



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT  
PLANNING AND DEVELOPMENT SERVICES DIVISION**  
123 West Indiana Avenue, DeLand, Florida 32720  
(386) 736-5959

**PUBLIC HEARING:** September 16, 2021 - Planning and Land Development Regulation Commission (PLDRC)

**CASE NUMBER:** PUD-21-106

**SUBJECT:** A rezoning from the Prime Agriculture (A-1) and Resource Corridor (RC), zoning classifications to the Planned Unit Development/Mixed (MPUD) zoning classification.

**LOCATION:** 760 Bennett Road, Pierson

**APPLICANT(S):** Darren J. Elkind

**OWNER(S):** Saddle Ridge Farms IV, LLC

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## **I. SUMMARY OF REQUEST**

The applicant is requesting a rezoning to a Planned Unit Development (PUD) classification with a Mixed Use sub-classification to allow for the continuation of the use as a private recreational area with recreational facilities and agricultural activities as permitted uses. The subject property is presently developed with five individual cabin dwellings, a clubhouse, a motocross track, and a skeet / trap shooting facility. The PUD classification is intended to legitimize all of the current uses on the subject property.

### ***Staff Recommendation:***

Forward the rezoning application, case number PUD-21-106, to County Council for final action with a recommendation of approval, subject to staff recommended conditions.

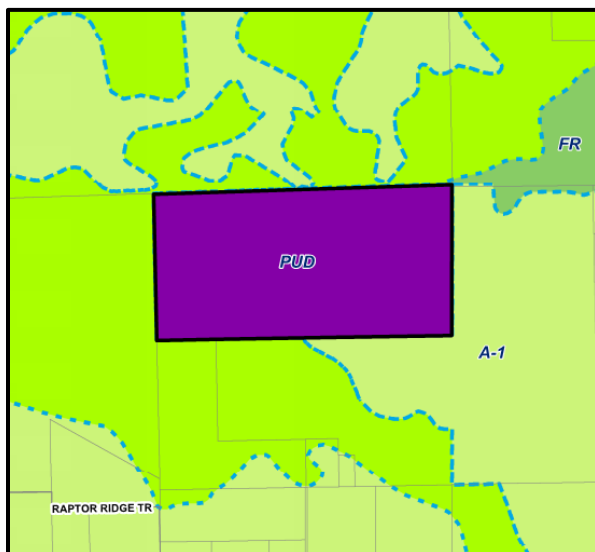
**II. SITE INFORMATION**

- 1. Location: North side of Bennett Road, 2,746 feet east of its intersection with Raptor Ridge Trail, Pierson
- 2. Parcel Numbers: 4811-00-00-0012
- 3. Property Size: 85.55 Acres
- 4. Council District: 1
- 5. Zoning: Prime Agriculture (A-1) and Resource Corridor (RC)
- 6. Future Land Use: Agricultural Resource (AR) and Environmental Systems Corridor (ESC)
- 7. Overlays: N/A
- 8. Local Plan Area: Jacksonville Bombing Range Complex Military Zone
- 9. Adjacent Zoning and Land Use:

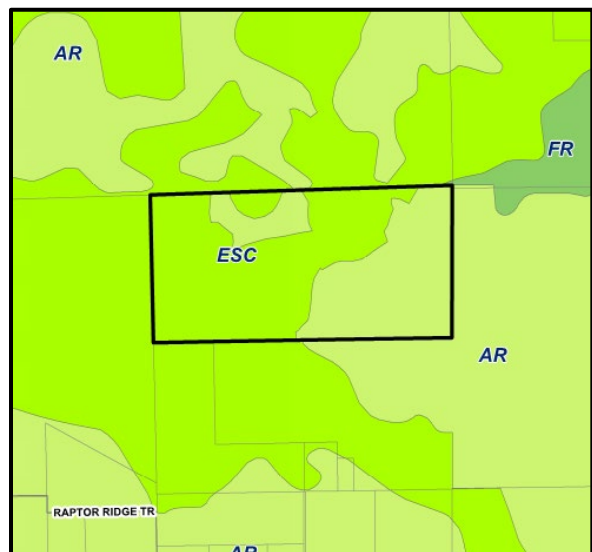
DIRECTION	ZONING	FUTURE LAND USE	EXISTING USE
North:	A-1 and RC	ESC and AR	Grazing Land
East:	A-1	AR	Timberland
South:	A-1 and RC	ESC and AR	Timberland
West:	RC and A-1	ESC and AR	Grazing Land

10. Location Maps:

**PROPOSED ZONING MAP**



**FUTURE LAND USE**



### III. BACKGROUND AND OVERVIEW



The subject property is located on the north side of Bennett Road, 2,746 feet east of its intersection with Raptor Ridge Trail, Pierson. The site is 85.55 acres. It is currently used for agriculturally exempt timber operations as well as a private recreational area. The development of the site includes five individually owned cabins, a clubhouse, a four-acre motocross track,

a skeet / trap shooting facility, a rifle range, and several accessory buildings.

In October of 2020, Volusia County Code Compliance staff received a complaint about construction, excavations, and wetland impacts without permits. The property owner was cited for these violations. On December 23, 2020, planning and zoning staff met with the applicant to discuss the use of the property, PUD procedures, review criteria, submittal deadlines, and fees. On January 4, 2021 representatives of Volusia County's: Building, Fire, Environmental Management, Zoning, and Code Compliance met with the applicant and property owners to tour the site and discuss what would need to be done to bring the site into compliance. The current A-1 and RC zoning regulations would not allow the site remain as is. To address this, the applicant has applied for the Planned Unit Development zoning classification.

### IV. DEVELOPMENT PROPOSAL

#### DEVELOPMENT AGREEMENT

**Permitted Uses** – The Development Agreement will allow the continuation of agricultural pursuits in compliance the Best Management Practices, five cabins, one clubhouse, a motocross track, skeet and trap shooting facility, and a rifle range.

**Prohibited Uses** – All other uses that are not specifically permitted shall be prohibited. The existing cabins on the property shall not be used as permanent residences, and shall not be used for short term rentals or transient lodging by anyone other than the owners or their guests.

**Perimeter Setbacks and Landscape Buffers** – The perimeter setback shall be 50 feet from all property boundary's. The minimum width of the landscape buffer shall be 25 feet and may contain natural trees and vegetation.

Common Open Space – All areas that are not already developed with cabins or designated for agricultural purposes shall be maintained as open space.

Environmental Considerations – In addition to the standards in Chapter 72 of the zoning code, the applicant shall provide the following: An after-the-fact Wetland Alteration Permit for wetland and wetland buffer impact, a restoration plan that has been approved by the County Forester, and conservation easements dedicated to Volusia County for wetlands and wetland buffer to protect against future development activities.

Water and Sewer – Provisions for sewage disposal and potable water needs for the property shall be provided by potable water wells and on-site septic systems.

Access and Transportation Improvements - Access to the property shall be via a 30-foot wide ingress & egress easement (O.R. 6560, PG 889).

Building Requirements - All structures on the property, other than those deemed to be exempt farm buildings, shall be required to obtain building permits and undergo inspections by the County's Building Division in order to ensure that all structures are safe and otherwise in compliance with applicable building codes. This requirement shall be achieved within one year of the effective date of the rezoning.

Parking – All off-street parking and loading requirements shall be in accordance with Section 72-286 of the Zoning Ordinance as amended.

Fire Protection – The applicant will be required to provide adequate onsite fire protection improvements to serve the project.

A preliminary plan has been provided that depicts the existing improvements. Subject to no further improvements, this plan will suffice as a conceptual plan and a final site plan shall not be required. Should future improvements be proposed, a major amendment to the development agreement shall be required, which may also trigger the need for final site plan approval.

## **V. REVIEW CRITERIA AND ANALYSIS.**

Zoning Amendment Criteria - Section 72-414(e) of the Zoning Ordinance, includes the following criteria for review of a rezoning application:

### **(1) *Whether it is consistent with all adopted elements of the comprehensive plan.***

The future land use designation is Agricultural Resource (AR) and Environmental Systems Corridor (ESC). The Proposed MPUD is conditionally compatible with both AR and ESC land uses.

**(2) *Its impact upon the environment or natural resources.***

The subject site has already been developed. The applicant has been working with the Environmental Permitting Activity to restore and/or mitigate wetland and wetland buffer impacts. There will be no additional impacts to the environment or natural resources.

**(3) *Its impact upon the economy of any affected area.***

The subject property is located at the end of a private road and surrounded by large tracts of land which are used for bonafide agricultural activities. The site has been developed as a private recreational area since 2007. Therefore, the proposed uses are not anticipated to have a negative impact on the economy of the affected area.

**(4) *Notwithstanding the provisions of division 14 of the land development code [article III], its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation systems.***

1. Transportation: The proposed development is not expected to adversely impact the surrounding roadway network.
2. Potable Water and Sanitary Sewer: Sewage disposal and potable water needs for the property shall be provided by potable water wells and on-site septic systems. There will be no impact to county facilities.
3. Stormwater: There are no stormwater improvements required as part of this development.
4. Solid Waste: The adopted level-of-service (LOS) standard for solid waste capacity is a minimum of five (5) years of landfill construction life. As of October 2020, Volusia County's Tomoka Landfill site has permitted capacity to April 2029 and construction capacity projected to March 2034. This development will not degrade solid waste level of service standards.
5. Public Protection: The applicant is responsible for providing adequate on-site water supply and other fire protection improvements to serve the project as required by the Florida Fire Prevention Code. Police protection will be provided by Volusia County Sheriff's Office.
6. Schools: This is a nonresidential development, and there will be no impact to the Volusia County School System.

**(5) *Any changes in circumstances or conditions affecting the area.***

There have been no changes to the surrounding area.

**(6) Any mistakes in the original classification.**

There are no mistakes in the property's current zoning classification.

**(7) Its effect upon the use or value of the affected area.**

It is not anticipated that this will have any net impact on the value of the surrounding area.

**(8) Its impact upon the public health, welfare, safety, or morals.**

This project is not anticipated to have any negative impacts on public health, welfare, safety or morals.

**VI. STAFF RECOMMENDATION**

For rezoning's, the Applicant has the initial burden of demonstrating by competent substantial evidence that the proposed rezoning is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and the procedural requirements of the land development regulations. A local government may deny a rezoning application if it finds competent substantial evidence that the proposed development is inconsistent with the Comprehensive Plan or with the requirements of the land development regulations. A local government may still deny a rezoning application if it finds that keeping the existing zoning serves a legitimate public purpose. A legitimate public purpose includes, but is not limited to, that the rezoning results in: incompatibility with the surrounding community or established or developing logical and orderly development; spot zoning; results in a significant and adverse impact upon property values of the adjacent or nearby properties; detracts from the character and quality of life in the surrounding neighborhood by creating excessive noise, lights, vibrations, fumes, odors, dust, physical activities and other detrimental effects or nuisances; and an unreasonable impact on environmentally sensitive features.

Staff recommends forwarding the rezoning application, case number PUD-21-106, to County Council for final action with a recommendation of approval, with the following staff recommended condition:

1. Approval is subject to the staff recommended order and resolution.

## **VII. ATTACHMENTS**

- Resolution and Development Agreement, including:
  - Exhibit A – Legal Description
  - Exhibit B – Preliminary Plan
- Survey
- Staff Review Comments
- Environmental Permitting Memorandum
- Environmental Impact Analysis
- Photographs
- Maps

## **VIII. AUTHORITY AND PROCEDURE**

Pursuant to Section 72-412, no recommendations for approval of any amendment to the official zoning map may be made unless a majority of members of the PLDRC present concur. A tie vote shall be grounds for continuance to the next scheduled meeting.

Pursuant to Section 72-414, the County Council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a rezoning application shall be made unless, upon motion, four members of the County Council concur. The County Council will thereafter forward its decision to the applicant.

Any new information presented at the Planning and Land Development Regulation Commission for any application will be grounds to continue an application to the next Planning and Land Development Regulation Commission. Applicants shall inform and provide staff with the new information prior to the Planning and Land Development Regulation Commission.

Any new information presented at the County Council meeting not previously presented to the Planning and Land Development Regulation Commission for any application will be grounds to return an application to the Planning and Land Development Regulation Commission for further review. Applicants shall inform and provide staff with the new information prior to the Council meeting.

**RESOLUTION 2021-**

**A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, APPROVING CASE #PUD-21-106 AND AMENDING THE OFFICIAL ZONING MAP OF VOLUSIA COUNTY, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN HEREIN DESCRIBED PROPERTY FROM THE PRIME AGRICULTURE (A-1) AND RESOURCE CORRIDOR (RC) CLASSIFICATIONS TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the application of SADDLE RIDGE FARMS IV, LLC hereinafter, "Applicant," for rezoning was heard by and before the Volusia County Council, Volusia County, Florida, on \_\_\_\_\_. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Growth and Resource Management Department, Legal Department, and other Departments and agencies of Volusia County; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning and Land Development Regulation Commission on September 16, 2021, and otherwise being fully advised, the Volusia County Council does hereby find and determine as follows:

A. That the application of SADDLE RIDGE FARMS IV, LLC was duly and properly filed herein on May 5, 2021, as required by law.

B. That the Applicant has applied for a change of zoning from the Prime Agriculture (A-1) and Resource Corridor (RC) zoning classifications to the Planned Unit Development (PUD), with a Mixed Use (M) Sub-Classification for the parcel described in Exhibit "A" to the Development Agreement for PUD-21-106.

C. That all fees and costs that are by law, regulation, or ordinance required to be borne and paid by the applicant have been paid.

D. That the applicant is the Owner or authorized representative of the Owner of an 85.55 +/- acres parcel of land, which is situated in Volusia County. This parcel of land is described more particularly in the property survey and legal description, a true copy of which is attached as Exhibit "A" to the Development Agreement for PUD-21-106.

E. That the Applicant has held a pre-application meeting as required by Chapter 72, County Code of Ordinances, as amended.

F. That the Applicant has complied with the "Due Public Notice" requirements of Chapter 72, County Code of Ordinances, as amended.

G. That the said rezoning to PUD is consistent with both the Volusia County Comprehensive Plan and the intent and purpose of the Zoning Ordinance of Volusia County, Florida ("zoning code"), as codified in article II of Chapter 72, Code of Ordinances, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

H. That the owner of the property, Saddle Ridge Farms IV, LLC, agrees with the provisions of the Development Agreement, which is attached hereto as Exhibit "1."

