

Agenda Item 7 (Quasi-Judicial Hearing)

Rezoning - Planned Development-General

DEV2016-098

River Point PD

STAFF REPORT

DATE: July 19, 2017

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Manager

PROJECT REQUEST

A request by Glenn D. Storch, Storch Law Firm, on behalf of Emerald Financial, Inc. to rezone 4.7± acres of land located north of Silver Beach Avenue on S. Peninsula Drive from Multifamily Residential 20 (MFR-20) to Planned Development-General (PD-G), to construct a 28-unit condominium development and associated site improvements.

PROJECT LOCATION

The subject site is located approximately 600 feet north of Silver Beach Avenue, between Peninsula Drive South and the Halifax River. The vacant and undeveloped property is currently zoned MFR-20 (Multifamily Residential - 20) and has the current future land use designation of Level 2 Residential. Adjacent land uses and zoning classifications are illustrated in the following table and are also shown in the accompanying maps.

Table 1: Land Use and Zoning

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
Site	Vacant	Level 2 Residential	Multifamily Residential – 20 (MFR-20)
North	Multifamily	Level 2 Residential	Multifamily Residential – 20 (MFR-20)
South	Multifamily	Level 2 Residential	Multifamily Residential – 20 (MFR-20)
East	Single-Family	Level 1 Residential	Single-Family Residential – 5 (SFR-5)
West	Halifax River	Halifax River	Halifax River



Subject property facing west from Peninsula Drive

PROJECT DESCRIPTION

The applicant is requesting to rezone this property to Planned Development-General to allow for the development of a duplex residential community, clubhouse and associated site improvements. The development plan includes 14 duplex buildings with 28 three-story residential units. The proposed development plan also includes 30 boat slips included with the project. Based on Land Development Code (LDC) standards, the site is entitled to 16 boat slips based on the length of the waterline along the Halifax River. The additional 14 boat slips require City Commission approval under separate review and action. The City Commission will act on the excess boat slip allocation request prior to final action of the PD-G rezoning application.

GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

PROJECT ANALYSIS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and the standards for the proposed type of PD district in Section 4.8, Planned Development Zoning Districts.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The property included in the PD Rezoning application has the comprehensive plan land use designations of Level 2 Residential, which limits density to a maximum of 20 dwelling units per acre. The proposed density of the development is approximately 6 dwelling units per acre.

Neighborhood C of the Comprehensive plan restricts the height of buildings for property along the Halifax River. The maximum height along the riverfront in Neighborhood C is limited to three stories (35-feet plus a maximum of 10-feet for architectural design). No space above 35-feet shall be utilized for living space. The proposed land use designations can support the proposed uses on the site and proposed development standards are consistent with the Comprehensive Plan.

ii. Is not in conflict with any portion of this Code;

Development standards for a PD District must comply with the development standards of Article 6: Development Standards and Article 7: Subdivision Standards or any modifications of those standards established in the PD Plan/Agreement (*Attachment A*). The applicant has proposed one modification to these standards shown below, which is detailed later in this report. Approval of the PD rezoning application with modifications would not be in conflict with any portions of the LDC.

1. Section 4.2.D.3 (Building separation) – Modification to allow a reduction in the minimum building separation for the duplex buildings from 15 feet to 8 feet.

iii. Addresses a demonstrated community need;

The applicant has provided a Modification/Benefit letter that details public benefits and addresses the standard for a demonstrated community need (*Attachment B*).

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed use of the property is compatible with the surrounding existing uses. The subject property is adjacent to multifamily uses to the north and south and single-family residential uses to the east (across Peninsula Drive). The applicant has provided architectural elevations for the proposed duplex development and the clubhouse (*Attachment E*).



Architectural Renderings

v. Would result in a logical and orderly development pattern;

The applicant has requested one modification to required LDC development standards. The LDC requires a minimum of 15 feet spacing between buildings for duplex communities. The applicant has requested a reduction to this standard to 8 feet minimum. Staff has reviewed this request and offers no objections, but notes that more restrictive building construction standards may need to be met to allow the 8 foot building separation. Building construction standards will be reviewed at the time of building permit application. Remaining standards established in the PD Agreement and the LDC are expected to result in a logical and orderly development pattern for the subject property.

vi. Would not adversely affect the property values in the area;

Staff does not have any indication the proposed development would have an adverse effect on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The PD Agreement acknowledges rezoning approval does not constitute a Concurrency Certificate. During the site plan review process for the development, the applicant will be required to separately obtain a Concurrency Certificate.

Water and sewer service shall be provided by The City of Daytona Beach. All utilities shall be constructed underground, and design/construction/installation of the utilities shall be the responsibility of the Developer. Developer will also provide easements and grants for the installation, maintenance and upkeep of any public utilities including water, sewer, electrical and telephone, as well as cable television and fiber, if available.

Water and sewer infrastructure must be constructed to current City standards and consistent with this Agreement.

Staff has reviewed the requested development for impacts to public facilities and offers no objection to the proposed uses or development plan.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
Staff does not anticipate any adverse environmental impacts with the approval of this request.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The current zoning designation is Multifamily Residential – 20 (MFR-20), which is intended to accommodate multifamily uses with a maximum density of 20 dwelling units per acre. The current zoning along Peninsula Drive is consistent with the proposed duplex residential use.

Planned Development Zoning Districts Review Standards

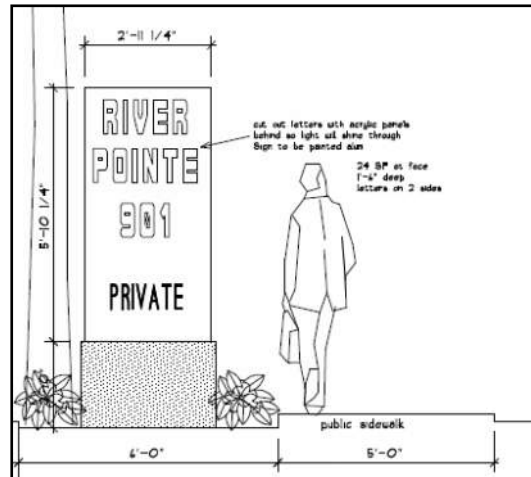
Before approving a PD zoning district classification, the City Commission shall find the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, comply with the following standards:

1. PD Plan/Agreement

The PD Plan/Agreement includes a development plan for the subject site. This includes identification of proposed vehicle access points, development area, parking areas, common areas, landscaping and site improvements.

Signage

Signage for the Planned Development shall be permitted in conformance with Section 6.10.J.11 of the LDC (*Subdivision and Multifamily Complex Signs*) and as provided in the PD Plan (*Attachment A*) and Sign Plan Elevation (*Attachment C*). The proposed two-sided sign is approximately 6 feet tall and 3 feet wide with a sign area of 24 square feet. Letters will be cut out with acrylic panels behind so light will shine through the painted aluminum sign. The proposed signage is consistent with the LDC.



Landscaping

Landscaping shall be provided consistent with the PD Landscape Plan found in Attachment A. Landscape buffers shall be five feet wide on the north and south property boundaries and eight feet wide on the east (front) property boundary. Any landscape issue not addressed by the PD

Landscape Plan shall be compliant with the LDC landscape provisions. Final review of landscaping shall be addressed at site plan approval.

Parking

Each residential dwelling unit shall have a one car garage and a driveway with sufficient space for the parking of at least one additional vehicle. The clubhouse shall have six additional parking spaces, which includes two dedicated handicapped parking spaces. No other guest parking is proposed with this development.

2. Consistency with City Plans

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the comprehensive plan.

3. Compatibility with Surrounding Areas

The proposed development plan meets compatibility standards for the property perimeters. The applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is attached (*Attachment D*).

4. Development Phasing Plan

An application shall be submitted for all construction permits for the first phase of the development, consisting of the development infrastructure, clubhouse and other common facilities, the boat slips and one model condominium building containing two dwelling units, within 18 months of the approval of the PD Agreement by the City Commission. Construction of phase one shall be substantially complete within 5 years of the approval of this Agreement. Construction of the remaining duplex units will occur over time and the units are sold, but final buildout will be substantially complete within 6 years of the approval of the PD Agreement.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

No onsite public facilities are proposed.

7. Uses

The PD Agreement identifies the following permitted uses for the subject property:

- Duplex Development
- Swimming Pools
- Poolside Facilities and Recreation
- Attached Garages
- Boat Slips (Requires separate City Commission approval for excess boat slip request)
- Docking Facility
- Clubhouse

8. Densities/Intensities

Maximum Density: 20 dwelling units per acre

9. Dimensional Standards

Maximum building height:	35-feet plus a maximum of 10-feet for architectural design with no areas above 35 ft. used for living space
Minimum setbacks	
Side yard setback:	7.5 ft.
Front yard setback:	25 ft.
Rear yard setback:	25 ft.
Minimum spacing between bldgs.:	8 ft.
Minimum open space:	25%
Maximum impervious surface area:	75%
Maximum density:	20 du/acre
Minimum lot area:	6,534 sf.
Minimum lot width:	80 ft.
Minimum lot depth:	100 ft.
Maximum lot coverage:	35%
	Slopes within any dry retention pond(s) shall be 4:1 without a fence
	Dry retention pond(s) shall count toward open space requirements
Minimum Living Area per Dwelling Unit:	850 sq. ft.

10. Development Standards

All development in a PD district shall comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 4.8.C and 4.8.D for the particular type of PD district.

Proposed Modifications

1. Section 4.2.D.3 (Building separation) – Modification to allow a reduction in the minimum building separation for the duplex buildings from 15 feet to 8 feet.

RECOMMENDATION

Should all LDC modification requested be approved, staff concludes the application to rezone 4.7± acres of land located north of Silver Beach Avenue on S. Peninsula Drive from Multifamily Residential 20 (MFR-20) to Planned Development-General (PD-G), to construct a 28-unit condominium development and associated site improvements be approved.

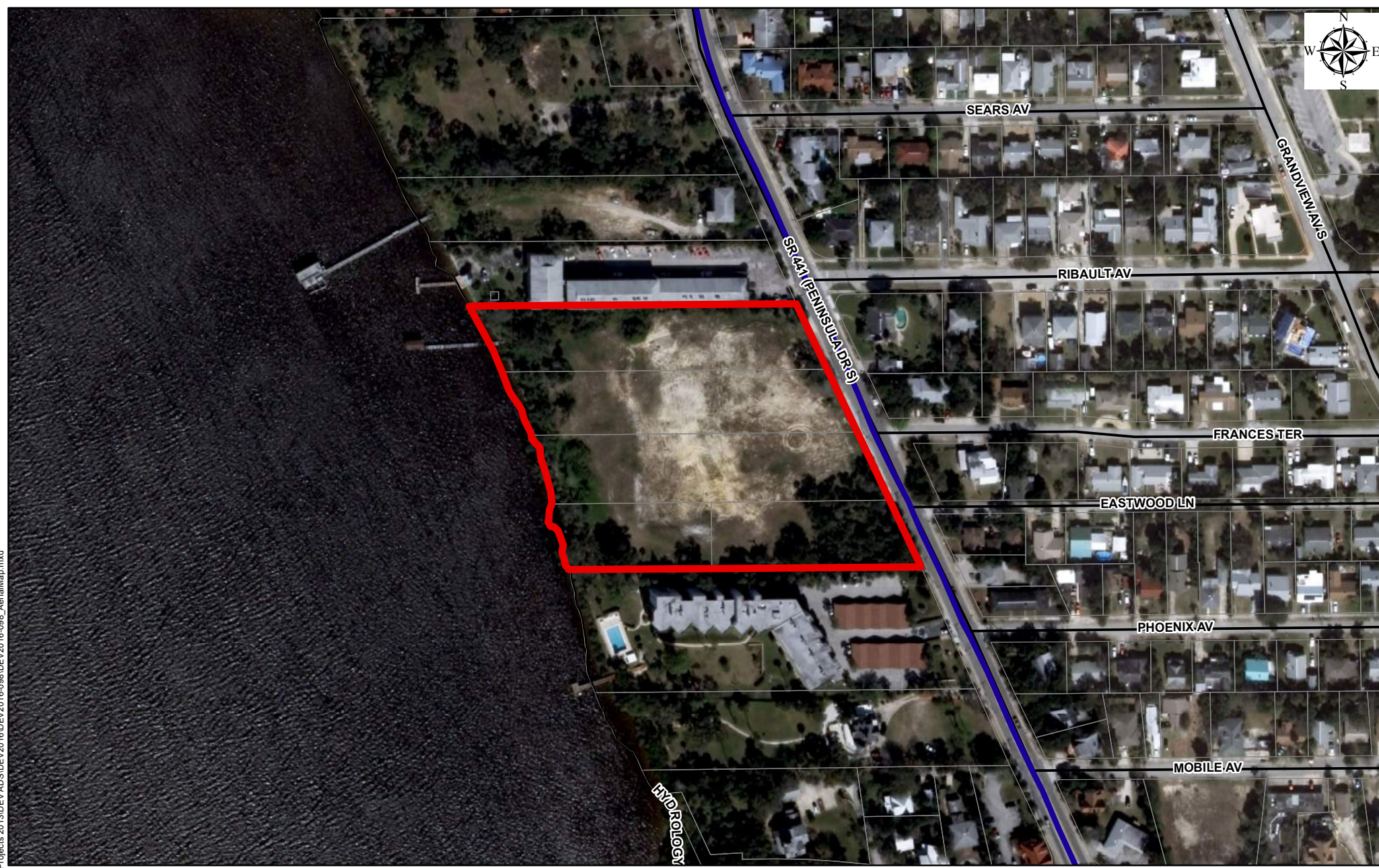
The item is tentatively scheduled to be heard by the City Commission for first reading on September 6, 2017 and for second reading on September 20 (public hearing).

