

## Agenda Item 9 (Legislative Hearing)

### Large Scale Comprehensive Plan Amendment

DEV2018-054

Tomoka ILF

#### Staff Report

**DATE:** June 28, 2018

**TO:** Planning Board Members

**FROM:** Doug Gutierrez, AICP, Principal Planner

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#### PROJECT REQUEST

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of THP, LLC & BPS Independent Living, LLC, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA).

#### PROJECT DESCRIPTION

**Proposed Amendment to the Future Land Use Map.** The parcel consists of 46.81± acres which the applicant proposes changing the Future Land Use Map designation from County Activity Center/Environmental Systems Corridor to Level 1 Residential and Potentially Environmentally Sensitive (PES).

The applicant requests to amend the Future Land Use Map designation for the property in order to develop an age restricted independent living facility. The site is located at 1510 Tomoka Farms Road, north of First Baptist Parkway and west of Tomoka Farms Road.

#### PROJECT ANALYSIS

The adjacent land uses and zoning classifications for the parcels are illustrated in the following table. This parcel is outlined on the attached location and aerial maps (Attachment A).

**Table 1: Land Use and Zoning**

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
<b>Site</b>	Undeveloped	County Activity Center/ESC	A-2(2)A
<b>North</b>	Undeveloped	County Activity Center	A-2(2)A
<b>South</b>	Undeveloped	County Activity Center/ESC	A-2(2)A/RCA
<b>East</b>	Undeveloped	County Activity Center	A-2(2)A
<b>West</b>	Undeveloped	Conservation	PD-G

#### Conformance with Comprehensive Plan

The applicant has requested that the Future Land Use Element future land use designation for this property be amended from County Activity Center and Environmental Systems Corridor (ESC) to City Level 1 and Potential Environmentally Sensitive (PES). Policy 1.1.2 describes the Level 1 Residential designation as shown below.

**Policy 1.1.2 LEVEL 1 RESIDENTIAL:** A residential area with densities not exceeding 8 dwelling units per acre. (*Ordinance #09-278*)

**POTENTIAL ENVIRONMENTALLY SIGNIFICANT (PES):** Potential areas of highly valued habitat, which provide protection of functionally interconnected wetland and upland systems, shall be designated as PES.

Permitted land uses in the PES are limited to such uses as silviculture, unimproved pasture, passive recreation, mitigation, utility corridors, and other agricultural activities that do not degrade high value wetland systems. Roadway and stormwater facilities may be allowed provided adverse impacts to wildlife corridors or environmentally sensitive lands are avoided or mitigated.

Actual boundaries of the potential high value environmental systems will be determined based on site-specific information in accordance with all statutes, laws, regulations and agency rules then in effect.

At such time as a permitting or mitigation agreement is reached regarding the PES areas and/or when platting occurs, PES areas shall be incorporated in the overall mitigation plans. When an area designated PES is determined not to contain federal or state designated threatened or endangered species and/or wetland and upland systems that are important to corridor conditions or contain high value environmentally sensitive lands as determined by the statutes or rules then in effect, the land use will revert to the underlying use designated on the Future Land Use Map consistent with Neighborhood S, K, and V policies concurrent with an amendment to the comprehensive Plan, or may be redesignated to a more appropriate urban use at a later date in accordance with an amendment procedure of the adopted Comprehensive Plan. (*Ordinance #07-356*)

### **Neighborhood Input**

The neighborhood meeting was held at the Holiday Inn Daytona Beach LPGA in their conference room at 137 Auto Mall Circle, Daytona Beach, FL on May 3, 2018, the applicant summary stated that the meeting was attended by two neighbors, who were receptive to the proposed project. (Neighborhood meeting summary Attachment B).

### **Impact Analysis**

Urban services necessary to serve this site and the concurrency process requires that adequate capacity be available for new development prior to the approval of final development orders. The current Future Land Use designation of County Activity Center allows for a FAR of 0.55. for 32.05 acres and Environmental Systems Corridor allows a FAR of 0.10 and a density of one DU/ 25 AC for 11.71 acres The proposed Future Land Use of Level 1 Residential allows a density of 8 DU/Ac and no FAR.

The following are results for water, waste water and traffic impacts that could be generated by the property by the most intense land use allowed under the current land use map designation and the proposed land use change. The detailed data and analysis are in the attached project analysis provided by the applicant (Attachment C).

The City's potable water treatment plant has sufficient capacity (24.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum daily flow is 15.15 MGD and the proposed amendment results in a possible net increase in demand of 65,957 GPD.

The City's waste water treatment plant servicing this site has sufficient capacity (15.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum monthly annual daily flow is 8.8 MGD and the proposed amendment results in a possible net increase in demand of 65,957 GPD.

The current future land peak hour trip generation is 947 trips and ADT is 9,235 trips. The proposed Future Land Use Map amendment peak hour trip generation is 93 trips and ADT of

1,494 trips will result in a net decrease of peak hour 854 trips and ADT 7,741 trips from the maximum allowed by the current land use.

### **Urban Sprawl**

In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators include leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl. This amendment does not represent leapfrog development. It is located in an area of general industrial, conservation and residential uses with existing urban services that may be suitable for development. This amendment does not represent premature development. Central water and sewer services have the capacity to serve the subject property and the property is accessible through the existing road network. The traffic generation calculations presented in this staff report indicates average daily trips will decrease if the proposed amendment is approved.

### **Consistency with the Comprehensive Plan Goals, Objectives and Policies**

Objectives and Policies of the Comprehensive Plan that are relevant to this application are listed below:

#### **Future Land Use Element**

**Goal 1:** To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

**Policy 1.2.1 Traffic:** The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity with thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.

**Policy 1.5.1:** Ensure a surplus of available undeveloped residential land for both single family an, multi-family housing opportunities by providing a variety of residential zoning districts on undeveloped property throughout the city.

**Policy 2.2.7:** Development west of I-95 shall be primarily Planned Developments, which achieve the following benefits:

- Efficient use of land
- Greater protection of natural resources
- Reduced infrastructure costs and corresponding savings to the consumer
- Attractive and compatible design (Ord. 09-278)

**Objective 2.3 Infrastructure:** Adequate public water, sewer and drainage shall be provided for 100 percent of new developments; existing infrastructure deficiencies will be corrected to the extent that is financially feasible.

#### **Transportation Element**

**Goal 1** To promote safe and efficient traffic circulation serving existing and future land uses.

**Objective 1.7 Future Land Use Controls:** Maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher

trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.

**Objective 1.8 Residential Impacts:** No street improvements shall adversely impact single-family areas.

### **Housing Element**

**GOAL 1** To assure the availability of sound and affordable housing for all current and future residents of Daytona Beach.

**Objective 1.1 New Construction** Assist the private sector in providing the necessary additional housing units to support the planning horizon population projection.

**Policy 1.1.1** Utilize the Future Land Use Map and zoning map to assure a continued supply of vacant, underutilized or redevelopable land designated for a diversity of housing types including single-family, multi-family and manufactured housing.

### **RECOMMENDATION**

Staff finds that the large scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

Based on staff analysis and review, the proposed Future Land Use Map amendment from County Activity Center and ECS to City Level 1 Residential and PES appears to meet criteria for the proposed amendment.