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN AN OPEN MEETING DULY ASSEMBLED IN THE THOMAS C. KELLY COUNTY ADMINISTRATION BUILDING, COUNTY COUNCIL MEETING ROOM, DELAND, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021, AS FOLLOWS:

A. That the Application of Saddle Ridge Farms IV, LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" to the Development Agreement is hereby amended from the A-1 and RC zoning classifications to PUD, with a Mixed Use (M) sub-classification as described in zoning code.

C. That the Official Zoning Map of Volusia County is hereby amended to show the rezoning of said parcel to MPUD.

D. With respect to any conflict between the zoning code and this Resolution or the attached Agreement, the provisions of this Resolution and Development Agreement shall govern. The zoning code shall govern with respect to any matter not covered by this Resolution or the Development Agreement. The Volusia County Zoning Enforcement Official will ensure compliance with this Resolution and the Development Agreement.

E. Unless otherwise provided in paragraph D, nothing in this Resolution or the Development Agreement shall abridge the requirements of the Code of Ordinances, County of Volusia. Timing and review procedures contained in this Resolution and the Development Agreement may be modified to comply with the Land Development Code of Volusia County, Florida, as codified in article III of Chapter 72, Code of Ordinances, County of Volusia ("land development code").

EFFECTIVE DATE. This resolution shall take effect immediately upon adoption by the council.

DONE AND ORDERED IN OPEN MEETING.

ATTEST:

VOLUSIA COUNTY COUNCIL

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George Recktenwald  
County Manager

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Jeffery S. Brower  
Chair

DRAFT - PLDRC Hearing

## EXHIBIT “1”

### DEVELOPMENT AGREEMENT PUD 21-106

A. Development Concept. The property shall be developed as a PUD substantially in accordance with the Master Development Plan. The Master Development Plan shall govern the development of the property as a PUD and shall regulate the future use of this parcel.

1. Master Development Plan. The Master Development Plan shall consist of the Preliminary Plan prepared by Carter Environmental Services, Inc., dated August, 2021 and this Development Agreement (hereinafter “Agreement”). The Preliminary Plan is hereby approved and incorporated in this Agreement by reference as Exhibit "B." The Master Development Plan shall be filed and retained for public inspection in the Growth and Resource Management Department and shall constitute a supplement to the Official Zoning Map of Volusia County.

2. Amendments. All amendments of the Master Development Plan, other than those deemed by the Zoning Enforcement Official's reasonable opinion to be minor amendments, in accordance with section 72-289 of the zoning code, shall require the review and recommendation of the Planning and Land Development Regulation Commission and action by the Volusia County Council in the same manner as a rezoning of the parcel.

3. Final Site Plan Approval. All improvements on the site are existing and there is no new development proposed for the property. Therefore, no site plan review is required.

B. Unified Ownership. The Applicant or their successors has and shall maintain unified ownership of the subject parcel.

C. Phases of Development. All improvements on the site are existing and there is no new development proposed for the property.

D. Land Uses within the PUD. The development of the parcel shall be consistent with the uses prescribed for each area within the proposed MPUD. The locations and sizes of said land use areas are shown on the Preliminary Plan, Exhibit B, consistent with the Master Development Plan.

The subject parcel shall be used only for the following uses and their customary accessory uses or structures:

1. Permitted Uses:

- a. All agricultural pursuits in compliance with Best Management Practices
- b. 5 cabins
- c. 1 Clubhouse
- d. Accessory structures for storage purposes limited to 500 square feet in size
- e. Motocross track
- f. Skeet and trap shooting facility
- g. Rifle range

2. Prohibited Uses:

- a. All other uses not specifically permitted.

- b. The existing cabins on the property shall not be used as permanent residences, and shall not be used for short term rentals or transient lodging by anyone other than the owners and their guests.

E. Development Standards. All structures shall adhere to the minimum dimensional requirements of the A-1 zoning classification. Future accessory structures customary to the listed permitted uses may be added as long as they comply with the minimum yard requirements, are within the designated areas indicated for that use on the Master Development Plan, and proper building permits are obtained.

- 1. Minimum lot area: 35.56 acres
- 2. Property perimeter building setbacks: 50 feet
- 3. Maximum lot coverage: 10 %
- 4. Maximum building height: 45 feet
- 5. Landscape Buffer requirements:
  - a. Minimum width: 25 feet adjacent all property boundaries.
  - b. Required landscaping shall comply with the minimum requirements of Section 72-284 of the Zoning Ordinance as amended, except as otherwise stated in this document. At least 50% of required landscaping shall be native species that is drought tolerant. Any existing living trees and vegetation located in the required buffers may be utilized to meet the minimum requirements of this Agreement.
  - c. A portion of the existing skeet range may remain in place in the

location depicted on the Preliminary Plan, even though it may be partially located within the perimeter buffer and setback. The remaining skeet range area within the wetland and wetland buffer shall be restored according to Section F.

- d. The portion of the existing motocross track which is located within the perimeter buffer shall be removed from the perimeter buffer and the disturbed area shall be allowed to naturally revegetate. Perimeter buffer areas located within a wetland and wetland buffer shall be restored according to Section F.

6. Off-street parking and loading requirements: One ADA compliant handicap parking space shall be provided adjacent to the structure marked "Clubhouse" on the Preliminary Plan.

7. Signage requirements: No signage is permitted.

8. Common Open Space Requirements: All areas that are not developed with cabins or designated for agricultural purposes shall be maintained as open space.

F. Environmental Considerations. In addition to the minimum environmental requirements of Chapter 72 of the Code of Ordinances, County of Volusia, as amended, the development shall meet the following requirements:

1. An after-the-fact Wetland Alteration Permit is required to be submitted and approved within 60 days of approval of this document, to restore and mitigate for the unpermitted and proposed impacts to the wetlands and their required 50-foot buffers. The Wetland Alteration Permit shall include the following:

- a. A restoration plan approved by the County Forester. The restoration areas depicted on the master development plan are in concept only. Final restoration areas will be determined during review of the Wetland Alteration Permit.
- b. A conservation easement, dedicated to Volusia County, for wetlands/buffers on-site.

2. Agricultural use within areas designated Environmental Systems Corridor and Agricultural Resource are exempt from the requirements of Division 10 of the Land Development Code. However, these areas are subject to Section 72-835(d)(2) of the Land Development Code, as amended. Lot clearance within areas designated as Environmental Systems Corridor shall not exceed 20 percent.

G. Sewage Disposal and Potable Water Facilities. Provisions for sewage disposal and potable water needs for the property shall be provided by potable water wells and On Site Treatment and Disposal Systems in accordance with the Comprehensive Plan, the Land Development Code and Florida Administrative Code 64E-6. Existing OSTDS shall be permitted subject to approval by the State of Florida, Volusia County, Florida Department of Health Permitting.

H. Storm water Drainage. Provision for storm water retention shall be in accordance with the land development code.

I. Access and Transportation System Improvements. Access to the property

shall be via a 30-foot wide ingress & egress easement (O.R. 6560, PG 889). All access and transportation system improvements shall be provided in accordance with the Land Development Code.

J. Fire Protection. The applicant is responsible for providing adequate on site water supply and other fire protection improvements to serve the MPUD project. The design, capacity, and location of the required water supply and other fire protection improvements shall be as required by the Volusia County Fire Marshall's office. The development shall meet the following requirements:

1. The applicant shall provide a dry hydrant within the existing lake with a minimum fire flow of 1,000 gallons per minute with approved engineering plans prior to the issuance of any Certificate of Occupancy.

K. Other Requirements. All structures on the property, other than those deemed to be exempt farm buildings, shall be required to obtain building permits and undergo inspections by the County's Building Division in order to ensure that all structures are safe and otherwise in compliance with applicable building codes.

L. Expiration of Development Agreement. The Applicant shall comply with all conditions set forth within this Agreement within one year of the effective date of this Order and Resolution, including obtaining all building permits and inspections, environmental permits and restoration inspections, and installation of fire protection improvements. Failure to timely comply shall render the development agreement null and void, unless the Zoning Enforcement Official, for good cause shown, approves a minor

amendment to the extend the time period indicated in this paragraph.

M. Binding Effect of Plans, Recording, and Effective Date. The Master Development Plan, including any and all supplementary orders and resolutions, and the Preliminary Plan shall bind and inure to the benefit of the Applicant and his successor in title or interest. The MPUD zoning, Order and Resolution and all approved plans shall run with the land.

This Order and Resolution and all subsequent Orders and Resolutions shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by the Volusia County Council, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Growth and Resource Management Department. The date of receipt of this document by the Growth and Resource Management Department shall constitute the effective date of this Order and Resolution and its subsequent amendments. The applicant shall pay all filing costs for recording documents.

N. Conceptual Approval: The parties hereto acknowledge that reductions in density and/or intensity may and do occur; and that minor changes to roadway design, actual location of parking spaces, specific locations for land uses, and locations and design of stormwater storage, landscape buffers and upland buffers may result to comply with the land development code. A request for such an amendment shall be reviewed by the zoning enforcement official and may be processed as a minor amendment in accordance with section 72-289 of the zoning code. The Applicant agrees to revise and

record the Revised Preliminary Plan which reflects any such changes with the Clerk of the Court immediately following the expiration of the 30 day period for appealing Development Review Committee (DRC) decisions to the County Council. A copy of the Revised Preliminary Plan, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Growth and Resource Management Department.

DONE and ORDERED by the County Council of Volusia County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

VOLUSIA COUNTY COUNCIL

\_\_\_\_\_  
George Recktenwald  
County Manager

\_\_\_\_\_  
Jeffrey S. Brower  
Chair

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by George Recktenwald and Jeffrey S. Brower, as County Manager and Chair, Volusia County Council, respectively, on behalf of the County of Volusia, and who are personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Type or Print Name:

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

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

WITNESSES:

OWNER(S):

SADDLE RIDGE FARMS IV, LLC

\_\_\_\_\_

By: \_\_\_\_\_  
KEVIN M. O'DWYER, Manager

\_\_\_\_\_

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by KEVIN M. O'DWYER, who are personally known to me or who have produced \_\_\_\_\_ as identification(s).

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Type or Print Name:

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

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

DRAFT - PUD Hearing

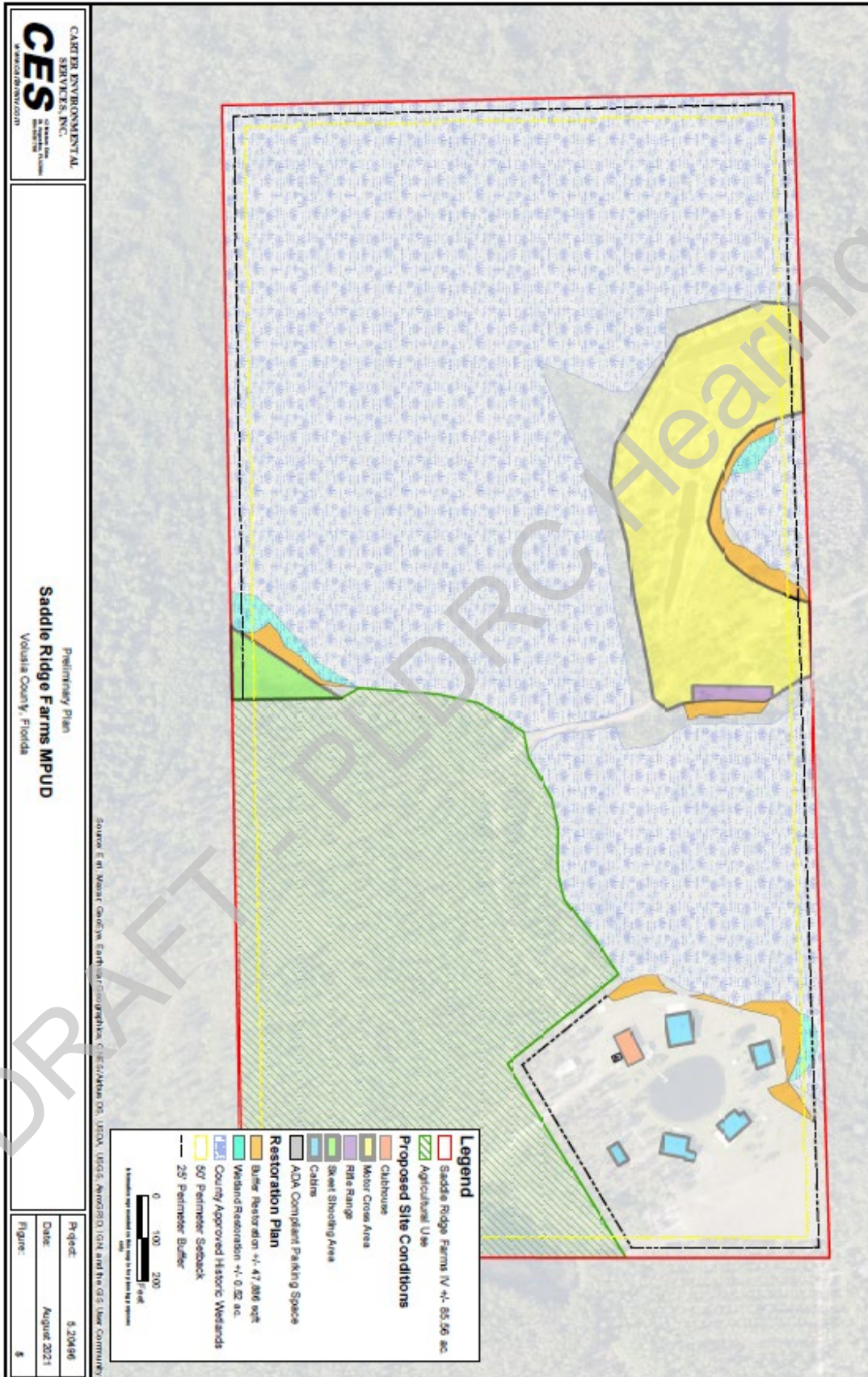
**EXHIBIT "A"**

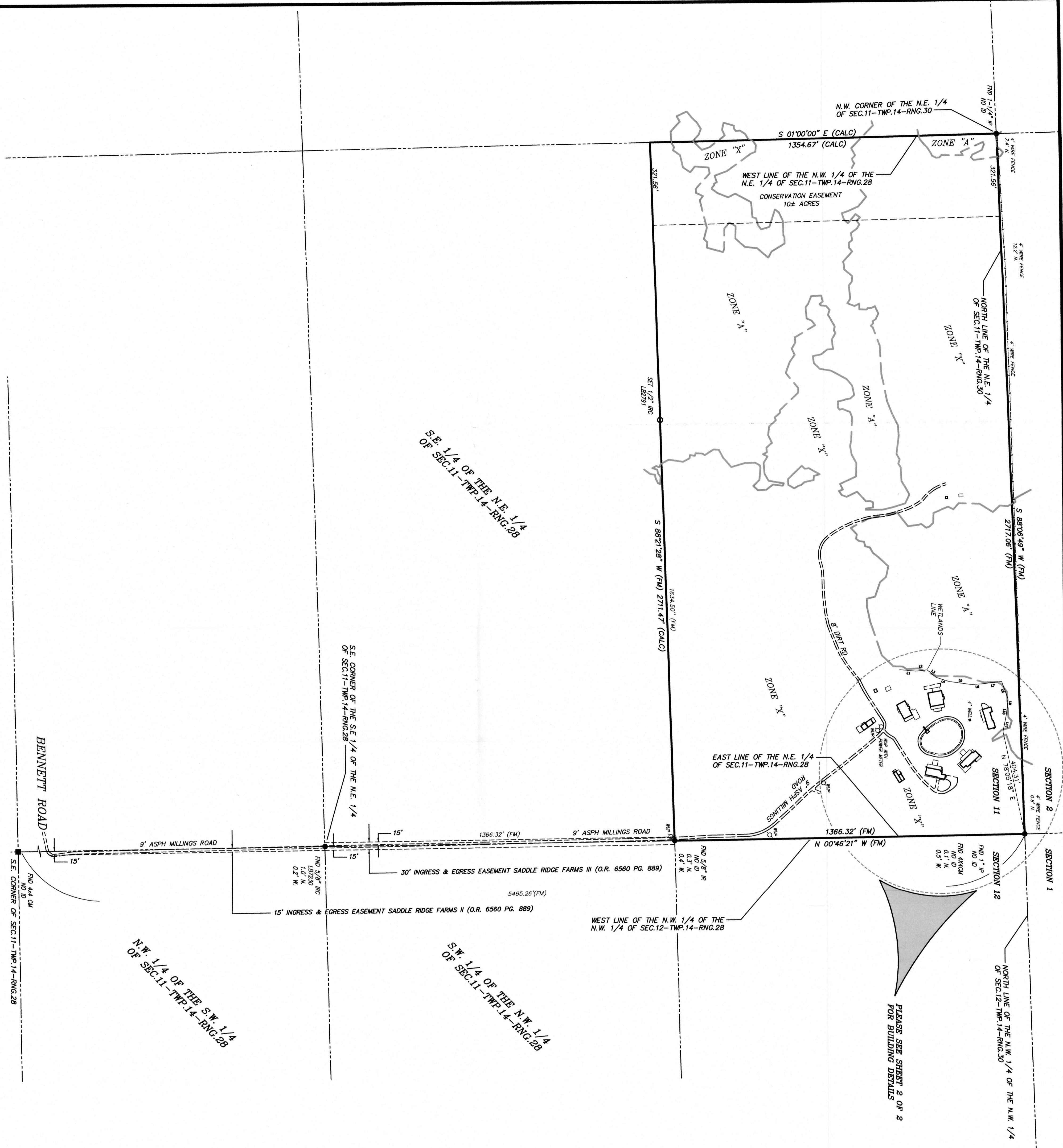
**Legal Description**

**The North ½ of the Northeast ¼ of Section 11, Township 14 South, Range 28 East,  
Volusia County, Florida.**

DRAFT - PLDRC Hearing

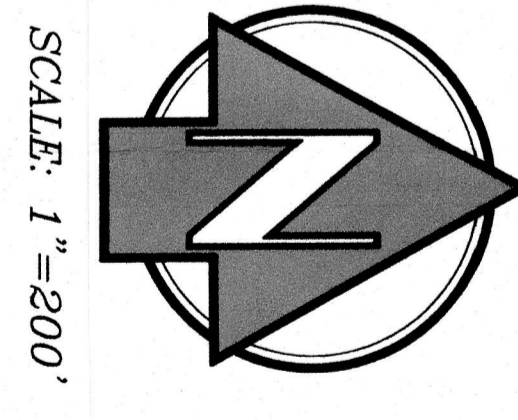
EXHIBIT "B"





WETLANDS LINE DATA  
FLAGGED BY CARTER ENVIRONMENTAL MARCH, 2021

LINE BEARING	DISTANCE
1 N 05°45'56" E 62.15'	
2 N 05°42'16" W 45.16'	
3 N 40°02'50" E 144.85'	
4 N 17°35'41" E 158.40'	
5 N 02°54'45" W 142.51'	
6 N 08°40'55" W 175.85'	
7 N 70°01'57" E 172.57'	
8 S 84°22'42" E 31.42'	
9 S 80°51'50" E 38.64'	
11 S 78°04'37" E 159.33'	



ADJUSTMENTS

Adjustment	Method
Area	Area
Length	Length
Angle	Angle
...	...

NOTE:  
This Plat of Survey is certified to and prepared for the sole and exclusive use of the parties named herein, and no other parties, and no other restrictions or conditions shall be shown on this Survey / Sketch that are not shown on the original plat of survey or other documents on file with the County or contained within the Title Commitment.

# SHEET 1 OF 2

BOUNDARY SURVEY CERTIFIED TO:  
SADDLE RIDGE FARMS IV, LLC.

BLACKWELL & ASSOCIATES  
LAND SURVEYORS, INC.  
989 W. VOLUSIA AVE. • DEBAND, FL. • PH: (386) 734-8850  
WWW.BLACKWELLSURVEYING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER LA 2791

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ROBERT R. EVERS  
FLORIDA CERTIFICATE # LS 5675

**FLOOD CERTIFICATION:**  
(Per map dated SEPT. 29, 2017)  
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS PARTIALLY located in a special flood hazard area, according to Community Panel Map No. 12127C-0150-J Map Panel 150 of 930, Zone "X" and Zone "A".

**NOTES:**  
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC.11-TWP.14-RNG.28 AS BEING A BEARING OF N 00°46'21" W (ASSUMED).  
THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.  
UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 4Z.021, FLORIDA STATUTES.

**SYMBOLS:**

- REAR ROAD (SEE SHOWN HEREON)
- FRONT ROAD (SEE SHOWN HEREON)
- 1/2" DIAMETER CIRCULAR SIGN (SEE SHOWN HEREON)
- CONCRETE MONUMENT FOUND (SEE SHOWN HEREON)
- METAL MONUMENT FOUND (SEE SHOWN HEREON)
- IRON PIPE FOUND (SEE SHOWN HEREON)
- WOOD PIPE FOUND (SEE SHOWN HEREON)
- WOOD SIGN FOUND (SEE SHOWN HEREON)
- WOOD MARKER FOUND (SEE SHOWN HEREON)
- WOOD SIGN FOUND (SEE SHOWN HEREON)
- WOOD MARKER FOUND (SEE SHOWN HEREON)
- WOOD SIGN FOUND (SEE SHOWN HEREON)
- WOOD MARKER FOUND (SEE SHOWN HEREON)

DATE: 23 MARCH 2021  
TIME: 2:10:21  
JOB NO.: 14-23-01  
DRAWN BY: RRE  
CHECKED BY: RRE

14-18-23



**STAFF REVIEW COMMENTS**

**Meeting Date: August 12, 2021  
Saddle Ridge Farms IV PUD  
2021-Z-TRS-0394, RSN 1036544**

**BUILDING PERMITS**

**Eric Gebo, AIA, CFM, Chief Plans Examiner**

**August 2, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

The following will need to be addressed when submitting for Residential Building Permits:

1. Location on lot. (VCCO Sections 72-341, 72-503, 107.3.5 FBC-B); Zoning approved site plans to include set backs, building separations. (104 VCLDC, 104.3 FBC).
2. Survey. (VCCO Sec. 72-341, VCCO Sec. 22-2, 106.2); Sealed survey w/ original signature
3. 1609 FBC-B Wind loads. Design by Florida registered architect or engineer (ASCE 7-10) or exceptions. Basic wind speed in mph per applicable figure 1609 A, B, or C maps depending on the risk category of buildings or other structures (VCCO Sec. 22-3). Wind exposure category (C criteria). Components and cladding; design wind pressures. Wind-borne debris protection. Verify exposure, pressures, glazing protection and complete "Component and Cladding Design Information" form.

Note:

The required Plan Review for Florida Building Code - Residential compliance will be performed at the time of permit application for the proposed new structures. Plans/ drawings are required for all permit applications. In general, the plans will need to be of professional grade/ quality, meet the minimum submission requirements of 107.3.5 2020 FBC (as applicable) and will need to be reviewed for code requirements by a FL registered architect or engineer (requires raised seal). The permit application needs to be filed by a licensed contractor.

\* \* \* \* \*

**DEVELOPMENT ENGINEERING**

**Scott Carraro, P.E., Civil Engineer II**

**August 3, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and provides the following comments:

1. FEMA Flood Insurance Rate Maps indicate that portions of the property under consideration are located within Special Flood Hazard Area - Zone A, 100-year floodplain

with base flood elevations undetermined. However, the existing structures appear to be located outside of the floodplain limits.

- a. Per LDC Sec. 72-741 and 72-611(c), no development shall be approved that does not contain a suitable building site of sufficient elevation to permit construction utilizing a first floor elevation at least one foot above the 100-year flood-prone elevation or the lowest crown of the adjacent street, whichever is greater.
- b. Per LDC Sec. 72-611(b), lands shall not be subdivided and/or developed until proper provisions are made for protective flood control measures and water management facilities necessary for flood-free development and flood-free vehicular access to such sites. No filling or grade level change will be permitted which will cause adverse drainage or public health or public safety impacts to any surrounding area. Prior to any development an engineer will need to determine the 100-year base floodplain elevation.

\* \* \* \* \*

**ENVIRONMENTAL PERMITTING**

**Samantha West, Environmental Specialist III**

**August 9, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and provides the following comments:

The following comments pertain to the PUD rezoning submittal:

- 1. Pursuant to Section 72-300(b), of the Zoning Ordinance, and Section 72-505(i), of the Land Development Code, an environmental impact assessment (EIA) report is required for proposed developments within the NRMA. At minimum, the EIA shall include the information and findings resulting from the permitting requirements for the following: Wetland protection, tree protection, surface and stormwater management, land clearance, air quality, water quality, protection of environmentally sensitive land and critical habitat, and protection of endangered and threatened species. This EIA is required for the PUD submittal.
- 2. As the project is within the Natural Resource Management Area (NRMA), a minimum 50-foot buffer is required from all wetlands. The concept plan must be revised to depict the wetland boundary and 50-foot buffers.
- 3. Wetlands and buffers have been impacted due to unpermitted clearing, dredging and fill. A restoration plan, approved by the County Forester is required during the Final Site Plan process. This requirement will be added to the Development Agreement.
- 4. A conservation easement, dedicated to Volusia County, is required for wetlands/buffers on-site during the Final Site Plan process. This requirement will be added to the Development Agreement.
- 5. Section 72-837, of the LDC, 15 percent of the total site shall be designated for the

protection of existing trees. Revise the plan to depict the required tree preservation areas. This can include the wetlands and buffers.

The following comments pertain to the Final Site Plan submittal:

1. A tree survey is required for all trees at least six inches in diameter at breast height with specimen and historic trees noted. The tree survey must identify pine, palm and hardwood trees by specific species and common name.
2. Pursuant to Section 72-838, of the LDC, the site must meet the minimum tree coverage standard of one tree per 2,500 square feet of parcel area (rounded up to the nearest whole tree). The future final site plan shall demonstrate that there are a sufficient number of trees on-site to meet this requirement.
3. Section 72-837, of the LDC, requires tree preservation areas to be designed to contain sufficient land area to comply with minimum tree protection standards to adequately protect the trees within this area. In addition, pursuant to Section 72-844(5), the root system of existing trees shall be protected. Therefore, all tree preservation, natural vegetation retention areas, and landscape buffers must encompass the dripline of all protected, specimen and historic trees for these to not count as removed. Landscape buffers may be utilized to meet this requirement if they are a minimum 30 feet wide and provide protection of the driplines of existing trees.
4. The project must comply with County specimen tree (ST) preservation requirements pursuant to Section 72-843, of the LDC. Please identify all STs on the entire parcel and demonstrate compliance by providing the total number of STs on site, the number of STs per acre, the number of STs required to be protected per the LDC and the number of STs that will actually be preserved within the development.
5. A tree removal plan is required, indicating all trees planned for removal, including those with encroachment into the drip line (approximated as one-foot of radius per inch of tree diameter), and label them with an X or similar notation.
6. The project must comply with Section 72-842 Tree Replacement Requirements, of the LDC. Tree removal and replacement calculations are required for all specimen trees removed on-site. Replacement is 15 percent of the total cross sectional area removed. The applicant has three options for replacement:
  - a. Save existing trees between two inches and 5.9 inches in designated Natural Vegetation Retention Areas (NVRA).
  - b. Plant tree replacement stock at a minimum caliper of two inches and a height of at least six feet, pursuant to Section 72-842. Refer to <http://www.volusia.org/environmental/permitting> for a list of acceptable replacement stock.
  - c. If the county forester determines that replacement is not feasible due to lack of available planting space, the applicant may pay into the Volusia County Tree Replacement Trust Account at \$49 per cross sectional square inch, after the minimum tree coverage standard is met.

7. The plans shall include a tree protection detail consistent with Section 72-844, of the LDC. The root zone of the tree is approximated by one-foot of radius per inch of tree diameter.
8. A tree protection barricade plan is required for staff to review. Tree protection must be installed and inspected by this office around the perimeter of all tree protection areas prior to clearing.
9. This property has been identified as containing suitable habitat for the gopher tortoise (GT), a threatened species. Pursuant to Section 72-1140, of the LDC, a 100 percent GT burrow survey is required to be conducted by an Authorized Agent to determine if GT burrows or their 25-foot buffers are located on the property. This survey is required upon submission of the final site plan application. If any GT burrows are found on-site and their 25-foot buffers cannot be avoided, a Florida Fish and Wildlife Conservation Commission GT relocation permit will be required. If construction does not commence within 90 days of this initial survey, an updated survey must be submitted. Please be aware that Environmental Permitting may request the applicant redesign the project to avoid GT burrow impacts.

