

Document prepared by:

Cobb Cole
Robert A. Merrell III, Esquire
149 S. Ridgewood Avenue, Suite 700
Daytona Beach, FL 32114

Return recorded document to:

City of Daytona Beach Records Clerk
P.O. Box 2451
Daytona Beach, FL 32115-2451

SUBARU OF DAYTONA PLANNED DISTRICT AGREEMENT

The CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City"), the record title property owner, INDIGO DEVELOPMENT LLC, a Florida limited liability company (the "Owner"), and GT DAYTONA, LLC, a Florida limited liability company ("Developer"), hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

1. PROPERTY DESCRIPTION AND OWNERSHIP.

- A. The property subject to this Agreement consists of approximately 12.649 +/- acres of real property ("Property") and is described in Exhibit A, attached hereto and by reference made a part hereof.
- B. The Property is currently under the sole ownership of Owner.
- C. The Property is currently under contract for purchase and sale by the Developer

2. EXHIBITS.

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

- Exhibit A: Property Legal Description;
- Exhibit B: Planned Development Plan, rev. date 03/07/2018, prepared by Parker Mynchenberg & Associates, Inc.;
- Exhibit C: Architectural Elevations, prepared by Fisher Koppenhafer;

Exhibit D: Landscape Plan, rev. date 3/07/18, prepared by Parker Mynchenberg & Associates, Inc.; and

Exhibit E: Sign Plan, prepared by GT Daytona, LLC.

3. DEVELOPMENT PLAN.

A. Developer has designated the Property as **Subaru of Daytona Planned District.**

B. The Property will be developed as a **Planned Development-General** pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the M-3 (General Industrial) zoning district or other City ordinance in effect at the time of development plan approval shall control.

C. Development of the Property shall be generally consistent with Exhibit B (Planned Development Plan). Exhibit B generally depicts the planned layout of buildings, parking areas, driveways, and other planned features or improvements to the Property. Layout and quantity/scale of improvements may change based on the needs of the end user of the Property. All changes shall be subject to the Architectural and Design standards in Section 7 of this Agreement.

D. DEVELOPMENT CRITERIA. The following development criteria shall apply to the Property:

- 1) Maximum building height: 50 ft.
- 2) Maximum building size: 200,000 sf.
- 3) Minimum Building Setbacks:
 - a. Tomoka Farms Road: 50 ft.
 - b. North Boundary 10 ft.
 - c. West Boundary: 10 ft.
 - d. South Boundary: 10 ft.
- 4) Maximum Floor Area Ratio: 0.65
- 5) Minimum open space: 20 %
- 6) Maximum impervious surface area: 80 %
- 7) Minimum Building Separation: 20 ft.
- 8) Dry retention pond(s) shall count toward open space requirements;
- 9) Landscaping requirements shall be permitted to be met by utilizing dry retention pond(s); and
- 10) Landscape requirements shall be provided as detailed in Section 6.E. of this Agreement.

E. SITE PLAN. All site plans shall be reviewed in accordance with the procedures established by the LDC and be generally consistent with this Agreement and PD Plan.

F. PHASING. Development of the Property will occur in multiple phases. The order, size and configuration of phases may be modified, and each proposed phase shall be required to install all necessary infrastructure, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. In the alternative, Developer may construct the infrastructure necessary for full buildout, including parking, of the Property during the construction of any phase. Each phase shall be built so as to be consistent with applicable City standards and this Agreement. In the event of a conflict between this Agreement and other City standards, this Agreement shall control. Permits for development of phases or sub-phases may be submitted for approval through the City's Site Plan process. Temporary staging of construction equipment and material shall be permitted on parcels in undeveloped phases during construction.

4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS.

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the LDC, and that Developer will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into proportionate fair share agreement. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. Developer will submit (TIA) for the proposed development. Any required traffic infrastructure improvements identified based on the TIA shall be addressed prior to Final Site Plan approval.

D. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

5. PERMITTED USES¹.

The following uses are permitted within the Property, consistent with the use-specific standards in Article 5 of the LDC:

Phase 1 Permitted Uses

Boat or marine parts sales and installation
Boat or marine repair and servicing
Boat or marine sales or rental
Automotive parts sales and installation
Automotive wrecker services

¹ Uses are separated by phase in order to particularly restrict the uses that are permitted in each.