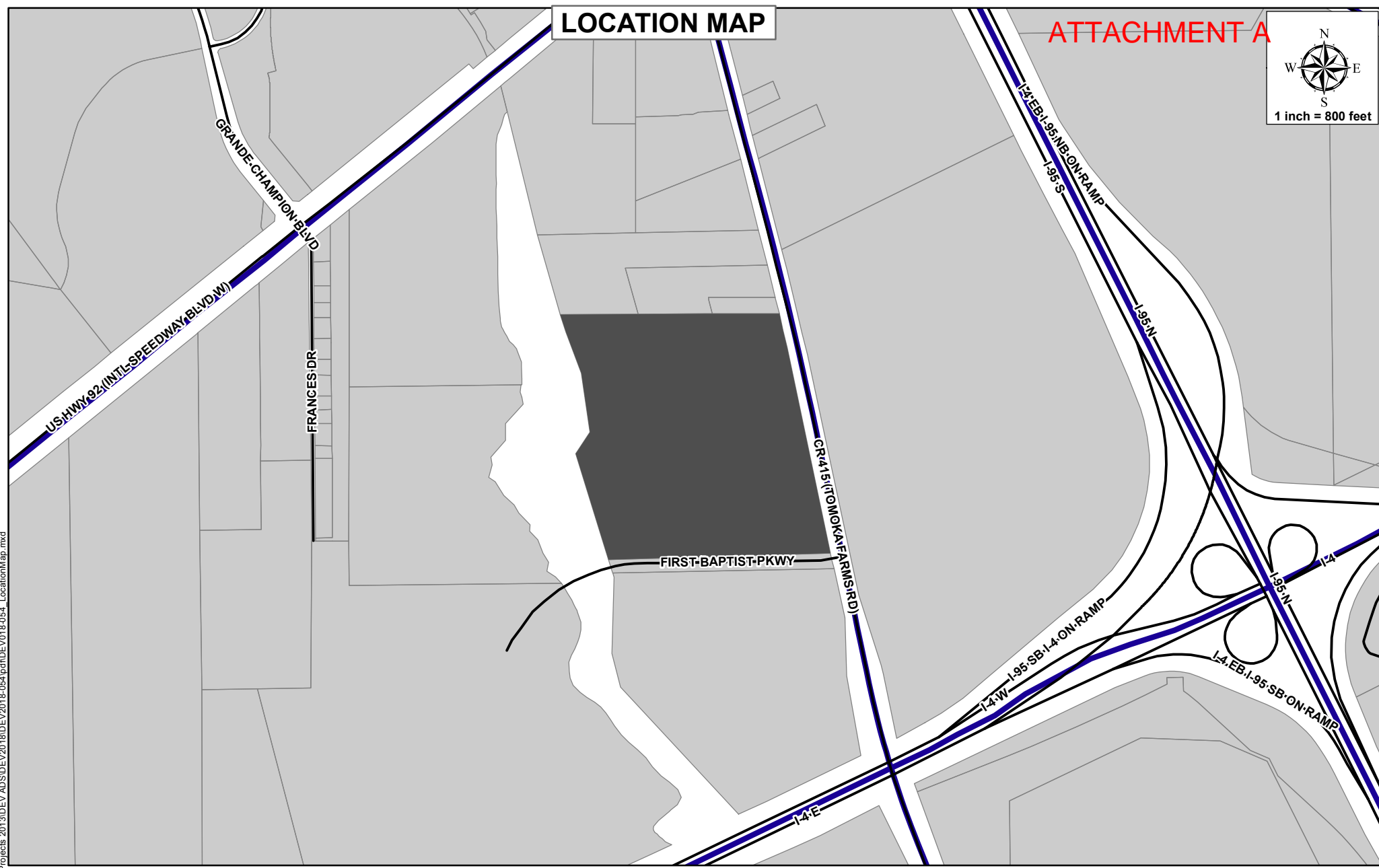
A majority vote of the Planning Board members present and voting are required to recommend approval, approval with conditions or denial of this policy matter to the City Commission.

# LOCATION MAP

ATTACHMENT A



1 inch = 800 feet



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## DEV2018-054 LARGE SCALE COMP PLAN AMENDMENT LOCATION MAP

City of Daytona Beach Map disclaimer:  
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



**AERIAL MAP**

**ATTACHMENT A**



1 inch = 800 feet



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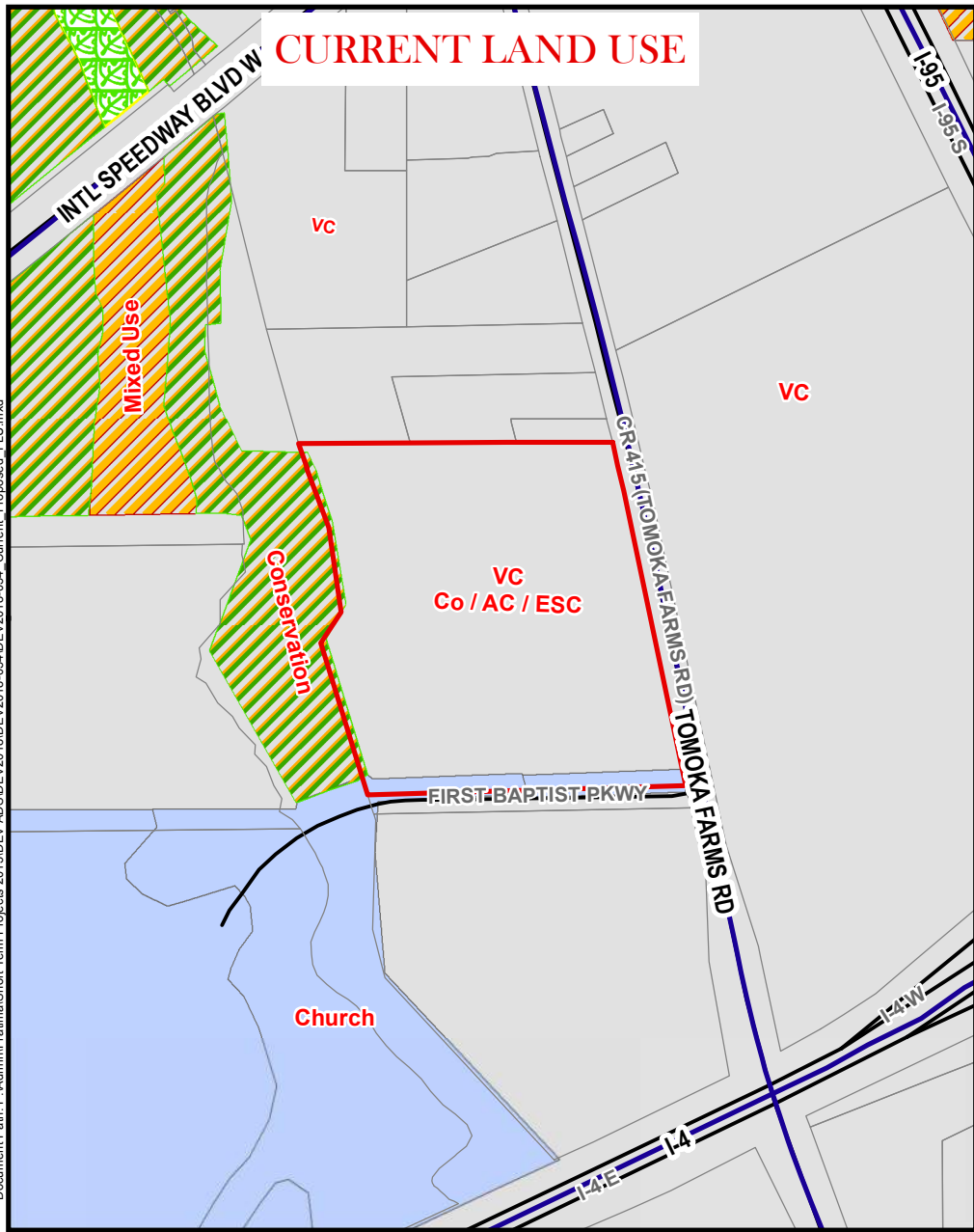