Informational:

1. This office reserves the right to provide additional comments based on review of a future plan submittal.

\* \* \* \* \*

**FIRE SAFETY**

**Shane Lanoue, County Fire Marshall**

**July 29, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and provides the following comments:

1. Pursuant to the FFPC 7th edition, the property will be required to meet CH 18 of the fire code, prior to building.
2. 18.1.3.2 Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
3. 18.4.5.1.1 Minimum fire flow for single family homes under 5000sq ft shall be 1000GPM. This can be from a dry hydrant in the lake with approved plans and engineering.
4. 18.2.3.2.1 A fire department access road shall extend to within 50ft of at least one exterior door. Unless provided with a residential sprinkler system NFPA 13D.
5. 18.2.3.4.1.1 Fire department access roads shall have unobstructed width of not less than 20ft and 13ft 6in in height.

\* \* \* \* \*

**HEALTH**

**Britt Williams, Environmental Specialist II  
DOH/Volusia County Public Health Unit**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

No comment were provided at the time of printing (8.10.21).

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**LAND DEVELOPMENT**

**Emilio A. O'Brien, Planner I**

**August 11, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and provides the following comments:

1. The following comments are based on the information provided, which was conceptual in nature, and lacked sufficient details to provide thorough comments.
2. Based on the information provided a Site Plan application is required, starting with submittal of a Conceptual Site Plan (CPN) application.
3. The Land Development Office retains and shall have the right to request additional plans and information required, pursuant to all other applicable Sections of Article III – Land Development Regulations.
4. Land Development staff requests to be included on the review of any revised plans associated with this PUD.

\* \* \* \* \*

**SCHOOL BOARD**

**Stephanie Doster, Planning Coordinator**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

No comments were provided at the time of printing (8.10.21).

**ROAD & BRIDGE**

**Sean Maroney, Engineering Assistant**

**August 10, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

This is all private property, no County maintained Road & bridge or drainage assets therefore we have no comments.

\* \* \* \* \*

**SOLID WASTE**

**Kendra Hively, Activity Project Manager**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

No comments were provided at the time of printing (8.10.21).

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**SURVEY**

**Mark E. McClain, Engineering Supervisor**

**August 2, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and has no comments.

\* \* \* \* \*

**TRAFFIC**

**Anthony Taylor, Engineering Assistant**

**August 2, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and has no comments.

\* \* \* \* \*

**UTILITIES**

**Erin Reed, P.E., Civil Engineer III**

**June 2, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Project is not located within Volusia County utility service area; therefore, we have no comments.

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**ZONING**

**Darren Ebersole, Planner II**

**June 23, 2021**

**Saddle Ridge Farms IV PUD**

**2021-Z-TRS-0394**

Staff has reviewed the requested application and provides the following comments:

1. Please provide a Conceptual Site Plan showing the location of amenities including but not limited to: motocross track, skeet/trap shooting range, clubhouse, as well as any other active recreational areas.
2. Plan should include approximate location and size of common open space.
3. Please specify the subclassification of PUD you are requesting. Mixed Use MPUD or Residential RPUD. Update throughout the Development Agreement.
4. The Development of the MPUD shall occur in one phase and shall be limited to what is depicted on the Conceptual Site Plan.
5. Provide a list of permitted uses such as: All agricultural pursuits including silvicultural operations, private recreational facilities including; six existing cabins, motocross course, fishing dock, skeet/trap shooting range, hunting, camping, and other passive recreational uses.
6. All other uses not specifically listed as Permitted Uses shall be prohibited.
7. Development Standards: All structures shall adhere the minimum dimensional requirements of the A-1 zoning. Future Accessory structures may be added as long as they comply with the minimum yard requirements and proper building permits are obtained.
8. Landscape Buffer: Required landscaping shall comply with the minimum requirements of Section 72-284 of the Zoning Ordinance as amended, outside of the existing developed area. Existing native vegetation may be used to meet this requirement. At least 50% of new, planted landscaping shall be native species that is drought tolerant. Due to the presence of wetlands associated on this property, landscape material will be provided to supplement the existing developed area to the maximum extent feasible.
9. Off-street Parking and Loading Requirements: Provide a plan depicting parking for the clubhouse, including handicap parking.
10. Signs: No signage shall be permitted as part of this development.
11. Illumination: No site lighting is proposed as part of this development.
12. Common Open Space: A minimum of 20% common open space is required for this PUD. Useable open space may be in the form of active or passive recreational areas with residents having physical access to the space. Passive facilities such as picnic tables and nature trails shall be placed in a manner that functions with the site's natural amenities or recreational needs. Examples of active recreational useable space are playgrounds, free play areas, nature trails, fishing ponds, hunting areas, motocross tracks, swimming pools

and tennis courts.

To further the county's efforts of tree protection, ten percent of common open space shall be preserved in a natural state (passive recreational uses may be permitted).

Common open or public space should have the following qualities: Accessibility, visibility, security and interconnection (either physical or visual).

Its location, shape, size and character shall be illustrated on the master development plan.

Provisions for maintenance of the common open space shall be provided in the development agreement.

13. Sewage Disposal and Potable Water Facilities: Provisions for sewage disposal and potable water needs of the PUD shall be provided by private potable water wells and On Site Treatment and Disposal Systems (OSTDS) in accordance with the Comprehensive Plan, the Land Development Code and Florida Administrative Code 64E-6. Existing OSTDS shall be permitted subject to approval by the State of Florida, Volusia County, Health Department.
14. Access and Transportation System Improvements: All access and transportation system improvements shall be provided in accordance with the land development code. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:
15. Access: Access to the project shall be provided via a 30-foot wide ingress & egress easement (O.R. 6560, PG 889) controlled by Saddle Ridge Farms III
16. Fire Protection: The applicant is responsible for providing adequate on site water supply and other fire protection improvements to serve the PUD project. The required design, capacity, and location of the water supply and other fire protection improvements shall be determined by the Volusia County Fire Marshall's office.
17. Other requirements: Change Building Department to Building Division.
18. Expiration of Development Agreement: The Applicant shall file an Overall Development Plan or Conceptual Site Plan within five (5) years of the effective date of this Order and Resolution. Failure to timely file said final site plan or overall development plan shall immediately render the development agreement null and void, unless the zoning enforcement official, for good cause shown, approves a minor amendment to the extend the time period indicated in this paragraph.
19. Conceptual Approval: The parties hereto acknowledge that reductions in density and/or intensity may and do occur; and that minor changes to roadway design, actual location of parking spaces, specific locations for land uses, and locations and design of stormwater storage, landscape buffers and upland buffers may result to comply with the land development code. A request for such an amendment shall be reviewed by the zoning enforcement official and may be processed as a minor amendment in accordance with section 72-289 of the zoning code. The Applicant agrees to revise and record the Revised

Preliminary Plan which reflects any such changes with the Clerk of the Court immediately following the expiration of the 30 day period for appealing Development Review Committee (DRC) decisions to the County Council.

**Inter-Office  
Memorandum**



**TO:** Darren Ebersole, Planner II **DATE:** August 29, 2021  
**FROM:** Samantha J. West, Environmental Specialist III  
**SUBJECT:** Parcel #: 4811-00-00-0012  
Case #: PUD-21-106

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Environmental Permitting (EP) has reviewed the application for a rezoning from the Prime Agriculture (A-1) and Resource Corridor (RC) zoning classifications to the Planned Unit Development (PUD) with a Mixed-use (M) sub-classification for a ±85.55-acre site. EP provides the following report for the requested rezoning:

**Overview**

The subject property is located within the Little Haw Creek watershed and the Natural Resource Management Area (NRMA), an overlay that ensures that development does not adversely impact the quality and quantity of existing resources.

**Review Criteria and Analysis**

*Wetlands*

The subject property contains unpermitted impacts to wetlands and the required 50-foot wetland buffers. Pursuant to Section F, of the Development Agreement, an after-the-fact Wetland Alteration Permit for the restoration and/or mitigation of the impacted areas and a conservation easement, is required to be submitted and approved within 60 days of approval of this Development Agreement.

*Tree Preservation*

The subject property will remain exempt from Division 10 *Tree Preservation* for agricultural uses, except for the area subject to a conservation easement. The Development Agreement retains the provision from the Zoning Ordinance of a maximum lot clearance of 20 percent within the Environmental Systems Corridor land use designation.

*Protected Species*

The subject property has been identified as containing suitable habitat for the gopher tortoise. The gopher tortoise is a Candidate species for federal protection and designated as threatened in the State of Florida.

**Recommendation**

EP staff does not object to the proposed rezoning from the Prime Agriculture (A-1) and Resource Corridor (RC) zoning classifications to the Planned Unit Development (PUD) with a Mixed-use (M) sub-classification. However, future development of the site must comply with the applicable requirements of the Land Development Code, in addition to the specific environmental requirements stated in the Development Agreement.

# Carter Environmental Services

## Saddle Ridge Farms IV Existing and Proposed Site Conditions August 2021

### 1.0 INTRODUCTION

The applicant is seeking to rezone the property to allow for the existing cabins, trap shooting area, and motorcycle riding area. The applicant is proposing to restore all historic wetland impacts as well as over 1-acre of upland buffer. The applicant is also proposing an onsite conservation easement to offset any additional upland buffer impacts that are not to be restored.

### 2.0 EXISTING SITE CONDITIONS

#### **1. Zoning Classification**

The subject parcel contains both A-1 and RC zoning.

#### **2. Future Land Use Designation**

The future land use designation for the subject parcel is AR and ESC.

#### **3. Future Land Use Overlays**

The subject parcel is within the Natural Resource Management Area (NRMA).

#### **4. Soils**

The *Soil Survey of Volusia County, Florida* indicates the following soil types within the property:

Hontoon mucky peat (27). This very poorly drained soil occurs in freshwater swamps and marshes within the flatwoods. During most years, the water table is at or above the soil surface for 6 to 9 months and within 10" of the surface for 6 months or more.

Immokalee sand (29). This nearly level, poorly drained sandy soil generally occurs in broad areas in the flatwoods, in low areas between sand ridges, or in slightly elevated areas between ponds and sloughs. The water table is within 10" of the surface for 1 to 2 months in most years and between 10 and 40" more than half the time.

Myakka fine sand (32). This nearly level, poorly drained soil is in the flatwoods. The water table is within 12 inches of the surface from June to November and commonly within 40" of the surface the rest of the year.

## 5. Vegetative Community Types

The proposed project area has multiple community types. The property is characterized by seven (7) generalized vegetative communities per Florida Land Use, Cover, and Forms Classification System [(FLUCFCS) Florida Department of Transportation (FDOT), State Topographic Bureau, Thematic Mapping Section, 1999)].

### Upland Communities

Multiple Dwelling Units (FLUCFCS 134) - A small portion of the site has multiple structures surrounding a man-made pond. This area is maintained and has little other than bahiagrass.

Other Recreational (FLUCFCS 189) - Two areas of the site are used for recreation including a shooting range and a motor cross track. Species in these areas include bahiagrass and scattered slash pine (*Pinus elliotii*).

Pine Flatwoods (FLUCFCS 411) - This community has a canopy of slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with bitter gallberry (*I. glabra*), saw palmetto (*Serenoa repens*) and bracken fern (*Pteridium aquilinum*).

Pine Flatwoods/Pine Plantation (FLUCFCS 441) - This community has a canopy of slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with, bitter gallberry (*I. glabra*), saw palmetto (*Serenoa repens*) and bracken fern (*Pteridium aquilinum*).

### Wetland Communities

Bay Swamps (FLUCFCS 611) - The majority of the onsite wetlands are associated with a larger wetland system that extends well offsite. Species in this area include slash pine (*Pinus elliotii*), bald cypress (*Taxodium distichum*), dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), red maple (*Acer rubrum*) and sweetgum (*Liquidambar styraciflua*). The understory and is vegetated with fetterbush (*Lyonia lucida*), highbush blueberry (*Vaccinium corymbosum*) Virginia chain fern (*Woodwardia virginica*) and pipewort (*Eriocaulon* sp.).

Wetland Forested Mixed (FLUCFCS 616) - A portion of a non-forested wetland exists along the eastern property boundary. Species in this area include a variety of herbaceous wetland grasses.

Cypress (FLUCFCS 621) - Approximately half of a cypress dome is located along the westerly half of the northern property line. Species in this community are dominated by bald cypress (*Taxodium distichum*).

## 6. Wildlife and Protected Species

Indicators such as scat, tracks, calls, etc. were used to determine if a species is found on-site. The species observed were typical for the habitat in northeast Florida. Some of the observations included whitetail deer (*Odocoileus virginianus*) and raccoon (*Procyon lotor*) tracks. CES has also performed a review of the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, and a detailed description of those findings is outlined below. No protected plant species were observed on the site.

Florida Scrub -Jay (*Aphelocoma coerulescens*) – This species requires well drained soils with scrub habitat which does not exist on the site.

Eastern Indigo Snake (*Drymarchon couperi*) – This species is a commensal species of the gopher tortoise and both require soils that have a relatively deep water table. As there are no gopher tortoises or their habitats on the site and the site has a high groundwater table, the likelihood of this species being on the site is very low.

Gopher Tortoise (*Gopherus polyphemus*) – The gopher tortoise typically resides in soils that are somewhat poorly drained to excessively well drained. The onsite depth to water table is not adequate to support gopher tortoises, and the likelihood of their occurrence is low. Additionally, any proposed activity associated with this project would not result to any impacts to gopher tortoises or their habitats.

Florida Sandhill Crane (*Grus canadensis pratensis*) – Suitable habitat for this species does exist onsite, however the proposed project will not result in any impact to those areas.

Gopher Frog (*Lithobates capito*) – The gopher frog is a commensal of the gopher tortoise and is dependent on the use of their burrows for survival. As there are no gopher tortoises on the site, the likelihood of this species occurring on the site is low.

Wood Stork (*Mycteria americana*) – Wood stork habitat does exist on the site, however the proposed project involves wetlands restoration and no direct wetland impact. That in conjunction with the limited use of the facility will result in an overall positive influence on the species.

Red-cockaded Woodpecker (*Picoides borealis*) – This species prefers old growth longleaf pine stands that do not occur on or near the site. They have been known

to inhabit large slash pine trees, and the ongoing timber management associated with this project are more likely to benefit the species than to take away from it.

#### **7. Flood Plain**

The subject parcel is within flood zones X and A.

#### **8. Sewer and Potable Water**

Sewer and potable water are not available from any municipality in this area.

#### **9. Air Quality**

The proposed project entails several dwellings, that experience seldom use. The limited use and its nature in conjunction with the abundance of open space and surrounding forest render the impact to air quality de minimis.

#### **10. Land Clearance**

The proposed project does not include any land clearing.