A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.



**DEV2016-098
PLANNED DEVELOPMENT GENERAL - REZONING
LOCATION MAP**

City of Daytona Beach Map disclaimer:
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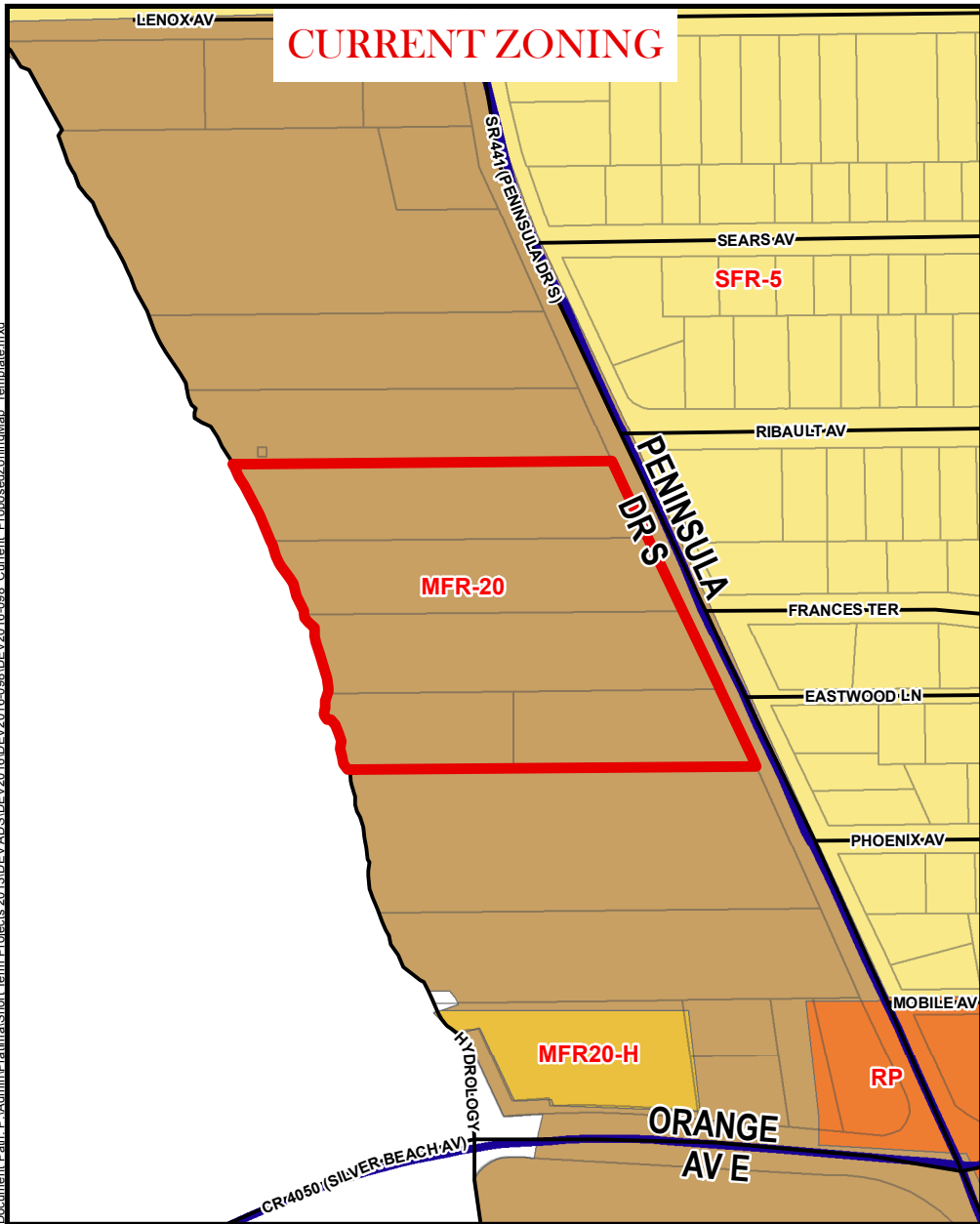
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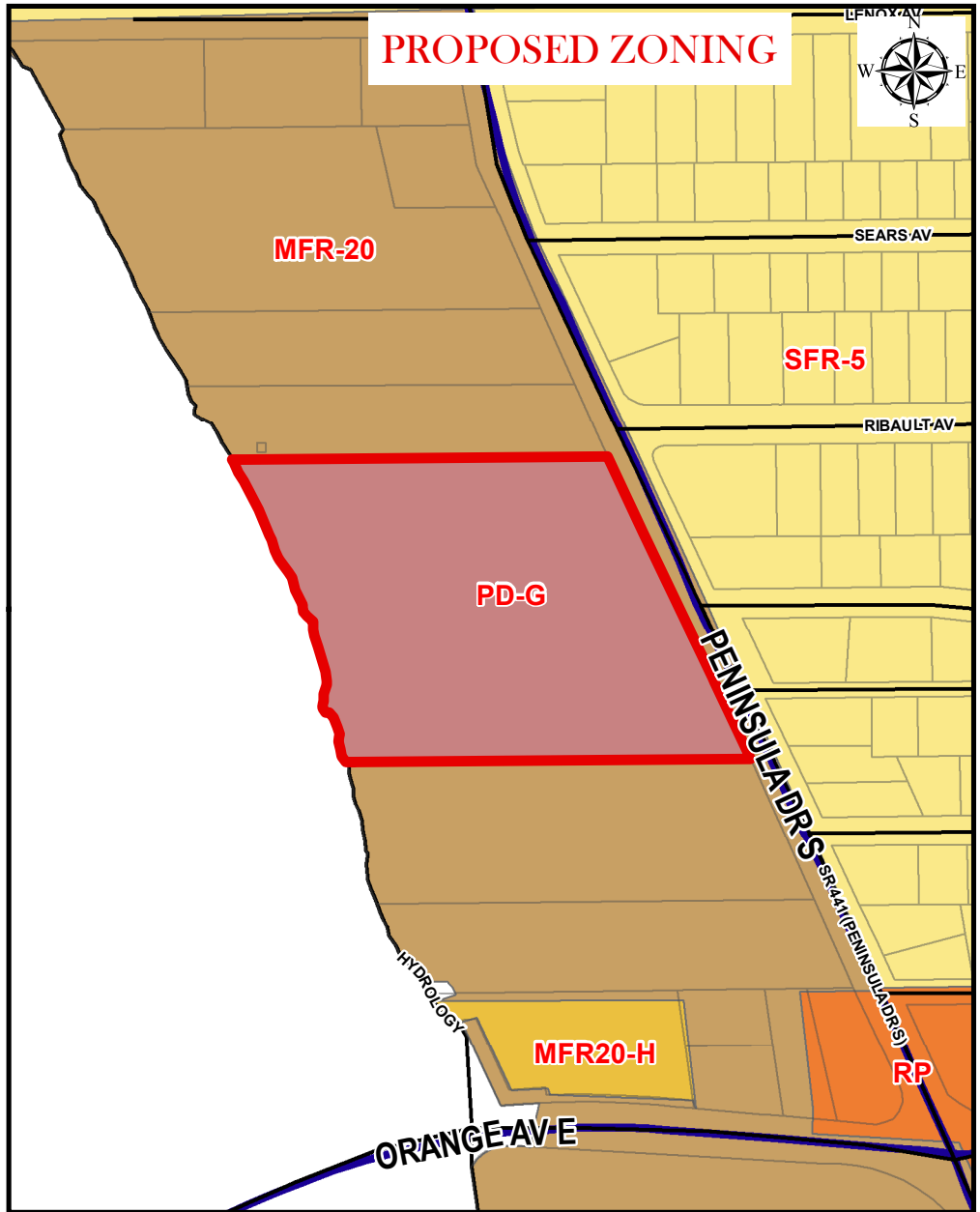
DEV2016-098 PLANNED DEVELOPMENT GENERAL - REZONING AERIAL MAP

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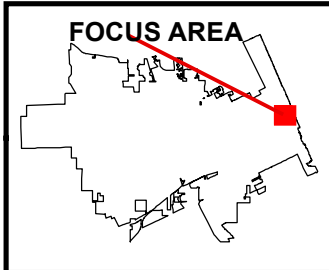
1 inch = 250 feet



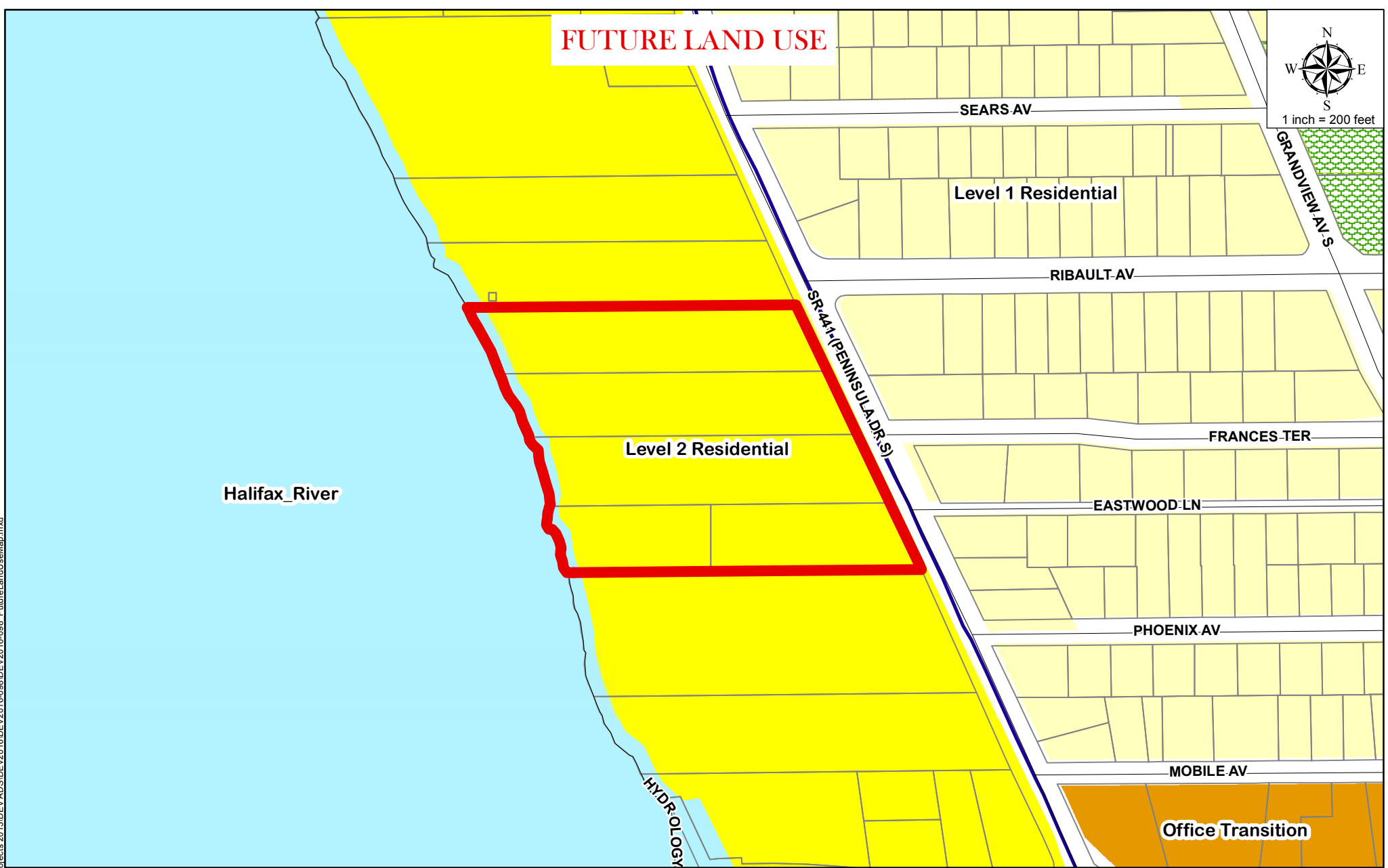
1 inch = 250 feet



**DEV2016-098
 PLANNED DEVELOPMENT GENERAL - REZONING
 CURRENT & PROPOSED ZONING MAP**



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**DEV2016-098
PLANNED DEVELOPMENT GENERAL - REZONING
FUTURE LAND USE MAP**

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RIVER POINTE PLANNED DEVELOPMENT

PROJECT TEAM **Attachment A**

CITY APPROVAL STAMP
DEV 2016-098

INDEX OF SHEETS	
DWG.NO.	DESCRIPTION
1	PD COVER
2	PD PLAN
3	PD UTILITY PLAN
4	PD LANDSCAPE PLAN
5	PD RETAINING WALL DETAILS AND NOTES

LEGAL DESCRIPTION

(O.R. BK. 4916, PG. 2637)
LOT 13, BURGYNNE'S ATLANTIC CITY SUBDIVISION, ACCORDING TO MAP IN MAP BOOK 2, PAGE 85, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH ANY RIPARIAN RIGHTS APPERTAINING TO THE ABOVE DESCRIBED PROPERTY.