**DEV2018-054  
LARGE SCALE COMP PLAN AMENDMENT  
AERIAL MAP**

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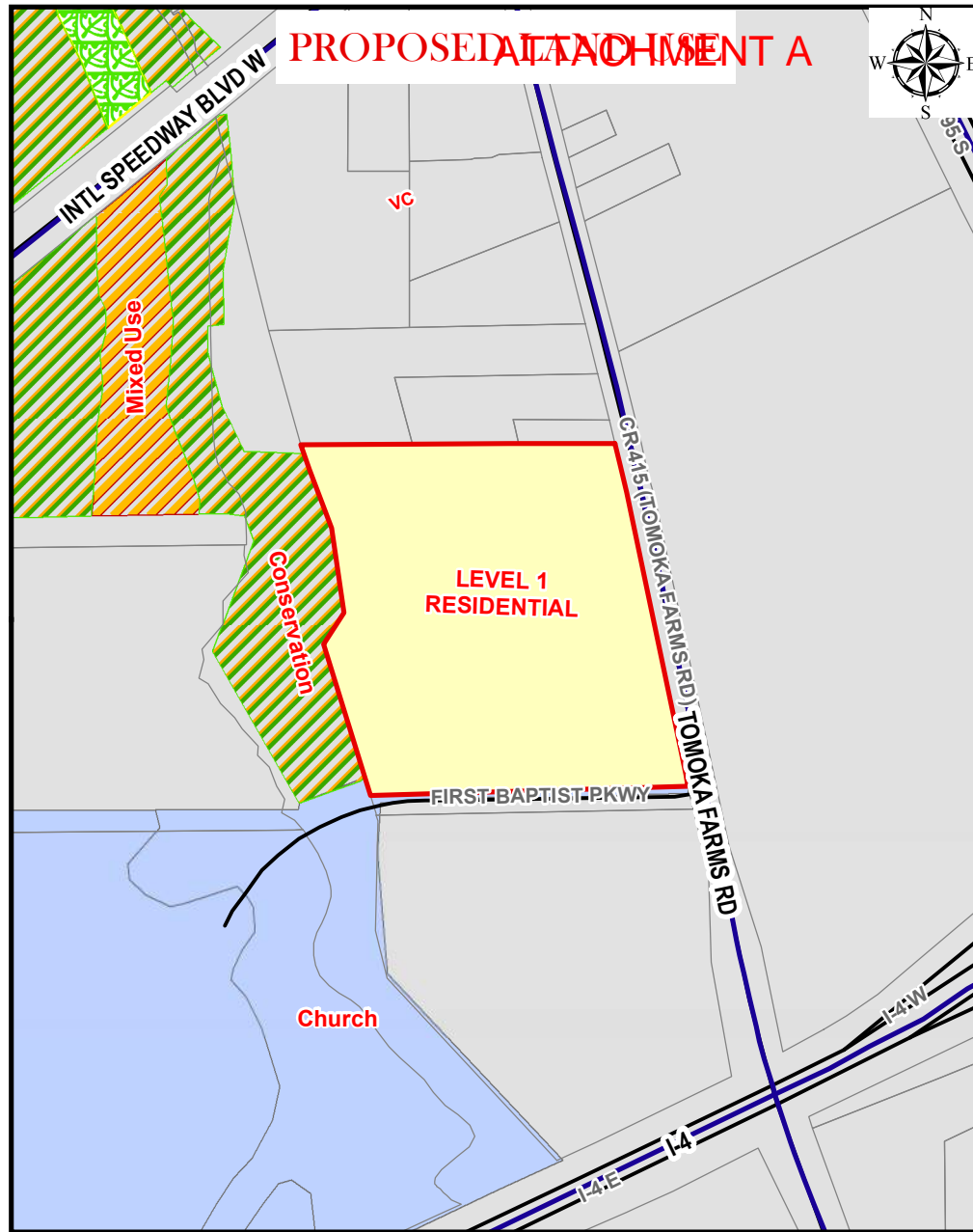


