Large enough to include the entire area inside the drip line of the tree or one foot of radius per inch of the diameter, whichever is greater;
    - b. Constructive enough and high enough to be easily seen by operators of trucks and other equipment;
    - c. Constructed of sturdy material as approved by the county forester based on professional judgment that the intent of this provision shall be met; and
    - d. Constructed as a condition of the issuance of any tree permit, building permit, and any other development permit and prior to any construction or other development activities and require to remain in place throughout the construction.
  - (2) Tree protection zones. The area within the drip line of trees designated for preservation is considered the tree protection zone. Only hand clearing is permissible within the tree protection zone, unless otherwise stipulated in the approved tree permit. Encroachments into the tree protection zone will require a separate approval of a drip line micromanagement plan outlining tree protection measures to be utilized.
    - a. Other required protection of trees and understorey. Developers shall, as required by the approved tree permit, protect the trees and understorey plants designated for preservation from chemical (poison, erosion, and soil) and grade changes to at least the following minimum standards:
      - i. Utility line trenches. Utility line trenches shall be routed away from trees to an area outside of the drip line. If underground utilities must be routed through a tree protection barrier zone, trenching will be required.
      - ii. Grade changes. The site shall be utilized as to require the smallest possible grade change around existing trees. The project shall be designed to utilize site topography to the greatest extent possible. No grade changes are to be allowed within the drip line of existing trees unless approved by the county forester.
      - iii. Tree wells of an approved design shall be constructed around all trees to be preserved when fill material will be deposited within the drip line of protected trees. Utilize retaining walls and drylays to protect any tree to be preserved from severe grade changes.
      - iv. Sealing and minor negative grade changes shall be designed outside the drip line. If the area of trees to be preserved, ditches, swales, or other significant grade changes are required near a tree that is designated to be preserved, piping shall be used. Trenching within the drip line of trees to remain shall be avoided. Trenching shall be used in lieu of trenching within the drip line of trees to remain.
      - v. Where traffic areas are proposed within the drip line of trees to be preserved, and less than two inches of grade change is proposed, surfaces that allow air and water in the root shall be used in lieu of asphalt or other impervious surfaces.
  - (3) Pruning of trees and vegetation. The developer is permitted to properly cut or prune branches and roots of trees designated for preservation under the supervision of the county forester. However, tree pruning shall be accomplished in accordance with the procedures set forth by the American National Standards Institute, as amended.
    - a. Root system protection. The root systems of trees shall be protected as follows:
      - i. Excavation within a drip line. County forester may approve a drip line micromanagement plan upon the applicant's request to excavate within the drip line of a tree as part of a clearing permit.
      - ii. Standards for root protection. The following standards shall apply and the county forester may establish additional standards for root protection consistent with this section if deemed warranted by site conditions or the project proposal. If roots are exposed, the developer shall provide temporary sixth cover, mixed with peat moss and wrapped with plastic to prevent exposure from drying out before replacement back fill is placed. The developer shall also fertilize, water and maintain in a moist condition the otherwise temporary support and protect the tree root from damage until the tree root is permanently covered with earth.
      - iii. Protection of the tree root system. The developer shall protect tree root systems from damage due to materials material in solution caused by runoff, or spillage during mixing and placement of construction materials, or damage from storage materials. Developer shall also protect the root systems from flooding, erosion and excessive wetting resulting from dewatering or grading operations.
  - (4) Trees damaged during construction. The developer shall have trees damaged by construction repaired by a professional or certified in a manner acceptable to the county forester as follows:
    - a. Immediate notification to the county. The county forester must be notified immediately after any damage to any tree damaged by construction operations.
    - b. Prompt repair. Repairs shall be made promptly, as necessary, after damage occurs to prevent progressive deterioration of damaged trees.
    - c. Removal and replacement of damaged trees. The developer shall remove trees if they are determined by the county forester as being incapable of restoration of normal growth pattern. Such trees shall be subject to replacement pursuant to subsection 72-833(3) of the article (Ord. No. 02-13, § 72-18-02; Ord. No. 2008-25, § 11, 12-4-08)



\*SEE TREE MITIGATION CALCULATIONS AND TREE PROTECTION FENCE DETAIL ON SHEET L111

**TREE INVENTORY LEGEND:**

	2'-5' TREES TO BE RETAINED
--	----------------------------

**Ford 472**  
**Landscape Architecture**  
**Pulte Group**  
 Volusia County, Florida  
**NATURAL VEGETATION RETENTION AREA PLAN**

DATE:	January 29, 2024
DRAWN BY:	MLL/JAM
CHECKED BY:	TWS
JOB NUMBER:	202430
FILE NAME:	2024_ML/JAM/2024_01_29_0145_0145.dwg
<b>REVISIONS:</b>	
1	County Commission 05/31/2024
2	County Commission 06/26/2024
3	DEC Commission 11/08/2024
4	DEC Workzone 10/13/2025

L102

COUNTY SUBMITTAL

**△ SPECIMEN TREE SURVEY:**

ID	DBH	Species	Height	DBH	Species	ID	DBH	Species	Height	DBH	Species
101	12.1	...	...	...	...	101	12.1	...	...	...	...
102	12.2	...	...	...	...	102	12.2	...	...	...	...
103	12.3	...	...	...	...	103	12.3	...	...	...	...
104	12.4	...	...	...	...	104	12.4	...	...	...	...
105	12.5	...	...	...	...	105	12.5	...	...	...	...
106	12.6	...	...	...	...	106	12.6	...	...	...	...
107	12.7	...	...	...	...	107	12.7	...	...	...	...
108	12.8	...	...	...	...	108	12.8	...	...	...	...
109	12.9	...	...	...	...	109	12.9	...	...	...	...
110	13.0	...	...	...	...	110	13.0	...	...	...	...
111	13.1	...	...	...	...	111	13.1	...	...	...	...
112	13.2	...	...	...	...	112	13.2	...	...	...	...
113	13.3	...	...	...	...	113	13.3	...	...	...	...
114	13.4	...	...	...	...	114	13.4	...	...	...	...
115	13.5	...	...	...	...	115	13.5	...	...	...	...
116	13.6	...	...	...	...	116	13.6	...	...	...	...
117	13.7	...	...	...	...	117	13.7	...	...	...	...
118	13.8	...	...	...	...	118	13.8	...	...	...	...
119	13.9	...	...	...	...	119	13.9	...	...	...	...
120	14.0	...	...	...	...	120	14.0	...	...	...	...
121	14.1	...	...	...	...	121	14.1	...	...	...	...
122	14.2	...	...	...	...	122	14.2	...	...	...	...
123	14.3	...	...	...	...	123	14.3	...	...	...	...
124	14.4	...	...	...	...	124	14.4	...	...	...	...
125	14.5	...	...	...	...	125	14.5	...	...	...	...
126	14.6	...	...	...	...	126	14.6	...	...	...	...
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128	14.8	...	...	...	...	128	14.8	...	...	...	...
129	14.9	...	...	...	...	129	14.9	...	...	...	...
130	15.0	...	...	...	...	130	15.0	...	...	...	...
131	15.1	...	...	...	...	131	15.1	...	...	...	...
132	15.2	...	...	...	...	132	15.2	...	...	...	...
133	15.3	...	...	...	...	133	15.3	...	...	...	...
134	15.4	...	...	...	...	134	15.4	...	...	...	...
135	15.5	...	...	...	...	135	15.5	...	...	...	...
136	15.6	...	...	...	...	136	15.6	...	...	...	...
137	15.7	...	...	...	...	137	15.7	...	...	...	...
138	15.8	...	...	...	...	138	15.8	...	...	...	...
139	15.9	...	...	...	...	139	15.9	...	...	...	...
140	16.0	...	...	...	...	140	16.0	...	...	...	...
141	16.1	...	...	...	...	141	16.1	...	...	...	...
142	16.2	...	...	...	...	142	16.2	...	...	...	...
143	16.3	...	...	...	...	143	16.3	...	...	...	...
144	16.4	...	...	...	...	144	16.4	...	...	...	...
145	16.5	...	...	...	...	145	16.5	...	...	...	...
146	16.6	...	...	...	...	146	16.6	...	...	...	...
147	16.7	...	...	...	...	147	16.7	...	...	...	...
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150	17.0	...	...	...	...	150	17.0	...	...	...	...
151	17.1	...	...	...	...	151	17.1	...	...	...	...
152	17.2	...	...	...	...	152	17.2	...	...	...	...
153	17.3	...	...	...	...	153	17.3	...	...	...	...
154	17.4	...	...	...	...	154	17.4	...	...	...	...
155	17.5	...	...	...	...	155	17.5	...	...	...	...
156	17.6	...	...	...	...	156	17.6	...	...	...	...
157	17.7	...	...	...	...	157	17.7	...	...	...	...
158	17.8	...	...	...	...	158	17.8	...	...	...	...
159	17.9	...	...	...	...	159	17.9	...	...	...	...
160	18.0	...	...	...	...	160	18.0	...	...	...	...
161	18.1	...	...	...	...	161	18.1	...	...	...	...
162	18.2	...	...	...	...	162	18.2	...	...	...	...
163	18.3	...	...	...	...	163	18.3	...	...	...	...
164	18.4	...	...	...	...	164	18.4	...	...	...	...
165	18.5	...	...	...	...	165	18.5	...	...	...	...
166	18.6	...	...	...	...	166	18.6	...	...	...	...
167	18.7	...	...	...	...	167	18.7	...	...	...	...
168	18.8	...	...	...	...	168	18.8	...	...	...	...
169	18.9	...	...	...	...	169	18.9	...	...	...	...
170	19.0	...	...	...	...	170	19.0	...	...	...	...
171	19.1	...	...	...	...	171	19.1	...	...	...	...
172	19.2	...	...	...	...	172	19.2	...	...	...	...
173	19.3	...	...	...	...	173	19.3	...	...	...	...
174	19.4	...	...	...	...	174	19.4	...	...	...	...
175	19.5	...	...	...	...	175	19.5	...	...	...	...
176	19.6	...	...	...	...	176	19.6	...	...	...	...
177	19.7	...	...	...	...	177	19.7	...	...	...	...
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180	20.0	...	...	...	...	180	20.0	...	...	...	...
181	20.1	...	...	...	...	181	20.1	...	...	...	...
182	20.2	...	...	...	...	182	20.2	...	...	...	...
183	20.3	...	...	...	...	183	20.3	...	...	...	...
184	20.4	...	...	...	...	184	20.4	...	...	...	...
185	20.5	...	...	...	...	185	20.5	...	...	...	...
186	20.6	...	...	...	...	186	20.6	...	...	...	...
187	20.7	...	...	...	...	187	20.7	...	...	...	...
188	20.8	...	...	...	...	188	20.8	...	...	...	...
189	20.9	...	...	...	...	189	20.9	...	...	...	...
190	21.0	...	...	...	...	190	21.0	...	...	...	...
191	21.1	...	...	...	...	191	21.1	...	...	...	...
192	21.2	...	...	...	...	192	21.2	...	...	...	...
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194	21.4	...	...	...	...	194	21.4	...	...	...	...
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197	21.7	...	...	...	...	197	21.7	...	...	...	...
198	21.8	...	...	...	...	198	21.8	...	...	...	...
199	21.9	...	...	...	...	199	21.9	...	...	...	...
200	22.0	...	...	...	...	200	22.0	...	...	...	...