Car wash or auto detailing
Fleet service repair
Sales or rental of heavy vehicles, heavy recreation vehicles and trailers
Sales or rental of light vehicles and light recreation vehicles
Tire sales and mounting
Vehicle repair and servicing
Fuel oil storage
General industrial services
Heavy equipment repair and servicing
Heavy equipment sales, rental or storage

Phase 2 Permitted Uses

Boat or marine parts sales and installation
Boat or marine repair and servicing
Boat or marine sales or rental
Automotive parts sales and installation
Bar or lounge
Boutique bar
Brewpub
Restaurant with drive-in service²
Restaurant with drive-through service²
Restaurant without drive-in or drive-through services
Specialty eating or drinking establishment
Automotive parts sales and installation
Automotive wrecker services
Car wash or auto detailing
Fleet service repair
Sales or rental of heavy vehicles, heavy recreation vehicles and trailers
Sales or rental of light vehicles and light recreation vehicles
Tire sales and mounting
Vehicle repair and servicing
Antique store
Art gallery
Art, crafts, music, dance, photography, or martial arts studio/school
Bank or financial institution with drive-through service
Book or media shop
Check cashing service
Cigar lounge
Drug store or pharmacy with drive-through service
Drug store or pharmacy without drive-through service
Florist shop

² These uses shall be limited to a maximum amount of 15,000 square feet of building area.

Gift shop or stationery store
Grocery store
Home and building supply center
Jewelry store
Large retail sales establishment
Lawn care, pool, or pest control services
Meat, poultry, or seafood market
Personal and household goods repair establishment
Personal services establishment
Secondhand retail shop
Shopping center
Other retail sales and service establishment
Fuel oil storage
General industrial services
Heavy equipment repair and servicing
Heavy equipment sales, rental or storage

6. INFRASTRUCTURE.

A. **STORMWATER.** An on-site stormwater retention facility will be constructed in conjunction with the development. The stormwater retention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District and the City of Daytona Beach. Collection and transmission facilities shall be located pursuant to an approved site plan, or site plans approved for individual lots or structures.

B. **UTILITIES.** Water and sewer service shall be provided by the City of Daytona Beach. All utilities shall be constructed underground. Developer will also provide easements and grants for the installation, maintenance and upkeep of the public utilities including water, sewer, reclaim water, electrical and telephone, as well as cable television and fiber, if available. Water, sewer, reclaim water (if available) infrastructure must be constructed to current City standards and consistent with this Agreement. Offsite extensions for water, sewer and reclaim water (if available) shall be provided as required. Offsite utility infrastructure to support the project will be determined at the time of site plan.

C. **ROADS.** The location of access driveways and internal roads and walkways located on the Property shall be as generally depicted on the attached Exhibit B. Developer shall be permitted to relocate such roadways shown on Exhibit B so long as the relocation is otherwise consistent with this Agreement and ensure adequate pedestrian and vehicular access from the Property to public right-of-way.

D. **PARKING.** Parking shall be provided generally as shown on Exhibit B. Developer shall be permitted to relocate such parking fields shown on Exhibit B so long as the relocation is otherwise consistent with this Agreement and the Planned Development PD Plan as approved.

1) Vehicle display areas³ shall not be required to include landscape islands, consistent with the requirements of the LDC. Vehicle display areas shall be provided generally as shown on Exhibit B. As with other parking elements, the Developer shall be permitted to relocate such vehicle display areas so long as the relocation is otherwise consistent with this Agreement and the requirements of the LDC.

2) The Developer shall be permitted to construct four (4) vehicle display pads, which shall comply with the requirements of the LDC.

E. LANDSCAPING REQUIREMENTS. Landscaping shall be provided consistent with the Landscape Plan, attached hereto as Exhibit D (the "Landscape Plan"). Clustering of typical landscape requirements shall be permitted so long as the net total landscape material as required herein is still met as shown on Exhibit D. Landscaping within the parking lot and parking lot islands shall meet LDC requirements, unless otherwise stated herein. Coordination of landscaping shall be addressed at Site Plan; however, the following landscape buffers shall be required for the Property's overall periphery:

1) Minimum Perimeter Landscape Buffers:

- | | |
|-----------------------|---|
| a) Tomoka Farms Road: | The total buffer shall achieve an average width of 50 feet but at no point shall the buffer be less than 20 feet. The landscape material required for a 50 ft. buffer shall be met. |
| b) Northern Boundary: | 6 ft. |
| c) Southern Boundary: | 6 ft. |
| d) Western Boundary: | 6 ft. |
| e) Interior Boundary: | 0 ft. |

7. ARCHITECTURAL AND DESIGN STANDARDS.

A. All buildings and accessory structures constructed within the Property shall be developed in compliance with the requirements of this section where they do not conflict with the provisions of this section.

B. All of the following requirements shall be met within the Property:

1) All buildings and accessory structures shall be consistent with a common architectural theme. The theme shall be established by harmoniously coordinating the general appearance of all buildings and accessory structures, including but not limited to: exterior wall finishes or materials; roof styles, slopes and materials; colors; and architectural details and ornamentation. Some automotive manufacturers will have specific architectural requirements. Since these manufacturers are unknown at this time, Developer agrees that all buildings and accessory structures shall complement one another.

