INTER-OFFICE MEMORANDUM



TO:

Development Review Committee

DATE:

February 10, 2014

FROM:

John G. Thomson, AICP

Land Development Manager

1

SUBJECT:

DRC Meeting Date: February 18, 2014

Request for Extension of the Preliminary Plat Development Order

2006-S-PPL-0018, RSN 778952

Plantation Oaks of Ormond Beach, Unit 1B

This is a request to extend the Preliminary Plat Development Order, pursuant to Section 72-504(10)(d) of Article III *Land Development*, Chapter 72 Code of Ordinances (LDC), for the above-referenced project. The approved preliminary plat application was for a proposed 202-lot residential subdivision on a 56.93-acre site located within the Plantation Oaks development. Plantation Oaks is located between I-95 and Old Dixie Highway, in the Ormond Beach area. The zoning classification is Residential Planned Unit Development (RPUD).

The Preliminary Plat Development Order was issued on March 1, 2007, and was valid for a period of twenty-four (24) months from the date of issuance. On February 3, 2009, the Development Review Committee granted a one-year extension of the Development Order. Since July 7, 2009, this project has received two Development Order extensions under Senate Bills 360 and 1752. The Development Order is set to expire on March 1, 2014. On January 2, 2014, Mr. Parker Mynchenberg, P.E., of Parker Mynchenberg & Associates, Inc., submitted a request for a one (1)-year extension of the valid period of the Preliminary Plat Development Order.

Recommendation:

Approve the request to extend the Preliminary Plat Development Order for a period of one (1)-year, with a valid period through March 1, 2015.

Please be prepared to discuss and take action on this request at the February 18, 2014, Development Review Committee meeting. Feel free to call me if you have any questions. Thank you.

JGT/sl

1729 Ridgewood Avenue Holly Hill, Florida 32117 (386) 677-6891 FAX (386) 677-2114 E-Mail: info@parkermynchenberg.com

Mr. Palmer Panton, Director Volusia County Planning and Development Services 123 West Indiana Avenue – Room 202 DeLand, Florida 32720

January 22, 2014

LAND DEVELOPMENT
ACTIVITY

JAN 2 2 2014

RECEIVED

Re: PLANTATION OAKS OF ORMOND BEACH

Development Order Extension

Dear Palmer:

The following is a list of the Development Order number and expiration date for Plantation Oaks of Ormond Beach:

Project Name	Project Number	Expiration Date
Plantation Oaks - Unit 1B	2006-S-PPL-0018	March 1, 2014

By copy of this letter, I am requesting a one (1) year extension to the Development Order listed above.

If any additional information is required, please contact me.

Yours truly,

Parker Mynchenberg, P.E.

PM/am

cc: Mr. Ronnie Bledsoe

Mr. John Thomson

Ms. Sherri LaRose



December 20, 2012

Mr. Parker Mynchenberg, P.E. Parker Mynchbenberg & Associates, Inc. 1729 Ridgewood Avenue Holly Hill, Florida 32117

Re:

House Bill 503 Development Order Extension Status

Dear Mr (Myrichenberg:

I have reviewed the below developments for eligibility to extend the valid period of their development orders pursuant to House Bill 503 (Chapter 2012-205, under Section 24(1) Laws of Florida).

Section 24(1) states, "Any building permit ... which has an expiration date from January 1, 2012 through January 1, 2014, is extended and renewed for a period of 2 years after its previously scheduled date of expiration."

It further states, "Extensions granted pursuant to this section; section 14 of chapter 2009-96, Laws of Florida, as reauthorized by section 47 of chapter 2010-147, Laws of Florida; section 46 of chapter 2010-147, Laws of Florida; or section 74 or section 79 of chapter 2011-139, Laws of Florida, shall not exceed 4 years in total."