**NONSPECIMEN STATISTIC TREE SURVEY:**

Average Per Acre											
Hardwood				Pine				Sand Pine			
DBH	Average	Total	Count	DBH	Average	Total	Count	DBH	Average	Total	Count
6-8.9	22.4	566.4	25	0.0	0.0	0.0	0	10-11.9	0.3	14.4	6
9-9.9	23.1	578.1	25	0.0	0.0	0.0	0	12-12.9	0.0	0.0	0
10-10.9	23.8	595.4	25	0.0	0.0	0.0	0	14-14.9	0.0	0.0	0
11-11.9	24.5	612.7	25	0.0	0.0	0.0	0	16-16.9	0.0	0.0	0
12-12.9	25.2	630.0	25	0.0	0.0	0.0	0	18-18.9	0.0	0.0	0
13-13.9	25.9	647.3	25	0.0	0.0	0.0	0	20-20.9	0.0	0.0	0
14-14.9	26.6	664.6	25	0.0	0.0	0.0	0	22-22.9	0.0	0.0	0
15-15.9	27.3	681.9	25	0.0	0.0	0.0	0	24-24.9	0.0	0.0	0
16-16.9	28.0	699.2	25	0.0	0.0	0.0	0	26-26.9	0.0	0.0	0
17-17.9	28.7	716.5	25	0.0	0.0	0.0	0	28-28.9	0.0	0.0	0
18-18.9	29.4	733.8	25	0.0	0.0	0.0	0	30-30.9	0.0	0.0	0
19-19.9	30.1	751.1	25	0.0	0.0	0.0	0	32-32.9	0.0	0.0	0
20-20.9	30.8	768.4	25	0.0	0.0	0.0	0	34-34.9	0.0	0.0	0
21-21.9	31.5	785.7	25	0.0	0.0	0.0	0	36-36.9	0.0	0.0	0
22-22.9	32.2	803.0	25	0.0	0.0	0.0	0	38-38.9	0.0	0.0	0
23-23.9	32.9	820.3	25	0.0	0.0	0.0	0	40-40.9	0.0	0.0	0
24-24.9	33.6	837.6	25	0.0	0.0	0.0	0	42-42.9	0.0	0.0	0
25-25.9	34.3	854.9	25	0.0	0.0	0.0	0				
26-26.9	35.0	872.2	25	0.0	0.0	0.0	0				
27-27.9	35.7	889.5	25	0.0	0.0	0.0	0				
28-28.9	36.4	906.8	25	0.0	0.0	0.0	0				
29-29.9	37.1	924.1	25	0.0	0.0	0.0	0				
30-30.9	37.8	941.4	25	0.0	0.0	0.0	0				
31-31.9	38.5	958.7	25	0.0	0.0	0.0	0				
32-32.9	39.2	976.0	25	0.0	0.0	0.0	0				
33-33.9	39.9	993.3	25	0.0	0.0	0.0	0				
34-34.9	40.6	1010.6	25	0.0	0.0	0.0	0				
35-35.9	41.3	1027.9	25	0.0	0.0	0.0	0				
36-36.9	42.0	1045.2	25	0.0	0.0	0.0	0				
37-37.9	42.7	1062.5	25	0.0	0.0	0.0	0				
38-38.9	43.4	1079.8	25	0.0	0.0	0.0	0				
39-39.9	44.1	1097.1	25	0.0	0.0	0.0	0				
40-40.9	44.8	1114.4	25	0.0	0.0	0.0	0				
41-41.9	45.5	1131.7	25	0.0	0.0	0.0	0				
42-42.9	46.2	1149.0	25	0.0	0.0	0.0	0				

Plot 1					
Hardwood		Pine		Sand Pine	
DBH	Count	DBH	Count	DBH	Count
6-8.9	2	0	0	0	0
9-9.9	2	0	0	0	0
10-10.9	2	0	0	0	0
11-11.9	2	0	0	0	0
12-12.9	2	0	0	0	0
13-13.9	2	0	0	0	0
14-14.9	2	0	0	0	0
15-15.9	2	0	0	0	0
16-					

### OVERALL TREE CALCULATIONS:

Item	Quantity	Value	Unit
Net Demandable Area	3524	AC	AC
Net Demandable Area	53.27	AC	AC
Net Demandable Area	4.01	AC	AC
Net Demandable Area	0.07	AC	AC
Net Demandable Area	8.09	AC	AC
Net Demandable Area	35.24	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	4.00	AC	AC

Item	Quantity	Value	Unit
Net Demandable Area	3524	AC	AC
Net Demandable Area	53.27	AC	AC
Net Demandable Area	4.01	AC	AC
Net Demandable Area	0.07	AC	AC
Net Demandable Area	8.09	AC	AC
Net Demandable Area	35.24	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
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Net Demandable Area	0.07	AC	AC
Net Demandable Area	8.09	AC	AC
Net Demandable Area	35.24	AC	AC
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Net Demandable Area	5.29	AC	AC
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Net Demandable Area	0.07	AC	AC
Net Demandable Area	8.09	AC	AC
Net Demandable Area	35.24	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	4.00	AC	AC

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Net Demandable Area	3524	AC	AC
Net Demandable Area	53.27	AC	AC
Net Demandable Area	4.01	AC	AC
Net Demandable Area	0.07	AC	AC
Net Demandable Area	8.09	AC	AC
Net Demandable Area	35.24	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	5.29	AC	AC
Net Demandable Area	4.00	AC	AC

### SMALL TREE (NVPRA) SURVEY:

Tree ID	Species	DBH	Height	Health	Notes
1	Live Oak	12	15	Good	
2	Live Oak	10	12	Good	
3	Live Oak	8	10	Good	
4	Live Oak	6	8	Good	
5	Live Oak	4	6	Good	
6	Live Oak	3	4	Good	
7	Live Oak	2	3	Good	
8	Live Oak	1	2	Good	
9	Live Oak	1	2	Good	
10	Live Oak	1	2	Good	
11	Live Oak	1	2	Good	
12	Live Oak	1	2	Good	
13	Live Oak	1	2	Good	
14	Live Oak	1	2	Good	
15	Live Oak	1	2	Good	
16	Live Oak	1	2	Good	
17	Live Oak	1	2	Good	
18	Live Oak	1	2	Good	
19	Live Oak	1	2	Good	
20	Live Oak	1	2	Good	
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23	Live Oak	1	2	Good	
24	Live Oak	1	2	Good	
25	Live Oak	1	2	Good	
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28	Live Oak	1	2	Good	
29	Live Oak	1	2	Good	
30	Live Oak	1	2	Good	
31	Live Oak	1	2	Good	
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33	Live Oak	1	2	Good	
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96	Live Oak	1	2	Good	
97	Live Oak	1	2	Good	
98	Live Oak	1	2	Good	
99	Live Oak	1	2	Good	
100	Live Oak	1	2	Good	

### TREE MITIGATION CALCULATIONS:

Tree ID	Species	DBH	Height	Health	Notes
1	Live Oak	12	15	Good	
2	Live Oak	10	12	Good	
3	Live Oak	8	10	Good	
4	Live Oak	6	8	Good	
5	Live Oak	4	6	Good	
6	Live Oak	3	4	Good	
7	Live Oak	2	3	Good	
8	Live Oak	1	2	Good	
9	Live Oak	1	2	Good	
10	Live Oak	1	2	Good	
11	Live Oak	1	2	Good	
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96	Live Oak	1	2	Good	
97	Live Oak	1	2	Good	
98	Live Oak	1	2	Good	
99	Live Oak	1	2	Good	
100	Live Oak	1	2	Good	

COUNTY SUBMITTAL - 2024-01-26

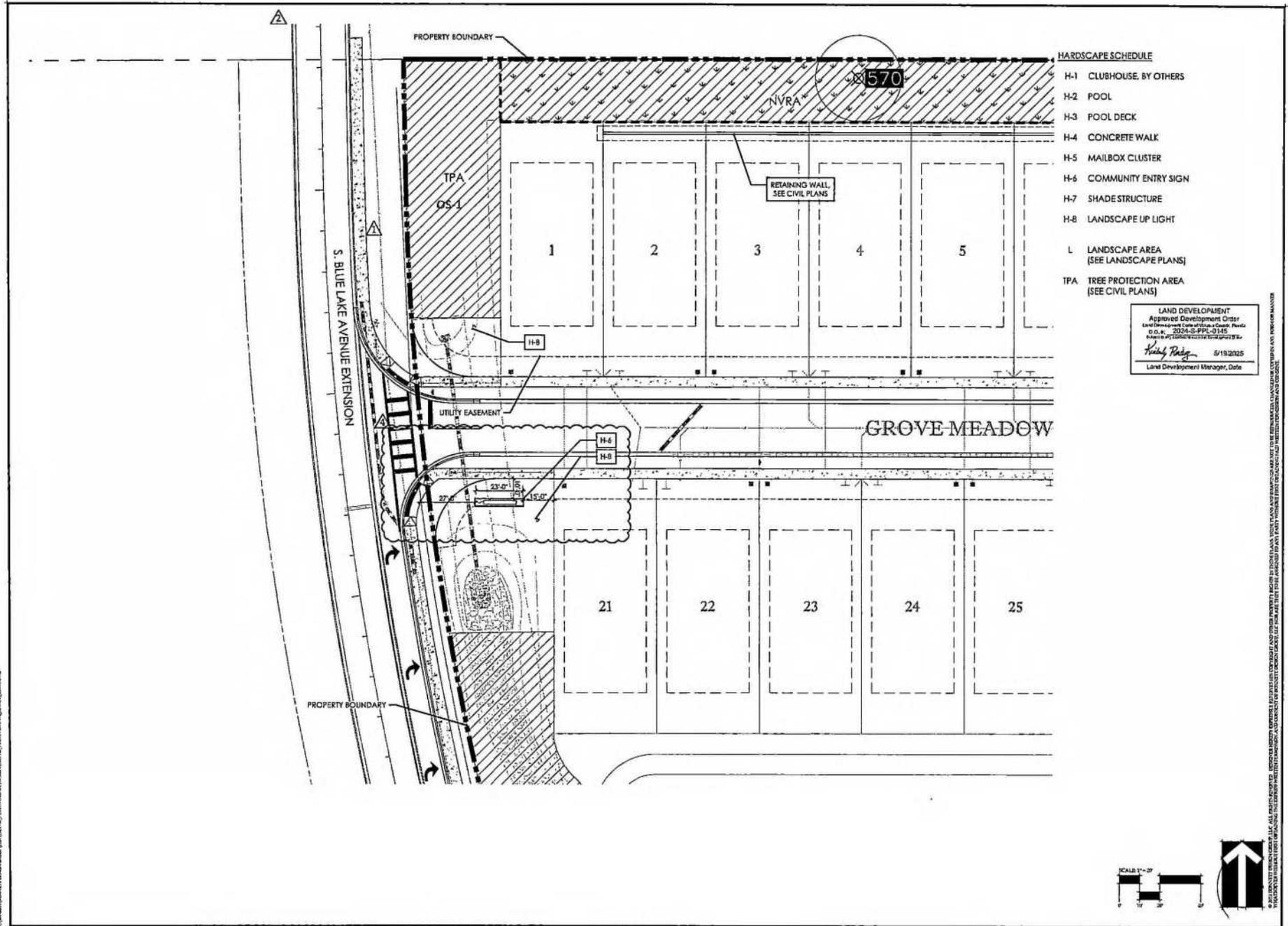
**LAND DEVELOPMENT**  
Approved Development Order  
D.O. # 2024-57-FF-0102  
APPROVED FOR THE COUNTY OF VOLusia  
DATE: 01/26/2024  
By: *Kathy Ridge*  
Land Development Manager, Date

**Bd**  
BONNETT Koger Group, Inc.  
Landscape Architecture  
10 South Orange Ave. Suite 201  
Maitland, FL 32751  
407.881.1339

**Ford 472**  
Landscape Architecture  
Pulte Group  
Volusia County, Florida  
TREE MITIGATION CALCULATIONS

**L111**





- HARDSCAPE SCHEDULE**
- H-1 CLUBHOUSE, BY OTHERS
  - H-2 POOL
  - H-3 POOL DECK
  - H-4 CONCRETE WALK
  - H-5 MAILBOX CLUSTER
  - H-6 COMMUNITY ENTRY SIGN
  - H-7 SHADE STRUCTURE
  - H-8 LANDSCAPE UP LIGHT
  - L LANDSCAPE AREA (SEE LANDSCAPE PLANS)
  - TPA TREE PROTECTION AREA (SEE CIVIL PLANS)

LAND DEVELOPMENT  
 Approved Development Order  
 Land Development Code of Volusia County, Florida  
 O.C. # 2024-S-PPL-0116  
 Made by LAND DEVELOPMENT DEPARTMENT  
*Kathy Raley* 5/19/2025  
 Land Development Manager, Date