³ Vehicle display areas shall be those areas intended for the express purpose of displaying inventory of vehicle sales and rental uses developed on the Property. Vehicles shall include, but not be limited to, automobiles, boats, motorcycles, and all terrain vehicles.

2) All structures shall complement one another and shall convey a sense of quality and permanence.

3) Corporate prototype design and materials shall be permitted provided they comply with the provisions of this section

4) Roofing materials may include shingles, standing seam or other decorative metal roofing with a factory applied finish. Buildings may have flat roofs with parapets that are consistent with the building design to obstruct views of HVAC units and mechanical equipment. HVAC units and mechanical equipment shall not be visible from the parking lot or public right-of-way at equivalent grade as the parking lot within 300 feet of the building slab. Asphaltic type single or multi-ply roofing or single ply elastomeric material roofs may be used where the roof is not visible at the exterior of the building or from adjacent properties.

5) False or real windows shall be provided on all elevations visible from public right of way in sufficient size and number to complement the proportions of the building.

6) All buildings and accessory structures shall generally be consistent with Exhibit C (Architectural Elevations) unless, prior to issuance of the initial building permit, Developer submits and the City approves a different conceptual elevation. The City shall have the right to reject any proposed elevation which does not meet the requirements herein, or which involves the use of architectural details and ornamentation that is not generally consistent with or complimentary to that set forth in Exhibit C.

7) Through the Site Plan review process established in the LDC, the City reserves the right to review the proposed construction of all buildings and structures within the Property, to recommend the substitution or inclusion of colors, materials, architectural details and ornamentation and to require or prohibit the use of the same to ensure compliance with the requirements of this section.

8) Permanent outside display of inventory⁴ shall be permitted. Any other outside storage shall not be permitted.

9) No vending machines shall be permitted on outside walkways or other outdoor pedestrian areas.

10) Notwithstanding the foregoing, buildings and structures may include diversity in finishes and materials, roof styles, slopes and materials, and architectural details and ornamentation in order to achieve architectural interest.

⁴ Inventory shall include only those items of inventory that are too large to be stored inside the facility or generally of the type that is displayed in a vehicle display area. This may include, but is not limited to automobiles, boats, motorcycles, and all terrane vehicles.

11) The physical appearance of all parking lot lighting fixtures shall be consistent and shall be permitted at a maximum of thirty-five (35') feet tall on that portion of Property lying west of the rear most building as shown on Exhibit B.

8. ENVIRONMENTAL CONSIDERATIONS.

A. Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

B. To the extent that any wetlands existing on the Property will be impacted, they will only be impacted as permitted by the St. John’s River Water Management District and any other agency with jurisdiction over the same. The City shall defer to the determinations made by such agencies regarding wetland impact.

9. SIGNAGE.

A. The amount and type of signage on the Property shall be permitted as generally shown on Exhibit E and as otherwise provided herein. Owner shall be permitted to relocate such signage, so long as the relocation is otherwise consistent with this Agreement. The dimensions of the signs shall be substantially as described herein. Actual copy area and sign shape may be revised so long as the sizes of the signs and the total sign copy area are not increased. Signage shall be permitted during the Site Plan approval process, and shall be approved provided that it is substantially consistent with the description herein and meets applicable LDC requirements for M3 (General Industrial) zoning district, to the extent not addressed herein.

Sign Type	Max Number Per Parcel	Max Area Per Sign	Max Area Per Parcel	Max Sign Height
Pole	1	131	131	70
Monument	3	70.69	213	8
Wall			486 ⁵	

10. EFFECTIVE DATE; COMPLETION SCHEDULE.

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, within 3 years of the effective date of this Agreement. The filing of an appeal of the land development order by

⁵ A single building shall have a maximum wall sign area of 198 total square feet.

any person shall toll the time for permitting until final resolution of the appeal. If the development is phased, application for construction permits for subsequent phases shall be submitted within 7 years from the effective date of this Agreement.

C. Construction of the initial development must be substantially complete within 10 years of the effective date of this Agreement. Construction of any subsequent phase shall be substantially complete within 15 years of the effective date of this Agreement

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

11. MINOR MODIFICATIONS.

A. The following may be administratively authorized as minor modifications to this Agreement:

1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Development approval process; and

2) Have no material effect on the character of the approved PD district, the basic concept and terms of the PD Plan/Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of twenty (20) percent or less in the total number of parking spaces.

3) Modifications of up to 20% to any of the dimensional requirements provided herein and associated Exhibit revisions, where such modifications are needed to address minor errors in the Exhibit

or other unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and special modifications, would result in a cumulative change of more than 20% of the original dimensional requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply to the Planning Board for approval of the request as a substantial modification.