The following projects have an expiration date beyond the January 1, 2014 date, therefore are ineligible for a development order extension under this provision:

Project Name	Project Number	RSN	Expiry Date		
Crossroads Christian Church	2009-F-FSP-0275	550992	5/5/14		
Halifax Plantation - Unit II, Section O	2009-S-PPL-0032	520025	1/31/14		

I have determined that the following projects have received the four-year maximum allowed extensions under the above-referenced provision:

Project Name	Project Number	RSN	Expiry Date
Halifax Plantation Business Village	2005-S-PPL-0420	530281	8/11/2014
Halifax Plantation - Unit II, Section M	2006-S-PPL-0193	530272	1/11/2014
Halifax Plantation - Unit II, Section P	2006-S-PPL-0696	530274	1/11/2014
Dixie Ridge Subdivision	2007-S-ODP-0535	534796	8/8/2014

Mr. Parker Mynchenberg HB 503 Extension Determination December 20, 2012 Page 2

Project Name	Project Number	RSN	Expiry Date
Plantation Oaks of Ormond Beach Amenities, Tract LL	2006-F-FSP-0599	530162	8/9/2014
Plantation Oaks of Ormond Beach - Fitness Trail, Tract NN	2006-F-FSP-0601	530160	8/2/2014
Plantation Oaks of Ormond Beach - Golf Course	2006-F-FSP-0602	530159	5/22/2014
Plantation Oaks of Ormond Beach - Golf Course Clubhouse	2006-F-FSP-0547	530163	10/30/2013
Plantation Oaks of Ormond Beach - Golf Course Maintenance Bldg.	2006-F-FSP-0603	530158	8/9/2014
Plantation Oaks of Ormond Beach - Retail, Tract KK	2006-F-FSP-0600	530161	8/9/2014
Plantation Oaks of Ormond Beach - Unit 1 Clubhouse	2006-F-FSP-0541	530164	9/12/2013
Plantation Oaks of Ormond Beach - Unit 1A	2006-S-PPL-0017	530170	10/25/2013
Plantation Oaks of Ormond Beach - Unit 1B	2006-S-PPL-0018	530169	3/1/2014
Plantation Oaks of Ormond Beach - Unit 1C	2006-S-PPL-0019	530168	12/22/2013
Plantation Oaks of Ormond Beach - Unit 1D	2006-S-0DP-1010	530166	6/6/2014
Wexford Plantation Subdivision	2005-S-PPL-0416	529955	5/22/2014

Please note, Section 72-504(10)(d) of the Article III Land Development, Chapter 72 Code of Ordinances, provides a provision for extensions as follows, "During the period of three months before and three months after the expiration of any development order the developer may request an extension of that valid period from the Development Review Committee (DRC). Such request shall be submitted to the Land Development Manager. The DRC may approve an extension of that valid period for a period of time not to exceed 12 months and may attach such conditions as they determine appropriate."

Please feel free to contact the Land Development office if you have any questions. The project name and number should be referenced on all inquiries.

Sincerely,

Palmer M. Panton

Malou

Director, Planning and Development Services

Land Development Manager

PPanton@volusia.org

PMP/sl



March 1, 2007

Mr. Parker Mynchenberg, P.E. Parker Mynchenberg & Associates, Inc. 1729 Ridgewood Avenue Ormond Beach, Florida 32117

Subdivision Preliminary Plat Plan Development Order (200 a) Re:

Project Name: Plantation Oaks of Ormond Beach, Unit 1B

Project Number: 06-S-PPL-0018

Dear Parker:

This letter is the Subdivision Preliminary Plat Development Order for the above-referenced development. Pursuant to the following findings, the Volusia County Development Review Committee (DRC) has approved the application:

- The application was accepted on October 7, 2005. 1.
- The DRC considered the application at their regularly scheduled meeting of 2. November 1, 2005, and approved the application subject to certain conditions.
- Revised plans were submitted on April 10, 2006, August 10, 2006, December 6, 3. 2006 and February 15, 2007. All of the above-referenced conditions have been satisfied except the following:
 - a. Per the attached comments from Joe Spiller, Development Engineering, dated February 20, 2007, the developer will provide a two-year maintenance period for the drainage infrastructure.

Enclosed, please find a copy of the approved version of the plan, last revision dated February 7, 2007, by Parker Mynchenberg & Associates, Inc.

Note: The County Forester shall have approved the Tree Permit prior to any clearing, grading or tree removal. Once the silt fence is installed, tree barriers in place and the tree preservation areas marked; contact Ginger Adair at (386) 736-5927, ext. 2059, to coordinate the inspection and issuance of the Tree Permit.

Note: You must have erosion and sediment control procedures and equipment in place prior to commencement of construction. Please contact Robert Loveless, Engineering Inspector, at (386)561-0255, for approval prior to any on-site clearing and/or grading and prior to the issuance of a Building Permit.