**BONNETT design group, llc**  
 lan design architecture  
 community planning  
 FL #LA0001710

407 South Orlando Ave. Suite 201  
 Maitland, FL 32751  
 407-523-3588

**Ford 472**  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 LAYOUT PLAN

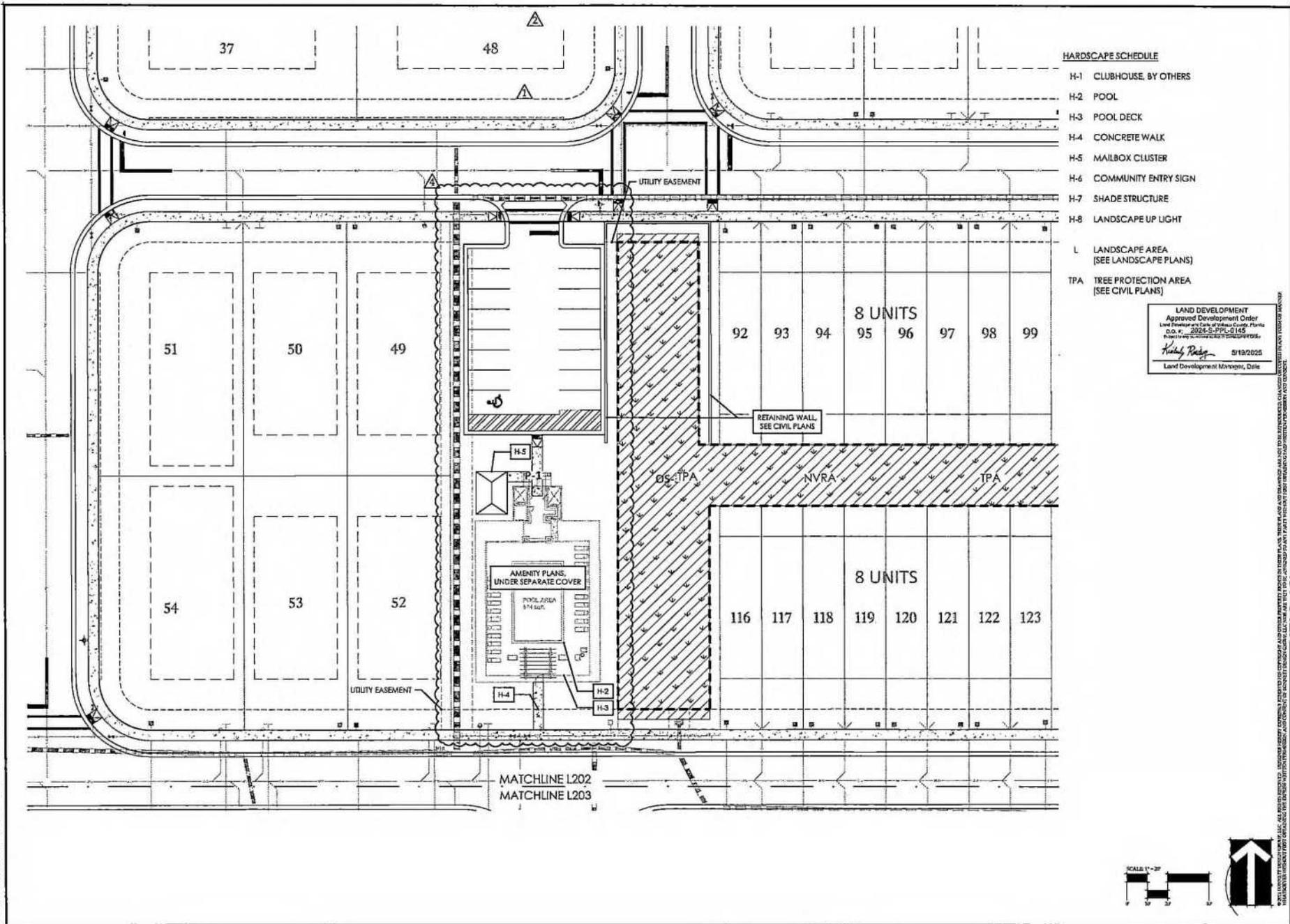
DATE: January 20, 2024  
 DESIGN BY: RLJ/JAM  
 CHECKED BY: TYS  
 JOB NUMBER: 2024142  
 FILE NAME: 2024 PLS BASE.DWG

REVISIONS:  
 Δ County Checkpoint  
 Δ County Checkpoint  
 Δ DEC Checkpoint 11/08/2024  
 Δ DEC Checkpoint

SCALE 1"=20'



**L201**



- HARDSCAPE SCHEDULE**
- H-1 CLUBHOUSE, BY OTHERS
  - H-2 POOL
  - H-3 POOL DECK
  - H-4 CONCRETE WALK
  - H-5 MAILBOX CLUSTER
  - H-6 COMMUNITY ENTRY SIGN
  - H-7 SHADE STRUCTURE
  - H-8 LANDSCAPE UP LIGHT
  - L LANDSCAPE AREA  
(SEE LANDSCAPE PLANS)
  - TPA TREE PROTECTION AREA  
(SEE CIVIL PLANS)

LAND DEVELOPMENT  
Approved Development Order  
Land Division and Code of Volusia County, Florida  
D.O. # 2025-00794-L145  
Related to and in accordance with the following:  
*Andy Ridge* 01/19/2025  
Land Development Manager, Date



**BONNETT Design Group, Inc.**  
Landscape Architecture  
www.bonnettdesign.com  
FL #LA0001712

400 South Orlando Ave., Suite 201  
Melbourne, FL 32751  
407.822.1555

**Ford 472**  
**Landscape Architecture**  
**Pulte Group**  
Volusia County, Florida  
**LAYOUT PLAN**

DATE: January 26, 2025  
DRAWN BY: BML/JAM  
CHECKED BY: TWH  
JOB NUMBER: 3023.147  
FILE NAME: FLD\_472\_LAYOUT\_PLAN\_011925.dwg

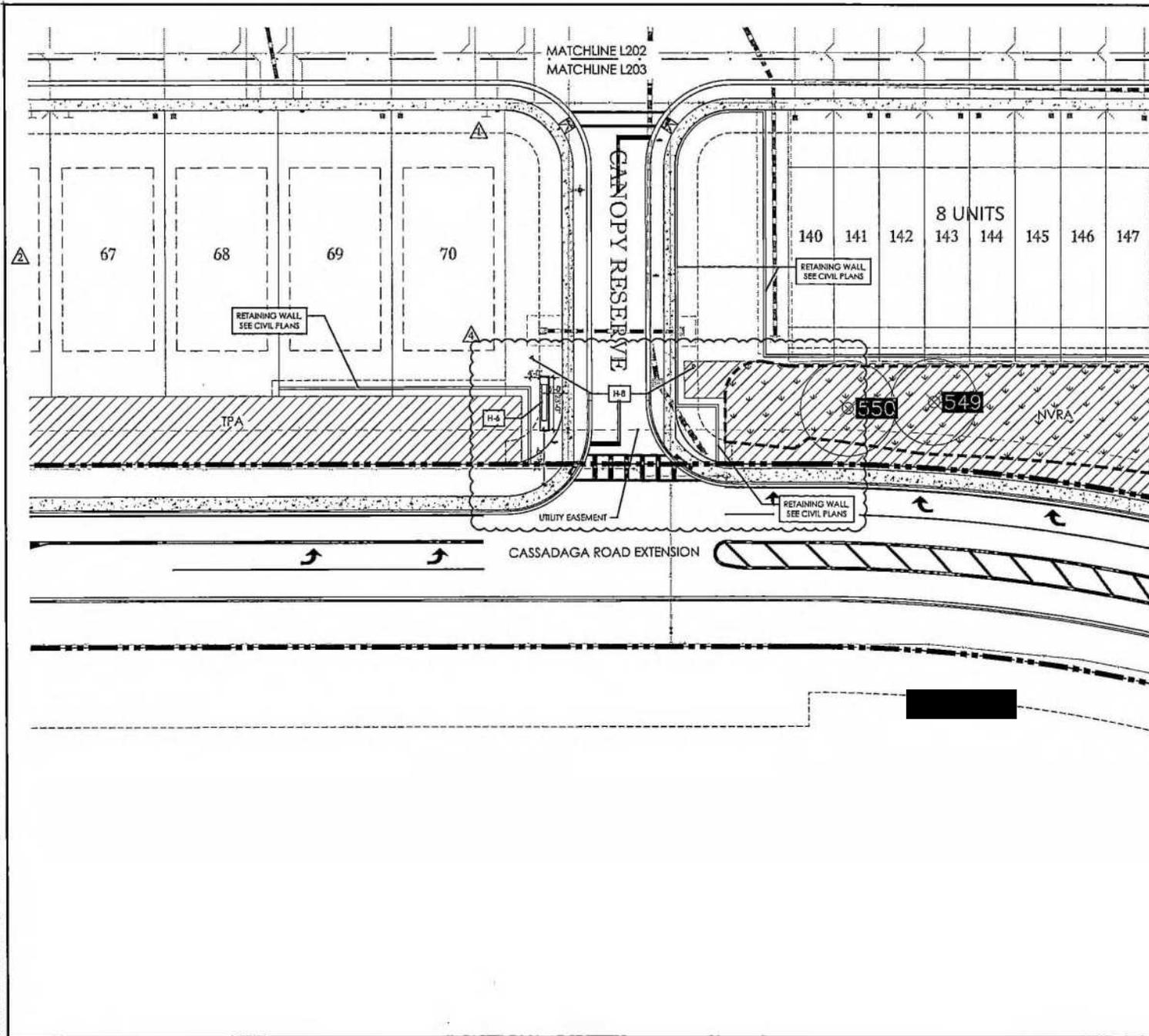
REVISIONS:

- △ County Commission 05-21-2024
- △ County Commission 09-24-2024
- △ DEC Commission 11-05-2024
- △ DEC Reviewer 10-13-2024

SCALE: 1" = 30'



**L202**



- HARDSCAPE SCHEDULE**
- H-1 CLUBHOUSE, BY OTHERS
  - H-2 POOL
  - H-3 POOL DECK
  - H-4 CONCRETE WALK
  - H-5 MAILBOX CLUSTER
  - H-6 COMMUNITY ENTRY SIGN
  - H-7 SHADE STRUCTURE
  - H-8 LANDSCAPE UP LIGHT
  - L LANDSCAPE AREA  
[SEE LANDSCAPE PLANS]
  - TPA TREE PROTECTION AREA  
[SEE CIVIL PLANS]

LAND DEVELOPMENT  
Approved Development Order  
Landscape Architecture  
B.O.#. 2024-S-PPL-0145  
5/19/2025  
Healy Rocky  
Land Development Manager, Date

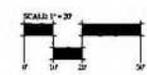


BONNETT design group, llc  
landscape architecture  
community planning  
FL #LA190718  
430 South Orlando Ave, Suite 201  
Maitland, FL 32751  
407.679.7518

Ford 472  
Landscape Architecture  
Pulte Group  
Volusia County, Florida  
LAYOUT PLAN

DATE: January 24, 2024  
DESIGN BY: BRJ/JAM  
CHECKED BY: TWR  
JOB NUMBER: 20241147  
FILE NAME: 20241147\FORD 472\_LAYOUT.LXD

REVISIONS:  
 Δ County Comments 08-15-2024  
 Δ County Comments 08-26-2024  
 Δ DEC Comments 11-05-2024  
 Δ DEC Review



L203

SIGN PERMIT -

DRAWING DATE: 05/19/2025  
 DRAWING TIME: 10:47 AM  
 PROJECT: FORD 472 - LAYOUT PLAN



LAND DEVELOPMENT  
 Approved Development Center  
 L-10 Land Development Center, 10000  
 S.W. 11th St., Suite 10143  
 Naples, FL 34109-4311  
*Kathy Ridge* 5/19/2025  
 Land Development Manager, Dale

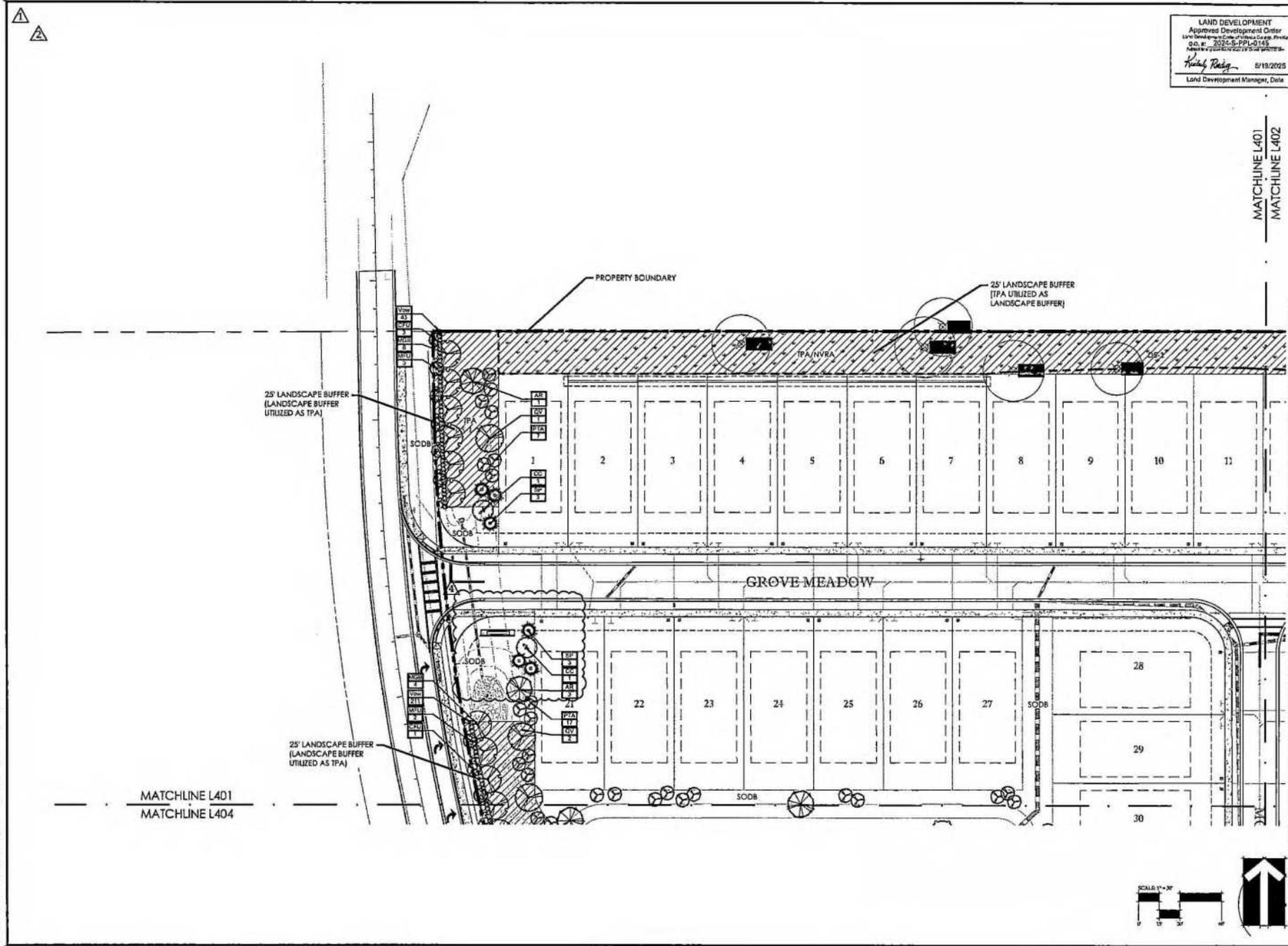


BONNETT Design Group, LLC  
 Landscape Architecture  
 420 South Orlando Ave, Suite 202  
 Altamonte, FL 32711  
 407-222-1589