D. Approved modifications shall be noted on the official plan documents.

12. AMENDMENTS.

Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

13. VARIANCES.

This Agreement shall not be deemed to prohibit any owner of property within the planned development from seeking or obtaining one or more variances from the requirements of this Agreement pursuant to the LDC. In addition to those entitled to notice pursuant to the LDC, notice of any public hearing to consider a proposed variance shall be provided to all persons owning property within the planned development. No such variance shall be deemed to require formal amendment to this Agreement.

14. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED.

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

15. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Volusia County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

16. VENUE AND SEVERABILITY.

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Volusia County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

Signed, sealed and delivered in the presence of:

**THE CITY OF DAYTONA BEACH,
FLORIDA, a Florida municipal corporation**

Witness 1

By: _____
Derrick L. Henry, Mayor

Print Name of Witness 1

Attest:

Witness 2

By: _____
Letitia LaMagna, City Clerk

Print Name of Witness 2

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Derrick L. Henry and Letitia LaMagna, Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

Notary Public
Commission No: _____

Signed, sealed and delivered in the presence of:

[Signature]

Witness 1

Reynold Bell

Print Name of Witness 1

[Signature]

Witness 2

Michael C. Washburn

Print Name of Witness 2

INDIGO DEVELOPMENT LLC a Florida limited liability company [Owner]

By: Consolidated-Tomoka Land Co.,
a Florida corporation,
its Managing Member

By: [Signature]

Daniel E. Smith
Senior Vice President, General
Counsel and Corporate Secretary

Date: 5/22/2018

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 22nd day of May, 2018, by Daniel E. Smith, as Senior Vice President, General Counsel and Corporate Secretary of Consolidated-Tomoka Land Co., a Florida corporation, Managing Member of INDIGO DEVELOPMENT LLC, a Florida limited liability company, referred to in this agreement as "Owner". He is personally known to me or produced as identification and did not take an oath.

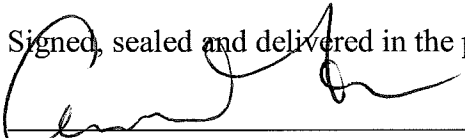
Holly Greene

Notary Public

Commission No. _____

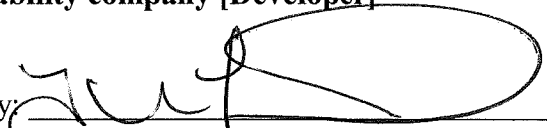


Signed, sealed and delivered in the presence of:



Witness 1
Amy Graham
Print Name of Witness 1

GT DAYTONA, LLC a Florida limited liability company [Developer]

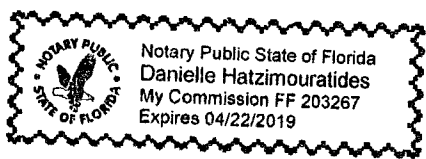
By: 
Name: Ted Serbousek
Title: Manager

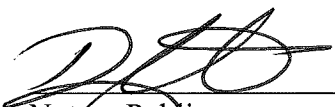
Michelle Slater
Witness 2
Michelle Slater
Print Name of Witness 2

Date: 5.30.2018
[Corporate Seal]

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 30 day of May, 2018, by Ted Serbousek, as Manager of GT DAYTONA, LLC, a Florida limited liability company, referred to in this agreement as "Developer". He is personally known to me or produced as identification and did not take an oath.




Notary Public
Commission No. FF 203267

Approved as to legal form:

By: _____
Robert Jagger, City Attorney

EXHIBIT A

Property Legal Description

A portion of Sections 21 & 22, Township 15 South, Range 32 East, Volusia County, Florida, being more particularly described as follows:

BEGINNING at the Southeasterly corner of Lot 10, INTERSTATE COMMERCE PARK OF DAYTONA BEACH, as per map recorded in Map Book 53, Pages 26-29, of the Public Records of Volusia County, Florida, said point lying on the Westerly right-of-way line of the 100-foot wide right-of-way line of Tomoka Farms Road, as shown on the map of INTERSTATE COMMERCE PARK OF DAYTONA BEACH, said point also lying on a curve, concave Easterly, thence run Southeasterly, along the curved Westerly right-of-way line of Tomoka Farms Road, having a radius of 2133.00 feet, an arc distance of 250.35 feet, a central angle of 6°43'30"; said curve subtended by a chord of 250.21 feet bearing South 13°51'04" East, to the Point of Tangency thereof; thence continue along said Westerly right-of-way line of Tomoka Farms Road, South 17°12'49" East a distance of 410.65 feet to an Intersection with the Northerly line of a 65-foot wide City of Daytona Beach Water Line Easement as described in Official records Book 1875, Page 1554, of the Public Records of Volusia County, Florida; thence departing the Westerly right-of-way line of Tomoka Farms Road, run South 67°38'35" West, along the Northerly line of said 65-foot wide City of Daytona Beach Water Line Easement, a distance of 786.37 feet to a point therein thence, departing said Northerly line of said 65-foot wide City of Daytona Beach Water Line Easement, run North 16°55'52" West, a distance of 740.86 feet to the Southwesterly corner of aforementioned Lot 10, INTERSTATE PARK OF DAYTONA BEACH, thence run North 73°04'08" East, along the South line of said Lot 10, a distance of 794.24 to the POINT OF BEGINNING of this description.