TOGETHER WITH:

(O.R. BK. 5288, PG. 4871)
ALL OF LOT 6, BLOCK 1, L.D. HUSTON'S SUBDIVISION, LYING WEST OF PENINSULA DRIVE PER MAP IN DEED BOOK "P", PAGE 583 AND/OR MAP IN MAP BOOK 2, PAGE 78, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH ANY RIPARIAN RIGHTS APPERTAINING TO THE ABOVE DESCRIBED PARCEL OF REAL PROPERTY.

TOGETHER WITH:

(O.R. BK. 2969, PG. 0387)
THE NORTH 7.5 FEET OF LOT 4 WEST OF PENINSULA DRIVE AND LOT 5 WEST OF PENINSULA DRIVE WITH RIPARIAN RIGHTS, BLOCK ONE, L.D. HUSTON'S SUB. DAYTONA BEACH, DEED BOOK "P", PAGE 583.

TOGETHER WITH:

(O.R. BK. 4164, PG. 1638)
THAT PART LYING WESTERLY OF PENINSULA DRIVE OF THE NORTHERLY 7 1/2 FEET OF LOT 3 AND ALL OF LOT 4 EXCEPT THE NORTHERLY 7 1/2 FEET THEREOF LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES NORTHERLY FROM A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 7 1/2 FEET OF LOT 3, SAID POINT BEING 322.10 FEET WESTERLY OF PENINSULA DRIVE, TO A POINT 7 1/2 SOUTHERLY OF THE NORTHERLY LINE OF LOT 4, SAID POINT BEING 278 FEET WESTERLY OF PENINSULA DRIVE, BLOCK 1, L.D. HUSTON'S SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH:

(O.R. BK. 5213, PG. 2551)
THAT PART OF THE NORTHERLY 7-1/2 FEET OF LOT 3, AND ALL OF LOT 4 EXCEPT THE NORTHERLY 7 1/2 FEET THEREOF, LYING WESTERLY OF A LINE DRAWN AT RIGHT ANGLES NORTHERLY FROM A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 7-1/2 FEET OF LOT 3, SAID POINT BEING 322.10 FEET WESTERLY OF PENINSULA DRIVE, TO A POINT 7-1/2 SOUTHERLY OF THE NORTHERLY LINE OF LOT 4, SAID POINT BEING 278 FEET WESTERLY OF PENINSULA DRIVE, BLOCK 1, HUSTON SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 4.721 ACRES MORE OR LESS.

SECTION 09, TOWNSHIP 15 S, RANGE 33 E
09-15-33-15-01-0057, 09-15-33-15-01-0040, 09-15-33-15-01-0041,
09-15-33-15-01-0060 & 09-15-33-19-00-0130

SOUTH PENINSULA DRIVE
DAYTONA BEACH, FL 32118

JULY 2016
REVISED JUNE 2017



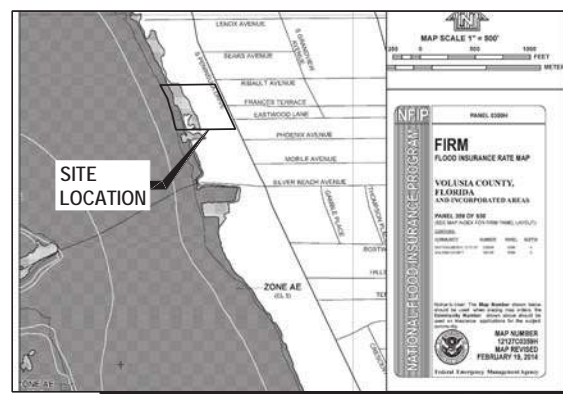
AERIAL MAP

SCALE: 1" = 150'



LOCATION MAP

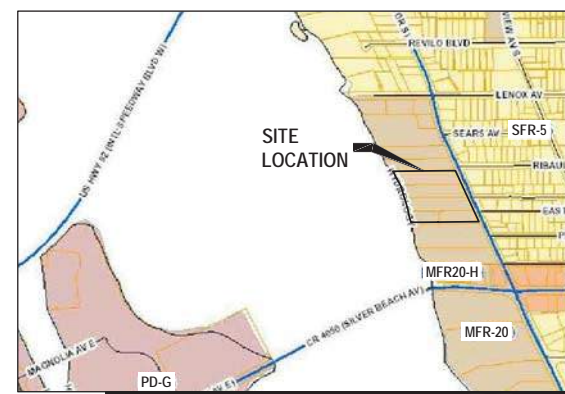
SCALE: 1" = 1000'



FLOOD ZONE MAP

SCALE: 1" = 800'

FLOOD ZONE "AE"



ZONING MAP

SCALE: 1" = 700'

ZONING DISTRICT:
PD-G (PLANNED DEVELOPMENT - GENERAL)



SOILS MAP

SCALE: 1" = 300'

SOIL TYPE: (40) PALM BEACH-URBAN
LAND-PAOLA COMPLEX, 0 TO 8 PERCENT SLOPES

SITE DEVELOPMENT INFORMATION

- ZONING: EXISTING - MFR-20 (MULTIFAMILY RESIDENTIAL)
PROPOSED - PD-G (PLANNED DEVELOPMENT GENERAL)

EXISTING - FUTURE LAND USE: LEVEL 2 RESIDENTIAL
PROPOSED - FUTURE LAND USE: LEVEL 2 RESIDENTIAL
- LOT DEVELOPMENT CRITERIA:

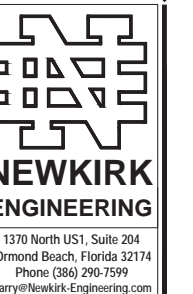
MAXIMUM BUILDING HEIGHT:	38 FT., ADDITIONAL 10 FT. PER ARCHITECTURAL DESIGN. NO SPACE ABOVE 35 FT. TO BE USED AS LIVING SPACE.
MINIMUM SETBACKS:	
INTERIOR SIDE YARD SETBACK:	7.5 FT.
FRONT YARD SETBACK:	25 FT.
REAR YARD SETBACK:	PER LDC TABLE 4.9.E.3.A: HALIFAX RIVER EAST SHORE BUILDING LINE.
MIN. SPACING BETWEEN BUILDINGS:	8 FT.
MINIMUM OPEN SPACE:	25%
MAX. IMPERVIOUS SURFACE AREA:	75%
MAXIMUM DENSITY:	20 DU/ACRE
MAXIMUM LOT COVERAGE:	35%
SLOPES WITHIN ANY DRY RETENTION POND(S) SHALL BE 4:1 WITHOUT A FENCE	
DRY RETENTION POND(S) SHALL COUNT TOWARD OPEN SPACE REQUIREMENTS.	
- PROPOSED SITE COVERAGE:

	SQ. FT	ACRE	%
BUILDINGS	36,443	0.837	17.6
PAVEMENT	42,208	0.969	20.4
CONCRETE PATIOS, DECKS	30,184	0.693	14.6
CONCRETE SIDEWALKS	9,411	0.216	4.6
INTERIOR LANDSCAPE	80,077	1.839	38.8
EXTERIOR LANDSCAPE	8,245	0.189	4.0
TOTAL SITE	205,626	4.721	100.0
TOTAL IMPERVIOUS	118,246	2.715	57.2
TOTAL OPEN SPACE	88,322	2.028	42.8
- PARKING REQUIREMENTS:

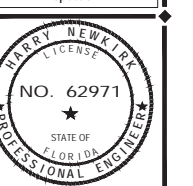
DUPLX - 2 SPACES PER DWELLING UNIT = 28 UNITS x 2 SPC/UNIT = 56	
TOTAL PARKING REQUIRED	56
- PARKING PROVIDED:

GARAGE	28
DRIVEWAY	28
TOTAL PARKING PROVIDED	56

EXHIBIT "B"



Certificate of Authorization
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Construction Engineering &
Inspection



HARRY H. NEWKIRK, P.E. # 62971
DRAWING NUMBER

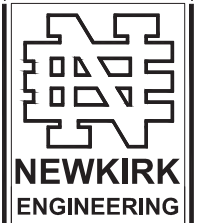
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THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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REVISIONS	DATE	DESCRIPTION

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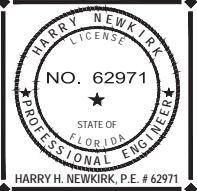
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PD PLAN
RIVER POINTE
SOUTH PENINSULA DRIVE
DAYTONA BEACH, FL 32118



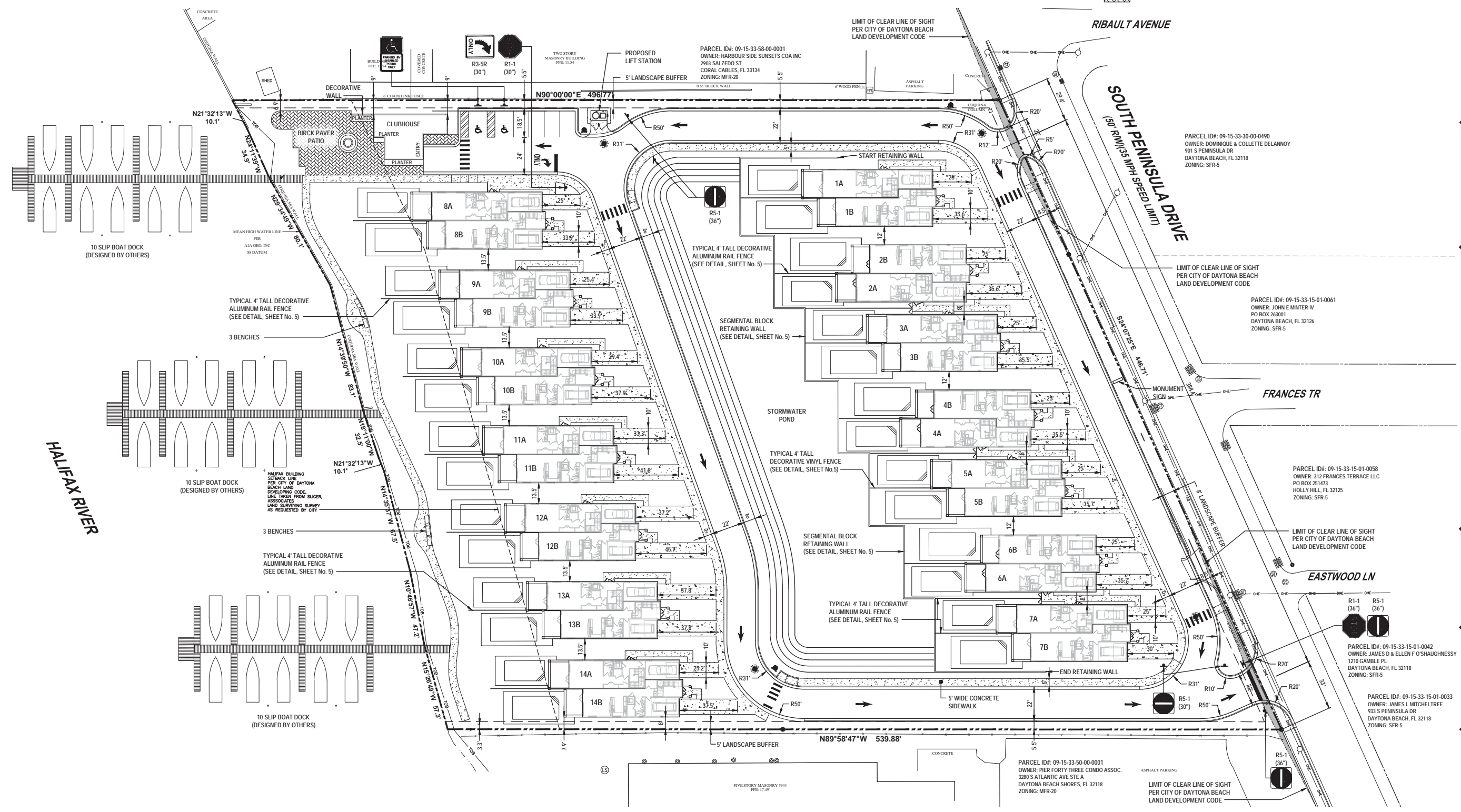
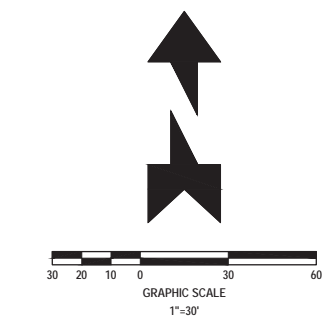
HARRY H. NEWKIRK, P.E. # 62971

PROJECT No: 2016-81
DATE: MAY 2016
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER

2

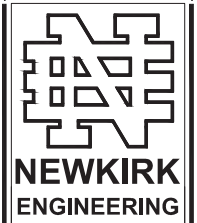
PAVING LEGEND

ASPHALT PAVEMENT	1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS (2 LIFTS) 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. @ 28 DAYS) WITH #5 BARS 12" O.C. BOTH WAYS 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (4" LIFTS) 10'x10' CONTROL JOINTS, 2" SAW CUT DEPTH
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 31
BRICK PAVER	BRICK PAVER POOL DECK INSTALLED PER MANUFACTURER'S SPECIFICATIONS (PATTERN AND COLOR BY CLIENT)