Ford 472  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 LANDSCAPE PLAN

DATE: January 26, 2024  
 DRAWN BY: RBL/JAM  
 CHECKED BY: TRB  
 TYP NUMBER: 2024-147  
 PLAN NAME: 2024-147-FORD-472-LANDSCAPE PLAN

REVISIONS:  
 County Certificate 05-11-2024  
 County Certificate 09-26-2024  
 DDC Certificate 11-06-2024  
 DAC Certificate



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAN.

L401

COUNTY SUBMITTAL -

LAND DEVELOPMENT  
 Approved Development Credit  
 Land Development Code of Volusia County, Florida  
 D.C. # 2024-S-PFL-0149  
 Approved by the Board of County Commissioners  
 5/18/2025  
 Land Development Manager, Date

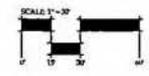
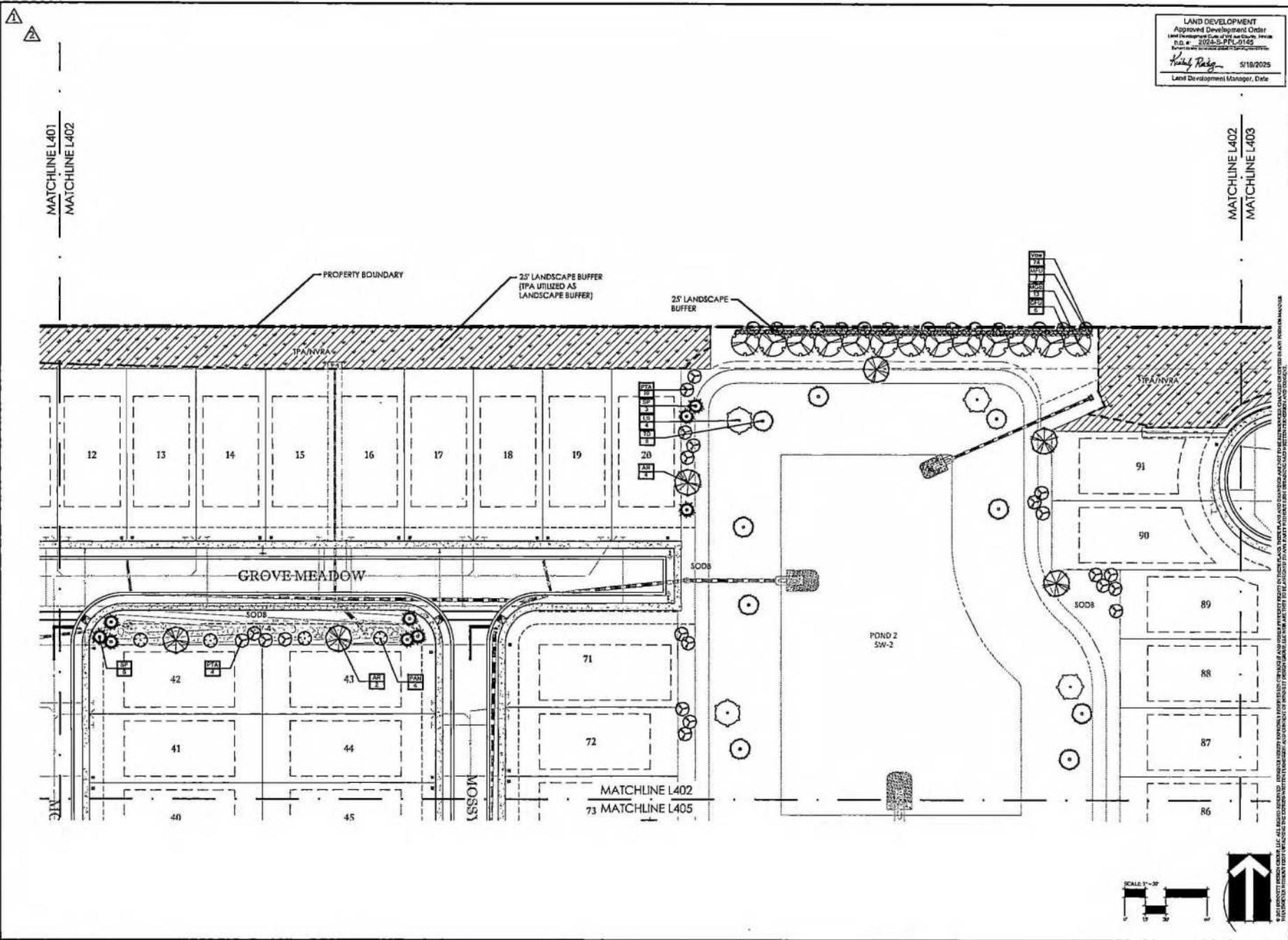


BONNETT design group, llc  
 landscape architecture  
 community planning  
 P.O. Box 408173  
 400 South Orlando Ave. Suite 200  
 Maitland, FL 32751  
 407.622.1568

Ford 472  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 LANDSCAPE PLAN

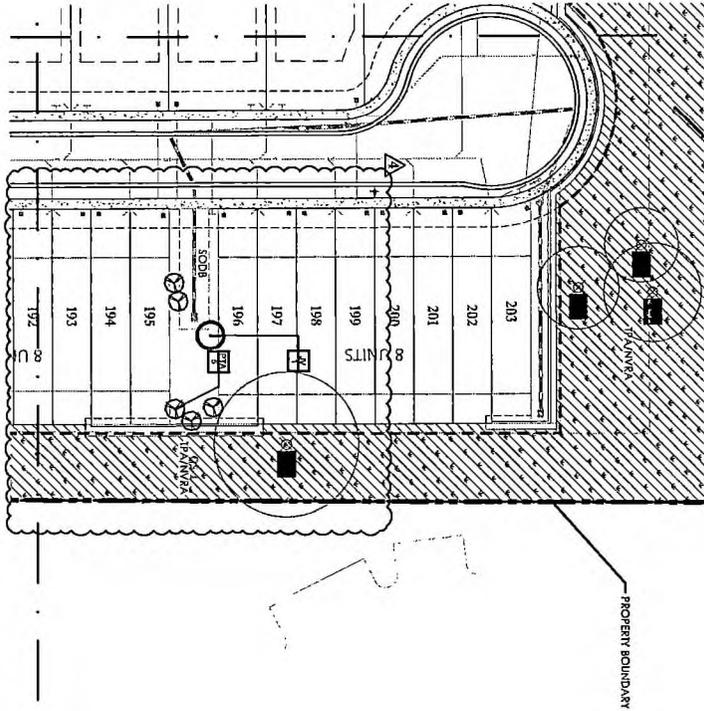
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 DRAWN BY: BSL/PAH  
 CHECKED BY: TWH  
 JOB NUMBER: 2025147  
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 REVISIONS:  
 1 County Commission 05-31-2024  
 2 County Commission 06-26-2024  
 3 DCC Commission 11-08-2024  
 4 DAC Board Review 03-13-2025

L402



COUNTY SUBMITTAL -

DRAWING PLotted: 2/12/25 3:10 PM  
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MATCHLINE L402  
 MATCHLINE L403

25' LANDSCAPE BUFFER  
 (PA UNIFIED AS  
 LANDSCAPE BUFFER)

PROPERTY BOUNDARY

MATCHLINE L403  
 MATCHLINE L406



COUNTY SUBMITTAL - 2024-01-26

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LAND DEVELOPMENT  
 Approved Development Order  
 No. 2025-5794-075  
 5/19/2025  
 Kelly Kelly  
 Land Development Group, Inc.

L403



APPROVED  
 City of Volusia  
 Director of Planning  
 11-01-2024  
 DATE

DATE: January 24, 2024

DRAWN BY: HML/AM

CHECKED BY: TWS

NO. OF SHEETS: 201/147

PROJECT NAME: 2025/220794/02 LAND DEV

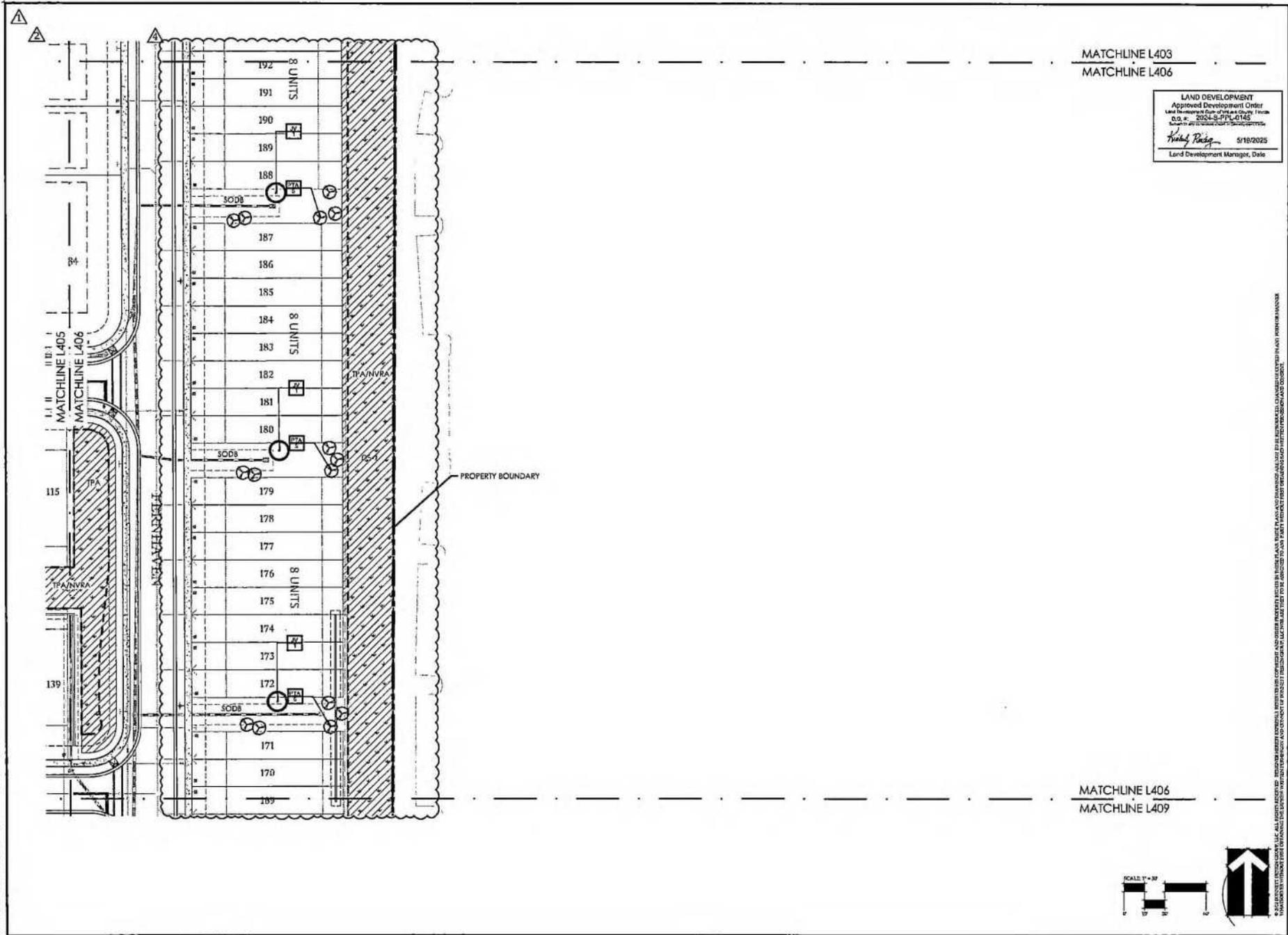
Ford 472  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 LANDSCAPE PLAN