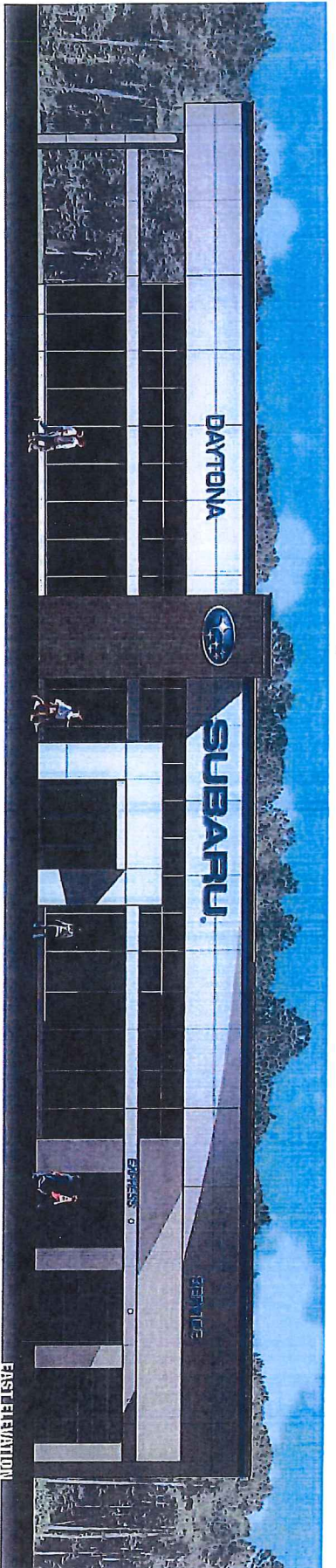
CONTAINING 551,000 SQUARE FEET OR 12.649 ACRES MORE OR LESS.