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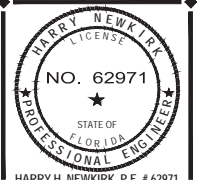
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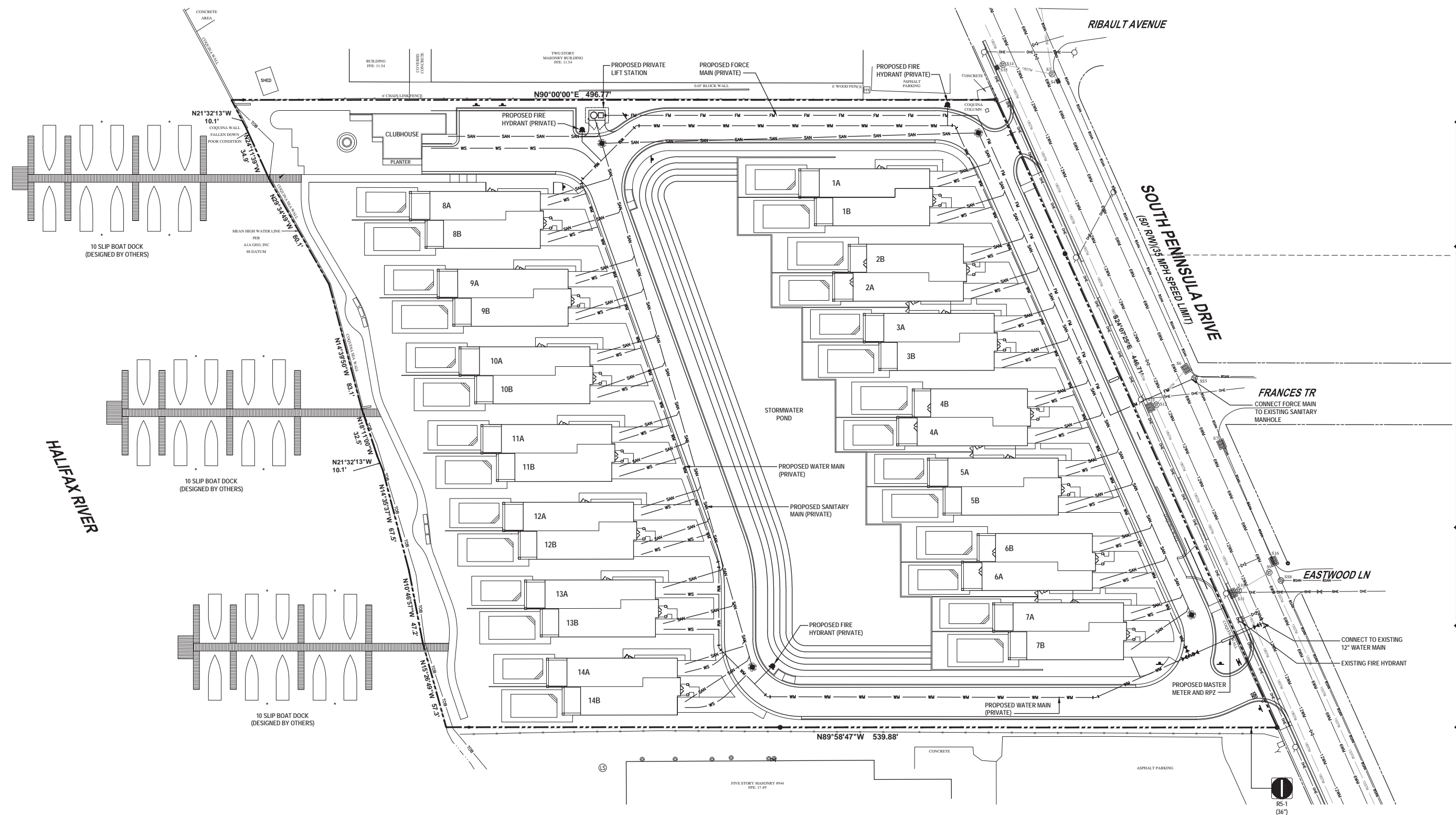
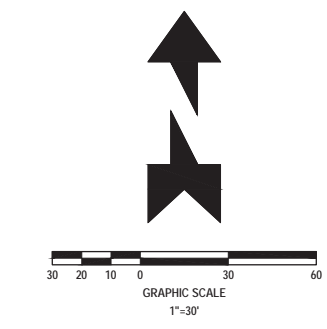
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PD UTILITY PLAN
RIVER POINTE
SOUTH PENINSULA DRIVE
DAYTONA BEACH, FL 32118



HARRY H. NEWKIRK, P.E. # 62971
PROJECT No: 2016-81
DATE: MAY 2016
DESIGN BY: HHN
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1" = 30'

DRAWING NUMBER
3



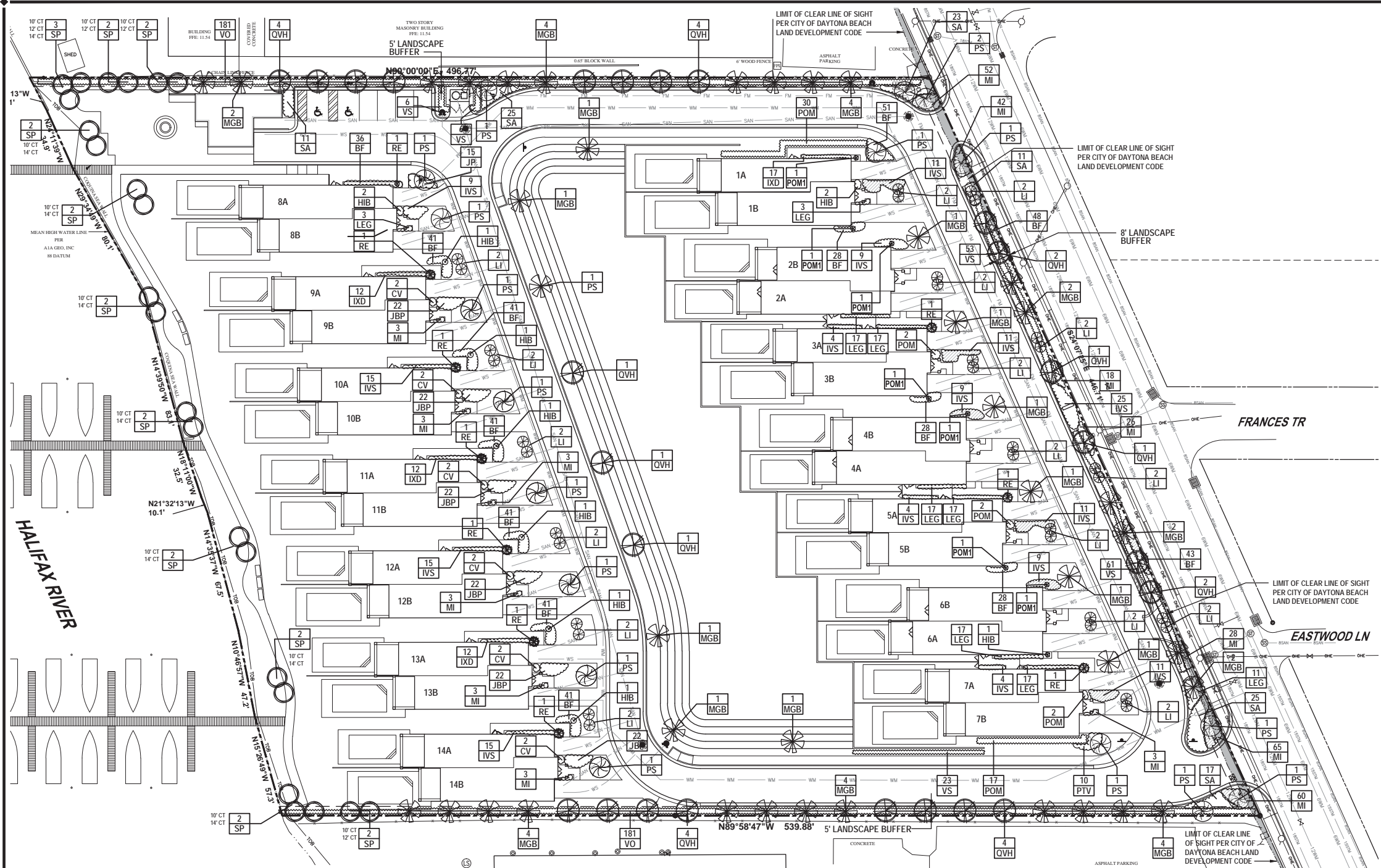
NOTE:
THE LANDSCAPE PLAN IS IN COMPLIANCE WITH THE CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE, ARTICLE 6.3.

CITY APPROVAL STAMP
DEV 2016-098

DATE	DESCRIPTION

LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL MULCH SHALL BE ALL NATURAL WOOD (NO CYPRESS).
- SOD SPECIFIED AS ST. AUGUSTINE "FLORITAM" SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
- SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
- ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
- ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS SHALL BE TREATED WITH 'ROUND-UP' AND 'RONSTAR'. USE AS DIRECTED BY MANUFACTURERS.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARIISON.
- EXISTING IRRIGATION SYSTEM SHALL BE REVAMPED TO PROVIDE 100% COVERAGE.
- THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
- ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
- ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
- ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
- ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
- ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING ARBORGUY STAKING SYSTEM FOR SINGLE TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGUY MULTI-TRUNK SYSTEM.
- ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
- ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH ST. AUGUSTINE FLORITAM UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
- ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM-MULCHED RING AROUND.
- TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
- ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED.
- PLANT TREE SO THAT ROOTBALL IS 1'-2" ABOVE FINISH GRADE.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3" OF CLEAN SAND WITH A pH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
- FOR ALL NEW DEVELOPMENT, OR REDEVELOPMENT OF EXISTING PROPERTY, THE APPLICANT SHALL BE REQUIRED TO REMOVE ALL INVASIVE NONNATIVE PLANT SPECIES FROM THE PROPERTY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED.



BUFFER TYPE DETERMINATION

BUFFER (TYPE "B", OPTION 1) BASED ON "TABLE 6.6.D: BUFFER TYPE APPLICATION"
 PROPOSED USE TYPE - HOUSEHOLD LIVING (4-12 UNITS / ACRE)
 EXISTING USE TYPE ON ABUTTING LAND - HOUSEHOLD LIVING (12 TO 20 UNITS / ACRE)

BUFFER CALCULATIONS:

NORTH (PROPERTY LINE)
 5' WIDE LANDSCAPE BUFFER REQUIRED (495.91')
 8 ACI SHADE TREES PER 100 LF REQUIRED: 40 ACI SHADE TREES PROVIDED: 52.5 ACI SHADE TREES

SOUTH (PROPERTY LINE)
 5' WIDE LANDSCAPE BUFFER REQUIRED (542.14')
 8 ACI SHADE TREES PER 100 LF REQUIRED: 44 ACI SHADE TREES PROVIDED: 57.5 ACI SHADE TREES

EAST (PROPERTY LINE)
 8' WIDE LANDSCAPE BUFFER REQUIRED (435.74' - 46.89' = 388.85)
 8 ACI SHADE TREES PER 100 LF REQUIRED: 32 ACI SHADE TREES PROVIDED: 40.0 ACI SHADE TREES
 12.0 ACI UNDERSTORY TREES

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS
TREES				
LI	34	LAGERSTROEMIA INDICA	CRAPE MYRTLE TUSCARORA	8' - 9' HGT., 1.5" CAL @ 6" STD
MGB	39	MAGNOLIA GRANDIFOLIA	BRAKEN'S BROWN MAGNOLIA	10' HGT., FULL, 2.5" CAL @ 6"
PS	18	PHOENIX SYLVESTRIS	WILD DATE PALM	10' CT., 2.5" FULL
OVH	25	QUERCUS VIRGINIANA 'OVTA'	LIVE OAK HIGH RISE	10' HGT., FULL, 2.5" CAL @ 6"
RE	10	RHAPIS EXCELSA	LADY PALM	7 GAL., 4" HGT., 5-7 STEMS
SP	23	SABAL PALMETTO	SABAL PALM	SEE PLAN
SUBTOTAL	149			
SHRUBS				
BF	508	BULBINE FRUTESCENS	ORANGE OR YELLOW BULBINE	1 GAL., 12" HGT., 18" O.C.
CV	12	CODIAEUM "VAR"	GOLD DUST CROTON	3 GAL., 18" HGT., 36" O.C.
HIB	11	HIBISCUS SSP	RED, PINK, YELLOW HIBISCUS	4" HGT., 2" SPR.
IVS	162	ILEX VOMITORIA NANA	DWARF YOUNG HOLLY	3 GAL., 18" HGT., FULL, 36" O.C.
IXD	53	IXORA SSP	NORA GRANT	3 GAL., 18" HGT., 36" O.C.
JBP	132	JUNIDERUS CHINENSIS	JUNIPER BLUE VASE	1 GAL., 14" SPR., FULL, 36" O.C.
JP	15	JUNIDERUS CHINENSIS	PARSONII JUNIPER	1 GAL., 14" SPR., FULL, 36" O.C.
LEG	119	LIRIOPE MUSCARI	LIRIOPE BLUE	1 GAL., 12" HGT., FULL, 2" O.C.
MI	312	DIETES IRIDIODES	WHITE AFRICAN IRIS	1 GAL., 12" HGT., 5 STEM, 18" O.C.

