

2ND AMENDMENT TO THE GROVES PCD

CITY OF PORT ORANGE - VOLUSIA COUNTY, FL JULY 27, 2017

OWNER/DEVELOPER: FUTURE LAND, LLC.
22 LAKE VISTA WAY
ORMOND BEACH, FL 32174
(386) 673-5404
CONTACT: DR. TAHER KHALIL, M.D., PHD.

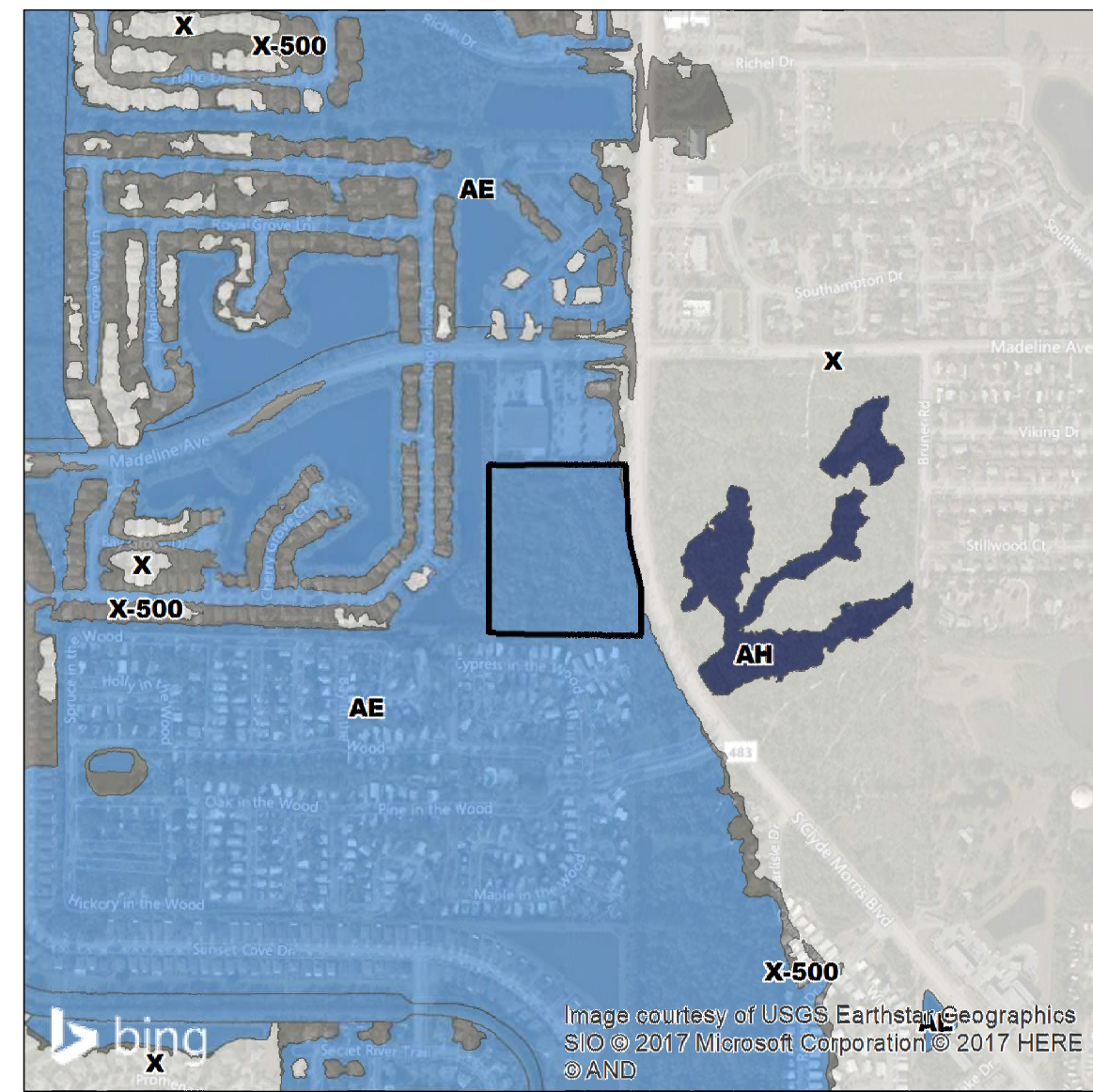
ENGINEER: ZEV COHEN & ASSOC., INC.
300 INTERCHANGE BOULEVARD
ORMOND BEACH, FL., 32176
(386) 677-2482
(386) 677-2505 (FAX)
CONTACT: SAM HAMILTON, P.E.