EXHIBIT B

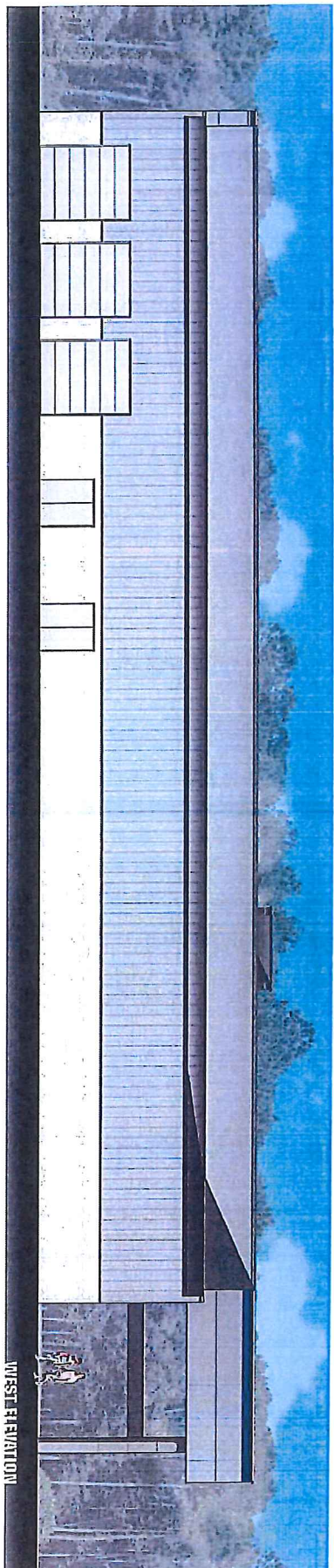
Planned Development Plan

EXHIBIT C

Architectural Elevations



FRONT ELEVATION



WEST ELEVATION

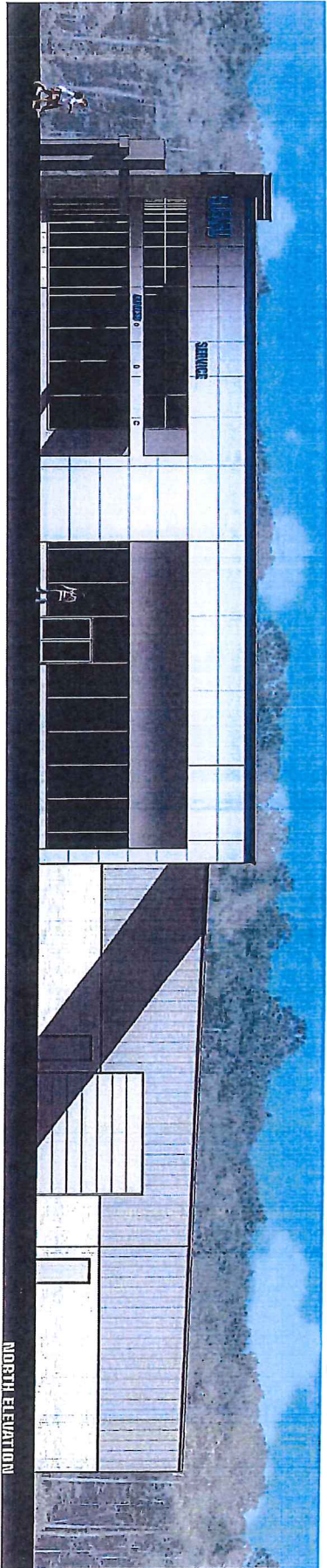
FISHER KOPPENHAFFER
ARCHITECTURE INTERIOR DESIGN

9101 Cypress Green Drive
Jacksonville, Florida 32256
Phone: 904.357.0077
Fax: 904.357.0009

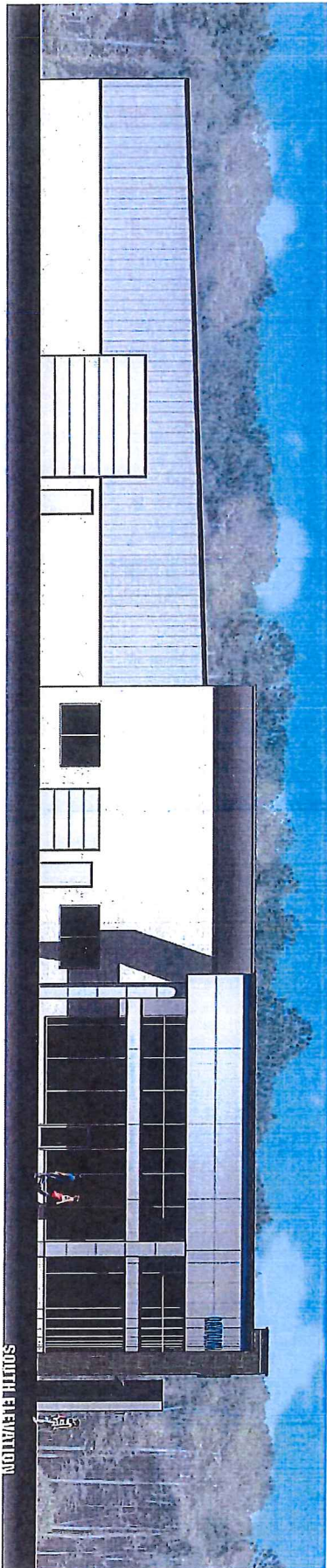
BUILDING ELEVATIONS



SUBARU
OF DAYTONA



NORTH ELEVATION



SOUTH ELEVATION

FISHER KOPPENHAFFER
ARCHITECTURE INTERIOR DESIGN

8104 Cypress Green Drive
Jacksonville, Florida 32256
Phone: 904.577.0077
Fax: 904.577.0039