- NOTE:**
- A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2" SHALL BE INSTALLED AROUND ALL EXISTING AND PROPOSED TREES AND PLANT BEDS. CYPRESS MULCH SHALL NOT BE USED.
 - ALL TREES (NEW AND EXISTING) ARE TO HAVE A 3" DIAMETER MINIMUM MULCHED CIRCLE AROUND THE BASE UNLESS IT IS IN A PLANTING BED. MULCH SHALL BE NATURAL WOOD. NO CYPRESS MULCH ALLOWED.
 - ALL TREES MUST HAVE A 5' DIA. MULCHED AREA AROUND THEM WITH 6" CLEAR AROUND TRUNK.

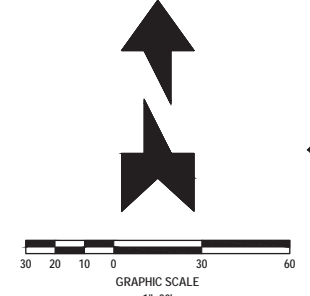
CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS
POM	53	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	1 GAL., 12" HGT., 36" O.C.
POM1	7	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	7 GAL., 4" HGT., FULL
PTV	10	PITTIOSPORUM TOBIRA 'VAR'	"VAR" PITTIOSPORUM	3 GAL., 16" HGT., FULL, 3" O.C.
SA	112	SHEFFLERA ARBORCOLA	VARIATED SHEFFLERA	3 GAL., 16" HGT., FULL, 30" OC
VO	362	VIBURNUM	SWEET VIBURNUM	3 GAL., 24" HGT., FULL, 36" O.C.
VS	149	SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HGT., FULL, 36" O.C.
SUBTOTAL	2017			
TOTAL	2166			



WARNING !!
 CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

LEGEND

- BAHIA SOD
- 43 - QUANTITY OF PLANTS
- HN - PLANT CODE (SEE SCHEDULE)



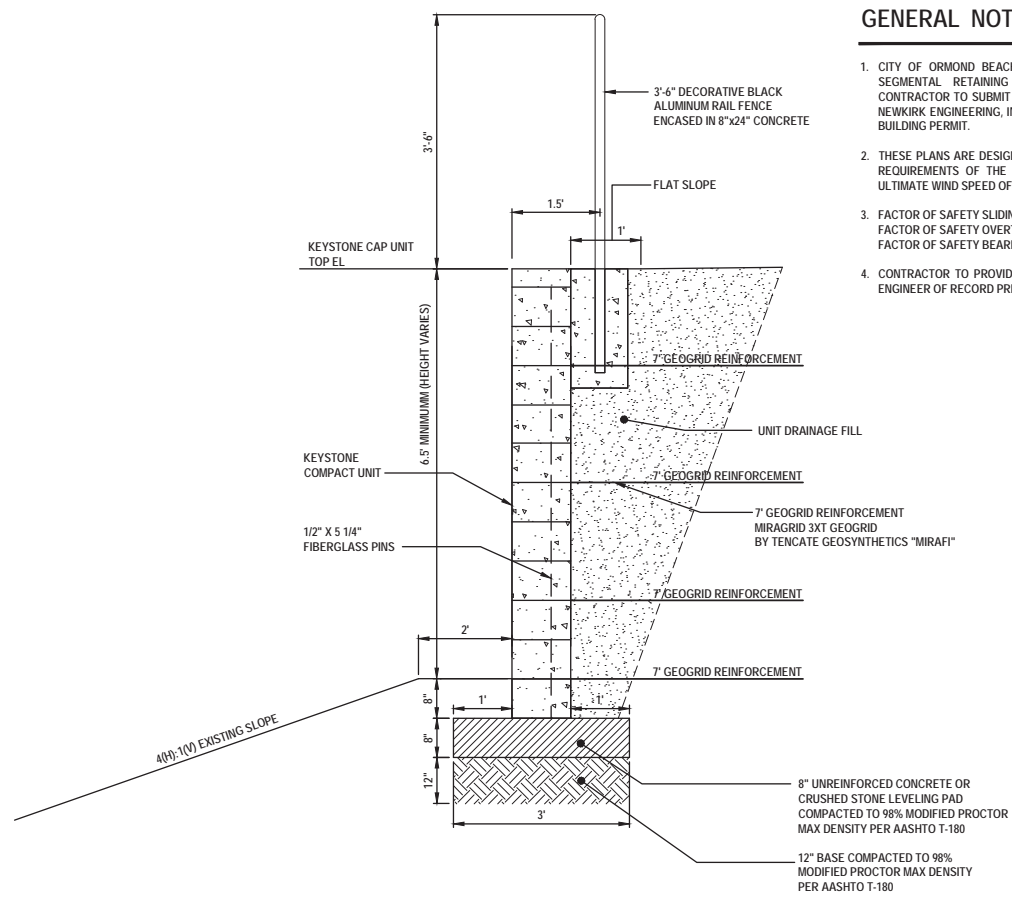
PD LANDSCAPE PLAN
RIVER POINTE
 SOUTH PENINSULA DRIVE
 DAYTONA BEACH, FL 32118



PROJECT No: 2016-81
 DATE: MAY 2016
 DESIGN BY: RLP
 DRAWN BY: DAB
 CHECKED BY: HN
 SCALE: 1" = 30'
 DRAWING NUMBER

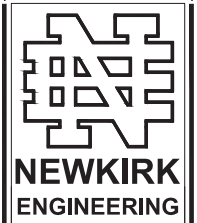
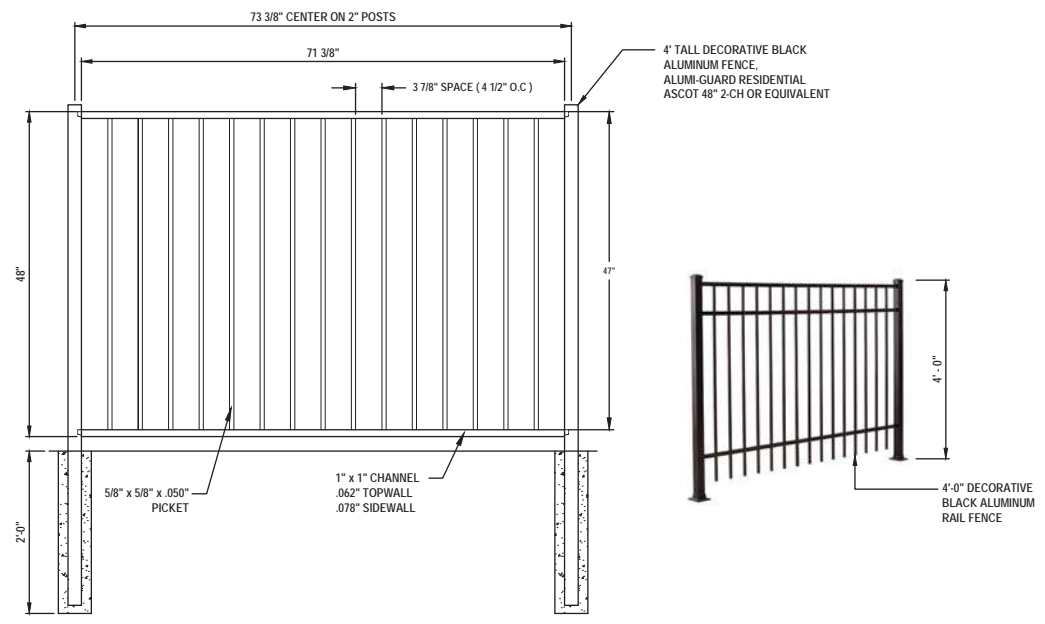
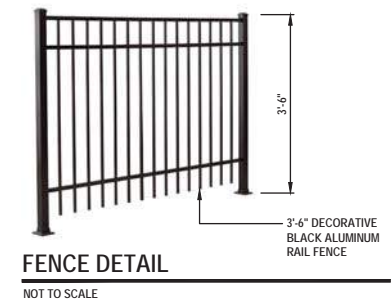
CITY APPROVAL STAMP
DEV 2016-098

REVISIONS	
DATE	DESCRIPTION



GENERAL NOTES:

1. CITY OF ORMOND BEACH BUILDING PERMITS REQUIRED FOR SEGMENTAL RETAINING WALL AND HANDRAIL. GENERAL CONTRACTOR TO SUBMIT THIS STRUCTURAL PLAN PREPARED BY NEWKIRK ENGINEERING, INC. TO THE BUILDING DEPARTMENT FOR BUILDING PERMIT.
2. THESE PLANS ARE DESIGNED TO CONFORM TO THE STRUCTURAL REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE FOR A ULTIMATE WIND SPEED OF 140 MPH.
3. FACTOR OF SAFETY SLIDING = 1.79
 FACTOR OF SAFETY OVERTURNING = 3.94
 FACTOR OF SAFETY BEARING = 5.44
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.



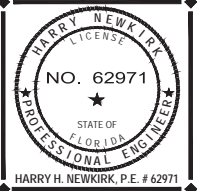
NEWKIRK ENGINEERING
 1370 North US1, Suite 204
 Ormond Beach, Florida 32174
 Phone (386) 290-7599
 Harry@Newkirk-Engineering.com

Certificate of Authorization
 No. 30209
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Civil Engineering
 Transportation
 Construction Engineering &
 Inspection

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PD RETAINING WALL
 DETAILS AND NOTES
 RIVER POINTE
 SOUTH PENINSULA DRIVE
 DAYTONA BEACH, FL 32118



HARRY H. NEWKIRK, P.E. # 62971
 PROJECT No: 2016-81
 DATE: MAY 2016
 DESIGN BY: HHN
 DRAWN BY: DAB
 CHECKED BY: HHN

SCALE:
 DRAWING NUMBER

GLENN D. STORCH, P.A.

ATTORNEYS AT LAW

GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

April 20, 2017

Via Hand Delivery

Mr. Dennis Mrozek
Principal Planner
City of Daytona Beach
301 South Ridgewood Avenue, Room 240
Daytona Beach, Florida 32114

Re: Waiver from LDC and Community Benefits for the River Pointe Planned Development

Dear Dennis:

As part of the application for the River Pointe Planned Development rezoning, I am writing to set forth the waiver we are requesting from the City's Land Development Code for the development and also to detail benefits that the new development will bring to the property and the community, as follows:

Waiver

The provisions of LDC Table 4.2.D.3 requiring a minimum building separation for Duplex Subdivisions of 15 ft. The River Pointe PD will feature a minimum building separation of 8 ft. Although the development is considered a Duplex Subdivision under the LDC, the individual buildings will not be on their own subdivided parcels, as is generally the case with duplexes. Instead, the buildings will all be on the same parcel and owned as condominium units. As a condominium development, it makes more sense for the buildings to be closer together. In addition, the 8 ft. building separation is sufficient for emergency access by fire rescue personnel.

Benefits of River Point Planned Development

The River Point Planned Development rezoning will feature several enhancements that will benefit the surrounding neighborhood and the City of Daytona Beach. Currently, the subject property is an unsightly, cleared and vacant lot on the Halifax River just north of Silver Beach Avenue on South Peninsula Drive. The unattractive condition of the property, its prime location

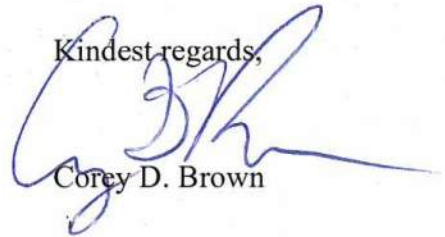
just across the river from City Island, and the presence of two existing condominium complexes on the north and south, as opposed to single-family residential, make the subject property a great location for a new and innovative condominium development.

The proposed development at River Pointe will utilize upscale condominium buildings, each with 2 units, which more closely resemble single-family homes or duplexes than large condominium complex buildings. These unique condominium units will have individual pools/seating areas behind each unit, integral garages, 3-story construction to provide enhanced views of the Halifax River, and private boat slips for each unit. When coupled with first-class architectural features, the River Pointe Planned Development will be more upscale than typical condominium developments, which will increase surrounding property values, add to the City's tax base and be a model for future developments in Daytona Beach.

Along with the innovative and upscale design of the condominium buildings will be enhanced landscaping throughout the project, with increased vegetative size and density in the landscape buffers. The property also features a clubhouse for residents, with easy access to the Halifax River and the aforementioned private boat slips.

Considering all of the enhancements and benefits that the River Pointe Planned Development will bring to an important part of the City, the requested waiver from the City's Land Development Code is justified and will help make River Pointe an even better project.