SURVEYOR: UPHAM, INC.
265 KENILWORTH AVE
ORMOND BEACH, FL 32174
(386) 672-9515

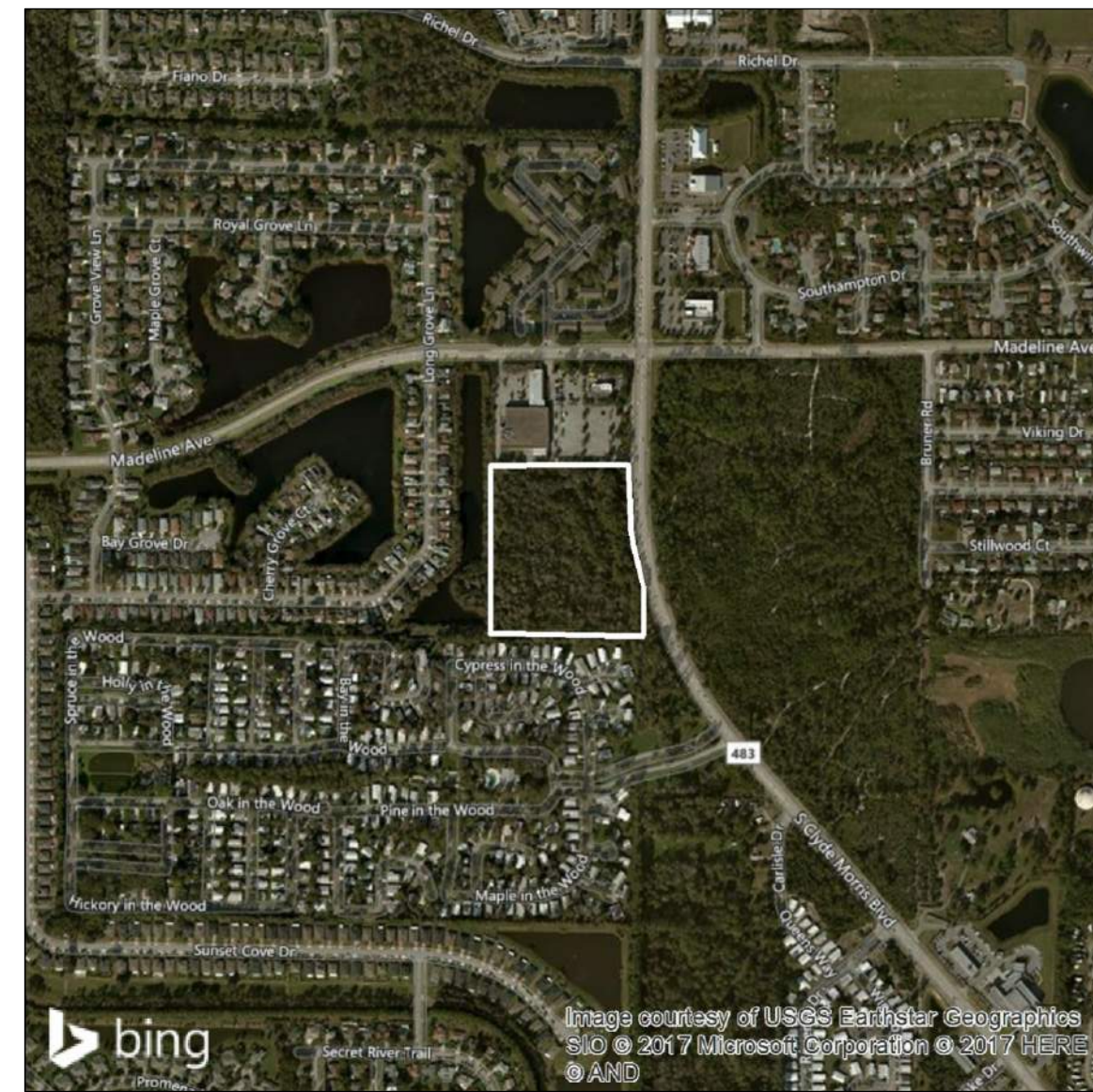


ORMOND BEACH
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32176