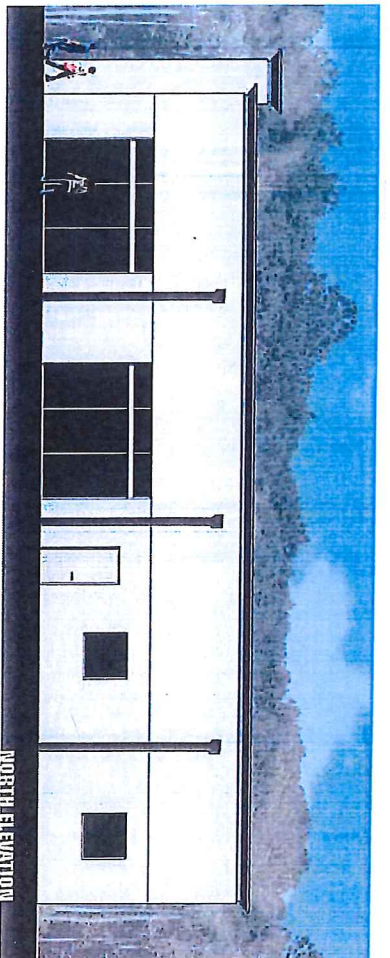
BUILDING ELEVATIONS



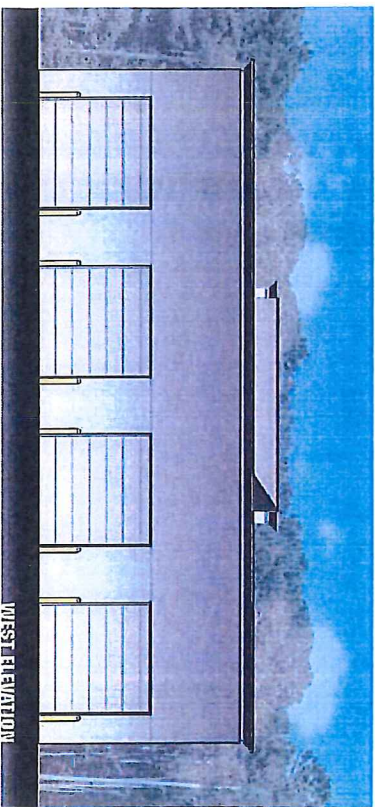
SUBARU
OF DAYTONA



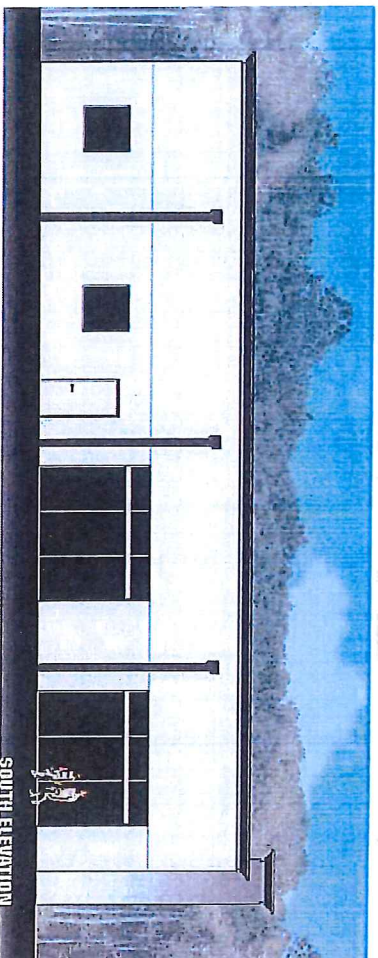
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FISHER KOPPENHAFFER
ARCHITECTURE INTERIOR DESIGN

6101 Cypress Green Drive
Jacksonville, Florida 32256
Phone 904.367.0077
Fax 904.367.0098

RITCHIEY AUTOS
BUILDING ELEVATIONS



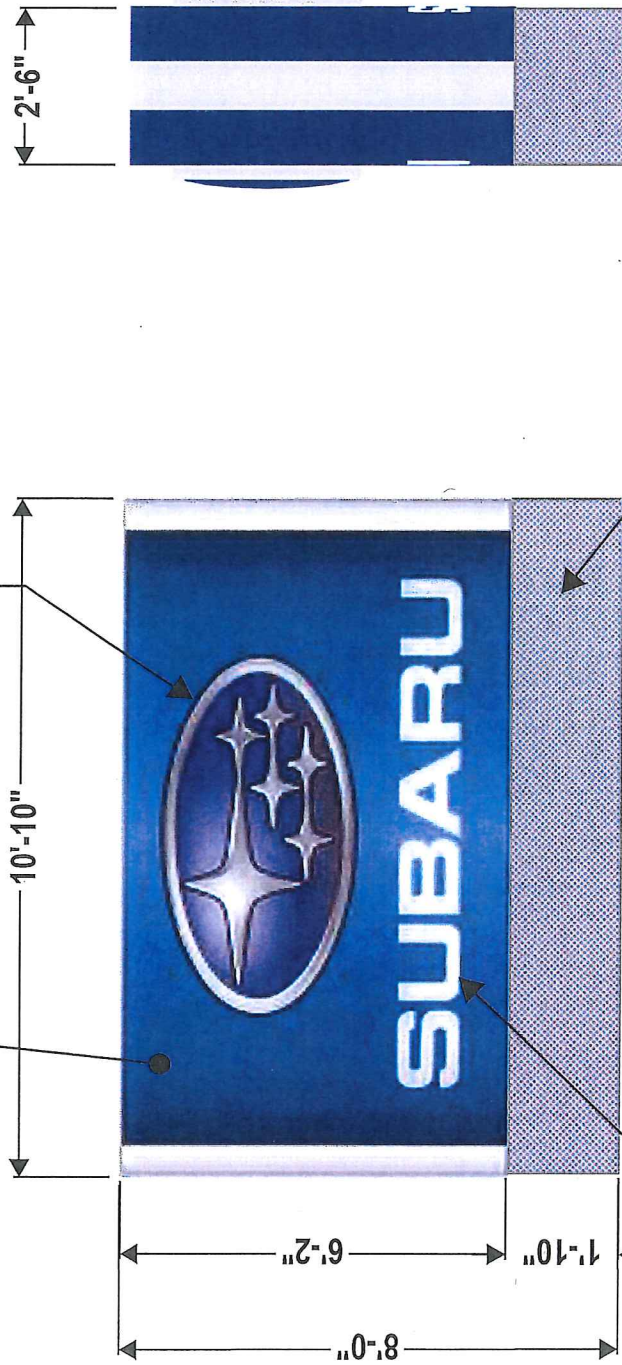
EXHIBIT D
Landscape Plan

EXHIBIT E

Sign Plan

Routed Aluminum Face
Painted Subaru Blue
SVOC1975

Formed Illuminated Logo
w/ Arlon 2500-3101
Back Up w/ White Vinyl
3630-20 on First Surface