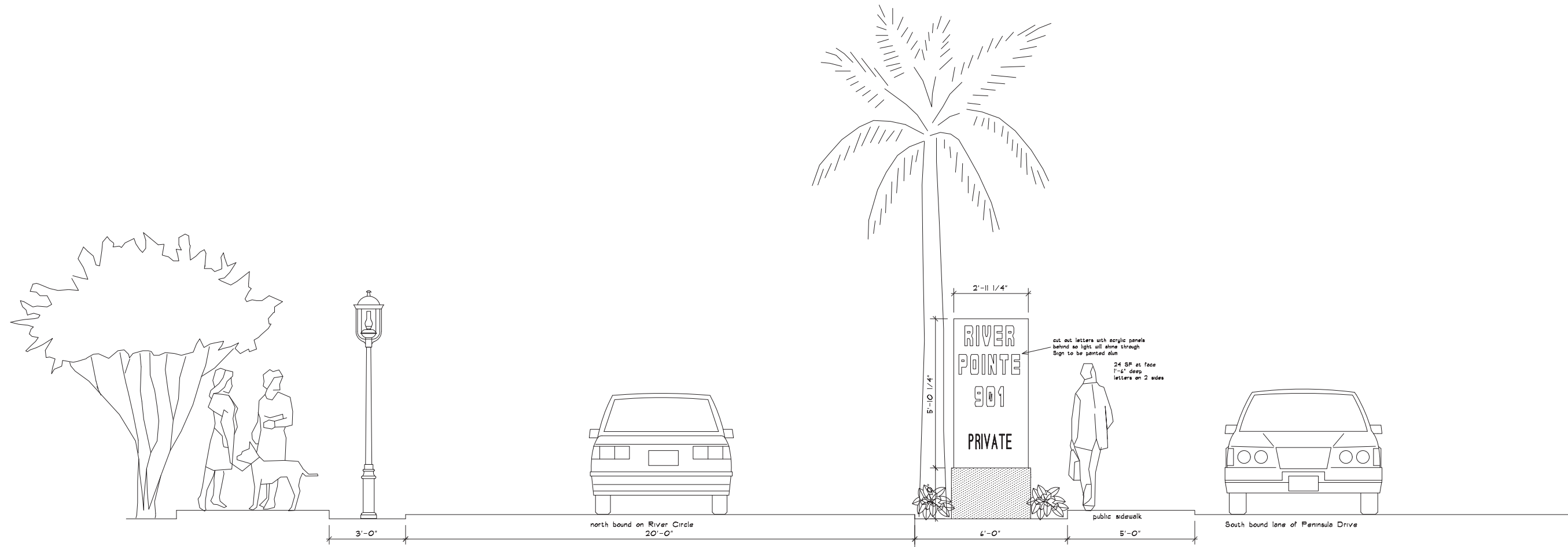
Kindest regards,

A handwritten signature in blue ink, appearing to read 'CDB', is written over the typed name 'Corey D. Brown'.

Corey D. Brown

CDB

EXHIBIT "E"



MONUMENT SIGN 1/2" = 1'-0"

**SUMMARY OF NEIGHBORHOOD MEETING FOR
RIVER POINTE PD-G**

A neighborhood meeting was held on July 5, 2017 at 6:00 p.m. at the Palmetto Club in Daytona Beach, Florida to discuss the River Pointe PD-G Rezoning Application. In attendance at the meeting were several landowner/developer representatives, including Harry Newkirk of Newkirk Engineering, the project engineer, and Corey Brown and Joey Posey of Storch Law Firm, which represents the developer. Approximately 16 neighbors or interested parties attended the meeting, including Mike Denis, President of the South Atlantic Neighborhood Association (SANA), and the following persons: Sandy Akers; Sami Bay; Donna and Roger Jones; Jerry and Martie Mitchell; Roger Bisharol; Kathleen Lucansky; Lisa and Todd Angel; Amanda Moreno; Dominique Delannoy; Linda Smiley; Quarith May; and Ken Strickland.

The meeting was begun at 6:08 p.m. and lasted until approximately 6:50 p.m. Copies of the Conceptual Development Plan, Landscape Plan and color building elevation were handed out to attendees for their review. Corey Brown briefly presented the important details of the project, including the number of units, placement of the units into 14, three story buildings with 2 units each, the opportunity for each unit to have its own pool, the potential availability of a boat slip for each unit, enhanced landscaping, and other site specifics. Mr. Brown also emphasized that the proposed development is very similar to what was proposed about a year ago by Glenn Storch at a SANA meeting. Neighbors were generally happy that River Pointe will not feature high-rise condominium buildings. Neighbor questions and concerns included: the size of the boat slips and lengths of the piers; the sales price of the units; the sizes and layouts of the units; whether tractor-trailers will be able to navigate the internal roadways; how many additional parking spaces will be provided for overflow parking; and potential negative impacts if cars have to park on residential streets on the east side of Peninsula Drive. Mr. Brown and Mr. Newkirk explained that the internal project roadways are designed to be the width of a 2-lane drive but will be one-way only in practice, providing extensive areas for overflow parking on those internal drives. This is in addition to four standard and two handicap accessible parking spaces at the clubhouse.

Although the applicant met all of the requirements for the neighborhood meeting, due to said meeting being held on the same day as a City Commission meeting, the fact that the City's email to those on the email list of meetings was not sent until the day of the meeting and the fact that the link to additional information in that email did not function correctly, Mr. Brown offered to attend the next SANA meeting to continue to provide an update on the project. Mr. Brown also offered to answer questions and provide project materials at any time upon the request of neighbors.

Please note that any interested party may submit a written response to this meeting summary.

NOTICE OF NEIGHBORHOOD MEETING

WHEN: July 5, 2017 @ 6:00 p.m.

WHERE: Peninsula Club
415 S. Peninsula Avenue
Daytona Beach, FL 32118

Dear Sir/Madam:

You are invited to a neighborhood meeting regarding an application by Glenn D. Storch, Esq., on behalf of Emerald Financial to rezone 4.721 +/- acres of real property shown on the below map to Planned Development – General. The address of the subject property is vacant land on S. Peninsula Drive, Daytona Beach, FL, and the Parcel ID Numbers are 5309-15-01-0040, 5309-15-01-0041, 5309-15-01-0057, 5309-15-01-0060 and 5309-19-00-0130. The rezoning is being requested to allow for the River Point Planned Development.



The meeting is being held to allow interested persons to listen to an overview of the project and ask questions. The neighborhood meeting will be held at the Peninsula Club at the address, date and time set forth above.

Please feel free to contact Corey D. Brown, Esq. by phone at 386-238-8383 or by email at corey@storchlawfirm.com should you have any questions. THANK YOU



Property Appraiser Larry Bartlett

DISCLAIMER: Surrounding Owners Request Prepared by Volusia County Property Appraisers Office

s17066

The Volusia County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation.

Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control

Again, one must remember that the primary use of the assessment data contained is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors. Please govern yourself accordingly.

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the following is a true
copy of the records of this office. This
day of _____ A.D. 20
Larry Bartlett, Property Appraiser

By: _____
Chief Deputy Property Appraiser

Parcel Number of Subject Property: 5309-15-01-00460, 0041, 0057, 0060, & 5309-19-00-0130 - 300'	RADIUS - Glenn D. Storch, PA - 6/19/2017	OWNER_NAME	OWNER_ADDR_1	OWNER_ADDR_2	OWNER_ADDR_3	ZIPCODE
530915010010	HERITAGE PRESERVATION TRUST	INC		P O BOX 1845	DAYTONA BEACH FL	32115
530915010032	NUTTER VICTOR C &	GEOKJIAN ANETA		145 LIGHT DR	CAMBRIDGE ONTARIO	N1T-1P7
530915010033	MITCHELTREE JAMES L	<Null>		933 S PENINSULA DR	DAYTONA BEACH FL	32118
530915010040	EMERALD FINANCIAL INC	<Null>		1712 PIONEER AVE STE 6842	CHEYENNE WY	82001
530915010041	EMERALD FINANCIAL INC	<Null>		1712 PIONEER AVE STE 6842	CHEYENNE WY	82001
530915010042	O'SHAUGHNESSY JAMES D TR &	ELLEN F TR		1210 GAMBLE PL	DAYTONA BEACH FL	32118
530915010043	HAXHI LULZIM & HELENA	<Null>		93-10 92ND ST	WOODHAVEN NY	11421
530915010044	BUSSON ROBERT	<Null>		318 EASTWOOD LN	DAYTONA BEACH FL	32118
530915010057	EMERALD FINANCIAL INC	<Null>		1712 PIONEER AVE STE 6842	CHEYENNE WY	82001
530915010058	312 FRANCES TERRACE LLC	<Null>		PO BOX 251473	HOLLY HILL FL	32125
530915010059	BLANTON ELIZABETH L	<Null>		314 FRANCES TERR	DAYTONA BEACH FL	32118
530915010060	EMERALD FINANCIAL INC	<Null>		1712 PIONEER AVE STE 6842	CHEYENNE WY	82001
530915010061	MINTER JOHN E IV	<Null>		PO BOX 263001	DAYTONA BEACH FL	32126
530916000010	REININGER RONALD L	<Null>		1001 S PENINSULA DR	DAYTONA BEACH FL	32118-4742
530916000020	CAUBLE JERRY W	<Null>		521 GOODALL AVE	DAYTONA BEACH FL	32118
530917000070	CALANDRIELLO GEORGE B	<Null>		304 VIRGINIA DR	BRICK NJ	08723
530917000080	WARD CHRISTOPHER & ANGELA	<Null>		2705 W 300 S	COLUMBUS IN	47201
530917000090	PHELAN MARY L &	ELLIS JEFFREY M		326 FRANCES TERR	DAYTONA BEACH FL	32118
530919000090	814 SOUTH PENINSULA LLLP	<Null>		630 GARY STREET	AUGUSTA GA	30904
530919000110	TIEN SHAW YING & SHAW FEN TANG	<Null>		830 S PENINSULA DR	DAYTONA BEACH FL	32118
530919000130	EMERALD FINANCIAL INC	<Null>		1712 PIONEER AVE STE 6842	CHEYENNE WY	82001
530929000210	BANCHI PATTI A &	PAKULA MICHAEL JOHN JR &		1067 GEORGE ANDERSON ST	ORMOND BEACH FL	32174
530929000220	BERNSTEIN JANET L	<Null>		2545 S ATLANTIC AVE UNIT 903	DAYTONA BEACH FL	32118
530929000240	LIBecco JEANNE M TR	<Null>		312 SEARS AVE	DAYTONA BEACH FL	32118-4759
530929000250	FROST TERRI	<Null>		835 S PENINSULA DR	DAYTONA BEACH FL	32118
530930000440	MARTIN JEANNIE	<Null>		334 RIBAUT AVE 1	DAYTONA BEACH FL	32118