DONNITT Design Group, Inc.  
 400 South Orlando Ave. Suite 201  
 Kissimmee, FL 34741  
 407.592.1534









MATCHLINE L403  
MATCHLINE L406

LAND DEVELOPMENT  
Approved Development Order  
Land Development Code of Volusia County, Florida  
D.O. #. 2025-L-174-L-0142  
5/18/2025  
Land Development Manager, Date



BONNETT design group, llc  
landscape architecture  
interior design  
FL #LA181718  
400 South Orlando Ave, Suite 201  
Melbourne, FL 32901

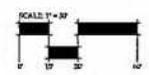
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Pulte Group  
Volusia County, Florida  
LANDSCAPE PLAN

DATE: January 24, 2025  
DRAWN BY: KKL/JAM  
CHECKED BY: TWS  
JOB NUMBER: 2025147  
FILE NAME: 2025147L406L409L406L406L406

REVISIONS:  
County Commission 05-11-2025  
County Commission 08-26-2025  
DCC Commission 11-06-2024  
DCC Workarea 10-13-2023

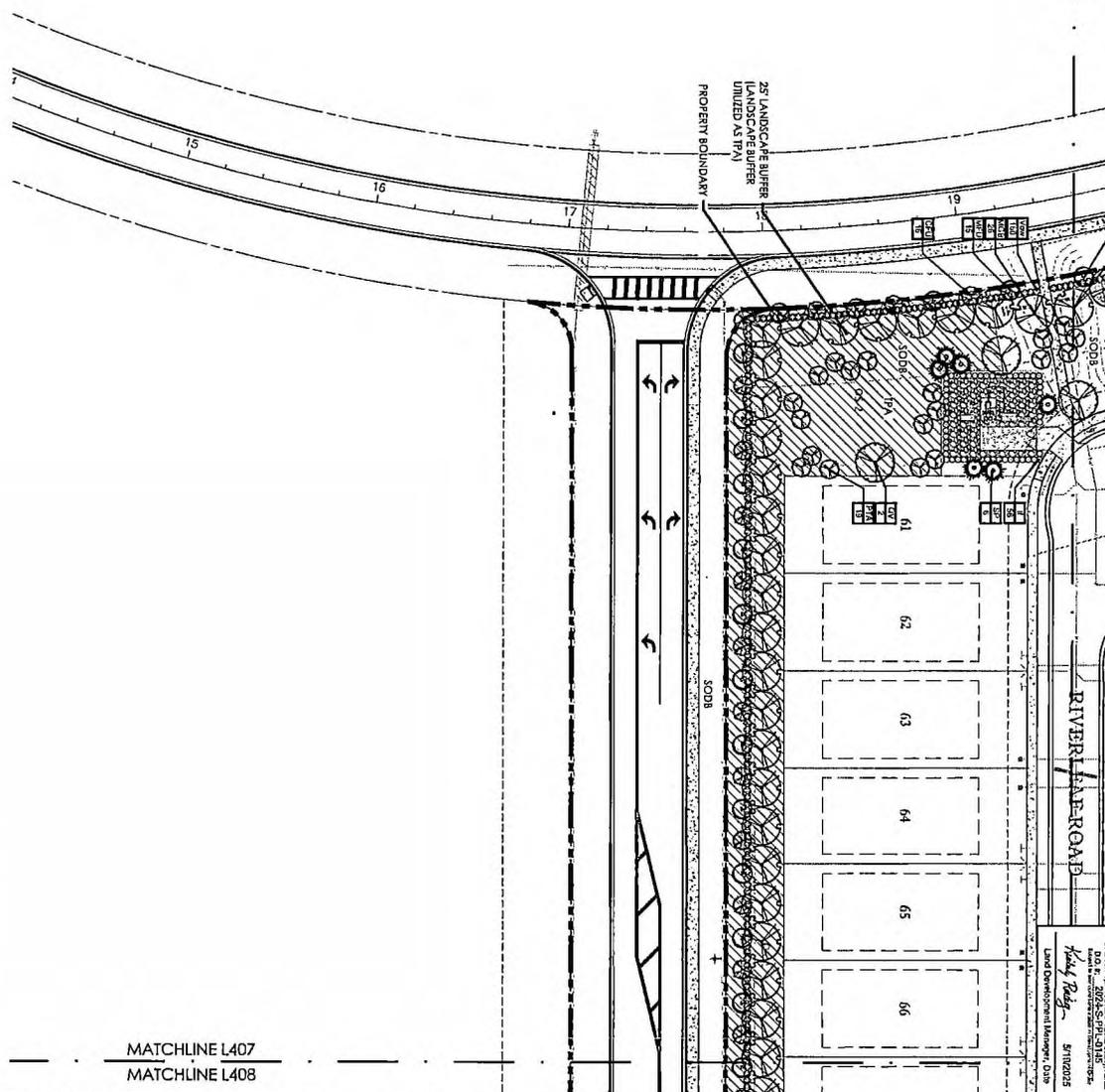
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BY: [Signature]

L406

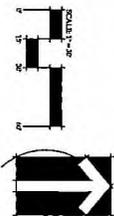


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MATCHLINE L404  
 MATCHLINE L407



LAND DEVELOPMENT  
 A Development of the Ford 472  
 Pulte Group  
 400 South Orlando Ave, Suite 201  
 Orlando, FL 32815  
 407.520.1234  
 Kelly Ridd  
 Land Development Manager, ODR  
 5/11/2025



MATCHLINE L407  
 MATCHLINE L408

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COUNTY SUBMITTAL - 2024-01-26

L407

DATE: January 25, 2024  
 DRAWN BY: BML/JAM  
 CHECKED BY: TWS  
 IN CHARGE: TWS  
 PROJECT NUMBER: 220794  
 PROJECT NAME: FORD 472 PULTE GROUP  
 PROJECT ADDRESS: 400 SOUTH ORLANDO AVE, SUITE 201, ORLANDO, FL 32815  
 PROJECT PHONE: 407.520.1234  
 PROJECT FAX: 407.520.1234

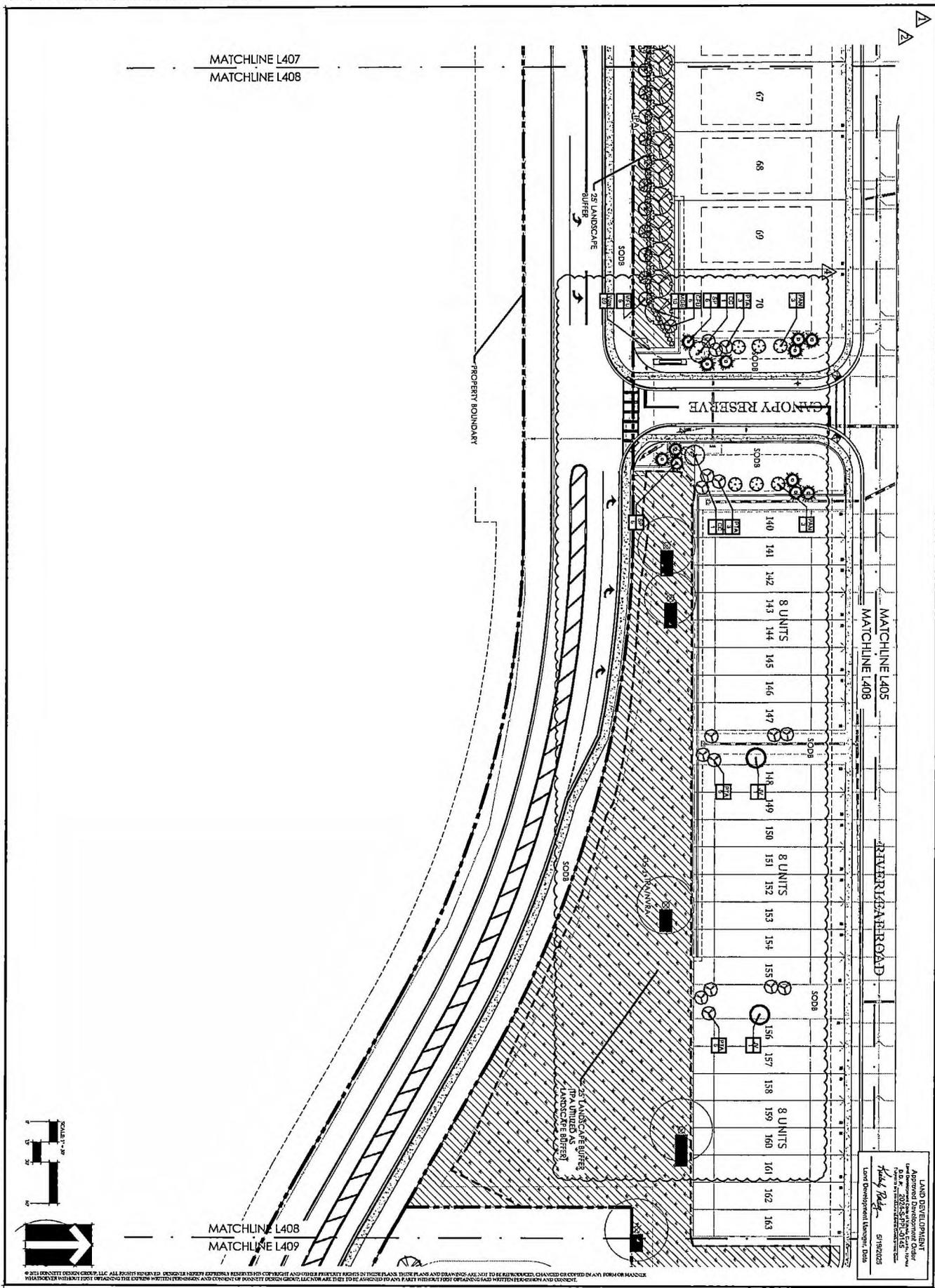
REVISIONS:  
 NO. DATE BY REASON  
 1 01/25/24 BML/JAM  
 2 01/25/24 TWS

Ford 472  
 Landscape Architecture  
 Pulte Group  
 Volusia County, Florida  
 LANDSCAPE PLAN

BONNETT Design Group, Inc.  
 a Division of PulteGroup  
 400 South Orlando Ave, Suite 201  
 Orlando, FL 32815  
 407.520.1234