#### **11. Surface and Stormwater Management**

The site is generally flat, with uplands slightly higher in elevation than the adjacent wetlands. The limited stormwater generated from the structures will either be adequately filtered through upland buffers or directed into the existing pond.

#### **12. Outstanding Florida Springs**

There are no outstanding Florida springs on or near the subject parcel.

#### **13. Outstanding Florida Waters**

There are no outstanding Florida waters on the subject parcel.

#### **14. Wetlands**

The proposed project will result in no wetland impacts, however a wetlands alteration permit is being applied for in order to correct historic wetland impacts via restoration.

#### **15. Tree Preservation**

Tree Preservation does not apply to agricultural operations.

#### **16. Wellhead Protection Zones**

The subject parcel does not fall within a wellhead protection zone.

#### **17. Sea Level Rise**

The subject parcel will not be impacted by sea level rise by 2100.

### **3.0 PROPOSED SITE CONDITIONS**

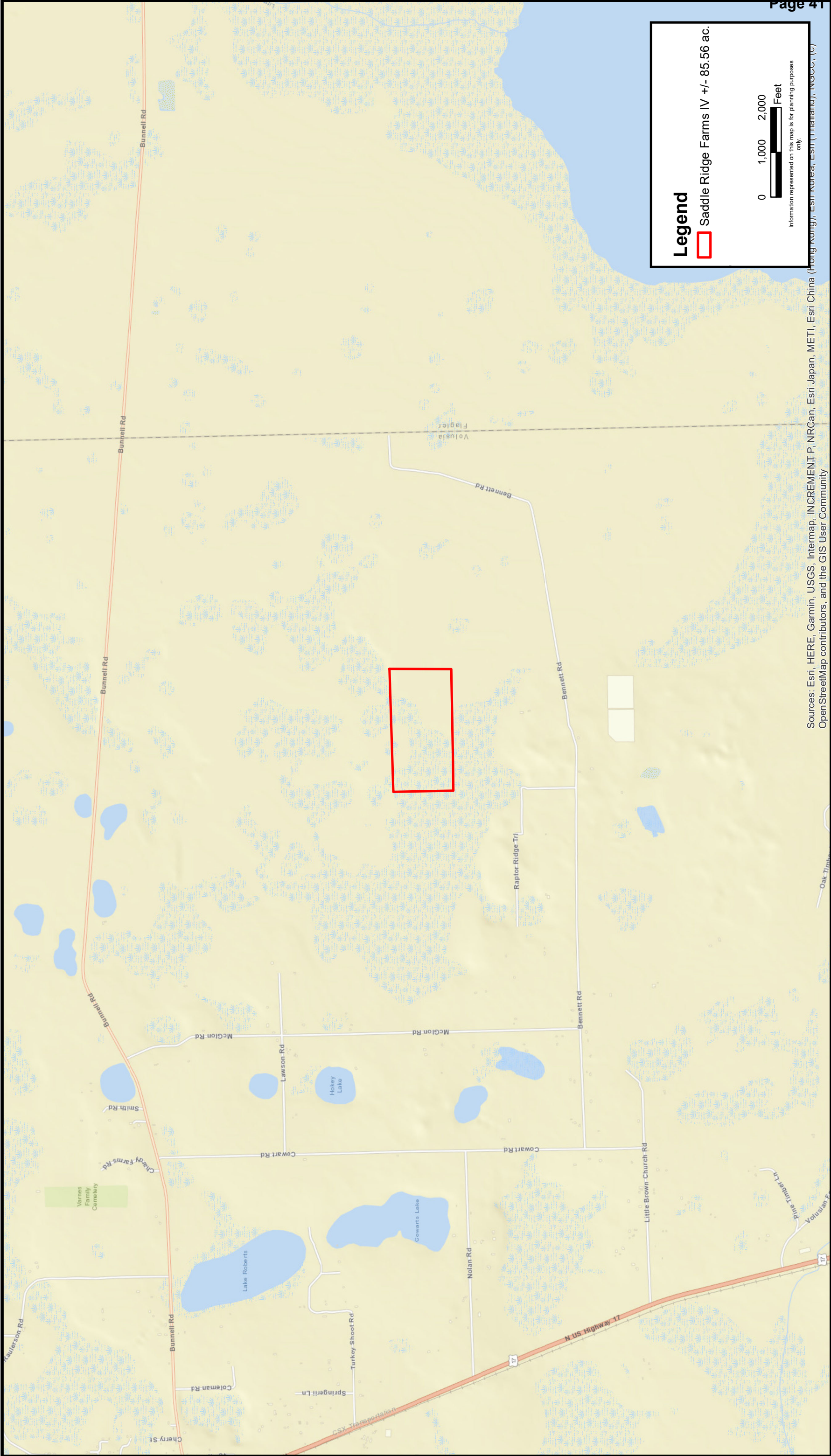
The proposed site conditions are very similar to the existing site conditions, and would result in multiple structures and recreational areas on the site. The applicant is proposing to restore all historic wetland impacts, restore over an acre of upland buffer impact, and place additional areas under a conservation easement to offset any functional loss associated with the upland buffer that is not to be restored. Upon completion, the proposed project will result in no wetland impact and limited impact to upland buffer. Additionally, the proposed project provides additional habitats and microclimates that are far more beneficial to wildlife than the monoculture of pine plantation surrounding the area.

### **4.0 MITIGATION PLAN**

Please see attached restoration plan.

### **5.0 CONCLUSION**

Based on the review of the site and considering the proposed project will result in no wetland impact, the likelihood of the project to have any negative affect on natural resources is very low. In its proposed condition, the project will provide habitat for a wide range of native species without having any negative impact on any listed species or their habitats. Additionally, the proposed project would have no direct impact to any of the wetlands on or near the subject parcel. Any upland buffer impacts that are not restored will be mitigated for via onsite preservation.

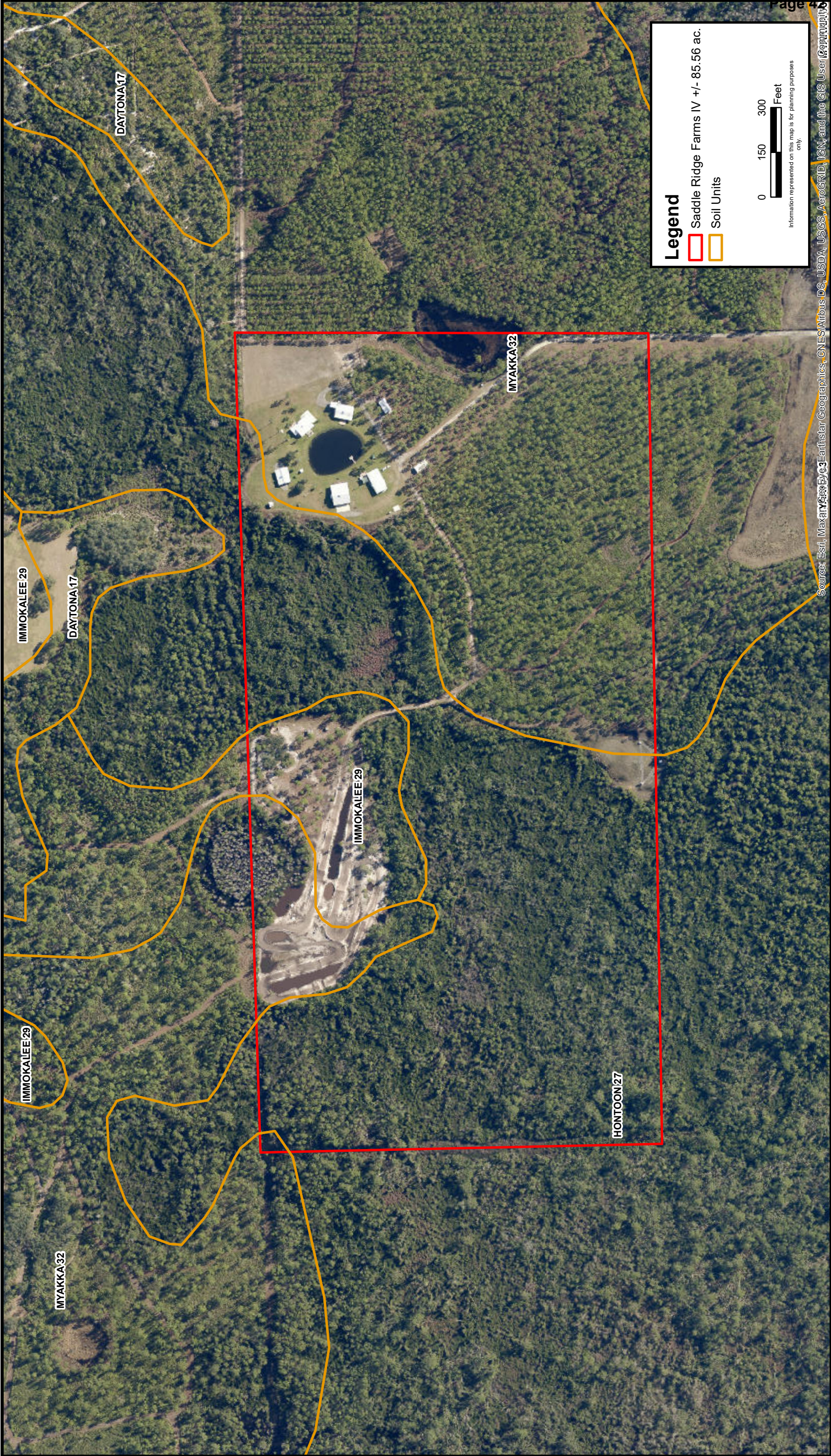


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (The Netherlands), Swire, OpenStreetMap contributors, and the GIS User Community

**CARTER ENVIRONMENTAL SERVICES, INC.**  
**CES**  
 42 Masters Drive  
 Deltona, FL 32084  
 904-546-1786  
[www.carterenv.com](http://www.carterenv.com)

Location Map  
**Saddle Ridge Farms**  
 Volusia County, Florida

Project:	5.20496
Date:	August 2021
Figure:	1



**Legend**

- Saddle Ridge Farms IV +/- 85.56 ac.
- Soil Units

Information represented on this map is for planning purposes only.

0 150 300 Feet

Source: Esri, Maxar, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


**CARTER ENVIRONMENTAL SERVICES, INC.**  
**CES**  
 42 Masters Drive  
 Seaside, FL 32084  
 904-546-1786  
[www.carterenv.com](http://www.carterenv.com)

Soils Map  
**Saddle Ridge Farms**  
 Volusia County, Florida

Project:	5.20496
Date:	August 2021
Figure:	2








**Legend**

 Saddle Ridge Farms IV +/- 85.56 ac.

**National Wetlands Inventory**

**SYSTEM**

-  E
-  L
-  M
-  P
-  R



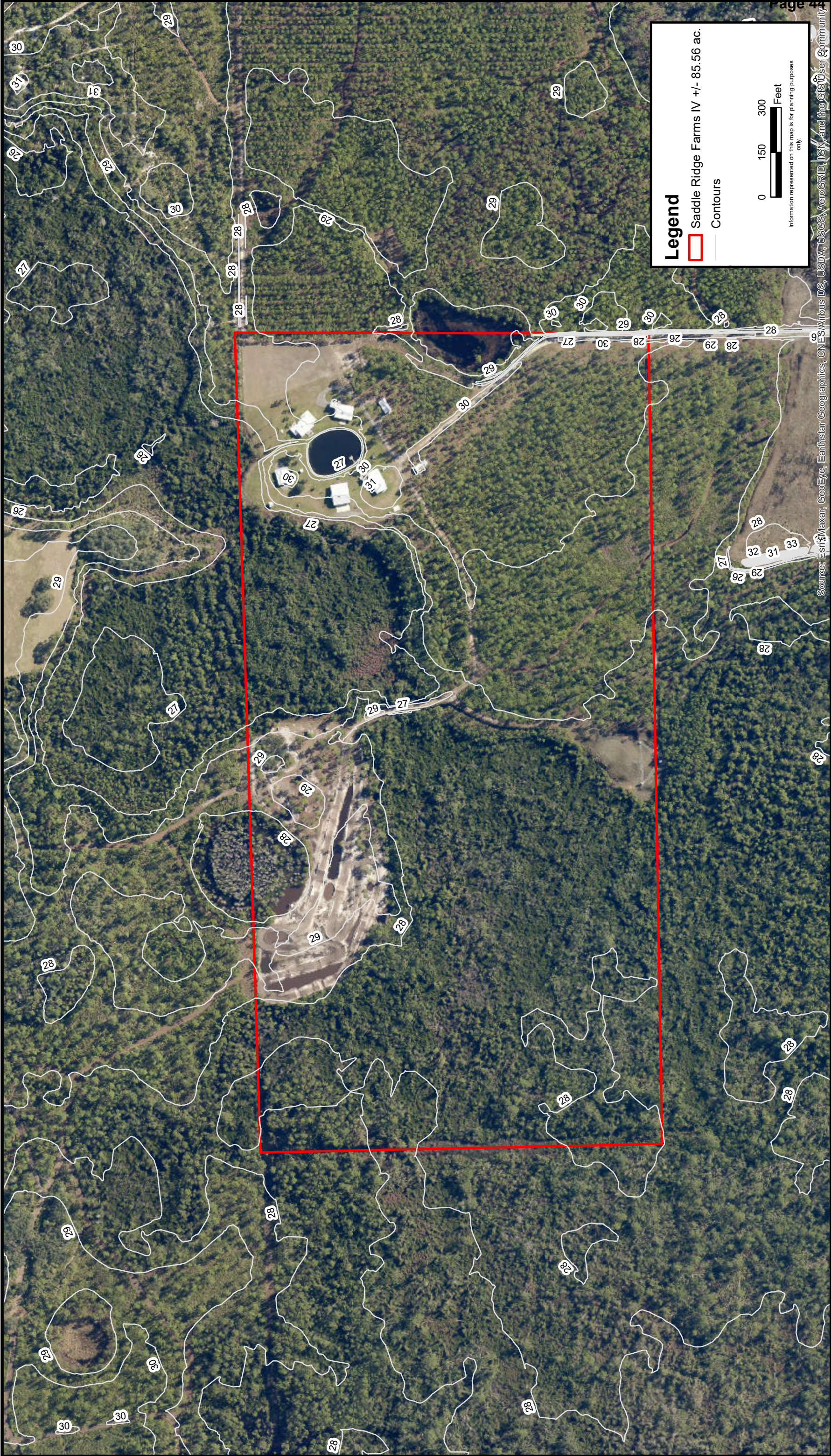
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**CARTER ENVIRONMENTAL SERVICES, INC.**  
**CES**  
 42 Masters Drive  
 Jacksonville, FL 32084  
 904-546-1786  
[www.carterenv.com](http://www.carterenv.com)