530930000450	BENEZETTE DIANA M	<Null>	PO BOX 265715	DAYTONA BEACH FL	32126
530930000460	EDSON THOMAS E	<Null>	88 LORILLARD PL	ORMOND BEACH FL	32174-7039
530930000470	THOR MALIN REBECCA R &	JOHN THOR JR	325 RIBAULT AVE	DAYTONA BEACH FL	32118
530930000471	CALNAN COLLEEN A TR	<Null>	419 RIBAULT AVE	DAYTONA BEACH FL	32118
530930000472	BLAIS KATHERINE M	<Null>	319 RIBAULT AVE	DAYTONA BEACH FL	32118
530930000480	TAYLOR HAROLD T JR	<Null>	326 RIBAULT AVE	DAYTONA BEACH FL	32118-4751
530930000490	DELANNYOY DOMINIQUE & COLLETTE	<Null>	901 S PENINSULA DR	DAYTONA BEACH FL	32118
530931000010	LONGO PHILLIP &	<Null>	450 BASIN ST	DAYTONA BEACH FL	32114
530931000020	JOHNSON BRUCE A TR	BRUCE A JOHNSON TRUST	120 SPRINGWOOD DR	DAYTONA BEACH FL	32119
530932000010	ANN J BLYTHE REV TR	<Null>	1030 JOHN ANDERSON DR	ORMOND BEACH FL	32176
530950000001	PIER FORTY THREE CONDO ASSOC	SOUTHEAST MGMT SVCS	3280 S ATLANTIC AVE STE A	DAYTONA BEACH SHORES FL	32118
530958000001	HARBOURSIDE SUNSETS COA INC	<Null>	2903 SALZEDO ST	CORAL GABLES FL	33134
5309500003100	CRUMP BETTY W TR	BETTY W CRUMP REVOC TRUST	1141 CHADDWYCK DR	ATHENS GA	30606
5309500004010	FRESE JUDITH	<Null>	944 S PENINSULA DR UNIT 401	DAYTONA BEACH FL	32118
5309500004020	JACHELSKI LARRY J & DENISE C	<Null>	944 S PENINSULA DR UNIT 402	DAYTONA BEACH FL	32118
5309500004030	RASTELLI ROBERTO L TR &	RASTELLI MILDRED A TR	32214 LOOMIS DR	DAYTONA BEACH FL	32118
5309500004040	BAY SCOTT & SAMARA	<Null>	20 SYCAMORE CIR	FARMINGTON MI	48336
5309500003070	ROGERS JOELLEN SALCE	<Null>	944 S PENINSULA DR NO 307	ORMOND BEACH FL	32174
5309500003090	LUCANSKY KATHLEEN	<Null>	11234 WATER SPRING CIR	DAYTONA BEACH FL	32118
5309500004050	TROMBLY RAETIE F &	TROMBLY MARK C	PO BOX 1117	JACKSONVILLE FL	32118
5309500004060	HAJAT GHULAM A & P MALA	<Null>	28 DEER PATH TRL	KEENE NH	03431
5309500004070	ZATEZALO JO LYNN	<Null>	5 ORCHARD RD	BURR RIDGE IL	60527-6324
5309500004080	PINKERTON MICHAEL &	HAGUE CAROLYN	812 EASTOVER CIR	WHEELING WV	26003
5309500005010	BARONS INTERNATIONAL REAL	ESTATE ADVISORS INC	2 SECOND PL	DELAND FL	32724
5309500005020	WENCK SHEILA D	<Null>	944 S PENINSULA DR #5020	BROOKLYN NY	11231
5309500005030	WALBURG JOAN D	<Null>	10 HIGHWOOD RIDGE TR	DAYTONA BEACH FL	32118
530950001060	SMITH KENNETH & LINDA C	<Null>	17574 STABLE LN	ORMOND BEACH FL	32174
530950001010	JONES ROGER P & DONNA KAY	<Null>	4 OCEANS WEST BLVD UNIT 204C	DANVILLE IL	61834
530950001020	QUIGLEY SHAWN A & VICTORIA A	<Null>	1332 KING ARTHUR DR	DAYTONA BEACH SHORES FL	32118
530950001030	MCKENZIE DOUGLAS	<Null>	3064 DALE HOLLOW DR	LAYFAYETTE IN	47905
530950001040	ROBERTS GEORGE EDWARD JR &	LINDA RALSTON ROBERTS H&W	5000 CULBREATH KEY WAY 9 317	LEXINGTON KY	40515
530950001050	FORTIN GEORGE R & JUDITH A	<Null>	32459 WASHINGTON ST	TAMPA FL	33611
530950001070	RAKESTRAW CLARE A	<Null>	944 S PENINSULA DR UNIT 107	LIVONIA MI	48150
530950001088	DEEMER PAUL B	<Null>	26 HARRIET ST	DAYTONA BEACH FL	32118
530950001090	DINNEEN PAUL G &	<Null>	944 S PENINSULA DR UNIT 108	TONAWANDA NY	14150
530950002070	MITCHELL JEROME E & MARTHA G	PAUL & ANN DINNEEN TRUST	2987 S ATLANTIC AVE UNIT 704	DAYTONA BEACH FL	32118
530950002090	TURNER PHILLIP A & FRED A G	<Null>	944 S PENINSULA DR UNIT 207	DAYTONA BEACH SHORES FL	32118
530950002100	WOOD WANDA K	<Null>	2080 VELA NORTE CIR	DAYTONA BEACH FL	32233
530950003010	GROTEGUT JOHN J &	MITCHELL JEROME E & MARTHA G	PSC 41 BOX 4281	APO AE	09464
530950003020	DAVIS EDWARD A	<Null>	27 WILKINSON DR	DAYTONA BEACH FL	32118
530950003030	BEAUBOEUF FRITZ & GLADYS	<Null>	26 CLARIDGE CT SOUTH	DAYTONA BEACH FL	32118
530950003040	JOCA SOUTH LLC	<Null>	623 WINDSOR TER SE	BLOOMINGBURG NY	12721
530950001100	BYRNE ELIZABETH A	<Null>	944 S PENINSULA DR UNIT 110	PALM COAST FL	32137
530950002010	SNODGRASS KATHY A	<Null>	2001 MADRILLON SPRINGS CT	GRAND RAPIDS MI	49503
530950002020	BURTON LESLIE T	<Null>	944 S PENINSULA DR UNIT 202	DAYTONA BEACH FL	32118
530950002030	PATEL JAYSHREE TR	<Null>	31579 HUNTERS CREEK DR	DAYTONA BEACH FL	32118
530950002040	MAY QUANITA	<Null>	115 MAGNOLIA AVE	WESTLAKE OH	44145
530950002050	SAVARD JEANNINE	<Null>	944 S PENINSULA DR UNIT 205	DAYTONA BEACH FL	32114
530950002060	BISHARD ROGER R	<Null>	944 S PENINSULA DR	DAYTONA BEACH FL	32118-4783
530950003050	PALMERI MICHAEL J	<Null>	944 S PENINSULA DR UNIT 305	DAYTONA BEACH FL	32118

530950003060	PARKHURST KAREN	<Null>	944 S PENINSULA DR NO 306	DAYTONA BEACH FL	32118
530958000010	FLORIDA R E INVESTMENTS GP LLC	<Null>	2801 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000020	DAVOLIO JOHN	<Null>	10071 WOODLAND VILLAGE DR	AUSTIN TX	78750
530958000100	GOLD LION LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000110	CEMAB LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000120	IFFAM LLC	<Null>	1646 SE 3 CT	DEERFIELD BEACH FL	33441
530958000140	KEEP IT COMING LLC	<Null>	290 NW 165TH ST PH 5	MIAMI FL	33169
530958000150	BLUE MONTERREY INVESTMENT LLC	<Null>	2810 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000160	SOUTHERN TRIANGLE LLC	<Null>	2801 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000170	CAROL COMPANY LLC	<Null>	2801 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000030	JS INVESTMENTS USA GROUP LLC	<Null>	2810 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000040	ROSA AZUL LLC	<Null>	2665 S BAYSHORE DR STE 800	COCONUT GROVE FL	33133
530958000050	ARGPRODUCT LLC	<Null>	2801 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000060	AIRES DE CHINGOLO LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000070	ROSA AZUL LLC	<Null>	2665 S BAYSHORE DR STE 800	COCONUT GROVE FL	33133
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530958000190	LMCM LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
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530958000210	ARGPRODUCT LLC	<Null>	2801 NE 208TH TERR 2ND FL	AVENTURA FL	33180
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530958000230	SEVEN GROUP LLC	<Null>	2020 NE 163RD ST #3000D	MIAMI FL	33162
530958000240	ESTRELLA DE MAR LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000250	COUNTRY WALK LANE LLC	<Null>	2216 HOLLYWOOD BLVD	HOLLYWOOD FL	33020
530958000260	LIMABI LLC	<Null>	2810 NE 208TH TERR 2ND FL	AVENTURA FL	33180
530958000270	MASCHWITZ AMG LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000280	JIL INVEST LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000290	PLACENCIA GEOCONDA	<Null>	3020 TALL TIMBER DR	ORLANDO FL	32812
530958000300	AGOSTINA LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000380	LINDSEY BRETT BOLAND	<Null>	9550 SUN ISLE DR NE	SAINT PETERSBURG FL	33703-2626
530958000390	MADAJU LLC	<Null>	2801 NE 20TH TERR 2ND FLOOR	AVENTURA FL	33180
530958000400	DELBE LLC	<Null>	880 STILLWATER CT	WESTON FL	33327
530958000310	MACA & ZITO INVESTMENT LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
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530958000340	COPITO LLC	<Null>	2801 NE 208TH TERR 2ND FLOOR	AVENTURA FL	33180
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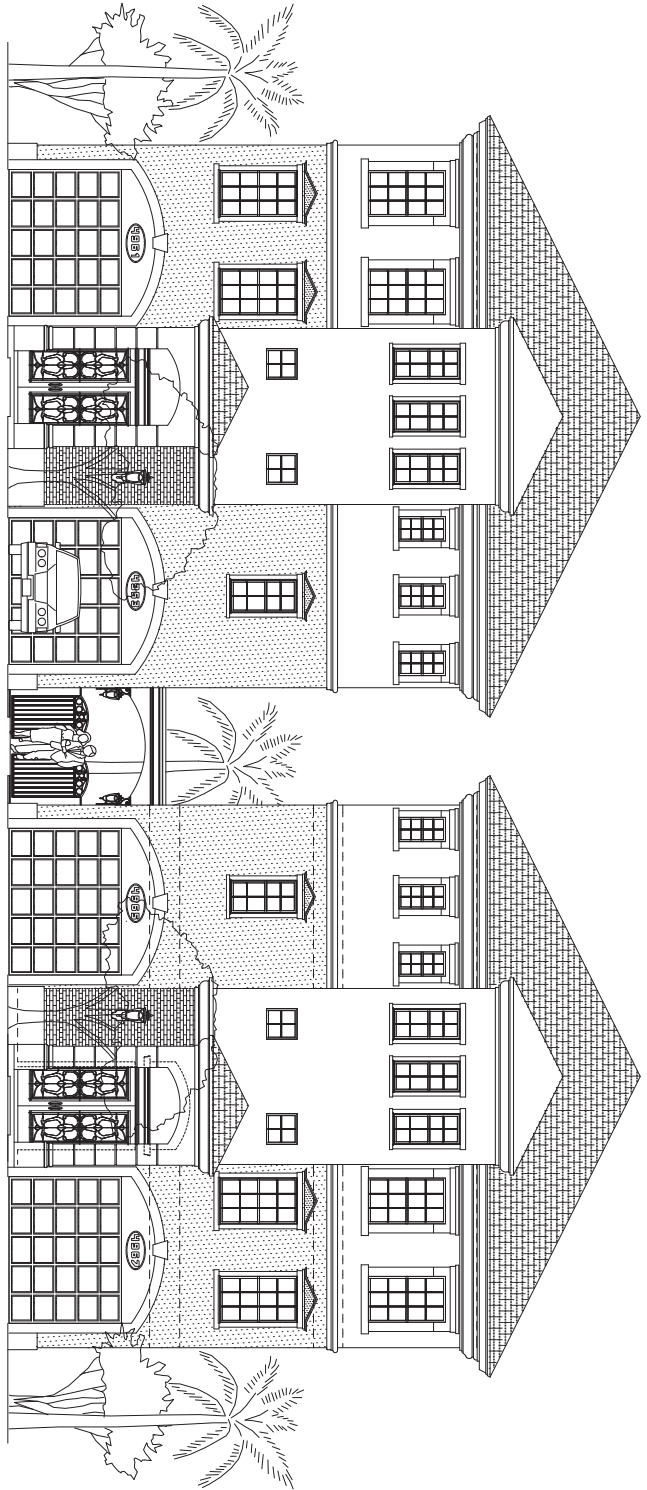
NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
July 5, 2017 AT 6:00 p.m. TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:
River Pointe Planned Development Rezoning

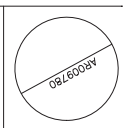
THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:
Peninsula Club, 415 S. Peninsula Ave. Daytona Beach

INTERESTED PARTIES CAN CONTACT Corey D. Brown
AT (386) 238-8383 FOR FURTHER INFORMATION.

RIVER TERRACE TOWNHOMES



No.	Date	Description
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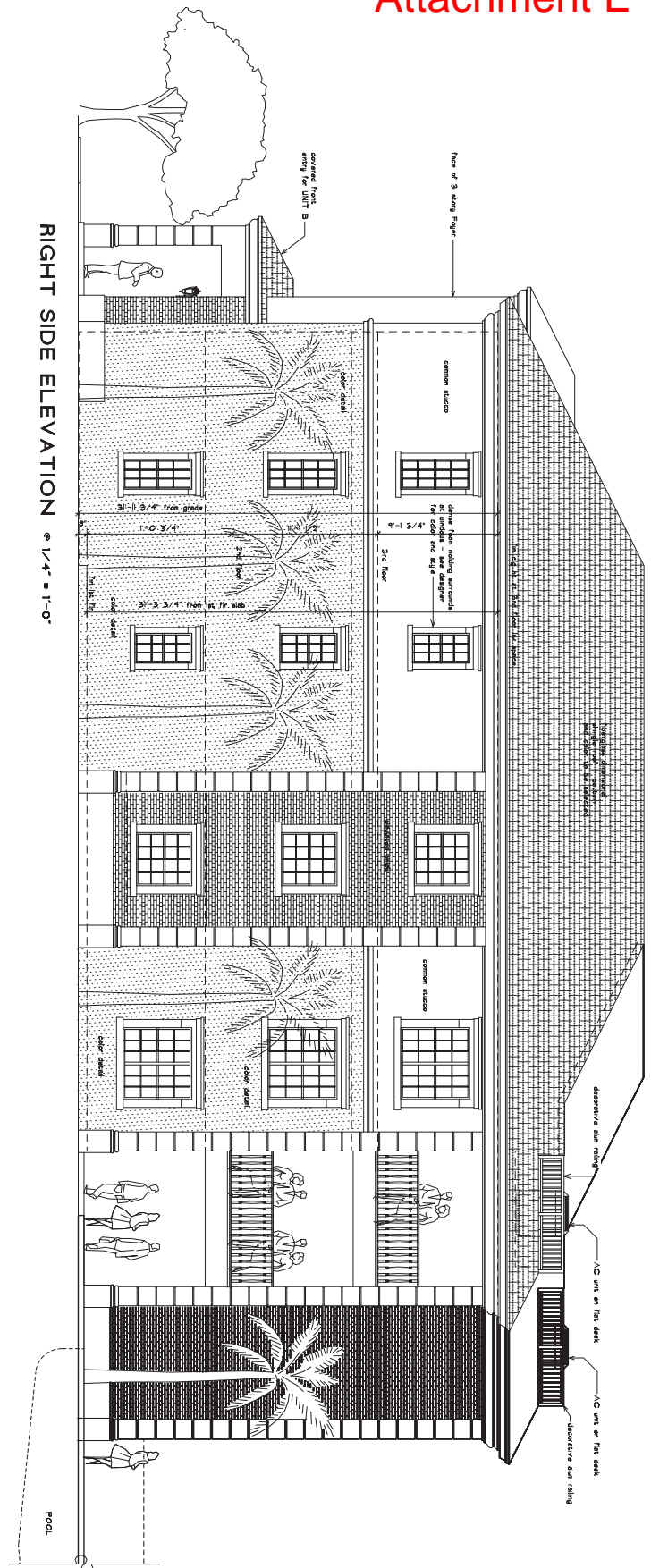