The County Development Engineer has approved the Volusia County Use Permit for work in Volusia County rights-of-way

The valid period of this Development Order is twenty-four (24) months from the date of this letter, unless extended by the County Council. On or after that date, if the Final Plat Development Order has not been approved, this Development Order shall expire. During the last three (3) months of the valid period of this Development Order, the developer may request an extension.

Note: The Land Development Code (Code) states, "If construction of the required improvements in a subdivision development has commenced during the valid period of a PPL (Preliminary Plat) development order, the improvements may be completed in accordance with the approved development order beyond the valid period of that development order only if the subdivision final plat development order has been approved by the county council." The fact that construction of the required improvements has commenced and is continuing in good faith does not relieve any development from adhering to these time limits in order to keep the Preliminary Plat Development Order and subsequent Final Plat Development Order valid.

This development is exempt from Concurrency testing pursuant to Section 1407 (1) of the Land Development Code.

Pursuant to Subsection 201.01 of the Code, it is a violation of the Code for anyone who is the owner or agent of the owner of any land to sell, agree to sell, or negotiate to sell such land by reference to, exhibition of, or other use of a plat of a subdivision of such land without having the plat approved as required by the Code.

Based on this letter, and after resolution of any conditions, you may apply for a Final Plat for this subdivision. The application forms, schedules and checklists are available at volusia.org "Land Development" homepage. The Final Plat application must be consistent with the approved Preliminary Plat Development Plan and any remaining conditions imposed by the DRC.

Pursuant to Section 102.07 of the Code, any person claiming to be aggrieved by a decision of the Enforcement Official or the DRC may file a written appeal within thirty (30) days after said decision with the Land Development Manager to have the decision reviewed by the Volusia County Council. The appeal shall state fully the specific grounds for the appeal and all of the facts relied upon by the petitioner. The County Council shall consider only those items specified in this petition

You may elect to commence construction of the improvements in this subdivision (i.e., roads, utilities, etc.) at this time, provided the above issues have been resolved, all other required permits relating to commencement of construction by other government agencies have been issued and the following have been completed:

Refer to Article V for other Code requirements related to completion, testing and responsibility for maintenance of any public and certain private improvements. All construction shall be in substantial compliance with the approved plans.

I am enclosing a checklist for your use in identifying other items that must be resolved prior to commencement of construction

Upon completion of the improvements, but prior to this office scheduling staff inspections of those improvements, the following must be submitted:

 A signed and sealed professional engineer's certification that the improvements were constructed in accordance with the approved PPL Development Order and the total construction costs (includes landfill).

If fire hydrants were installed, the professional engineer must certify that the water distribution system of the development meets the National Fire Protection Association capacity requirements for fire hydrants. Prior to acceptance, the fire hydrant bonnets must be painted according to the water flow as certified by the water provider in accordance with Section 412.02 (f) of the Land Development Code. The fire hydrant bodies must be painted chrome yellow.

- 2. One (1) Mylar and three (3) sealed bluelines of as-built construction plans, signed by the professional engineer, which encompass all required improvements. If the as-built construction plans were prepared on an appropriate CAD system, such plans shall be provided on computer disk.
- 3. Adequate test reports signed and sealed by a professional engineer, as required by the County Development Engineer, to assure that all improvements substantially meet Volusia County Standards and Specifications.
- 4. Two (2) Mylar copies of the shop drawings of the utilities systems shall be submitted if utilities are to be provided by Volusia County.

5. A written request for inspections to be scheduled.

Please be sure the improvements are ready for inspection, because reinspection fees in the amount of 10% of the original inspection fee will be charged each time reinspections are required.

The Final Plat application may be filed at any time within the valid period of this Development Order. Prior to recording the plat, <u>all</u> of the subdivision improvements must be constructed, approved, and guaranteed with a Maintenance Agreement provided in the amount of 15% of the actual cost of the improvements for a minimum period of one (1) year. If the improvements are not completed, but you still wish to record the plat after receiving Volusia County Council approval, a Performance Agreement must be provided in the amount of 115% of the estimated cost of the improvements for a period not to exceed six (6) months. This will allow the plat to be recorded, lots to be sold, and houses to be constructed. However, **no Certificates of Occupancy** will be issued for any house until the improvements have been completed, and a Maintenance Agreement has been provided as mentioned above.