DRAWING NUMBER: 2102200130794  
 2:50:00 AM MON JAN 21 2025 10:00:00 AM PROJECT: L408 - FORD 472 LANDSCAPE ARCHITECTURE

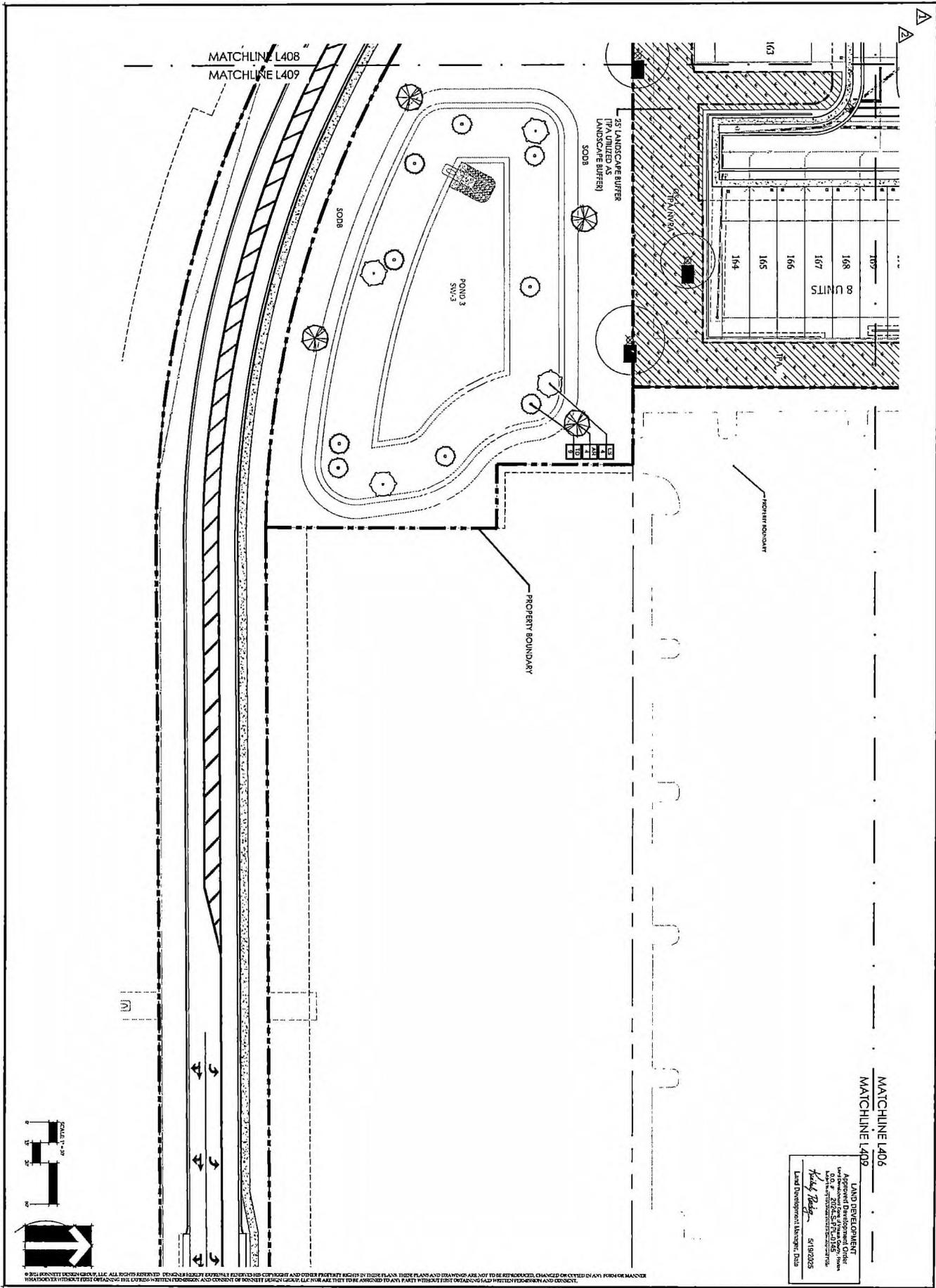


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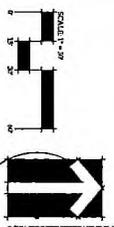
LAND DEVELOPMENT  
 Approved Development Order  
 D.B. # 2024-25-FIN-0145  
 400 South Orange Ave. Suite 201  
 Orlando, FL 32801  
 407.833.1130  
 01/19/2025  
 Land Development Group, Inc.  
 [Signature]

	BONNETT DESIGN GROUP, LLC Landscape Architecture 400 South Orange Ave. Suite 201 Orlando, FL 32801 407.833.1130	DATE: January 20, 2024 DRAWN BY: [Signature] CHECKED BY: [Signature] SO NUMBER: 25134 TITLE: LANDSCAPE ARCHITECTURE	ATTORNEY: County of Orange, FL State of Florida 2024-25-FIN-0145 01/19/2025	L408
	Ford 472 Landscape Architecture Pulte Group Volusia County, Florida LANDSCAPE PLAN	[Signature] Title: [Signature]	[Signature] Title: [Signature]	[Signature] Title: [Signature]

DATE PLOTTED: 3/25/25 11:41 AM  
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LAND DEVELOPMENT  
 Approval Development Order  
 605 W. 27th St. Ft. Lauderdale, FL 33304  
 954.576.2222  
 www.landdevelopment.com  
 Kelly Madigan  
 51929295  
 Land Development Manager, Dania



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COUNTY SUBMITTAL - 2024-01-26

	DONNETT DESIGN GROUP, LLC Landscape Architecture 400 South Collins Ave, Suite 202 Fort Lauderdale, FL 33304 954.576.2222	<b>Ford 472</b> Landscape Architecture Pulte Group Volusia County, Florida LANDSCAPE PLAN	DATE: January 29, 2025 DRAWN BY: HML/ML CHECKED BY: TMM CIP NUMBER: 202517 APPROVED BY: [Signature] TITLE: LANDSCAPE ARCHITECT	L409
	LANDSCAPE PLAN 400 South Collins Ave, Suite 202 Fort Lauderdale, FL 33304 954.576.2222	COUNTY SUBMITTAL - 2024-01-26	DATE: January 29, 2025 DRAWN BY: HML/ML CHECKED BY: TMM CIP NUMBER: 202517 APPROVED BY: [Signature] TITLE: LANDSCAPE ARCHITECT	L409



**GENERAL REQUIREMENTS**

The Landscape Contractor shall be responsible for all materials and all work called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and tilled areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

**PLANT SPECIFICATIONS**

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed from the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

**FERTILIZER**

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Liquid fertilizer ["Agilorm" or approved equal] in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant Size	16-4-8	"Agilorm" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/2 lb.	2 tablets
7-15 gallon	1 lb.	4 tablets
1' - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" - 8" caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Eadm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

**SOIL**

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural loam of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

**MULCH**

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

**SOD**

Refer to Landscape Plan for limits of sod.

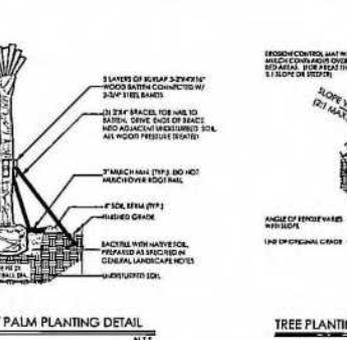
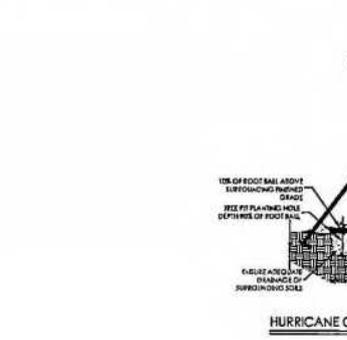
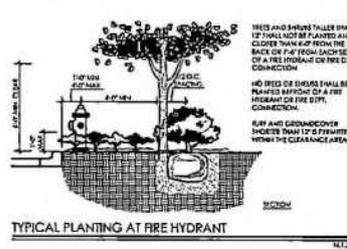
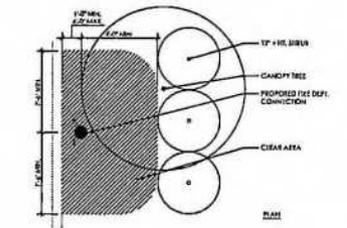
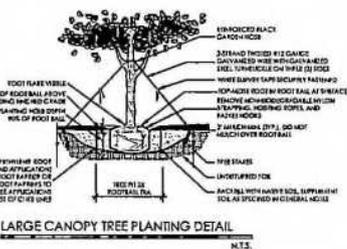
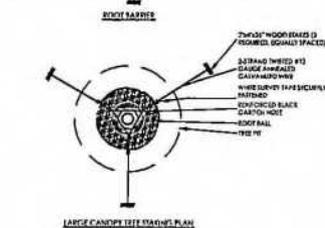
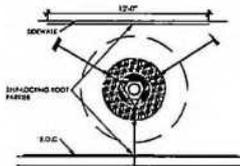
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the landscape plan shall be sodded as needed.

All lawn areas to receive sod shall be diked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod that contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See Fertilizer for requirements of all sodded areas.



LAND DEVELOPMENT  
Approved Development Order  
Land Development Code of Volusia County, Florida  
O.D. # 2025-20794-PFL-01465  
Approved by the Board of County Commissioners  
5/16/2025  
Land Development Manager, Dale

**Bdg**  
BONNETT Design Group, Inc.  
Landscape Architecture  
www.bonnettdesign.com  
FL 94363718  
400 South Orlando Ave. Suite 204  
Melbourne, FL 32951

**Ford 472**  
**Landscape Architecture**  
**Pulte Group**  
Volusia County, Florida  
**LANDSCAPE SCHEDULE & NOTES**

DATE:	January 26, 2024
DRAWN BY:	RSJ/JAM
CHECKED BY:	TMB
IN CHARGE:	2023/SC
FILE NAME:	FORD_PFL_P002_0212/04/02/2024
REVISIONS:	
1	Change Comments: 05-13-2024
2	Change Comments: 05-30-2024
3	Change Comments: 11-08-2024
4	Change Comments: 05-13-2024

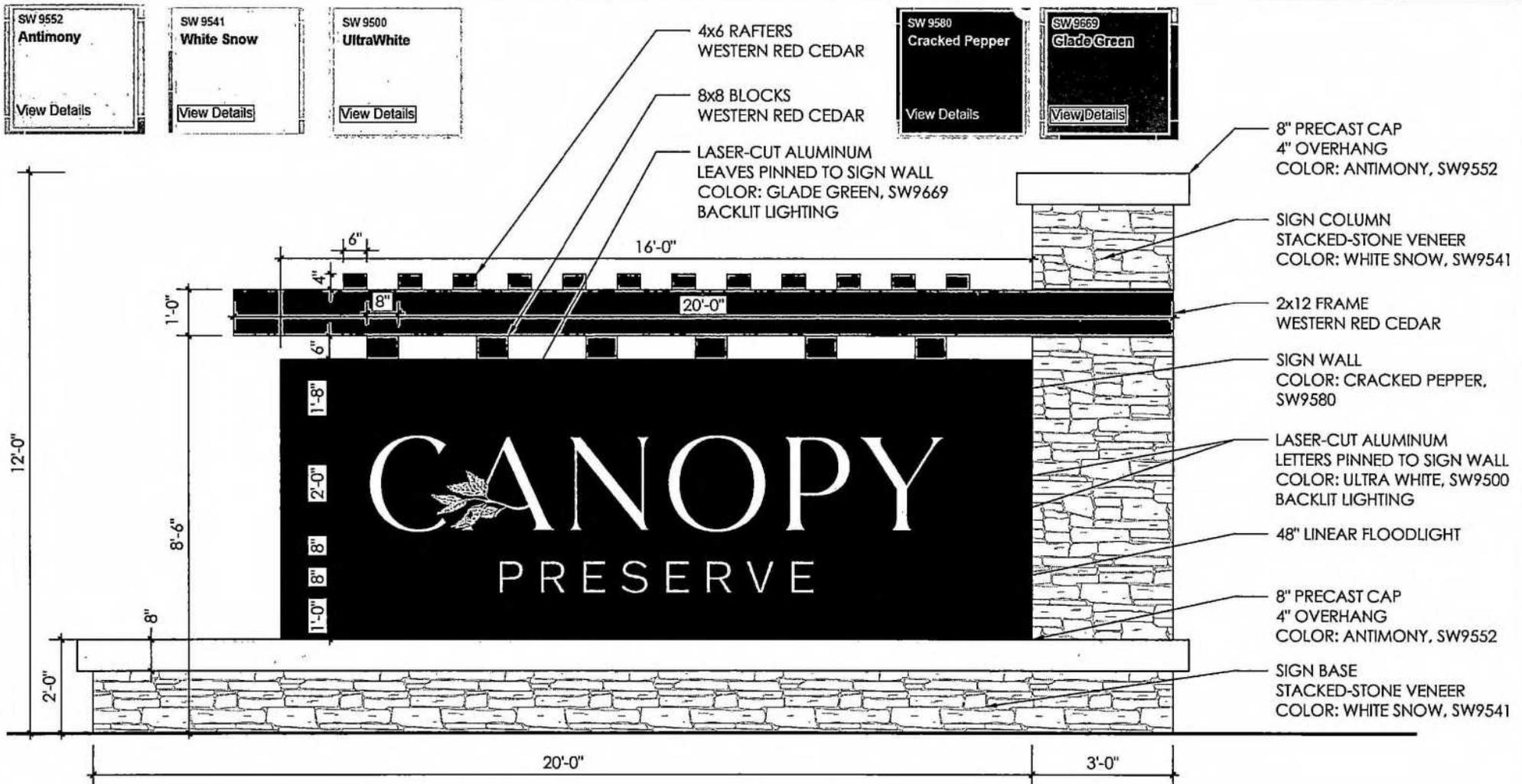
L421

1

**EXHIBIT "D"**

2

**APPROVED SUBDIVISION SIGNAGE**



# CANOPY PRESERVE - ENTRY SIGN

VOLUSIA COUNTY, FLORIDA

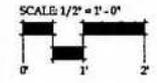
PREPARED FOR:

PULTE GROUP, NORTH FLORIDA DIVISION

2021.167 February 05, 2025

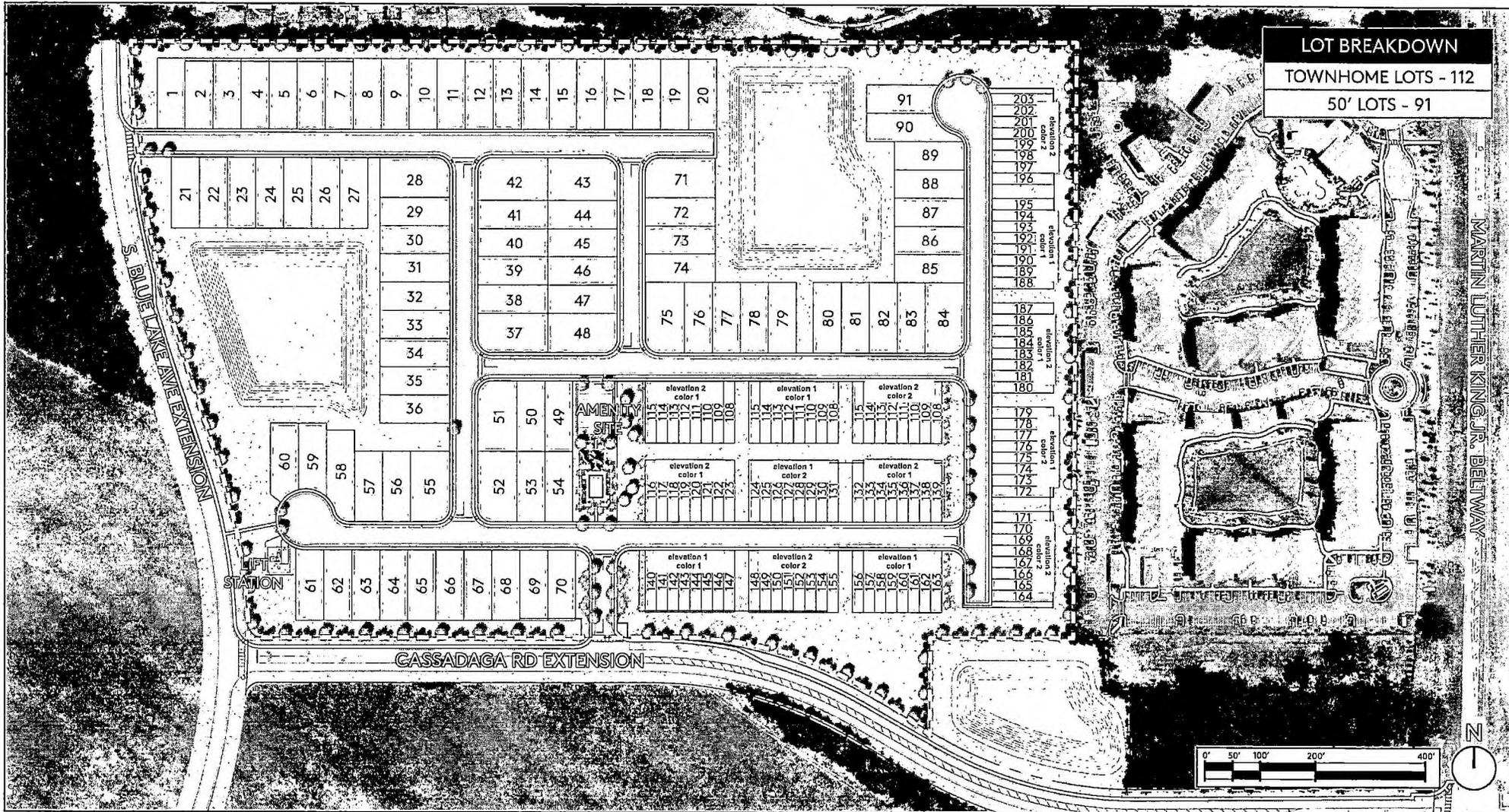
**Bd**  
gog

**BONNETT design group, llc**  
landscape architecture · community planning  
FL # [REDACTED]  
400 South Orlando Ave, Suite 201 · Maitland, FL 32751  
407.622.1508 voice  
www.BonnettDesignGroup.com