**CURRENT LAND USE**



1 inch = 800 feet

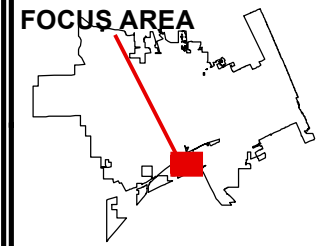
**PROPOSED ATTACHMENT A**



1 inch = 800 feet

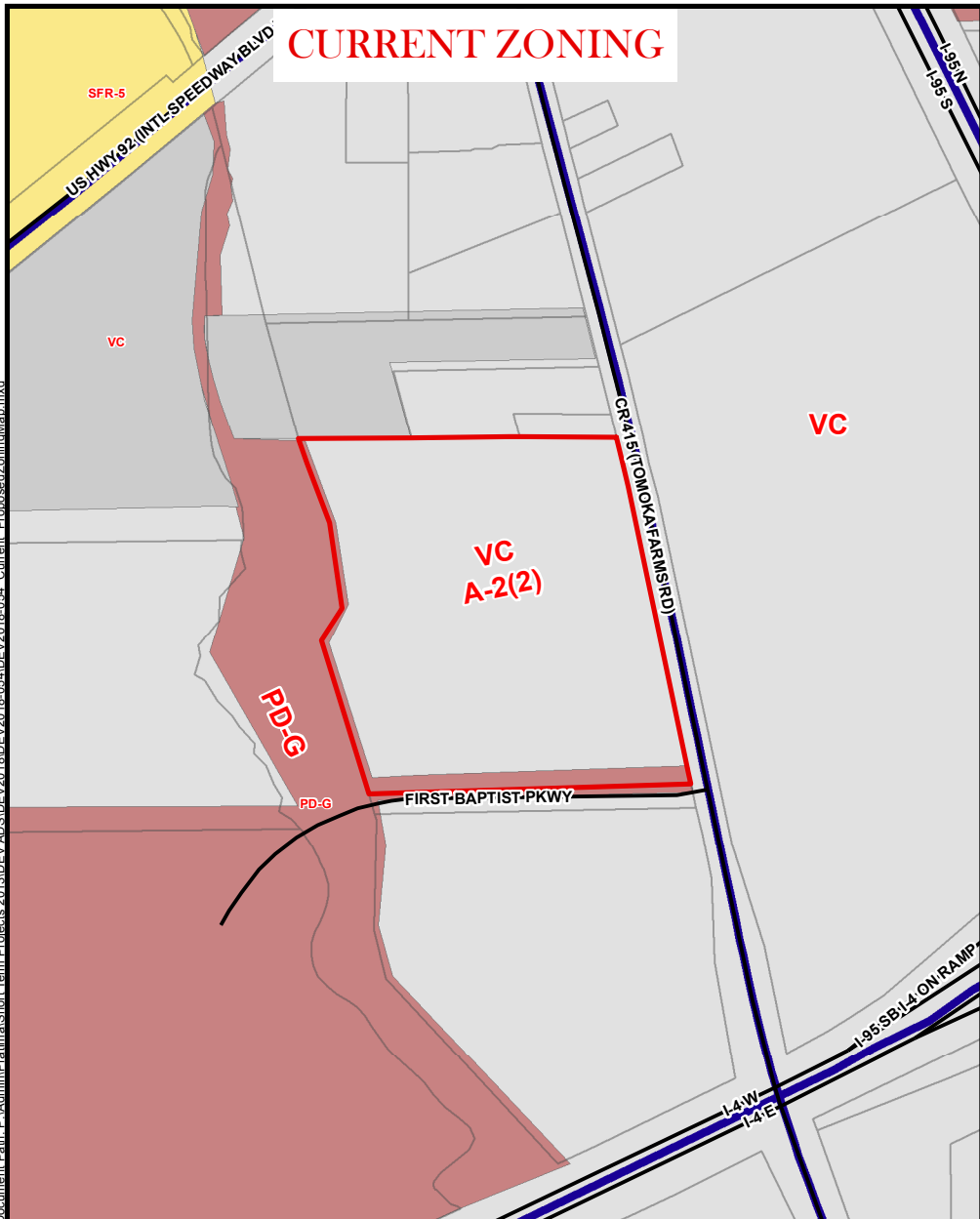


**DEV2018-054**  
**LARGE SCALE COMP PLAN AMENDMENT**  
**CURRENT AND PROPOSED FUTURE LAND USE**

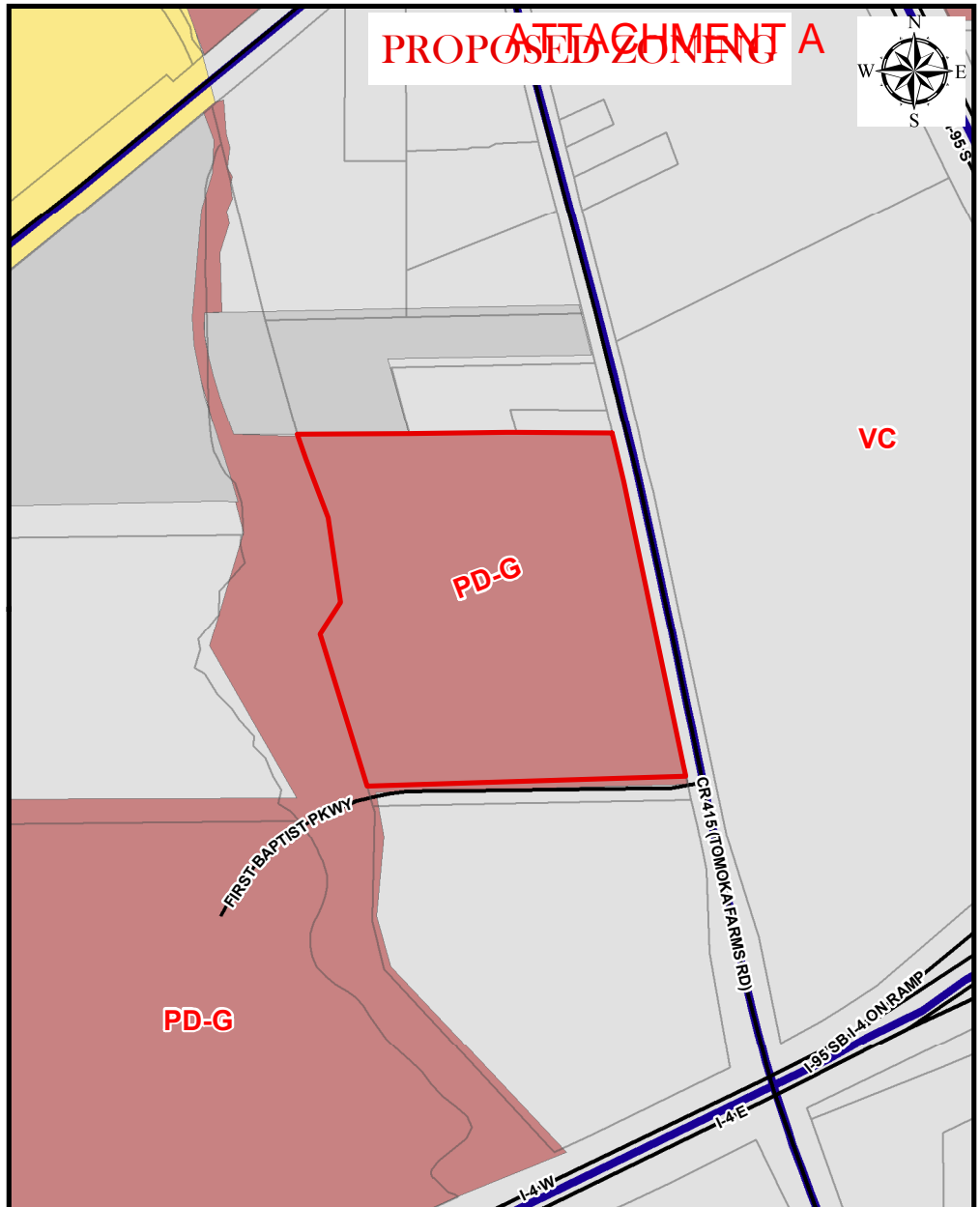


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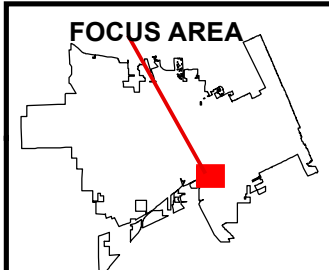
1 inch = 800 feet



1 inch = 800 feet



**DEV2018-054**  
**LARGE SCALE COMP PLAN AMENDMENT**  
**CURRENT & PROPOSED ZONING MAP**







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CobbCole.com

# Memorandum

**To:** Dennis Mrozek, Planning Manager, City of Daytona Beach  
**From:** Deborah D. LaCroix, CLA  
**Date:** May 22, 2018  
**Client/Matter #:** Tomoka Farms Road Independent Living  
Annexation, Planned Development-General Rezoning and Large Scale  
Comprehensive Plan Amendment  
DEV2018-032, 036 and 054  
**Subject:** Neighborhood Meeting Summary – May 3, 2018

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A neighborhood meeting was held in the meeting room of the Holiday Inn LPGA, 137 Automall Circle, Daytona Beach, FL on May 3, 2018 at 6:00 p.m.

Rob Merrell, Robert Browning, Zachary Stoumbos, Parker Mynchenberg, Steve Buswell, Sans Lassiter, Matthew West, Rachel Pringle and Debi LaCroix were in attendance to explain the rezoning request.

The meeting was attended by two neighbors who received invitations to the meeting. See attached Sign-In Sheet.

The neighbors were receptive to the proposed project.

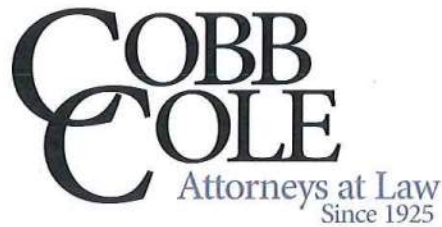
We look forward to this item being scheduled for the Planning Board at their June 28, 2018.

Thanks.

Deb.

William M. Cobb  
(1881-1939)  
Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)  
Rhoda Bess Goodson  
(1950-2017)

Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Kelly Parsons Kwiatek  
Kathleen L. Crotty  
Andrea M. Kurak  
Matthew S. Welch



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Michael J. Woods  
Michael O. Sznajstajler  
Pamela R. Masters  
Robert E. Doan  
Holly J. Woerschling  
Rachel I. Pringle  
Kelsie W. Willett  
Erica C. Johnson

OF COUNSEL  
Harold C. Hubka  
Thomas J. Leek  
Larry D. Marsh  
Maja Sander Bowler  
William A. Parsons  
Peter R. J. Thompson\*

RETIRED  
Thomas S. Hart

\*Practice limited to federal  
immigration matters

April 20, 2018

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing THP, LLC, the owner, and BPS Independent Living, LLC, the contract purchaser, of 48.2+/- acres of property located on the West side of Tomoka Farms Road, just North of First Baptist Parkway, as shown on the attached map. The contract purchaser intends to annex the property into the City of Daytona Beach, rezone and place a City Future Land Use designation on the property, for an independent living development.

As future neighbors to the proposed annexation, rezoning and comprehensive plan amendment, we would like to invite you to discuss these processes on **Thursday, May 3, 2018 at 6:00 p.m.** in the meeting room of the Holiday Inn Daytona Beach LPGA, located at 137 AutoMall Circle, Daytona Beach, FL 32124.

We look forward to seeing you at this meeting if you are interested in discussing these processes.

