



# 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. 2025-26, A Request for Final Plat to facilitate a means of ingress and egress through 2982 Howland Boulevard, zoned C-2, General Commercial, to 1000 Eloah Estates Road, zoned RM-1, Multiple Family Residential Dwelling District, for the development of 536 apartments on +/- 46.7-acres of land. Applicant: Allen and Company (Quasi-Judicial – Public Hearing) (Jessica Entwistle, Project Manager)

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**REFERENCES:** City Comprehensive Plan, Code of Ordinances Sections 106-30 and 106-31 and Florida Statutes Chapter 177.

**REQUEST:** The applicant is presenting a Final Plat for Eloah Estates, which will create an access route through a C-2, General Commercial parcel to an RM-1, Multiple Family Residential Dwelling District zoned parcel. This will enable the development of 536 apartment units. The subdivision will comply with the regulations and codes outlined in the Reference section above.

**DISCUSSION:** The two properties combine to +/- 46.7 acres and are currently vacant. The 45.3 acre parcel is zoned RM-1, Multiple Family Residential, while the 1.4 acre parcel is zoned C-2, General Commercial. The Future Land Uses Designation for 1000 Eloah Estates is MDR, Medium Density Residential, and for 2982 Howland Boulevard, it is C, Commercial.

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

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

1. Prior to the City Commission approval, the applicant shall submit their performance bond in the amount of \$4,674,182.41
2. 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.
3. The Final Plat Development Order shall be recorded into the public records concurrently with the Final Plat mylar by the applicant.

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

1. Prior to the City Commission approval, the applicant shall submit their performance bond in the amount of \$4,674,182.41
2. The Final Plat Development Order shall be recorded into the public records concurrently with Final Plat Mylar.
3. The proposed development shall be built in conformance with the approved Final Plat Development Order, and other related documents for this project.
4. 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.
5. Prior to recording the Final Plat mylar and Development Order, the Applicant and City shall execute the "Enrico Ridge Permit and Performance Bond Guaranty"

## **LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE RUN SOUTH 88°37'31" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 1370.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 4 SOUTH 88°37'31" WEST, FOR A DISTANCE OF 1370.68 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE RUN SOUTH 01°04'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 316.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HOWLAND BOULEVARD, BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID NON TANGENT CURVE HAVING A CENTRAL ANGLE OF 05°50'24", A RADIUS OF 1960.08 FEET, AN ARC LENGTH OF 199.79 FEET, A CHORD BEARING OF NORTH 85°57'52" WEST AND A CHORD DISTANCE OF 199.70 FEET TO A POINT ON A NON TANGENT LINE, BEING THE WEST LINE OF THE EAST 198.91 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 01°04'06" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 300.81 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN NORTH 89°27'26" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 64.57 FEET TO THE EAST RIGHT OF WAY LINE OF BOYER STREET, DAVIS PARK SIXTH ADDITION TO ORANGE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 109 OF THE PUBLIC RECORDS OF VOULSIA COUNTY, FLORIDA; THENCE RUN NORTH 01°07'18" EAST ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 1262.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WISCONSIN AVENUE OF SAID DAVIS PARK SIXTH ADDITION TO ORANGE CITY; THENCE RUN NORTH 89°32'46" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 135.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN NORTH 01°10'12" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 60.02 FEET TO THE SOUTH LINE OF DAVIS PARK EIGHTEENTH ADDITION TO ORANGE CITY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°47'38" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1367.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND THE WEST RIGHT OF WAY LINE OF WILSON STREET, DAVIS PARK TWELFTH ADDITION TO ORANGE CITY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 22, PAGE 115 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°01'50" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 1318.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.776 ACRES MORE OR LESS.

**ATTACHMENTS:**

- Resolution No. 2025-26 with Exhibits
- Maps