FRONT
ELEVATION

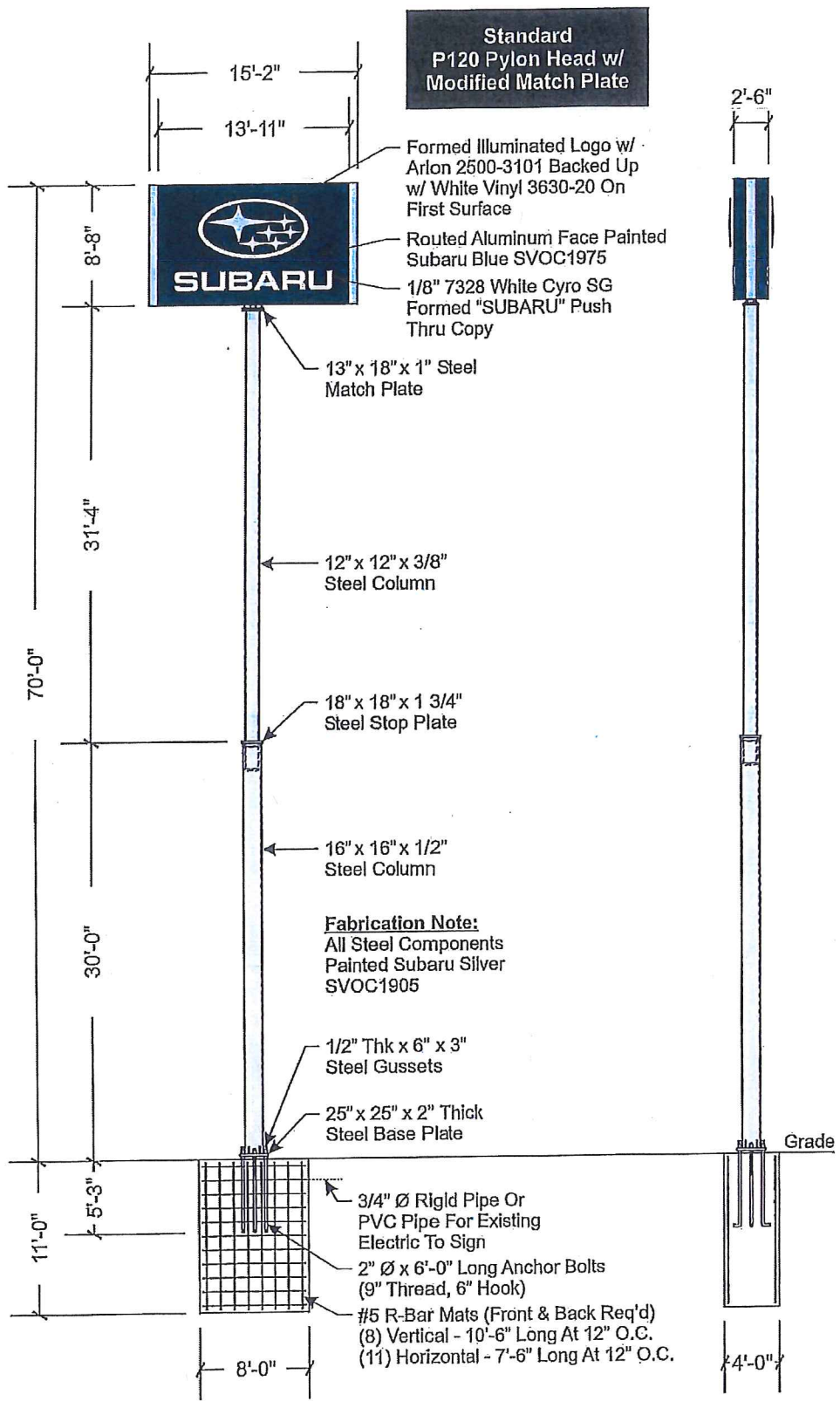
SIDE
ELEVATION

Aluminum Base Cover
Painted Subaru Silver
SVOC1905

1/8" 7328 White Cyro
SG Formed "SUBARU"
Push Thru Copy

SUBARU OF DAYTONA

**TYPICAL MONUMENT
SIGN DETAILS**



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SIDE ELEVATION
SCALE: 3/32" = 1'-0"

SUBARU OF DAYTONA
PYLON SIGN DETAILS