Any required Performance or Maintenance Agreement must be submitted to the Land Development Office for approval and have an effective date within one (1) week of the anticipated date of the recording of the plat. If the recording is delayed and the Agreement has been submitted, a new Agreement will be required prior to recording the plat.

Please feel free to call the Land Development Office if you have any questions.

Sincerely,

Palmer M. Panton Land Development Manager

arol Barden

PMP/clb/wat

Enclosures

Distribution on following page

c: Jay D. Preston, P.E., County Development Engineer

Scott Ashley, Planning Manager

Ginger Adair, Environmental Permitting Manager

John Solana, Chief Engineering Inspector

Robert Loveless, Engineering Inspector

David Kraft, PSM, County Surveyor

Bill Greiff, Graphics Manager, w/plan

Scott Mays, P.E., Civil Engineer III

Mr. Ronnie Bledsoe, P. O. Box 1626, Ormond Beach, FL 32175

Mr. Robert Pfeifer, 1208 Kirkpatrick Circle, Ormond Beach, FL 32174

Mr. and Mrs. Elliot Gross, 3913 Hano Court, Ormond Beach, FL 32174

Mr. Eric West, 119 Pine Tree Drive, Ormond Beach, FL 32174

Mr. Andrew Greene, 517 Riverview Blvd., Daytona Beach, FL 32118

Mr. Richard Smith, Chair, Save the Loop Committee, P. O. Box 1807 Daytona Beach, FL 32175

Mr. John R. Barnard, P.E., John R. Barnard & Associates, Inc. 4453 Shirley Ave., Jacksonville, FL 32210

Mr. Reid Hughes, President, Volusia-Flagler Environmental Action Committee 433 Silver Beach Ave., Daytona Beach, FL 32118

Mr. Joe Jaynes, Ormond Beach Scenic Loop Corridor Advocacy Group, P.O. Box 1807, Ormond Beach, FL 32175

Ms. Laura Bamberger, Vice Chair, Ormond Beach Scenic Loop Corridor Advocacy Group, P.O. Box 1807, Ormond Beach, FL 32175

Ms. Paula Wehr, Secretary, Ormond Beach Scenic Loop Corridor Advocacy Group, P.O. Box 1807, Ormond Beach, FL 32175

Mr. Dennis K. Bayer, Attorney at Law, 306 S. Oceanshore Boulevard Flagler Beach, FL 32136

Mr. Robert Bullard, Bullard Engineering, Inc., 4802 S. Peninsula Drive Ponce Inlet, FL 32127

Ms. Jane Glover, VIA EMAIL Jglover15@cs.com

Mr. and Mrs. Martin Press, VIA EMAIL RPress4852@aol.com



PLANTATION OAKS OF ORMOND BEACH UNIT 11B

PRELIMINARY PLAT VOLUSIA COUNTY, FLORIDA UNIT 11B

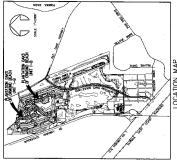
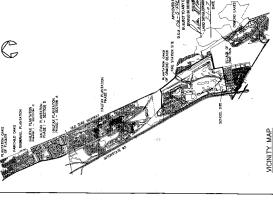


TABLE OF CONTENTS	DESCRIPTION	COVER SHEET	BOUNDARY & TOPOGRAPHIC SURVEY	PRELIMINARY PLAT - UNIT 18	OVERALL PLAN/KEY MAP - UNIT 18	OVERALL PAVING, DRAINAGE & UTILITY PLANS	PLAN & PROFILE - JUXA CIRCLE	PLAN & PROFILE - EVELYNTON LANE	PLAN & PROFILE - NOTTOWAY CIRCLE	PLAN & PROFILE - POCHE CIRCLE	PLAN & PROFILE - STRAFFORD AVENUE	PUMP STATION #NE-28 / SITE PLAN & DETAIL:	PUMP STATION DETAILS	LANDSCAPE & IRRIGATION DETAILS	PAVING & DRAINAGE DETAILS	RECLAIMED WATER STANDARD DETAILS	WATER DISTRIBUTION SYSTEM DETAILS	SANITARY SEWER COLLECTION DETAILS	OVERALL UTILITY PLAN
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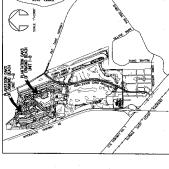






& ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • LANDSCAPE ARCHIECTS
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271 W. FAIRWARS AVENUE 271 W. FAIRWARS AVENUE WINTER PARK, FLORIDA 32709-3314 (407) 740-8482 FAX (407) 846-1305

1733 RIDGEWOOD AVENUE HOLLY HILL, PLORIDA 32117 (386) 677-5443 FAX (369) 977-5034 ENVIRONMENTAL CONSULTANT

TRICKLAND CANAL 37.5 FT. DRAMADE RIGHT OF WAY

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GENERAL INFORMATION

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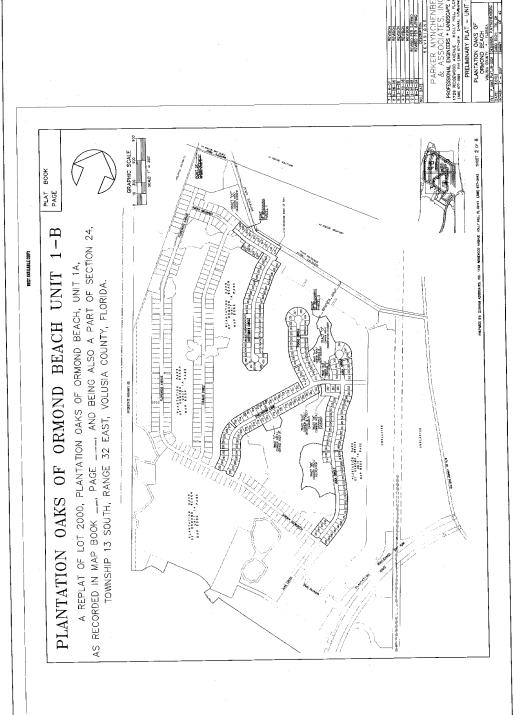
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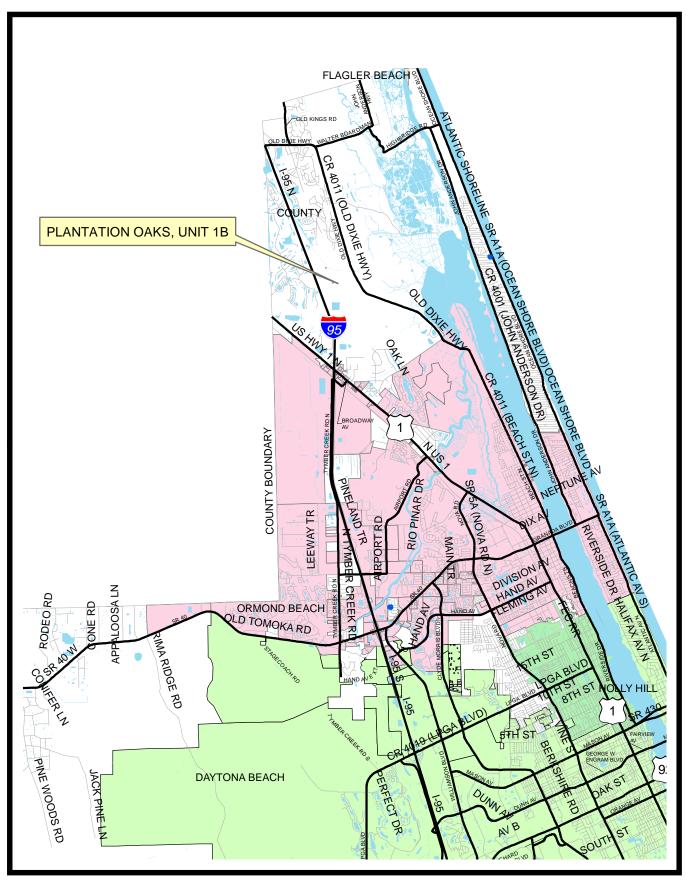
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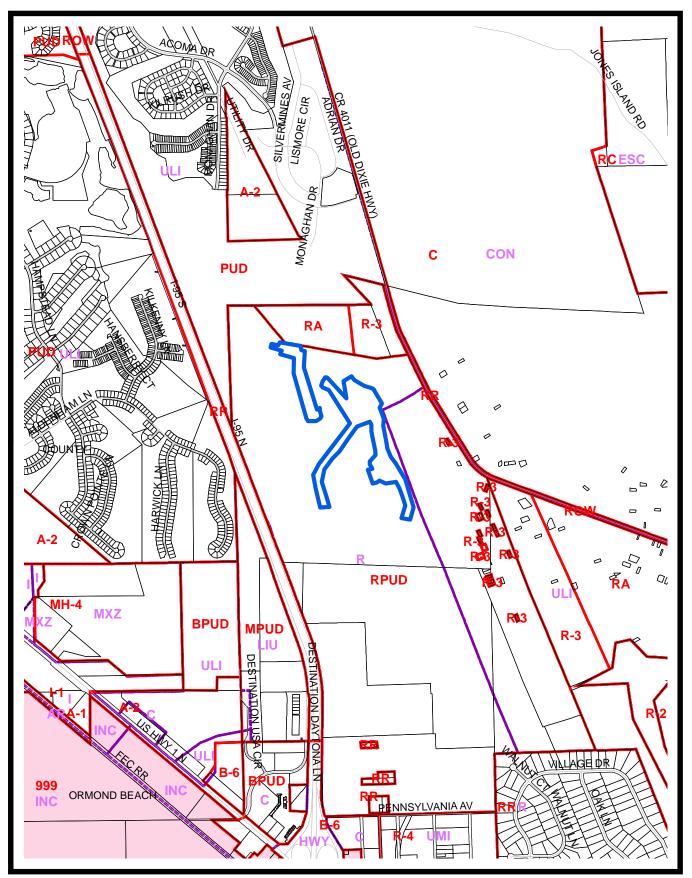