(386) 677-2482 FAX (386) 677-2505

EDGEWATER
1840 AIRPARK ROAD
EDGEWATER, FL 32132
(386) 677-2482 FAX (386) 677-2505



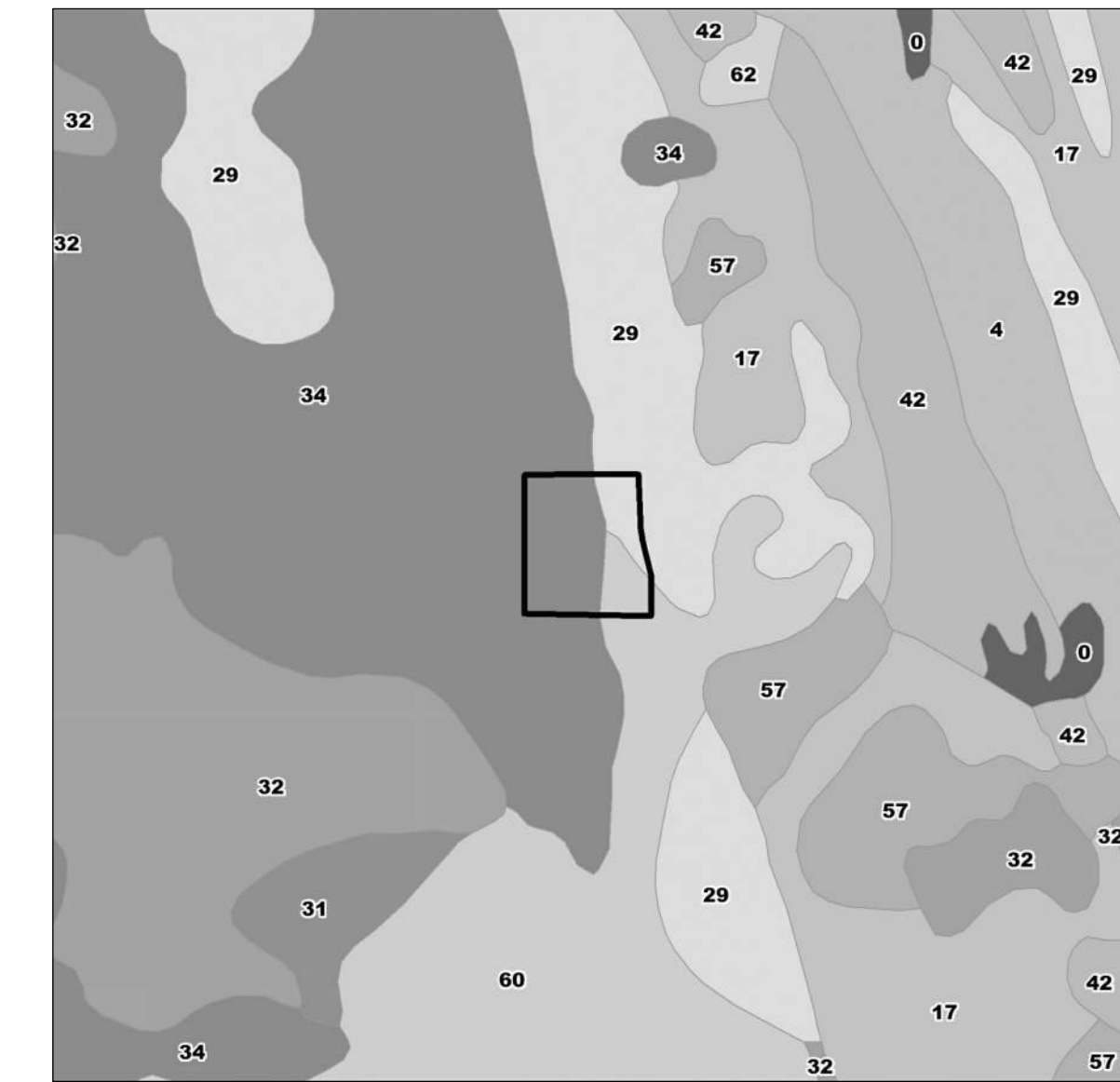
FLOOD PANEL 386 OF 930
SCALE: 1" = 2000'
02/19/14