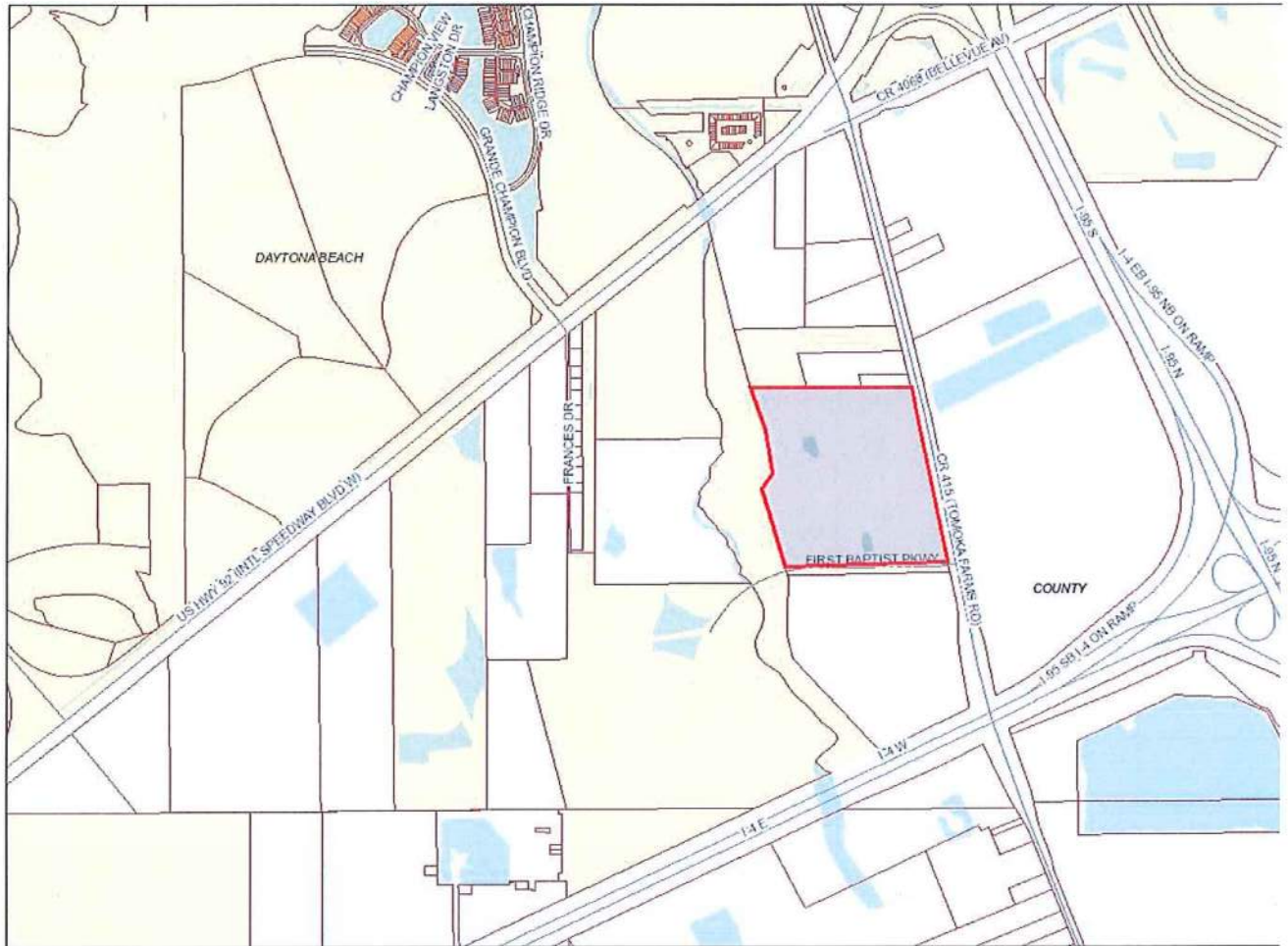
Sincerely,

**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email Rob.Merrell@CobbCole.com  
Fax (386) 944-7955

RAM:ddl  
Enclosures

4994467TOMOKA FARMS RD, DAYTONA BEACH



April 20, 2018

## ATTACHMENT B

3250974  
John E. Salmon  
1935 Jackson Lane  
Port Orange, FL 32128

5192733  
First Baptist Church of Daytona Beach, Inc.  
118 N. Palmetto Avenue  
Daytona Beach, FL 32114

6821071  
Berrien Becks, Jr.  
P.O. Drawer 2140  
Daytona Beach, FL 32115-2140

3250982  
General Realty Associates, Inc.  
3003 W. International Speedway Blvd.  
Daytona Beach, FL 32124

3250991  
Susan Dixon, Tr.  
P.O. Box 386  
East Canaan, CT 06024







### NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
5/2/18 AT 6:00 PM TO INTRODUCE THE  
FOLLOWING APPLICATION FOR THIS PROPERTY:

SCPA/PD-G Rezoning - Dev 2018-036/054

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

PGA Holiday Inn, 137 Astorville Ave, D.B., FL

INTERESTED PARTIES CAN CONTACT Cobb Cole  
AT 386/323-9263 FOR FURTHER INFORMATION



**BPS INDEPENDENT LIVING, LLC  
TOMOKA FARMS INDEPENDENT LIVING  
Large Scale Comprehensive Plan  
Amendment**

**1. APPLICANT INFORMATION**

1.1 Applicant Name and Address

THP, LLC  
529 North Magnolia Ave.  
Orlando, FL 32801

BPS Independent Living, LLC  
2451 SE Golfwood Dr.  
Stuart, FL 34996

1.2 Primary Contact for Applicant

Zachary Stoumbos  
THP, LLC  
529 North Magnolia Ave.  
Orlando, FL 32801

Robert Browning, Jr.  
2451 SE Golfwood Dr.  
Stuart, FL 34996

1.3 Applicant's Authorized Representatives

Robert A. Merrell III, Esquire  
Cobb Cole  
150 Magnolia Avenue  
Daytona Beach, FL 32114  
Office: 386/323-9263  
Fax: 386/944-7955  
Robert.Merrell@CobbCole.com

Steven Buswell, P.E., R.L.A.  
Parker Mynchenberg & Associates, Inc.  
1729 Ridgewood Avenue  
Holly Hill, FL 32117  
Office: 386/677-6891  
Fax: 386/677-2114  
info@parkermynchenberg.com

**2. Property Information**

2.1 Nature of Applicant's Interest

The Applicants, THP, LLC and BPS Independent Living, LLC are requesting a Large Scale Comprehensive Plan Future Land Use Map Amendment. The subject property described in Section

2.3 (the "Property") is currently located within Volusia County (the "County") and has a County Future Land Use ("FLU") Classification of AC/ESC. The Applicants desire to create an independent living development through a Planned Development - General (PD-G) rezoning, which is being processed concurrently with this application. The Applicants are also processing an annexation concurrently with this application to bring the property within the jurisdiction of the City of Daytona Beach (the "City").

The proposed development is intended to function as an age restricted independent living facility, which fit within the City's Level 1 Residential FLU Classification. This proposed map amendment will ensure that the independent living development will result in a reduction in trips on the roadway system serving the area surrounding the Property and that the maximum allowable peak hour water and sewer use will not exceed that currently permitted under the comparable City Future Land Use Policies.

2.2 Size of Property and Survey

The size of the Property is 46.81 +/- acres. This Amendment is proposing to amend the FLU Classification of the 46.81 +/- Property. See the copy of the Survey attached as **Exhibit "A"**.

2.3 Legal Description

See copy of Property Appraiser Information Card and Quit Claim Deed attached as **Exhibit "B"**.

2.4 Parcel Identification Number

34-15-32-00-00-0093

2.5 General Location

The Property is located at 1510 Tomoka Farms Road in the City of Volusia west of Tomoka Farms Road and north of First Baptist Parkway. See Location Map attached as **Exhibit "C"**.

2.6 Frontage

The Overall parcel has approximately 1511 feet of frontage along Tomoka Farms Road and approximately 1385 feet of frontage along First Baptist Parkway.

2.7 Access

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Overall Parcel has frontage on Tomoka Farms Road and First Baptist Parkway.



2.8 Street Address

N/A

**3. Land Use Information**

3.1 Aerial Photography

See **Exhibit "D"**, attached.

3.2 Existing Development

The Property is currently undeveloped. The northernmost boundary of the Property abuts a small single family residential development. The western boundary of the Property abuts vacant land. The eastern and southern boundaries of the Property abut roadways; Tomoka Farms Road and First Baptist Parkway respectively.

3.3 Current Zoning

The current zoning designation of the Property is Volusia County Rural Agriculture/Resource Corridor, A-2/RCA. See Existing Zoning Map attached as **Exhibit "E"**. Applicant submitted an application to rezone the Property to PD-G concurrently with this application, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Existing Future Land Use Map Designation

The current FLU designation is County Activity Center/Environmental Systems Corridor, AC/ESC. See Existing Future Land Use Map attached as **Exhibit "F"**. There is a proposed change to the FLUM designation. As noted above, an application for annexation of the Property into the City is being processed concurrently with this application.

3.5 Proposed Future Land Use Map Designation

The proposed FLUM designation is "Level 1 Residential" and "Potentially Environmentally Sensitive".

**4. Consistency and Compatibility**

4.1 Consistency with Plan Goals, Policies and Objectives of the Daytona Beach Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below. This amendment will allow development with uses that are consistent and compatible with the surrounding area and will allow for uniform planning,

development and management of the Property. In addition to these factors, the amendment is also consistent with the following provisions of the Daytona Beach Comprehensive Plan:

Future Land Use Element

Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

*Goal 1 of the Future Land Use Element is to locate land use activities in a rational and efficient manner. This parcel is located within close proximity of the I-4, I-95, and International Speedway Boulevard. This provides the Property with convenient access to major transportation routes and the myriad amenities located along International Speedway Boulevard. This Amendment will ensure an efficient land use pattern through the location of these uses in close proximity to major transportation routes and amenities that are desirable to prospective residents.*

Policy 1.2.1 The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity with thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.

*The Amendment will locate the developments within close proximity of the I-4, I-95, and International Speedway Boulevard providing an adequate capacity to carry traffic to be generated by the new independent living facility. As discussed more particularly in Section 5 below, traffic impacts will result in a reduction in the traffic impacts of the Property's entitlements.*

Policy 1.5.1 Ensure a surplus of available undeveloped residential land for both single family, multi-family housing opportunities by providing a variety of residential zoning districts on undeveloped property throughout the City.