PLANTATION OAKS OF ORMOND BEACH, UNIT 1B 2006-S-PPL-0018

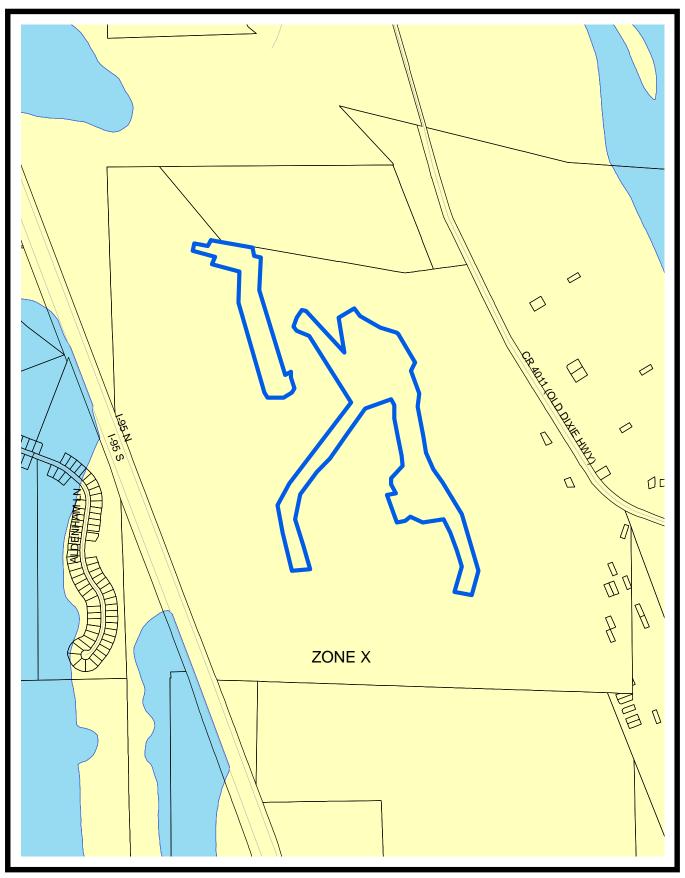
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PLANTATION OAKS OF ORMOND BEACH, UNIT 1B 2006-S-PPL-0018



PLANTATION OAKS OF ORMOND BEACH, UNIT 1B N 2006-S-PPL-0018



PLANTATION OAKS OF ORMOND BEACH, UNIT 1B 2006-S-PPL-0018