National Wetlands Inventory  
**Saddle Ridge Farms**  
 Volusia County, Florida

Project:	5.20496
Date:	August 2021
Figure:	3



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- Saddle Ridge Farms IV +/- 85.56 ac.
- Contours

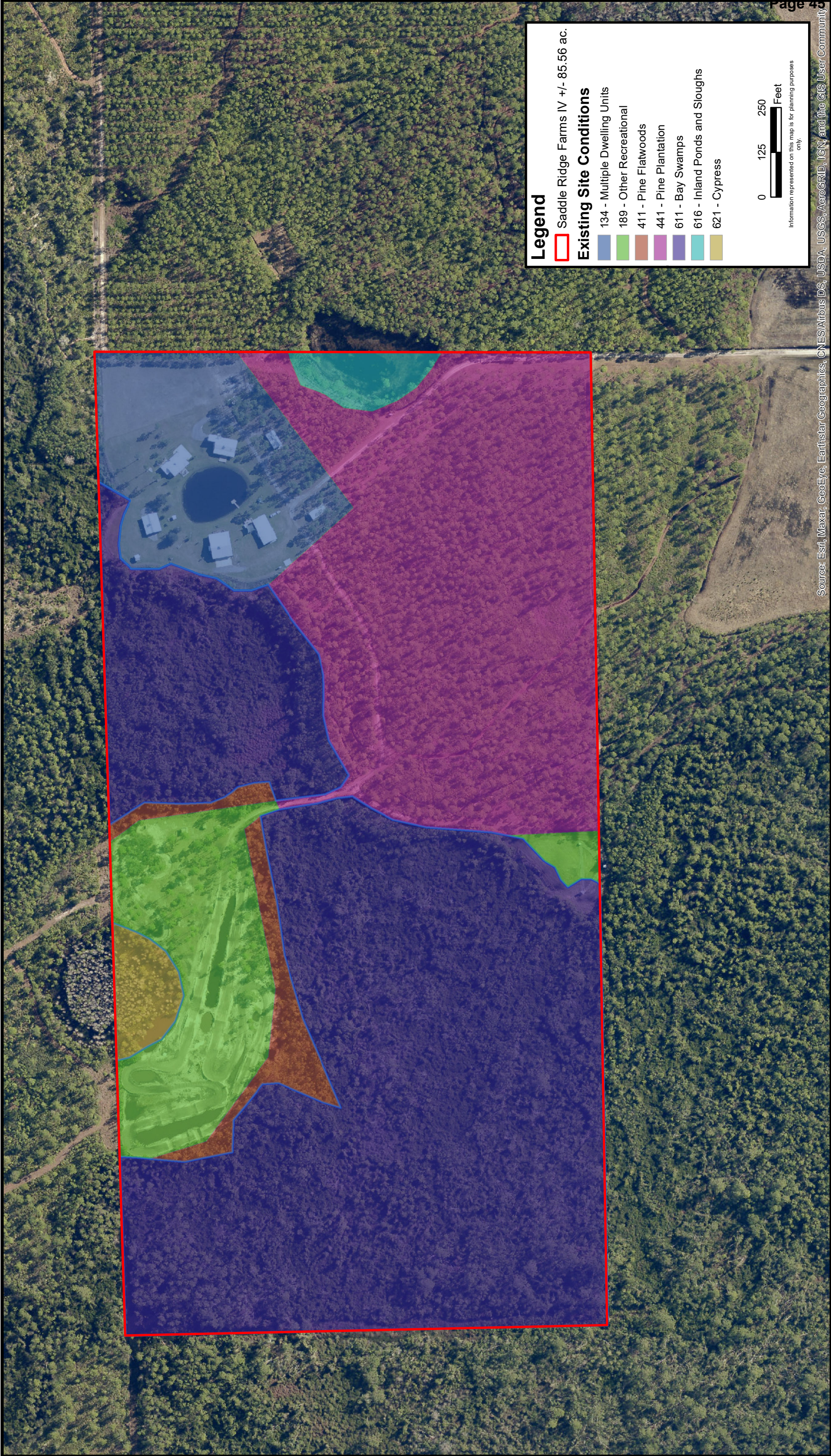
Information represented on this map is for planning purposes only.

0 150 300 Feet

Project:	5.20496
Date:	August 2021
Figure:	4

Contour Map  
**Saddle Ridge Farms**  
 Volusia County, Florida

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 www.carterenv.com  
 42 Masters Drive  
 Orlando, FL 32084  
 804-546-1786



**Legend**

- Saddle Ridge Farms IV +/- 85.56 ac.

**Existing Site Conditions**

- 134 - Multiple Dwelling Units
- 189 - Other Recreational
- 411 - Pine Flatwoods
- 441 - Pine Plantation
- 611 - Bay Swamps
- 616 - Inland Ponds and Sloughs
- 621 - Cypress

Information represented on this map is for planning purposes only.

0 125 250 Feet

Source: Esti, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.

**CES**

42 Masters Drive  
 Seaside, FL 32084  
 904-546-1786

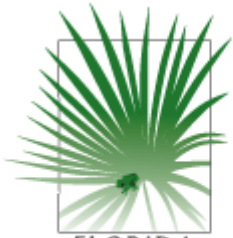
www.carterenv.com

Existing Site Conditions

**Saddle Ridge Farms**

Volusia County, Florida

Project:	5.20496
Date:	August 2021
Figure:	5



1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

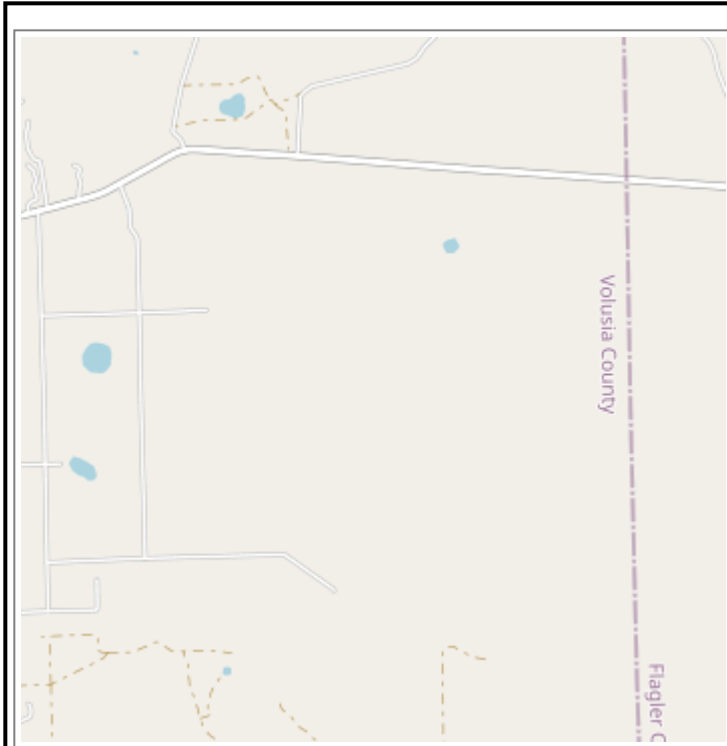
#### UNOFFICIAL REPORT

Created 8/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 2 Matrix Units: 45214 , 45587



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 45214

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Baygall</i>	G4	S4	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	LT	FT
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T2	S2	N	N

#### Matrix Unit ID: 45587

0 **Documented** Elements Found0 **Documented-Historic** Elements Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	LT	FT
<i>Scrub</i>	G2	S2	N	N
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T2	S2	N	N

**Matrix Unit IDs: 45214 , 45587**33 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Aphelocoma coerulescens</a> Florida Scrub-Jay	G2	S2	LT	FT
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
<a href="#">Asplenium heterosiliens</a> Wagner's Spleenwort	GNA	S1	N	N
<i>Calamintha ashei</i> Ashe's Savory	G3	S3	N	T
<a href="#">Calopogon multiflorus</a> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Carex chapmanii</i> Chapman's Sedge	G3	S3	N	T
<a href="#">Centrosema arenicola</a> Sand Butterfly Pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont Jointgrass	G3	S3	N	T
<i>Conradina grandiflora</i> Large-flowered Rosemary	G3	S3	N	T
<a href="#">Deeringothamnus rugelii</a> Rugel's Pawpaw	G1	S1	LE	E
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S3	LT	FT
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Grus canadensis pratensis</a> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Gymnopogon chapmanianus</i> Chapman's Skeletongrass	G3	S3	N	N
<a href="#">Hartwrightia floridana</a> Hartwrightia	G2	S2	N	T
<a href="#">Helianthus carnosus</a> Lake-side Sunflower	G1G2	S1S2	N	E
<a href="#">Heterodon simus</a> Southern Hognose Snake	G2	S2	N	N
<a href="#">Illicium parviflorum</a> Star Anise	G2	S2	N	E
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	T
<a href="#">Lithobates capito</a> Gopher Frog	G3	S3	N	SSC
<a href="#">Litsea aestivalis</a> Pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E

<a href="#">Monotropsis reynoldsiae</a> Pygmy Pipes	G1Q	S1	N	E
<a href="#">Mustela frenata peninsulae</a> Florida Long-tailed Weasel	G5T3	S3	N	N
<a href="#">Nemastylis floridana</a> Celestial Lily	G2	S2	N	E
<a href="#">Neofiber alleni</a> Round-tailed Muskrat	G3	S3	N	N
<a href="#">Nolina atopocarpa</a> Florida Beargrass	G3	S3	N	T
<a href="#">Notopthalmus perstriatus</a> Striped Newt	G2G3	S2	C	N
<a href="#">Picoides borealis</a> Red-cockaded Woodpecker	G3	S2	LE	FE
<a href="#">Pteroglossaspis ecristata</a> Giant Orchid	G2G3	S2	N	T
<a href="#">Pycnanthemum floridanum</a> Florida Mountain-mint	G3	S3	N	T
<a href="#">Rudbeckia nitida</a> St. John's Blackeyed Susan	G3	S2	N	E
<a href="#">Salix floridana</a> Florida Willow	G2	S2	N	E

**Disclaimer**

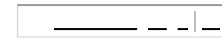
The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



(386) 736-5901



[Home](#) / Parcel Summary for 5014622

[Summary](#) [Tax Estimate](#) [Permits](#) [Map](#) [Pictometry](#) [Print](#)

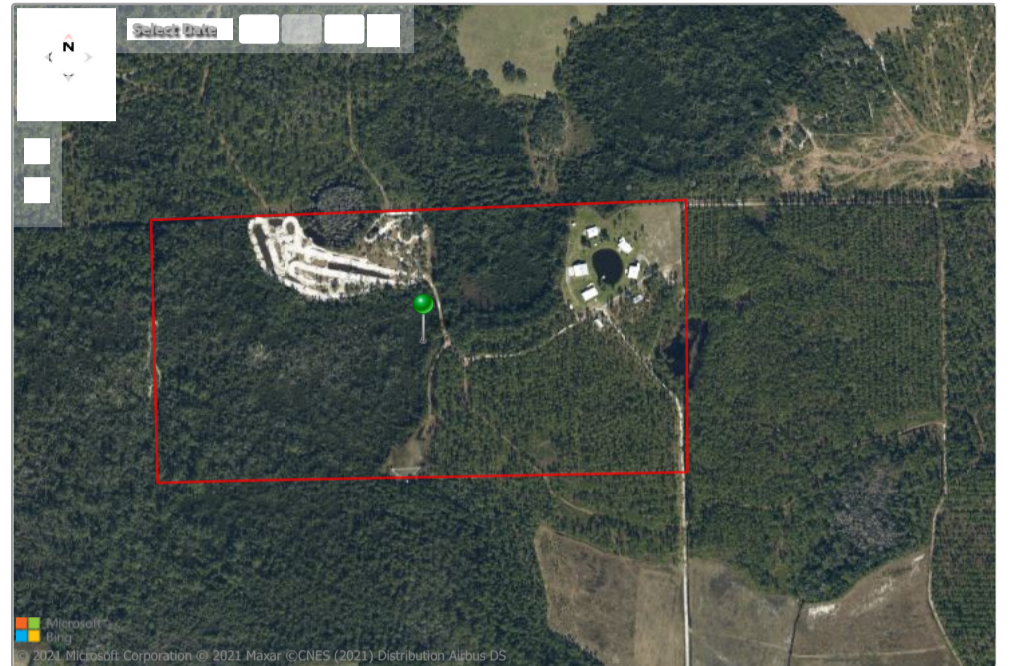
**Alternate Key:** 5014622  
**Parcel ID:** 481100000012  
**Township-Range-Section:** 14 - 28 - 11  
**Subdivision-Block-Lot:** 00 - 00 - 0012

**Business Name:**  
**Owner(s):** SADDLE RIDGE FARMS IV - 100  
**Mailing Address On File:** PO BOX 730985  
 ORMOND BEACH FL 32173  
[Update Mailing Address](#)

**Physical Address:** 760 BENNETT RD, PIERSON 32180

**Building Count:** 5  
**Neighborhood:** 1160 - SEVILLE AREA  
[Neighborhood Sales](#)

**Subdivision Name:**  
**Property Use:** 5600 - TIMBERLAND IDX 70-79  
**Tax District:** 100-UNINCORPORATED - WESTSIDE  
**2020 Certified Millage Rate:** 19.7716  
**Homestead Property:** No - [Apply for Homestead Online](#)  
**Agriculture Classification:** Yes - [Additional Information](#)  
**Legal 1:** 11-14-28 N 1/2 OF NE 1/4 PER OR 3126 PG 0583 PER OR 4735 PG  
**Legal 2:** 4220 PER OR 5365 PG 1371



[Values & Exemptions](#) [Land & Buildings](#) [Sales](#) [Legal](#)



**Property Values**

Tax Year:	2021 Working	2020 Final	2019 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$573,686	\$541,920	\$534,365
<b>Land Value:</b>	\$198,000	\$198,000	\$198,000
<b>Just/Market Value:</b>	\$771,686	\$739,920	\$732,365

[Back to Top](#)

**Tax Roll Values by Taxing Authority**

Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2020 CERTIFIED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