*The Amendment, along with the rezoning application being processed concurrently with this Amendment, will ensure that an otherwise undeveloped parcel of land will be available for the development of residential project.*

Policy 2.2.7 Development west of I-95 shall be primarily Planned Developments, which achieve the following benefits:

- Efficient use of land
- Greater protection of natural resources
- Reduced infrastructure costs and corresponding savings to the consumer
- Attractive and compatible design (Ordinance #09-278)

*The Amendment will allow the development of an independent living facility west of I-95 that will make use of otherwise undeveloped land in an efficient manner. The project will maintain a large amount of wetland property behind the development which will protect natural resources. It will reduce infrastructure costs by using the existing infrastructure to the extent that it is available at the Property. Additionally, the design of the project will be attractive and will not be incompatible with any of the surrounding uses.*

Objective 2.3 Infrastructure. Adequate public water, sewer and drainage shall be provided for 100 percent of new developments; existing infrastructure deficiencies will be corrected to the extent that is financially feasible.

*The Amendment will ensure that adequate public water, sewer, and drainage will be provided for the project. To the extent that such infrastructure is not available at the Property, said deficiencies will be corrected.*

Objective 2.5 Landscaping and Scenic Beautification: Beautify major thoroughfares and entranceways to the City through a variety of aesthetic treatments including landscaping of medians, rights-of-way, parkages, gateways and other areas along the street.

*Objective 2.5 seeks to improve the aesthetic appearance of major thoroughfares and entranceways to the City for the benefit of both residents and visitors. The Amendment achieves this objective by requiring landscaping be placed along Tomoka Farms Road.*

#### Transportation Element (Traffic Section)

Objective 1.7 Future Land Use Controls: Maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.

*The Amendment will locate an independent living facility, multifamily development, near arterial roadways, I-4, I-95, Tomoka Farms Road, and International Speedway Boulevard that supports and is compatible with the function of the roadway system serving the development. Additionally, the Amendment is consistent with Objective 1.7, as more particularly described in Section 5 below.*

Policy 1.7.2 The City shall with each request to amend the Future Land Use Map and / or zoning map review the roadway system designed to serve the land use proposed and deny such requests where adequate facilities are not planned.

*The Amendment, and rezoning application being processed concurrently, include the required traffic analyses. These analyses indicate that the requested Amendment and rezoning will decrease the trips on the roadway system when compared with the highest use currently permitted on the Property.*

Objective 1.8 Residential Impacts: No street improvements shall adversely impact single-family areas.

*This Amendment will locate an independent living facility near along Tomoka Farms Road and near I-4 and International Speedway Boulevard. The development is in a relatively undeveloped area, with minimal single family, mobile home, and retail development. Any street improvements would be intended to facilitate the multifamily use and would likely benefit the other surrounding uses. Thus, any street improvements that may be constructed as part of the development will not adversely impact single-family areas.*

#### Housing Element

GOAL 1 To assure the availability of sound and affordable housing for all current and future residents of Daytona Beach.

*The Amendment will allow the development of a reliable, well designed independent living facility that will be leased to residents at a reasonable market rate.*

Policy 1.1.1 Utilize the Future Land Use Map and zoning map to assure a continued supply of vacant, underutilized or redevelopable land designated for a diversity of housing types including single-family, multi-family and manufactured housing.

*The Amendment, along with the rezoning application being processed concurrently with this Amendment, will ensure that an otherwise undeveloped parcel of land will be available for the development of an independent living facility.*

#### 4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

***Response:*** *The proposed amendment will allow an independent living facility which will direct the associated land development to an area that will protect the natural resources and ecosystem on the property. The Property currently has a County Environmentally SC zoning designation which this Amendment proposes to change to Potentially Environmental Sensitive (PES). This area is not proposed to be developed along with the rest of the Property but is proposed to have some walking and/or biking paths so that residents may enjoy the natural landscape of the area.*



- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Response:** *The Property is located in an area where public infrastructure and services are in close proximity and can be reasonably extended to the proposed development, thereby promoting the efficient and cost-effective provision of such infrastructure and services.*

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Response:** *The proposed amendment will permit the development of an independent living facility in an area that is conveniently located to many of the amenities offered along International Speedway Boulevard. Additionally, the development will include internal pedestrian connections. While there are no bus stops in the immediate vicinity along Tomoka Farms Road, there is one at the intersection of Tomoka Farms Road and International Speedway Boulevard.*

- (IV) Promotes conservation of water and energy.

**Response.** *The proximity of the Property to existing development will provide for an efficient integration of infrastructure and services to the new multifamily development that will require less water and energy than developments in wholly undeveloped areas. Additionally, the proposed amendment will include an age restriction for all residents. Age restricted homes and multifamily units generally have a lower demand for water and energy as compared to non-age restricted residential development. This will help with the conservation of water and energy.*

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

**Response:** *N/A*

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

**Response:** *The proposed amendment includes a portion of the Property that currently has a County Environmental Systems Corridor (ESC) zoning designation. This portion of the Property is not proposed to be developed but will remain in its natural state and may be enhanced with biking and walking trails that will provide open and recreation space.*

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Response:** *N/A*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**Response:** N/A

The proposed amendment promotes a development pattern and urban form that achieves five of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

#### 4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend certain issues presented by the current Future Land Use Map designation. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property. The primary uses of the Property will be consistent with the existing uses in the surrounding area, including an independent living facility.

The uses contemplated by this amendment and permitted through the rezoning of the Property to PD-G is consistent with the existing development in the area. As noted in Section 3.5 above and further detailed in Section 5 below, the proposed amendment allows the development of the Property in a manner consistent with the Comprehensive Plan. The amendment to change the existing FLU on the Property, is consistent with the existing FLU in the area and will allow for efficient integration of planning and management of the Property. For an overview of the existing FLU, please refer to the existing FLU map attached as Exhibit "F."

### 5. **Concurrency Analysis**

#### 5.1 Traffic Data and Analysis

The data and analysis is based on the trip generation results of the existing versus the proposed FLUM and the provision in the Florida Department of Transportation's procedures that state that no analysis is required of the impacts of the proposed FLUM if its traffic generation is less than that of the existing FLU Policies. The attached table included in **Exhibit "G"** indicates that the proposed FAR and densities result in land uses that generate traffic volumes that will not increase the traffic impacts of the existing FLU Policies. The trip generation equations and rates are based on the Institute of Transportation Engineers Trip Generation report, 9<sup>th</sup> Edition.

##### 5.1.1 Trip Generation for the Current FLU

The trip generation for the current land uses are provided in the attached table included in **Exhibit "G"**. Using the adopted FARs and densities, the gross external p.m. peak-hour trip generation is 946 trips for the Activity center FLU and 1 trip for the ESC FLU.

5.1.2 Trip Generation for the Proposed FLU

The trip generation for the Proposed FLUM land uses are provided in the attached table included in **Exhibit "G"**. The net new external trip generation is 93 trips.

5.1.3 Change in Trip Generation

As indicated in the attached table included in **Exhibit "G"**, the trip generation of the proposed FLU is less than the trip generation of the existing FLU.

5.1.4 Trip Distribution

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.1.5 Impacts on the 5 Year Level of Service (LOS)

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.1.6 Impacts on 2025 Level of Service (LOS)

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.2 Sanitary Sewer Data and Analysis

5.2.1 Sewer Facilities

The City of Daytona Beach Waste Water Treatment Plant that will accommodate the waste from this project is located at 3651 LPGA Boulevard. This plant has a capacity of 15.0 MGD. The current maximum monthly average annual daily flow is 8.8 MGD.

5.2.2 Sanitary Sewer Demand from the Current FLU

The current sanitary sewer demand is calculated as follows using the Florida Administrative Code, Chapter 64E-6.008 and the City of Daytona Beach recommended standards:

Table 5.2.2 - Current FLU Sanitary Sewer Demand

Land Use	Area (ac)	Zoning Categories	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
AC	35.02	A2	839,009	0.55 FAR	Office, Commercial,	0.1 gpd/sf	83,901	251,703

					Tourist,			
ESC	11.71	RCA	NA	1	Residential	284	284	852
Maximum Flow	46.81						84,185	252,555

5.2.3 Sanitary Sewer Demand from the Proposed FLU

Table 5.2.3 - Proposed FLU Sanitary Sewer Demand

Land Use	Area (ac)	Zoning Categories	Proposed Bld. Area	Proposed Units	Type of Use	Per Unit Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
Level 1-Res.	46.81	PD-G	NA	373.84	Residential	284	106,171	318,512
Maximum Flow	46.81						106,171	318,512

1. Flow estimates per Florida Administrative Code 64E-6.008

5.2.4 Change in Sanitary Sewer Usage

The proposed FLU increases the possible peak sewer requirements of the site by approximately 65,957 GPD.