EXISTING SITE
SCALE: 1" = 2000'



ZONING MAP
1"=2000'



SOILS MAP
1"=2000'
34= MYAKKA FINE SAND
29= IMMOKALEE SAND
60= SMYRNA FINE SAND

LEGAL DESCRIPTION:

Parcel A:
A PORTION OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE WEST ¼ CORNER OF SAID SECTION 6, RUN ON AN ASSUMED BEARING, SOUTH 00 DEGREES 34 MINUTES 05 SECONDS EAST, THE BEARING BASIS OF THIS DESCRIPTION ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 1319.31 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 89 DEGREES 49 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH ¼ OF SAID SECTION 6, A DISTANCE OF 1977.64 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE, RUN NORTH 00 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 488.04 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 649.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT-OF-WAY, AND A POINT ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 05 DEGREES 20 MINUTES 12 SECONDS, AND A CHORD BEARING OF SOUTH 09 DEGREES 53 MINUTES 03 SECONDS EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 192.54 FEET; THENCE NON RADIAL TO SAID CURVE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 00 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 6, A DISTANCE OF 319.67 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 89 DEGREES 49 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH ¼ OF SAID SECTION 6, A DISTANCE OF 671.44 FEET TO THE POINT OF BEGINNING.

Parcel B:
A PORTION OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE WEST ¼ CORNER OF SAID SECTION 6, RUN ON AN ASSUMED BEARING SOUTH 00 DEGREES 34 MINUTES 05 SECONDS EAST, THE BEARING BASIS OF THIS DESCRIPTION ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 1319.31 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 89 DEGREES 49 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH ¼ OF SAID SECTION 6, A DISTANCE OF 1977.64 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 00 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 488.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 813.00 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG THE PROPOSED CENTERLINE OF MADELINE AVENUE EXTENDED A DISTANCE OF 650.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CLYDE MORRIS BOULEVARD, A 100 FOOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 552.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 07 DEGREES 38 MINUTES 00 SECONDS, AND A CHORD BEARING OF SOUTH 03 DEGREES 23 MINUTES 57 SECONDS EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 261.11 FEET; THENCE NON RADIAL TO SAID CURVE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 89 DEGREES 09 MINUTES 58 SECONDS WEST, A DISTANCE OF 649.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE GROVES PLANNED COMMERCIAL DEVELOPMENT - PHASE 1, AS PER MAP IN MAP BOOK 45, PAGE 143, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ANY PROPERTY NORTH OF SAID PLAT.