1  
2  
3

**EXHIBIT "E"**  
**APPROVED TOWNHOME ELEVATIONS AND LAYOUT MAP**



# FORD PROPERTY

## SITE PLAN

Deland, FL





Configuration A - Farmhouse Lullaby



Configuration B - Traditional Modern White



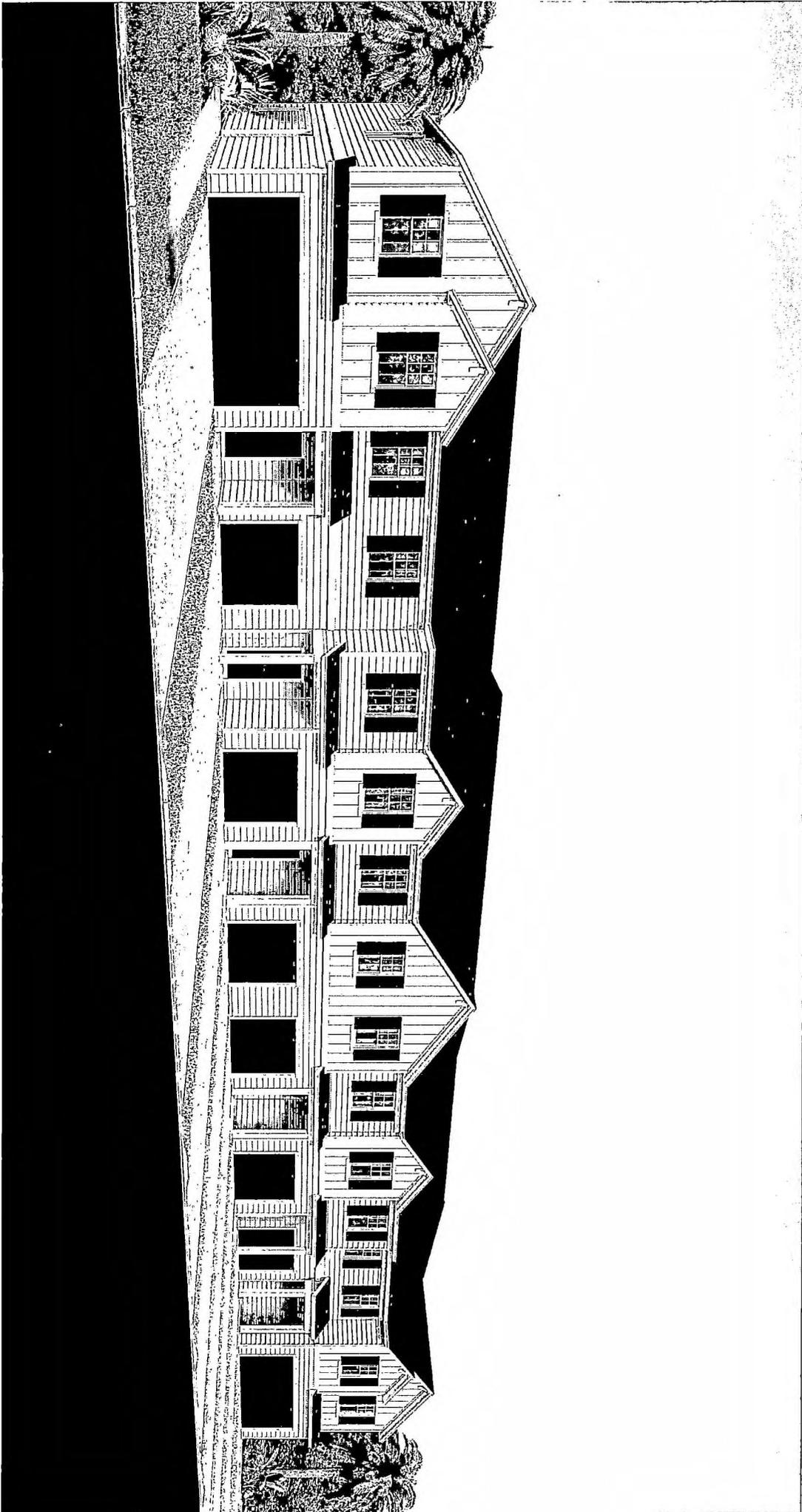
Configuration A - Farmhouse Alabaster

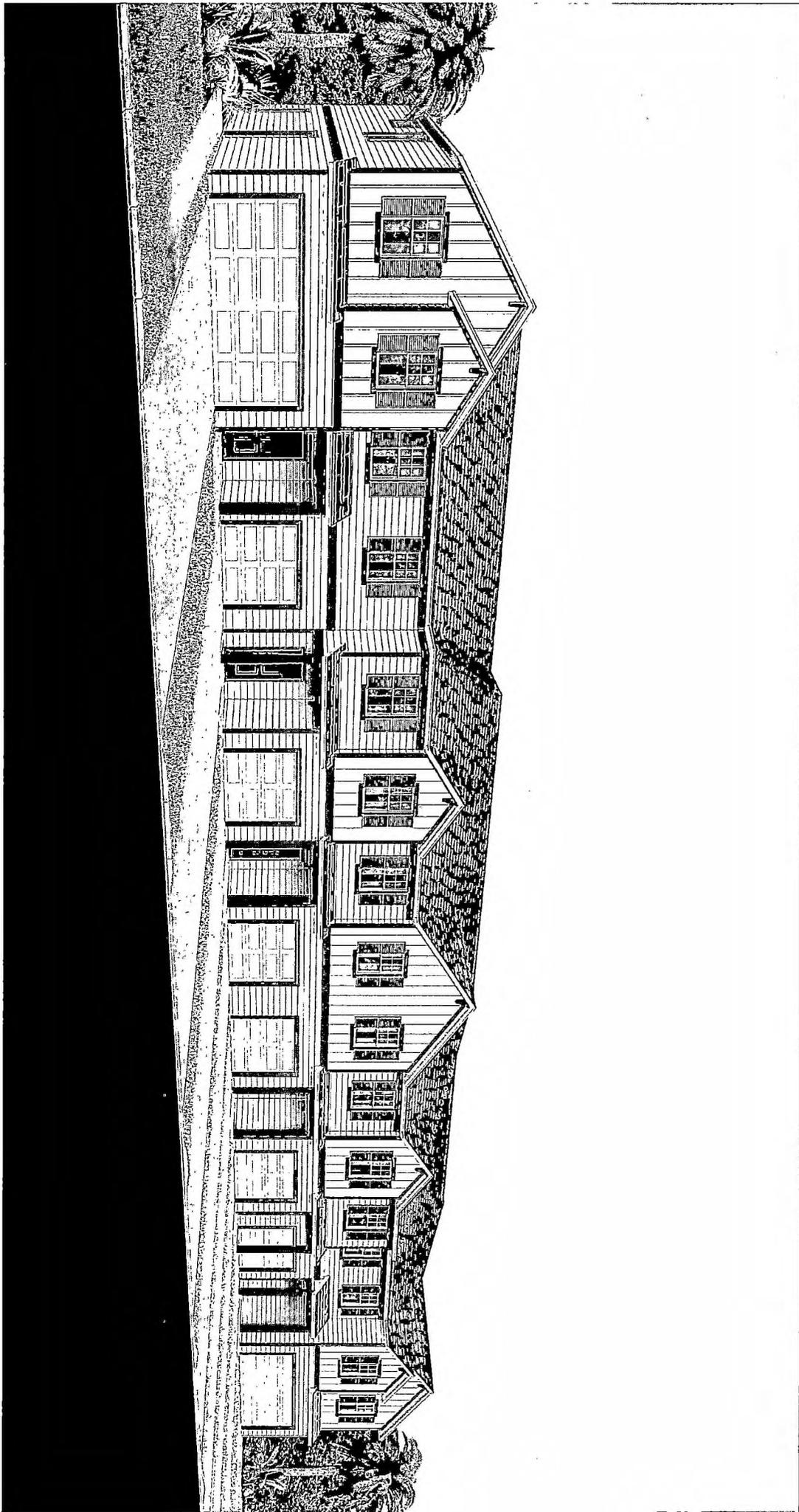


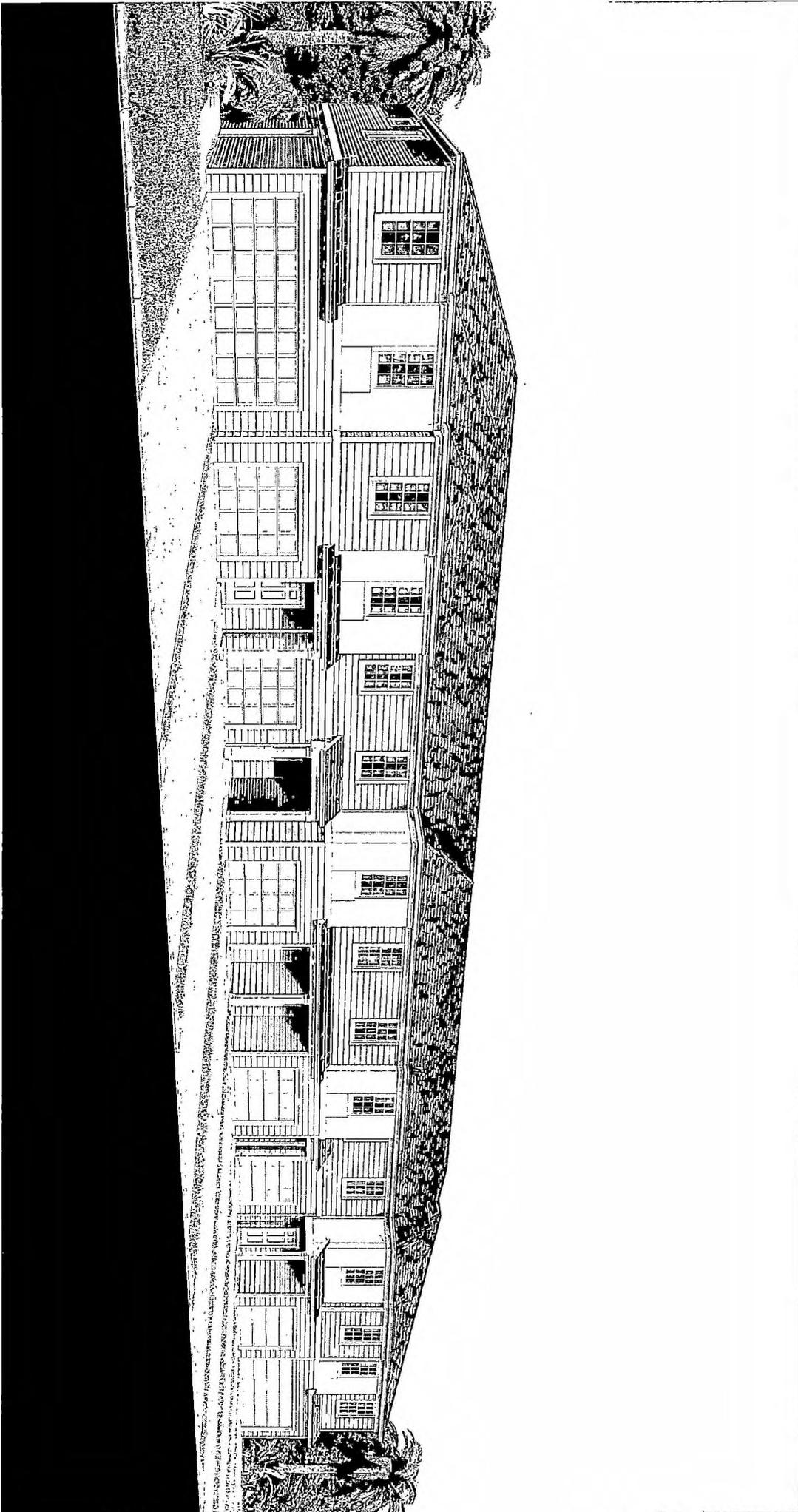
Configuration B - FL Med Krypton



Canopy Preserve Townhomes  
Color Schemes

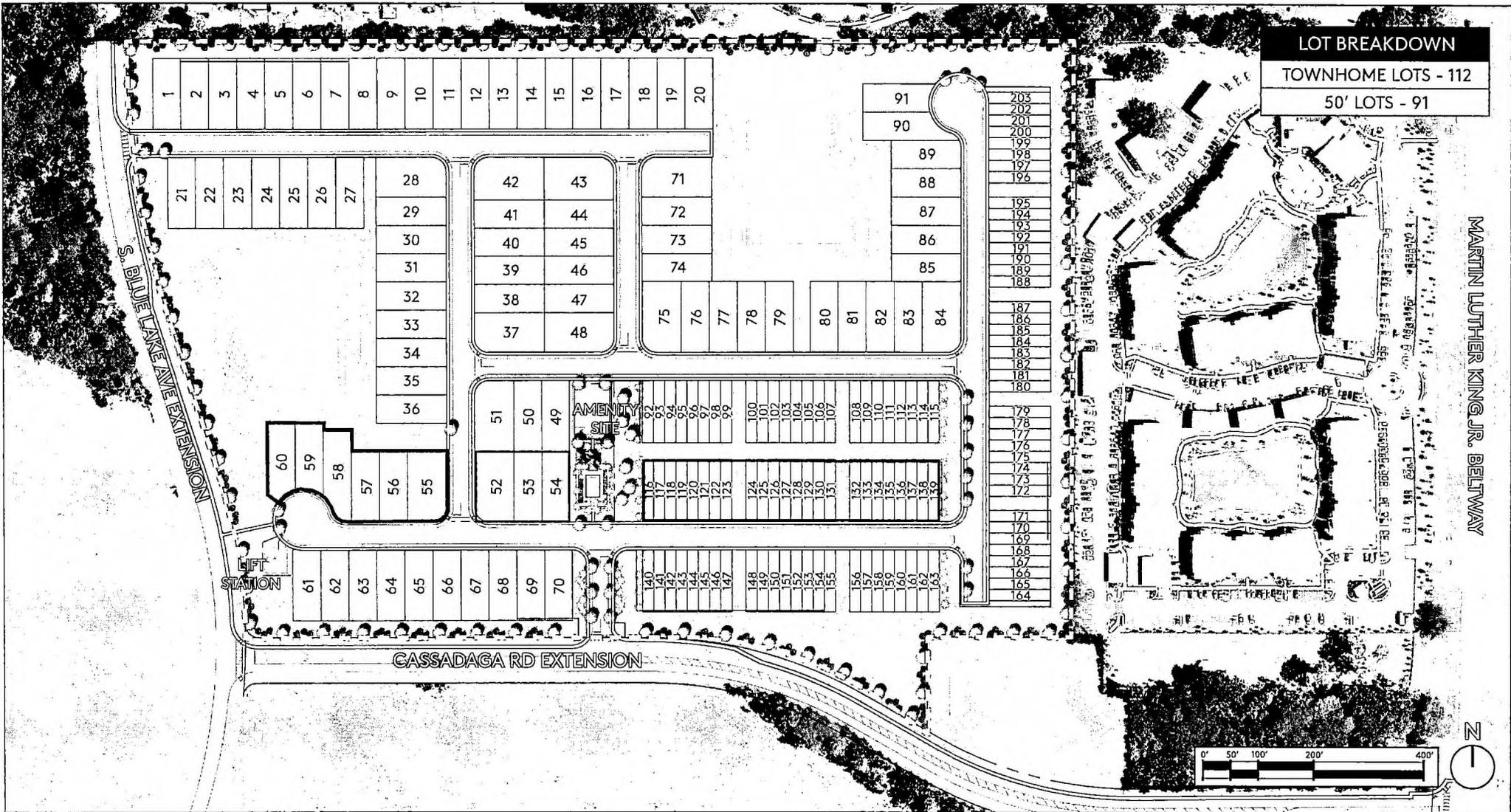






1  
2  
3  
4

**EXHIBIT "F"**  
**MODEL HOME LOCATION PLAN**



# CANOPY PRESERVE

## SITE PLAN

Deland, FL



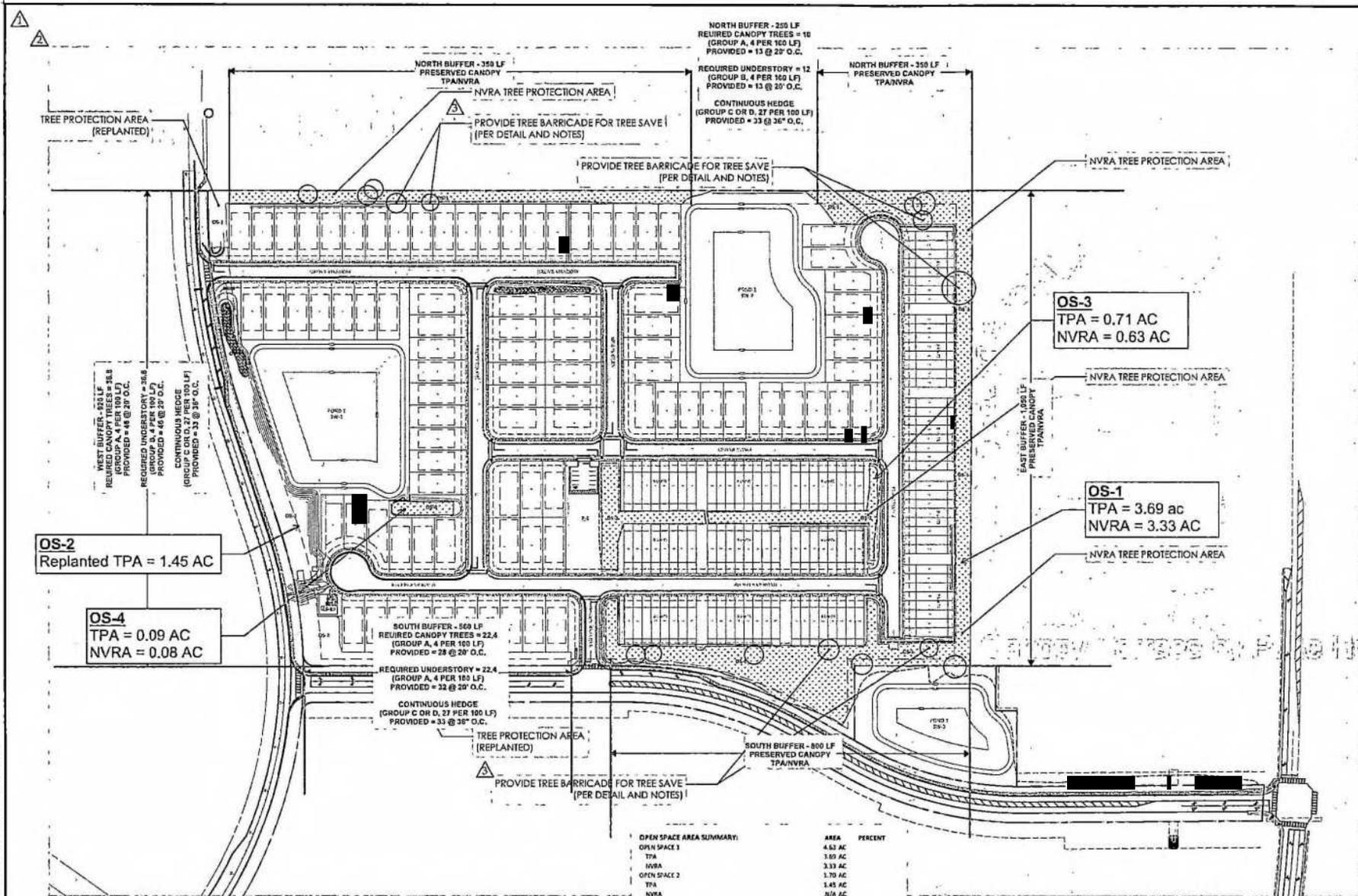
In accordance with Pulte's ongoing commitment to customer satisfaction, these plans may be amended without prior notice. Artist's rendering only. Prices, plans and features subject to change without notice. CGC1515415 ©2020 Pulte Homes, INC.

1

**EXHIBIT "G"**

2

**LANDSCAPE BUFFER PLAN**



PREPARED BY: BGD GROUP, LLC  
 DATE: 01/20/2025  
 PROJECT: FORD 472  
 SHEET: L100

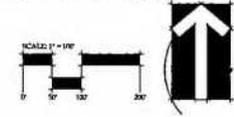
\*SEE TREE MITIGATION CALCULATIONS AND TREE PROTECTION FENCE DETAIL ON SHEET L111

**TREE INVENTORY LEGEND:**

	TREE PROTECTION AREA
	NATURAL VEGETATION RETENTION AREA 2"-5" TREES TO BE RETAINED

**OPEN SPACE AREA SUMMARY:**

	AREA	PERCENT
OPEN SPACE 1	4.63 AC	
TPA	1.60 AC	
NVRA	3.33 AC	
OPEN SPACE 2	1.70 AC	
TPA	1.45 AC	
NVRA	0.63 AC	
OPEN SPACE 3	1.12 AC	
TPA	0.71 AC	
NVRA	0.63 AC	
OPEN SPACE 4	1.82 AC	
TPA	0.09 AC	
NVRA	0.08 AC	
<b>TOTAL PROJECT AREA:</b>	<b>39.24 AC</b>	
<b>TOTAL TPA:</b>	<b>5.96 AC</b>	<b>15%</b>
<b>TOTAL NVRA:</b>	<b>4.63 AC</b>	<b>10%</b>



**BONNETT design group, llc**  
 landscape architecture  
 commercial planning  
 P.L. #145942718  
 499 South Orlando Ave., Suite 202  
 Altamonte, FL 32717

**Ford 472**  
**Landscape Architecture**  
**Pulte Group**  
 Volusia County, Florida  
**OVERALL TREE MITIGATION PLAN**

DATE: January 20, 2025  
 DRAWN BY: PML/SLM  
 CHECKED BY: WTB  
 PLOT NUMBER: 2025.147  
 FILE NAME: 2025.01.20.FORD-472-0001.DWG

REVISIONS:  
 1 County Ordinance 15-11-2024  
 2 County Ordinance 16-26-2024  
 3 DDC Ordinance 13-08-2024  
 4 DDC Ordinance 05-13-2025

**L100**