5.2.5 Impacts on LOS

Combining the current flow to the plant of 8.3 MGD with the proposed maximum peak rate of 0.32 MGD results in a total of 8.62 MGD of flow to the plant. The available capacity of the plant is 15 MGD, with outstanding flow commitments of 8.3 MGD, therefore the plant has an excess of 6.7 MGD in the estimated daily peak flow maximum. Therefore, there will be no significant impact to the current level of service.

5.3 Potable Water Data and Analysis

5.3.1 Potable Water Facilities

The City of Daytona Beach's Water Treatment Plant is located at 3651 LPGA Boulevard. The capacity of the plant is 24 MGD. The current maximum monthly average daily flow is 15.15 MGD.

5.3.2 Potable Water Demand from the Current FLU

The current potable water demand is calculated as follows utilizing the Florida Administrative Code 64E-6.008 (Standard Engineering Practice utilizes sewer flows to represent estimated water demands) and the City of Daytona Beach recommended standards.

Table 5.3.2 - Current FLU Potable Water Demand

Land Use	Area (ac)	Zoning Categories	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
AC	35.02	A2	839,009	0.55 FAR	Office, Commercial, Tourist,	0.1 gpd/sf	83,901	251,703
ESC	11.71	RCA	NA	1	Residential	284	284	852
Maximum Flow	46.81						84,185	252,555

5.3.3 Potable Water Demand from the Proposed FLU

Table 5.3.3A - Proposed FLUM Potable Water Demand

Land Use	Area (ac)	Zoning Categories	Proposed Bld. Area	Proposed Units	Type of Use	Per Unit Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
Level-1 Res.	46.81	PD-G	NA	373.84	Residential	284	106,171	318,512
Maximum Flow	46.81						106,171	318,512

1. Flow estimates per Florida Administrative Code 64E-6.008

5.3.4 Change in Potable Water Usage

The proposed FLU increases the possible peak potable water requirements of the site by approximately 65,957 GPD.

5.3.5 Impacts on LOS

Combining the current flow to the plant of 14.151 MGD with the proposed maximum peak rate of 0.32 MGD results in a total of 14.471 MGD of flow to the plant. The available capacity of the plant is 24.0 MGD, with outstanding flow commitments of 14.151 MGD, therefore, the plant has an excess of 9.849 MGD in the estimated daily peak flow maximum. Therefore, there will be no significant impact to the current level of service.

5.4 Stormwater Data and Analysis

The proposed use is multifamily. Existing drainage patterns will be maintained and all calculations will comply with the current rules specified by the St. Johns River Water Management District and the City of Daytona Beach. This project will attenuate and treat the stormwater for the mean annual and 100 yr/24 hr rain event. The site will be developed in accordance with all local, State and Federal regulations. Post development stormwater discharge rates will not exceed pre-development discharge rates.



### 5.5 Solid Waste Data and Analysis

The nearest solid waste landfill (Tomoka Landfill operated by Volusia County) is 3,400 acres and will not reach capacity until the year 2052. The Tomoka Landfill has sufficient capacity to accommodate the proposed FLUM designation.

### 5.6 Wellfield Protection Zones

The site does not lay within any wellfield protection zones.

### 5.7 Reclaimed Water

Reclaimed water is not currently available at the subject site.

## 6. **Environmental Analysis**

### 6.1 Surface Water and Wetlands

See attached **Exhibit “H”**, USDA-NRCS Soils Map.

### 6.2 Vegetative Cover

See attached **Exhibit “I”**, FLUCFCS Map.

### 6.3 Flood Zone

See attached **Exhibit “J”**, FEMA Flood Map.

### 6.4 Listed Animal and Plant Species

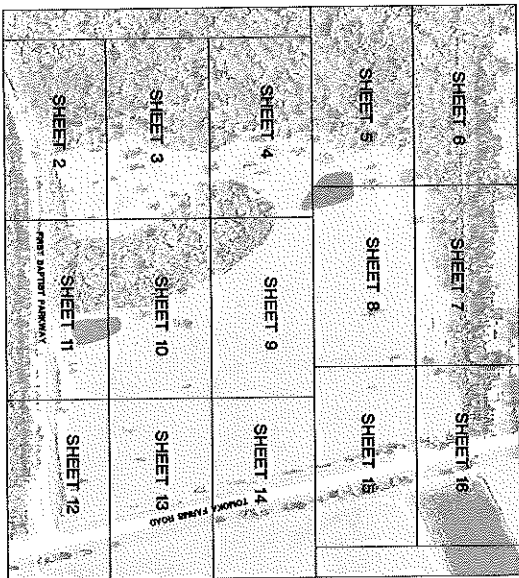
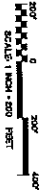
See attached **Exhibit “K”**, Wildlife Survey Map and Data Tables.

## 7. **Conclusion**

The proposed amendment is consistent with the City of Daytona Comprehensive Plan and Section 163.3177, Florida Statutes, as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The proposed amendment will ensure that the subsequent rezoning of the Property will not include any inconsistent uses with those currently anticipated throughout this area. The amendment will allow a multifamily development in an appropriate location where it will not be inconsistent with surrounding uses. Additionally, the concurrent rezoning of the Property to PD-G will result in a change from Volusia County zoning to City zoning on the Property, consistent with the Comprehensive Plan.

**EXHIBIT A  
SURVEY**

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



**GENERAL NOTES:**  
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 2. THE SURVEY WAS CONDUCTED ON 08/27/2013.  
 3. THE SURVEY WAS CONDUCTED BY JOSEPH JAY WOODRIDD, LICENSED SURVEYOR, NO. 12573.  
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 11. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 12. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 13. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 15. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 16. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 17. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 18. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 19. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.  
 20. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

SYMBOL	DESCRIPTION
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DATE	REVISION	BY
12-14-2013	LOUANT REICARD WENDLAND PLATS	JAW

**ATS Land**  
 Surveying, LLC  
 3425 N. US HWY 1, SUITE 304  
 DAYTONA BEACH, FLORIDA 32117  
 Phone: 386-253-4444  
 Fax: 386-253-4445  
 Website: www.atsland.com

I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C. FOR THE PURPOSES OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

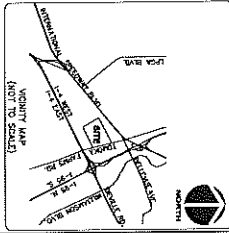
**Joseph Jay Woodridd**  
 LICENSED SURVEYOR, NO. 12573  
 DATE: 08/27/2013

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
**BPS INDEPENDENT LIVING, LLC**  
 2401 SE GOULFORD DRIVE  
 STUART, FLORIDA 34989