SITE DATA

PARCEL NUMBER:	6306-00-00-0122, 6306-00-00-0126
ZONING	PCD
ACREAGE	12.1 ACRES
FLOOD ZONES	X, AE
DIMENSIONAL LANDSCAPING AND PARKING REQUIREMENTS	
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE PER INDIVIDUAL LOT	35%
MIN. OPEN SPACE CUMULATIVE	30%
MIN. BUFFERS	
FROM S. CLYDE MORRIS BLVD.	PER LDC
SOUTH EXTERIOR PROPERTY LINE	PER LDC
MIN. BUILDING SETBACK	
FRONT	20'
EXTERIOR SIDE	15'
INTERIOR SIDE	15'
REAR	25'
MIN. LANDSCAPE BUFFERS	
NORTH	PER LDC
SOUTH	PER LDC
EAST	PER LDC
WEST	PER LDC
TOTAL PROPOSED BUILDING SF	88,000 SF
TOTAL PROPOSED PARKING	PER LDC
TOTAL REQUIRED PARKING	PER LDC
MAXIMUM ALLOWABLE IMPERVIOUS AREA	70%

SHEET INDEX:

CON1 COVER SHEET
CON2 CONCEPT PLAN

NO. DATE REVISIONS
01 16/13/17 REVISED PER CITY COMMENTS JUNE 2, 2017

BY JES

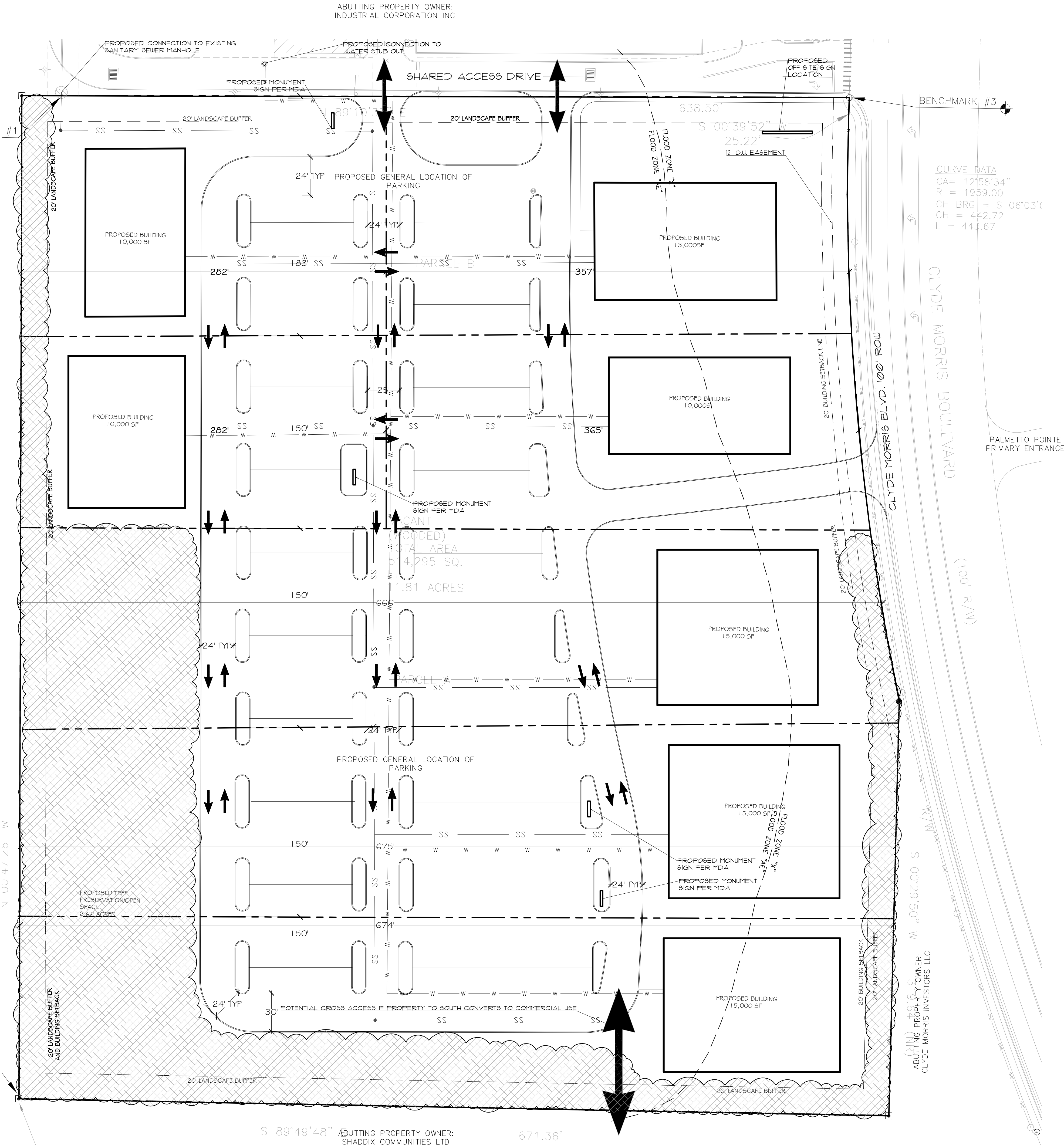
FOR REVIEW ONLY NOT FOR CONSTRUCTION

GROVES
PLANNED COMMERCIAL DEVELOPMENT
CONCEPT PLAN

VOLUSIA COUNTY, FLORIDA
CITY OF PORT ORANGE

PROJECT NO: 07016