JAMES DRAGO - ARCHITECT
 333 N.E. 24th STREET
 BOCA RATON, FLORIDA
 561-361-7161
 jpdrago@bellsouth.net

TOWNHOMES DESIGNED FOR:
RIVER POINTE
 LUXURY 3 STORY TOWNHOMES
 910 South Peninsula Drive Daytona Beach FL

Date: 3/20/2011
 Project Number: 18043
 Designed by: JD
 Drawn by: ABJ
 Checked by: JD
 Sheet Title:
 Sheet Number: A-1

Issue Date: 3/20/2011



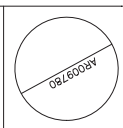
RIGHT SIDE ELEVATION @ 1/4" = 1'-0"

Date:	3/20/2011
Project Number:	18043
Designed by:	JD
Drawn by:	ABJ
Checked by:	JD
Sheet Title:	
Sheet Number:	A-3

TOWNHOMES DESIGNED FOR:

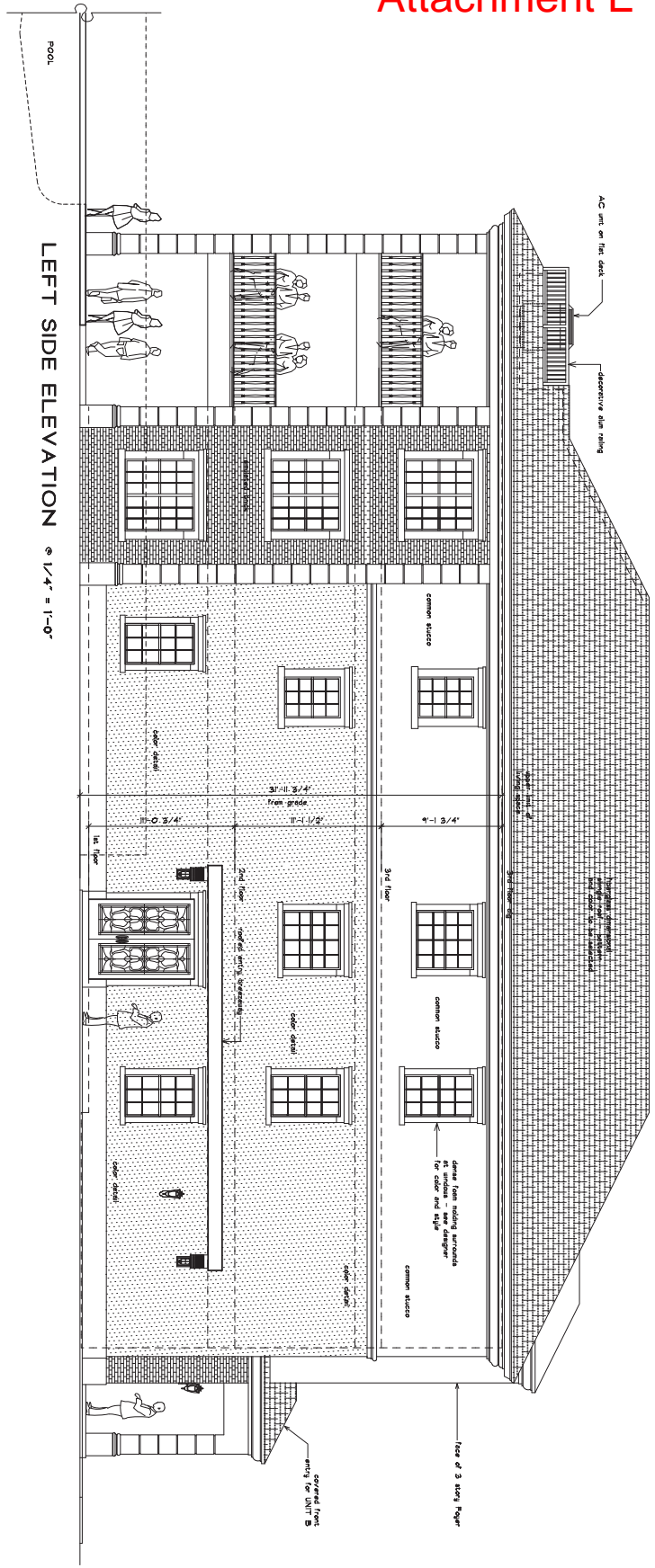
RIVER POINTE
 LUXURY 3 STORY TOWNHOMES
 910 South Peninsula Drive Daytona Beach FL

JAMES DRAGO - ARCHITECT
 333 N.E. 24th STREET
 BOCA RATON, FLORIDA
 561-361-7161
 jdrag0@bellsouth.net



No.	Date	Description
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Issue Date: 3/20/2011



LEFT SIDE ELEVATION @ 1/4" = 1'-0"

Date:	3/20/2011
Project Number:	18043
Designed by:	JD
Drawn by:	ABJ
Checked by:	JD
Sheet Title:	
Sheet Number:	A-4

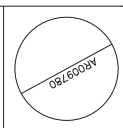
TOWNHOMES DESIGNED FOR:

RIVER POINTE
LUXURY 3 STORY TOWNHOMES

910 South Peninsula Drive Daytona Beach FL

JAMES DRAGO - ARCHITECT
333 N.E. 24th STREET
BOCA RATON, FLORIDA
561-361-7161

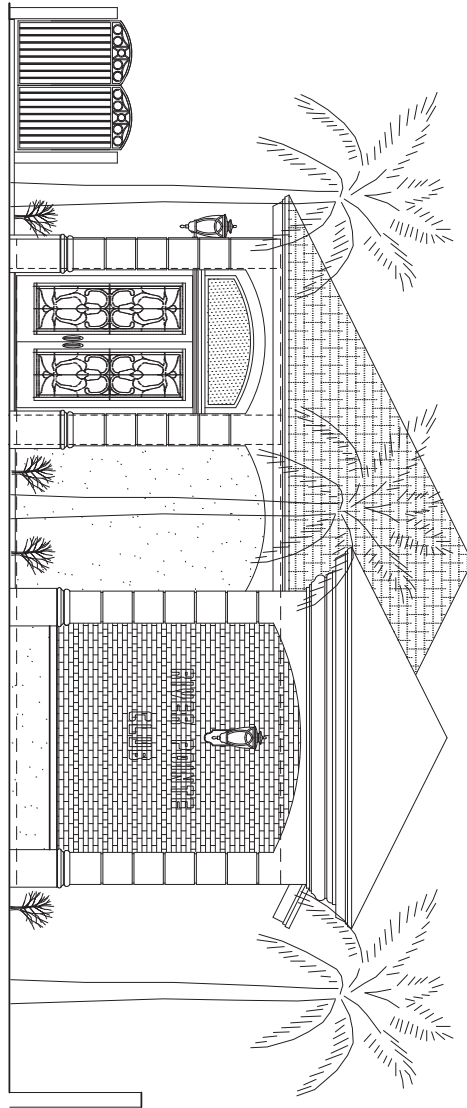
jpdrago@bellsouth.net



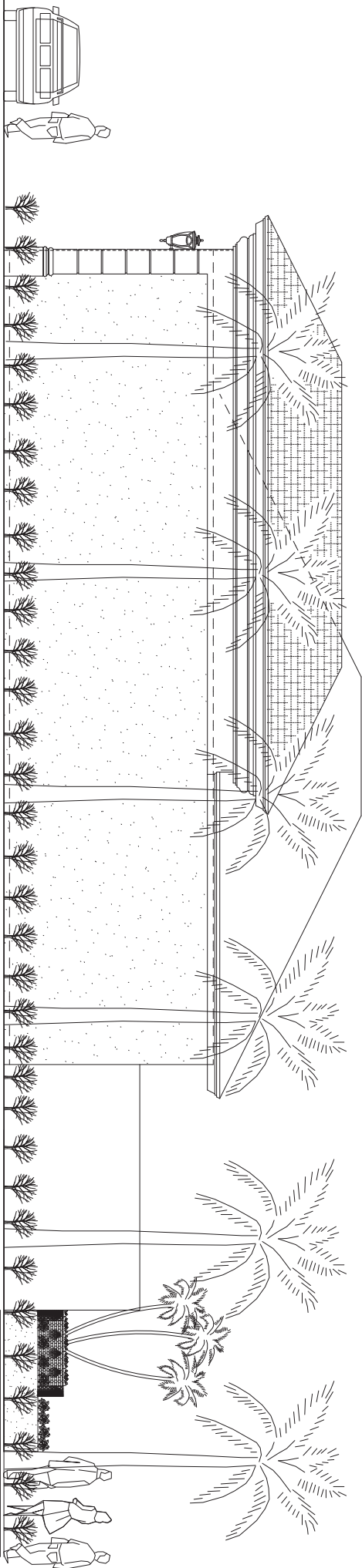
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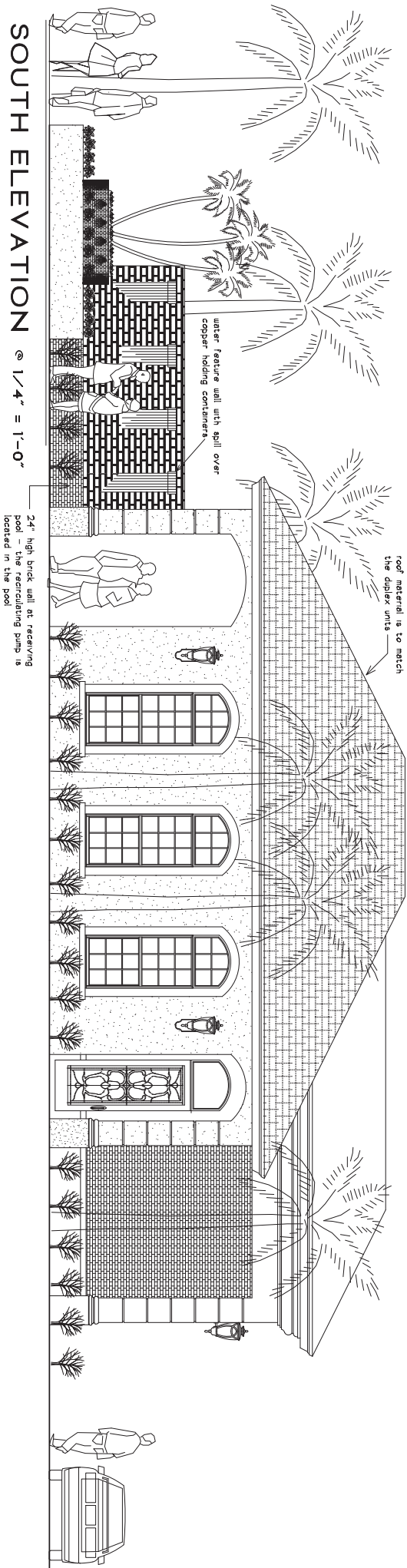
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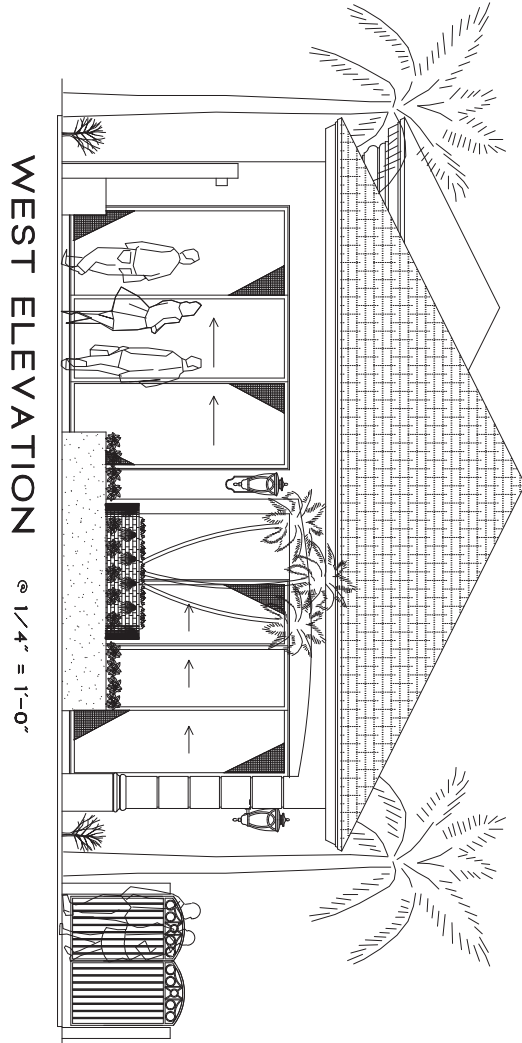




NORTH ELEVATION @ 1/4" = 1'-0"







PERMIT ELEVATION 1/2" = 1'-0"