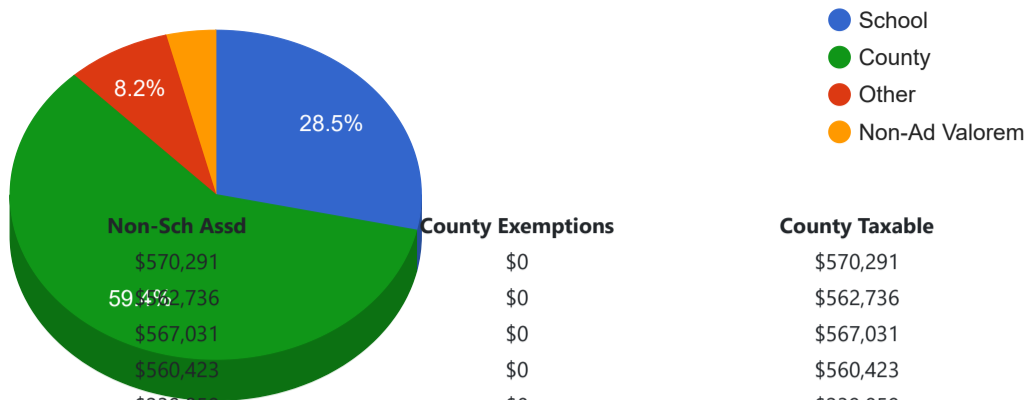
Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$771,686	\$602,057	\$0	\$602,057	1.5000	\$903.09
0012 DISCRETIONARY	\$771,686	\$602,057	\$0	\$602,057	0.7480	\$450.34
0011 REQ LOCAL EFFORT	\$771,686	\$602,057	\$0	\$602,057	3.6590	\$2,202.93
0510 FIRE DISTRICT	\$771,686	\$602,057	\$0	\$602,057	3.8412	\$2,312.62
0050 GENERAL FUND	\$771,686	\$602,057	\$0	\$602,057	5.4500	\$3,281.21
0055 LIBRARY	\$771,686	\$602,057	\$0	\$602,057	0.5174	\$311.50
0310 VOLUSIA COUNTY MSD	\$771,686	\$602,057	\$0	\$602,057	2.1083	\$1,269.32
0058 VOLUSIA ECHO	\$771,686	\$602,057	\$0	\$602,057	0.0000	\$0.00
0057 VOLUSIA FOREVER	\$771,686	\$602,057	\$0	\$602,057	0.1052	\$63.34
0059 VOLUSIA FOREVER I&S 2005	\$771,686	\$602,057	\$0	\$602,057	0.0783	\$47.14
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$771,686	\$602,057	\$0	\$602,057	0.0320	\$19.27
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$771,686	\$602,057	\$0	\$602,057	0.2287	\$137.69
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$771,686	\$602,057	\$0	\$602,057	1.5035	\$905.19
					19.7716	\$11,903.63

**Non-Ad Valorem Assessments**

Project	#Units	Rate	Amount
5030-VOLUSIA COUNTY STORMWATER	6.67	\$72.00	\$153.68

Estimated Ad Valorem Tax:	\$11,903.63
Estimated Non-Ad Valorem Tax:	\$153.68
<b>Estimated Taxes:</b>	<b>\$12,057.31</b>
Estimated Tax Amount without SOH/10CAP	\$15,411.15

Where your tax dollars are going:



[B](#)

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2020	\$198,000	\$541,920	\$739,920	\$570,291	\$0	\$570,291	\$0
2019	\$198,000	\$534,365	\$732,365	\$562,736	\$0	\$562,736	\$0
2018	\$153,690	\$538,660	\$692,350	\$567,031	\$0	\$567,031	\$0
2017	\$115,850	\$533,912	\$649,762	\$560,423	\$0	\$560,423	\$0
2016	\$120,500	\$224,412	\$344,912	\$239,859	\$0	\$239,859	\$0
2015	\$120,500	\$221,185	\$341,685	\$218,570	\$0	\$218,570	\$0
2014	\$127,500	\$178,536	\$306,036	\$199,216	\$0	\$199,216	\$0
2013	\$149,500	\$182,533	\$332,033	\$199,929	\$0	\$199,929	\$0
2012	\$94,100	\$160,590	\$254,690	\$182,270	\$0	\$182,270	\$0

[Back to Top](#)

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123 W. Indiana Ave. Room 102  
DeLand, FL 32720  
(386) 736-5901

from 7:30 a.m. to 5:00 p.m.  
Monday through Friday

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## Photographs

Facing east, from the deck of the clubhouse, showing the pond, dock and individual private recreational facilities (cabins).



Facing west, showing the pond, dock, clubhouse and individual private recreational facilities (cabins).



Facing south, showing a close up of the clubhouse.



Facing south, showing the pond, dock, clubhouse and individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Showing individual private recreational facilities (cabins).



Facing south, showing existing mobile home being used as an individual private recreational facilities (cabins).



Facing southwest, showing existing motocross track.



Facing southeast, from existing motocross track.



Facing west, showing existing motocross track.



Facing east, showing existing trap/skeet shooting facility.



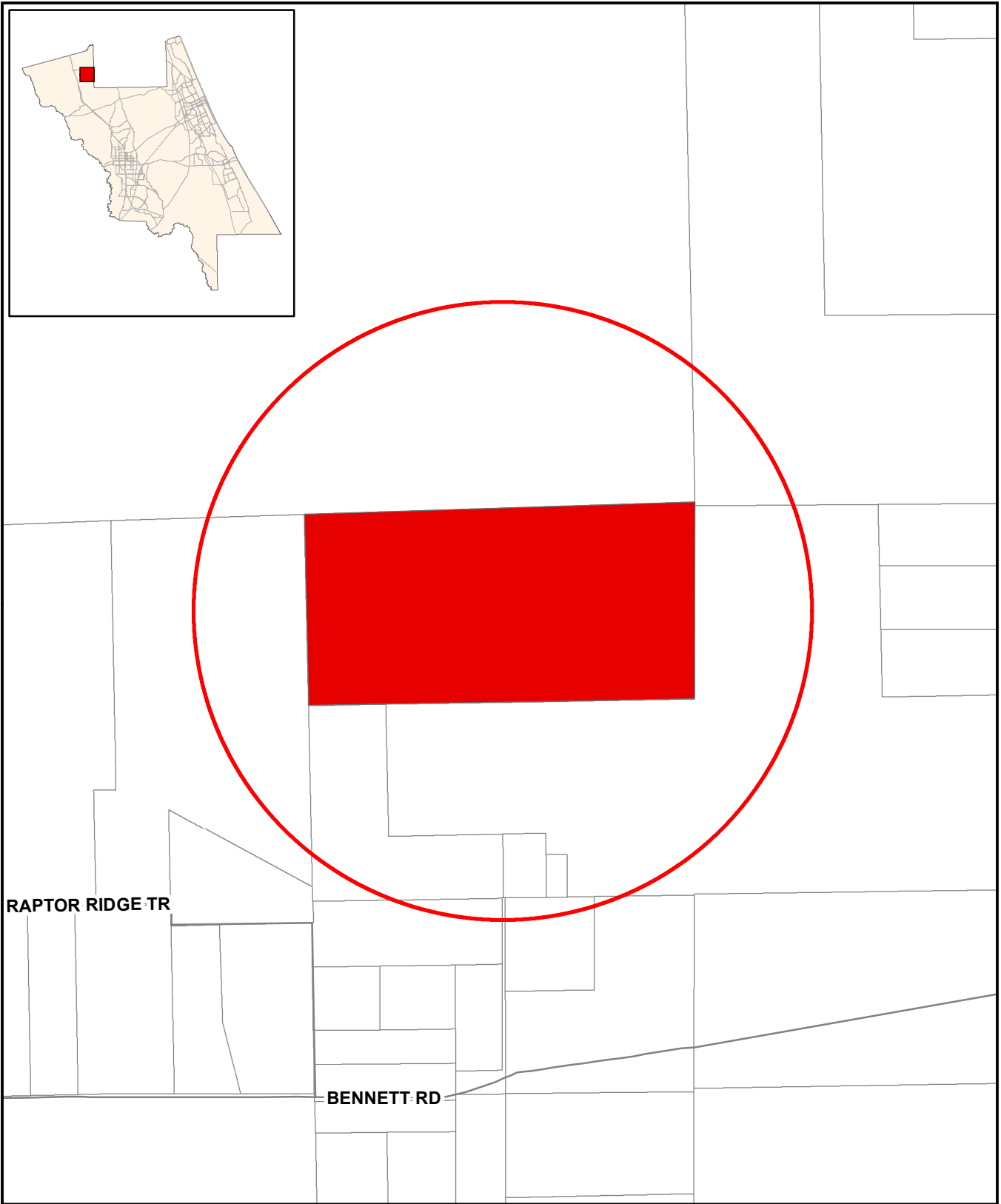
Facing south, showing existing trap/skeet shooting facility.



Facing north, showing existing rifle gun range facility.