ISSUE DATE: 8/29/17
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SB
DRAWING FILE: CON2 9.17
XREFS: 07016-XBASE
XREFS:

NOT VALID WITHOUT SEAL
STEPHEN R. BURNS, R.L.A. NO. 986
SCALE: NOT TO SCALE
SHEET: CON1 OF 2



SITE DATA

PARCEL NUMBER: 6306-00-00-0122, 6306-00-00-0126	PCD
ZONING	12.1 ACRES
ACREAGE	X, AE
FLOOD ZONES	
DIMENSIONAL LANDSCAPING AND PARKING REQUIREMENTS	
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE PER INDIVIDUAL LOT	35%
MIN. OPEN SPACE CUMULATIVE	30%
MIN. BUFFERS	
FROM S. CLYDE MORRIS BLVD.	PER LDC
SOUTH EXTERIOR PROPERTY LINE	PER LDC
MIN. BUILDING SETBACK	
FRONT	20'
EXTERIOR SIDE	15'
INTERIOR SIDE	15'
REAR	25'
MIN. LANDSCAPE BUFFER	
NORTH	PER LDC
EAST	PER LDC
SOUTH	PER LDC
WEST	PER LDC
TOTAL PROPOSED BUILDING SF	88,000 SF
TOTAL PROPOSED PARKING	PER LDC
TOTAL REQUIRED PARKING	PER LDC
MAXIMUM IMPERVIOUS	70%

CURVE DATA
 CA = 12'58'34"
 R = 1959.00
 CH BRG = S 06°03'0"
 CH = 442.72
 L = 443.67

APPLICATION INFORMATION:

OWNER/APPLICANT:
 FUTURE LAND, LLC
 300 INTERCHANGE BLVD.
 ORMOND BEACH FL., 32174
 PHONE: (386) 677-2428

PROJECT PLANNER:
 ZEV COHEN & ASSOCIATES
 300 INTERCHANGE BLVD.
 ORMOND BEACH FL., 32174
 PHONE: (386) 677-2428

- COMPLIANCE WITH THE LDC MAY NECESSITATE MODIFICATION OF THE CONCEPTUAL PLAN.
- FINAL LOCATIONS OF BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS WILL COMPLY WITH REQUIREMENTS IN THE 2ND AMENDMENT TO THE MDA AND THE LDC, AND WILL BE DETERMINED AT THE TIME OF SUBDIVISION PLAT AND PLANS OR SITE PLAN REVIEW.
- EASEMENTS TO ALL PUBLIC UTILITIES WILL BE DEDICATED AS MAY BE NEEDED TO SERVICE THE DEVELOPMENT SITE.
- VOLUSIA COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY ALONG CLYDE MORRIS BOULEVARD AS PART OF SITE PLAN OR SUBDIVISION PLAT AND PLAN APPLICATION FOR THE SITE. IF ADDITIONAL RIGHT-OF-WAY IS REQUIRED THE BUILDING SETBACKS, LANDSCAPE BUFFERS AND 12" DRAINAGE AND UTILITY EASEMENT WILL BE MEASURED FROM THE NEW RIGHT-OF-WAY LINE. THE CDP MAY NEED TO BE MODIFIED TO ACCOMMODATE V.C. REQUIREMENTS.
- DRIVEWAY PERMIT WILL BE APPLIED FOR WITH VOLUSIA COUNTY IN CONJUNCTION WITH THE SUBDIVISION PLAT AND PLANS OR SITE PLAN APPROVAL PROCESS. THE INTENT IS TO ALIGN THE PROPOSED CLYDE MORRIS BOULEVARD ENTRANCE WITH THE PALMETTO POINT PRIMARY ENTRANCE.
- UPON SUBDIVISION PLAT AND PLAN OR SITE PLAN REVIEW ALL UTILITIES AND THEIR REQUIRED EASEMENTS SHALL BE DESIGNED PER THE LDC.
- ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH CHAPTER 5 ON THE LDC, AS AMENDED FROM TIME TO TIME.

OPEN SPACE

CUMULATIVE OPEN SPACE REQUIRED:	3.6 AC
(CALCULATION: 12.1 AC. x 30% = 3.6 AC)	

15% NATURAL PRESERVATION

TOTAL SITE AREA	12.1 ACRES
TOTAL PRESERVATION AREA REQUIRED	1.8 ACRES
(CALCULATION: 12.1 AC. x 15% = 1.8 AC)	
UNDISTURBED NATURAL PRESERVATION AREA	2.62 ACRES



ORMOND BEACH
 300 INTERCHANGE BLVD., STE. C
 ORMOND BEACH, FL 32174
 (386) 677-2428 FAX (386) 677-2505

EDGEWATER
 1840 AIRPARK ROAD
 EDGEWATER, FL 32132
 (386) 677-2422 FAX (386) 677-2505

NO.	DATE	REVISIONS
01	16.13.17	REVISED PER CITY COMMENTS JUNE 5, 2017

**GROVES
 PLANNED COMMERCIAL DEVELOPMENT
 CONCEPT PLAN**

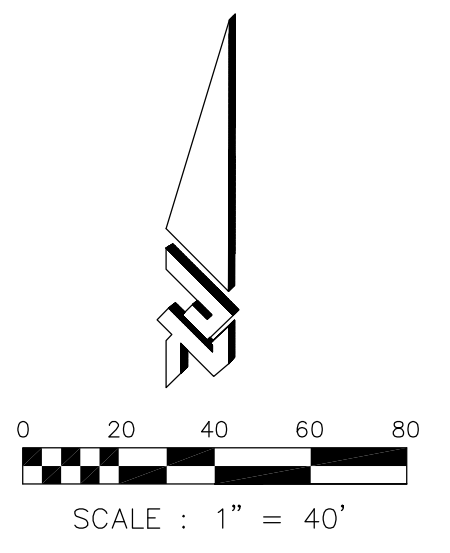
PROJECT NO: 07016
 ISSUE DATE: 6/29/17
 DESIGNED BY: JES
 DRAFTED BY: JES
 CHECKED BY: SB
 DRAWING FILE: CON2 9.17
 XREFS: 07016-XBASE
 XREFS:

NOT VALID WITHOUT SEAL

STEPHEN R. BURNS, R.L.A. NO. 986

SCALE: 1" = 40'

SHEET: CON2 OF 2



S 89°49'48" ABUTTING PROPERTY OWNER: SHADIX COMMUNITIES LTD 671.36'

ABUTTING PROPERTY OWNER: ASSOC OF THE GROVES HOMEOWNERS

IN UU 4/ Z6 W

CLYDE MORRIS BOULEVARD (100' R/W)

ABUTTING PROPERTY OWNER: CLYDE MORRIS INVESTORS LLC

FOR REVIEW ONLY NOT FOR CONSTRUCTION

VOLUSIA COUNTY, FLORIDA

CITY OF PORT ORANGE