



# MEMORANDUM

DATE: March 18, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Resolution No. 2025-24, A Request for Final Plat for a 126-lot townhome subdivision on +/-20.3 acres of property located east of Peach Creek Drive, southeast to Phase 2 and 3 of Vineland Reserve Single Family homes. Applicant: William Donley (Quasi-Judicial – Public Hearing) (Jonathan Knight, Project Manager)

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**REFERENCES:** Vineland Reserve Residential Planned Unit Development Developer's Agreement, City Comprehensive Plan, Code of Ordinances Section 106-30 and 106-31 and Florida Statutes Chapter 177.

**REQUEST:** The applicant proposes a Final Plat for Vineland Reserve. This phase of the subdivision process will legally subdivide the existing parcel into 126 lots. The subdivision of the land is subject to the codes outlined in the Reference section above.

## **DISCUSSION:**

**Location and History:** The subject property is located to the east of Peach Creek drive and southeast to Phase 2 and 3 of Vineland Reserve Single Family homes. The +/- 20.03 acre property is currently vacant. The site is zoned Residential Planned Unit Development (RPUD) and is part of the Vineland Reserve RPUD. The future land use designation is Residential Low Density.

The Mayor and City Commission adopted Ordinance No. 24-2016 amending the Vineland Reserve RPUD to allow for 407 residential dwelling units (279 single family and 128 townhomes) on the subject property. Phases 2 and 3 have already been completed and the Final Plat for Phase 2 and Phase 3 were approved by the City Commission on December 13, 2021 and March 6, 2023.

**ANALYSIS:** The Final Plat has been reviewed by the City's Surveyor Consultant and the City Attorney. They have indicated that the plat and associated documents provided are sufficient for approval.

**DEVELOPMENT REVIEW COMMITTEE:** At their regular meeting on February 13, 2025, the Development Review Committee approved and accepted the Vineland Reserve Final Plat and recommend the City Commission approve and accept the Vineland Reserve Final Plat, subject to the following conditions:

1. The Final Plat Development Order shall be recorded into the public records concurrently with Final Plat mylar. The Final Plat Development Order and Final Plat mylar shall not be recorded until the completion of an engineering peer review to verify the geotechnical data underlying the Stormwater Infrastructure design calculations (the "Peer Review"). In the event the Peer Review results in a need to revise the Final Plat, the Development Order shall be null and

void, requiring the Applicant to submit a revised Final Plat under SD24-0012 within 20 working days of the City's notification to the Applicant of the Peer Review results. In the event that revisions are not required, recording of the Final Plat shall be executed within 20 working days of the City's notification to the Applicant of the Peer Review results.

2. The issuance of construction or site development permits pursuant to this Development Order shall be conditioned upon the completion and findings of the Peer Review and all conditions thereto as described in the item above.
3. The proposed development shall be built in conformance with the approved Final Plat Development Order, and other related documents for this project, including the Development Agreement for the Vineland Reserve Residential Planned Unit Development (RPUD).
4. The issuance of construction or site development permits pursuant to this Development Order shall be conditioned upon certified compliance of all development activities performed within the Vineland Reserve Residential Planned Unit Development (RPUD) in accordance with Final Plat SD-SD23-0018.
5. Prior to recording the Final Plat mylar and Development Order, the Applicant shall pay all outstanding fees due to the City, including those for cost recovery.

**STAFF RECOMMENDATION:** Staff find that the Vineland Reserve Final Plat complies with the Code of Ordinances, Comprehensive Plan and Chapter 177, Florida Statutes, and recommends approval with the following conditions:

1. The Final Plat Development Order shall be recorded into the public records concurrently with Final Plat mylar. The Final Plat Development Order and Final Plat mylar shall not be recorded until the completion of an engineering peer review to verify the geotechnical data underlying the Stormwater Infrastructure design calculations (the "Peer Review"). In the event the Peer Review results in a need to revise the Final Plat, the Development Order shall be null and void, requiring the Applicant to submit a revised Final Plat under SD24-0012 within 20 working days of the City's notification to the Applicant of the Peer Review results. In the event that revisions are not required, recording of the Final Plat shall be executed within 20 working days of the City's notification to the Applicant of the Peer Review results.
2. The issuance of construction or site development permits pursuant to this Development Order shall be conditioned upon the completion and findings of the Peer Review and all conditions thereto as described in the item above.
3. The proposed development shall be built in conformance with the approved Final Plat Development Order, and other related documents for this project, including the Development Agreement for the Vineland Reserve Residential Planned Unit Development (RPUD).
4. The issuance of construction or site development permits pursuant to this Development Order shall be conditioned upon certified compliance of all development activities performed within the Vineland Reserve Residential Planned Unit Development (RPUD) in accordance with Final Plat SD-SD23-0018.
5. Prior to recording the Final Plat mylar and Development Order, the Applicant shall pay all outstanding fees due to the City, including those for cost recovery.

## **LEGAL DESCRIPTION:**

A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 11 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 89°J7'12" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 1333.43 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF JOE SMITH PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 20, PAGE 7 OF SAID PUBLIC RECORDS AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 00°00'07" WEST, ALONG SAID WEST LINE, 1321.12 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID JOE SMITH PLACE AND THE POINT OF BEGINNING; THENCE SOUTH 89°36'53" EAST, ALONG THE SOUTH LINE OF SAID JOE SMITH PLACE, 1337.96 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID JOE SMITH PLACE AND A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 00°09'46" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 660.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 89°38'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1340.19 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PEACH CREEK DRIVE, VINELAND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6J PAGES 16 THROUGH 22 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°00'07" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, A DISTANCE OF 660.44 FEET TO THE POINT OF BEGINNING.

## **ATTACHMENTS:**

- Resolution No. 2025-24 with Exhibits