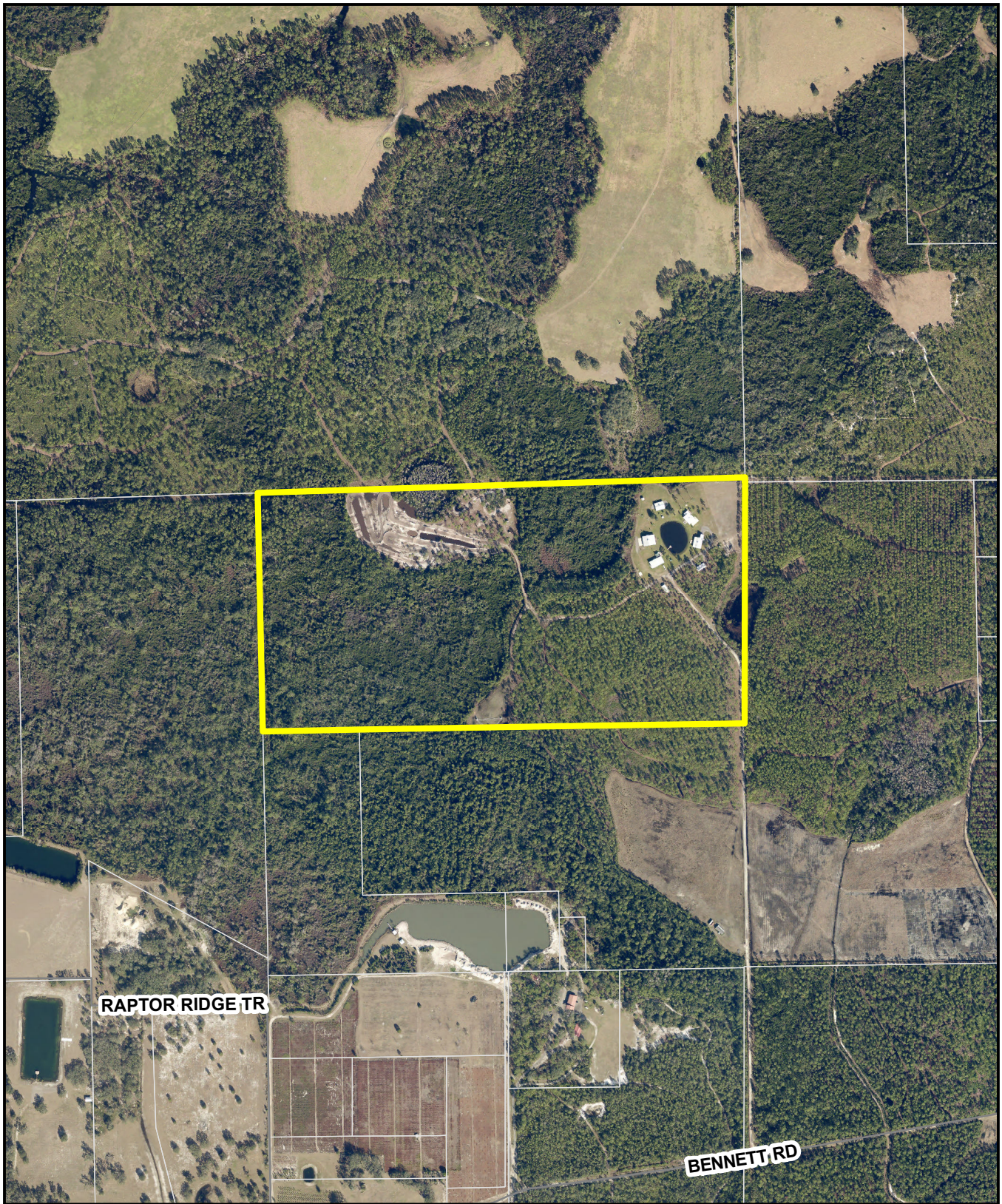
**PROPERTY LOCATION  
PUD-21-106**



 SUBJECT PROPERTY



1" = 1,000'  
6/2/2021

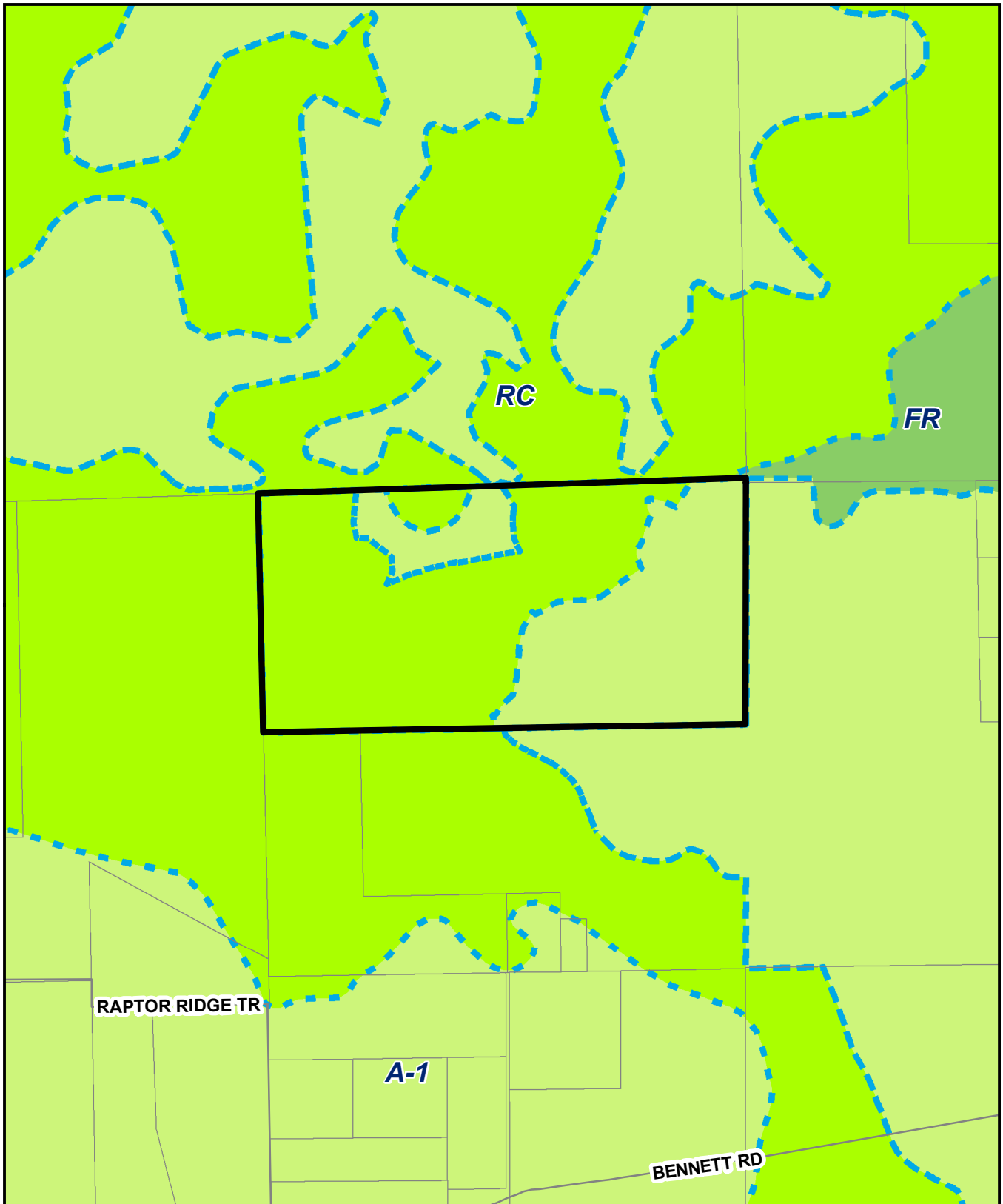


 SUBJECT PROPERTY

IMAGE DATE 2018



1" = 800'  
6/2/2021




 SUBJECT PROPERTY

 ZONING BNDY

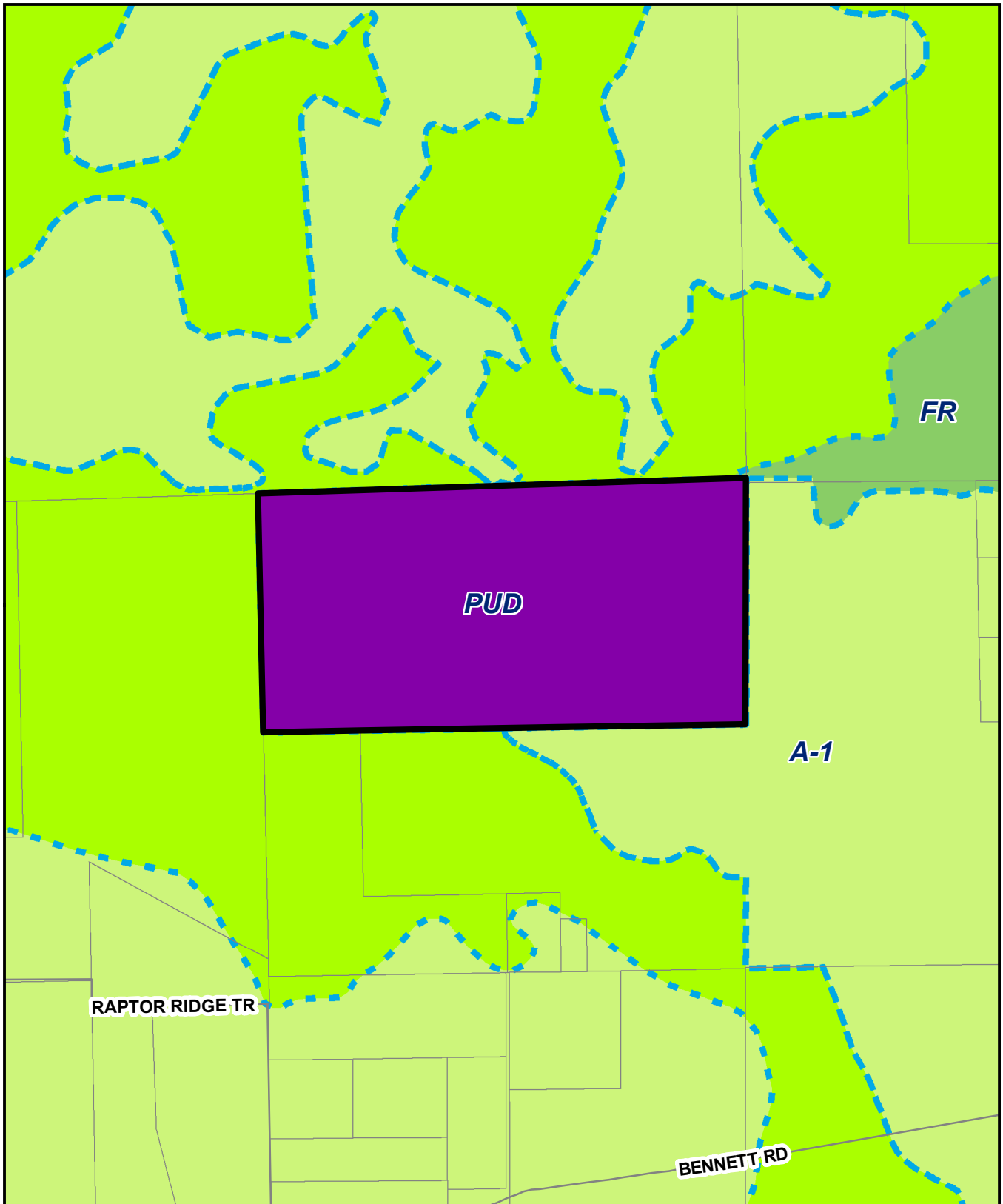
 FORESTRY RESOURCE

 AGRICULTURAL

 RESOURCE CORRIDOR

FROM: RC/A-1  1" = 800'  
TO: PUD 8/10/2021

ZONING CLASSIFICATION - PROPOSED Page 63 of 65  
PUD-21-106



 SUBJECT PROPERTY

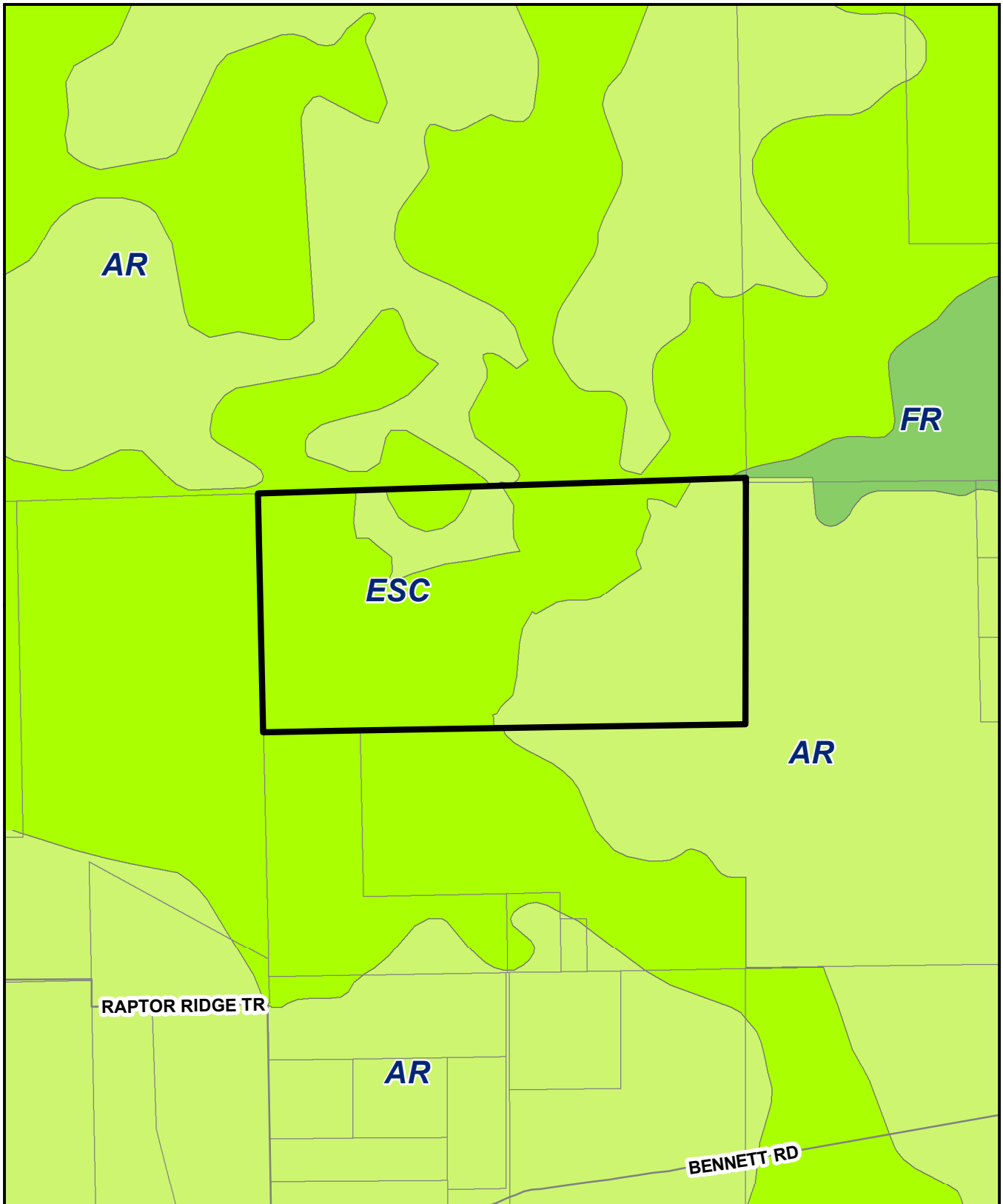
 ZONING BNDY     FORESTRY RESOURCE  
 AGRICULTURAL     RESOURCE CORRIDOR

FROM: RC/A-1  
TO: PUD



1" = 800'  
8/10/2021

FUTURE LAND USE  
PUD-21-106



 SUBJECT PROPERTY

 AGRICULTURE RESOURCE

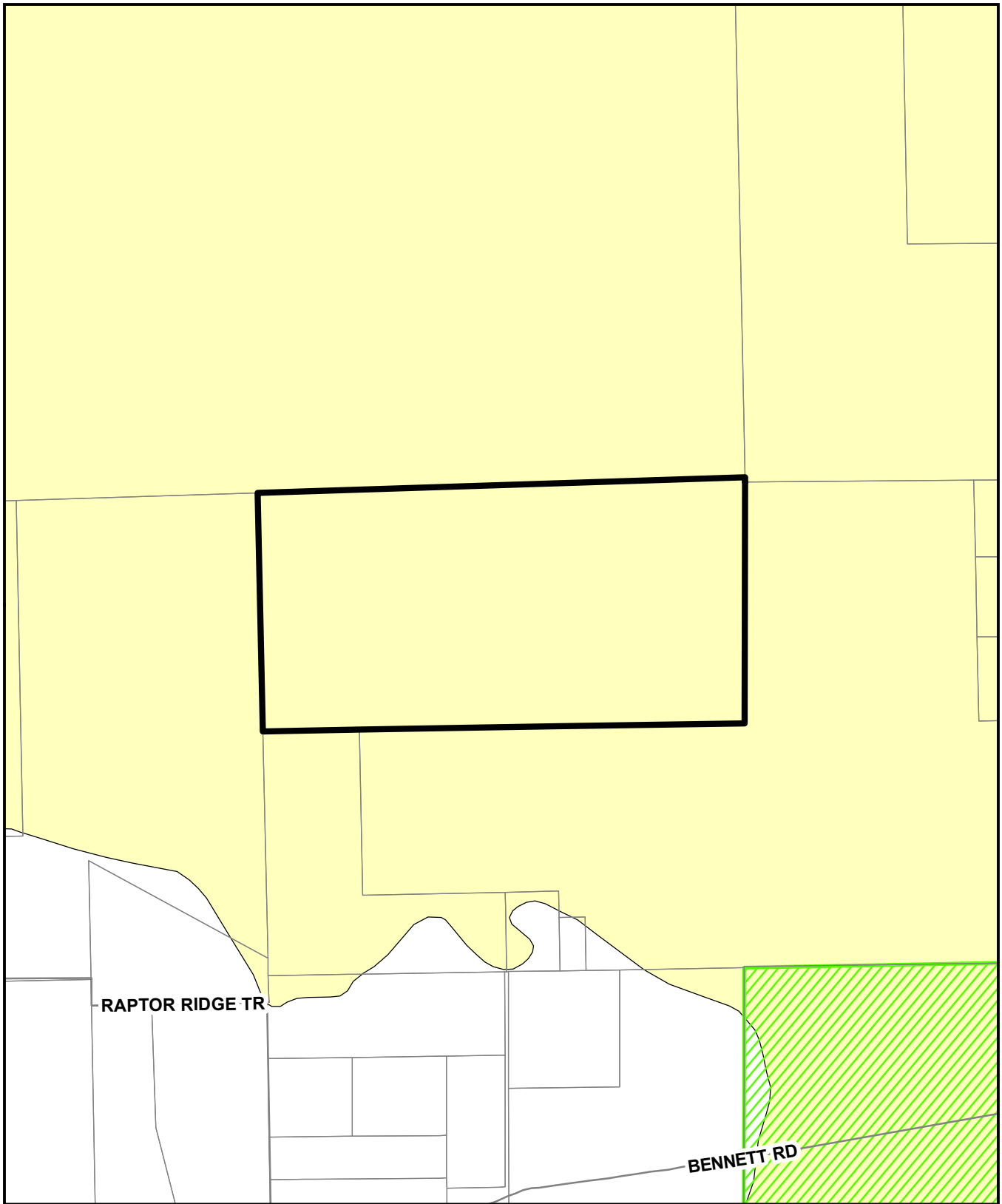
 ENVIRONMENTAL SYSTEMS CORRIDOR




 FORESTRY RESOURCE



1" = 800'  
8/10/2021

**ECO/NRMA OVERLAY  
PUD-21-106**



-  SUBJECT PROPERTY
-  ECO
-  NRMA



1" = 800'

6/2/2021