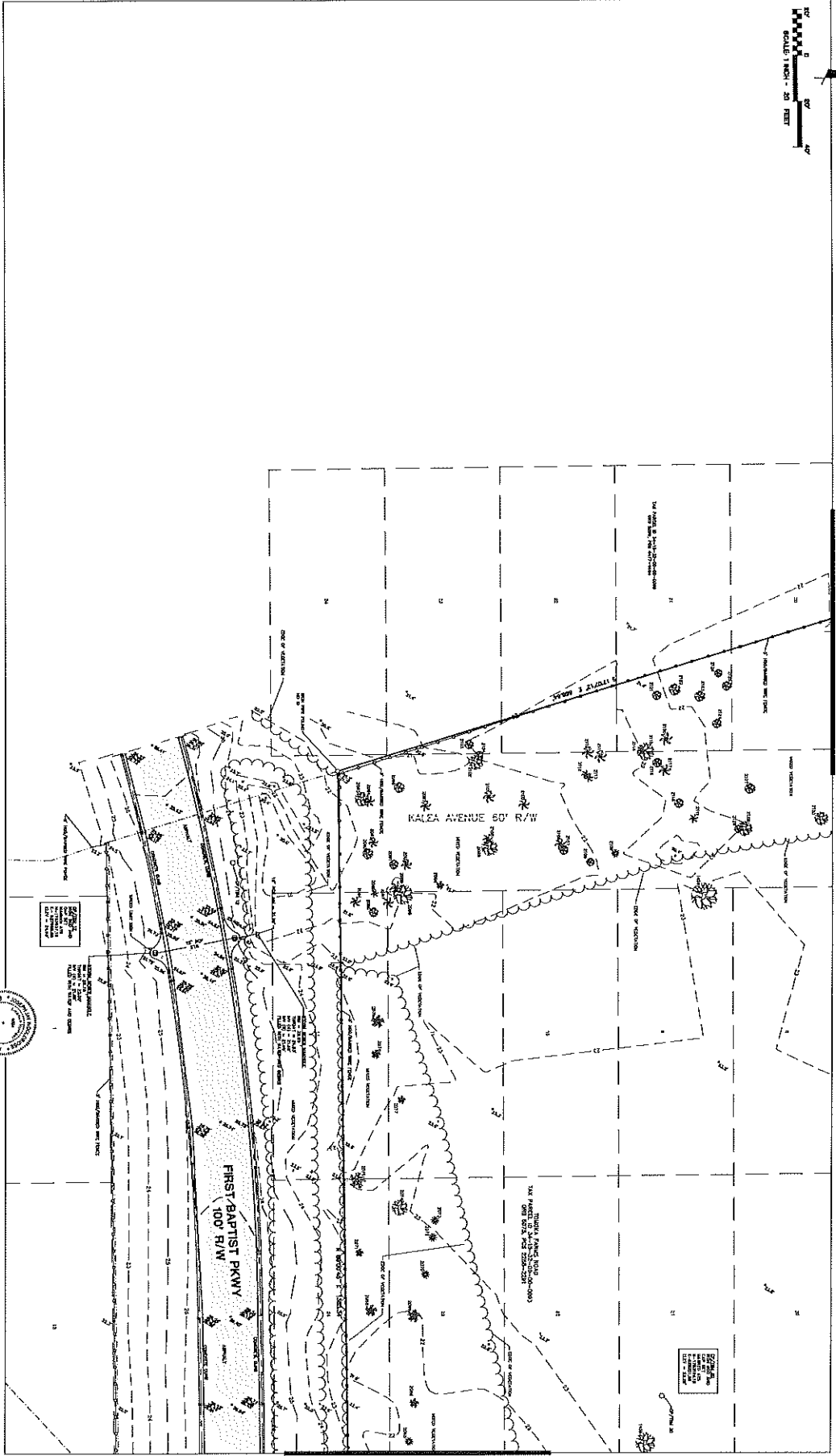
DATE: 08/27/2013  
 SHEET NO. 1 OF 18  
 THE LOCATION OF THIS SURVEY IS SHOWN ON THE ATTACHED PLATS.  
 PROJECT NO. 13-001



SYMBOL	DESCRIPTION
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**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REVISION	BY
12-14-2017	GRATE RENEWED WITHIN 30 DAYS	JW

**ATS Land**  
 Surveying, LLC  
 2825 N US HWY 1, SUITE 304  
 ORLANDO, FL 32814  
 PHONE: 407-224-1100  
 FAX: 407-224-1101  
 WWW.ATSLANDSURVEYING.COM

I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE SURVEY. THE SURVEY IS SUBJECT TO THE FLORIDA PROFESSIONAL SURVEYOR ACT, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND SUPPLEMENTARY REGULATORY RULES, STATUTES AND ADMINISTRATIVE CODES, WHICH ARE SUBJECT TO THE QUALIFICATION NOTICE HEREON.

Joseph Jay Woodruff  
 Licensed Professional Surveyor  
 No. 12577  
 State of Florida  
 DATE: December 5, 2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2431 SE GOLFWOOD DRIVE  
 STUART, FLORIDA 34986  
 COMPILED 2017

DATE: 12/14/2017  
 DRAWN: [Signature]  
 SHEET NO: 2 OF 13  
 FILE LOCATION: [Path]  
 PROJECT NO: [Number]

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL, LEGEND, AND ABBREVIATIONS

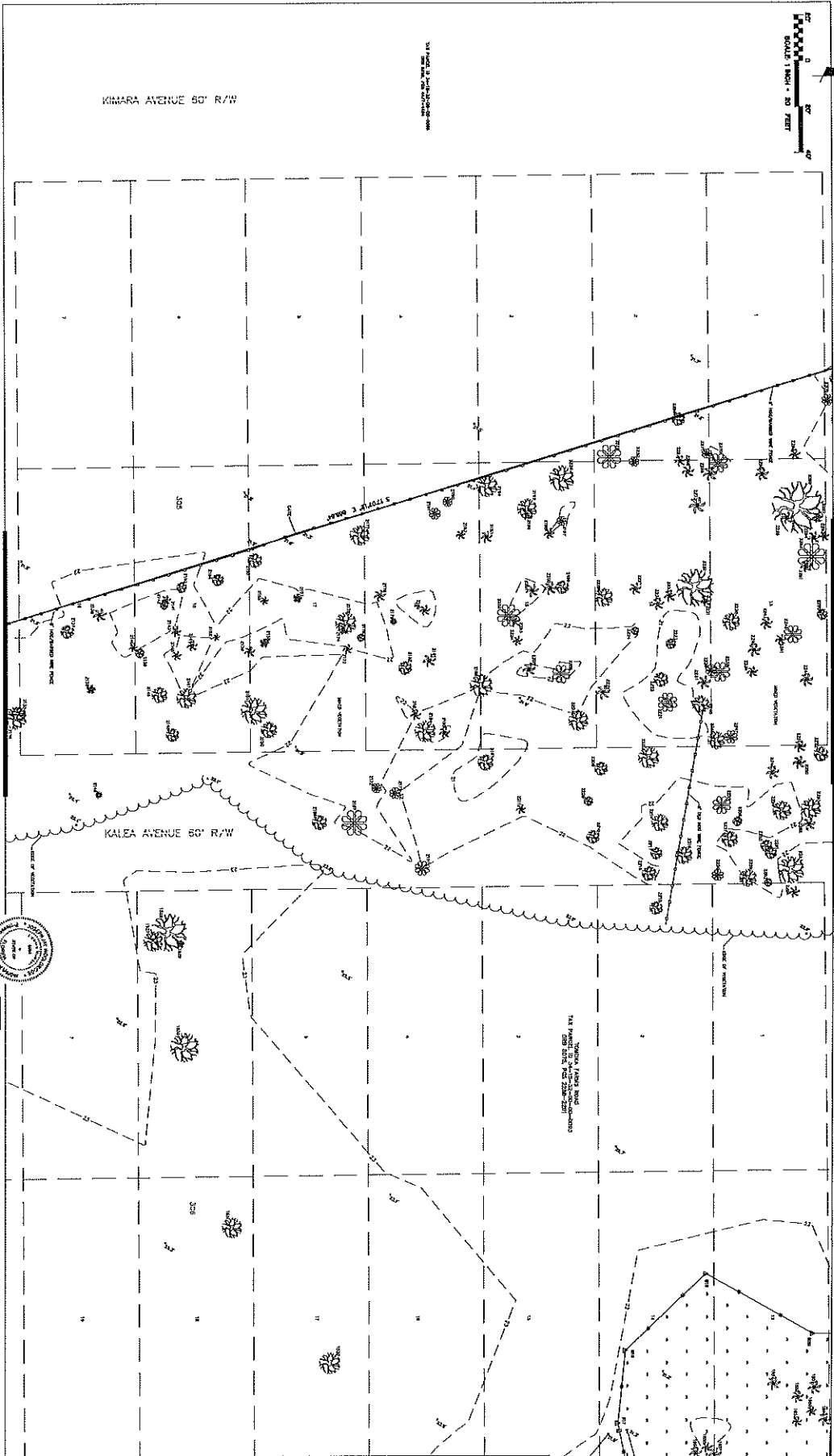


MATCH LINE SHEET 11

MATCH LINE SHEET 3



**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	12-14-2017	BY	JHW
LOCATE (OWNER) RECORD	REVISION		

**ATS Land**  
 Surveying, LLC  
 1025 N. US HWY. 1, SUITE 304  
 ORLANDO, FL 32744  
 PROFESSIONAL  
 LAND SURVEYORS

I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS ADVISED IN THE FIELD UNDER MY SUPERVISION AND CONTROL, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING REGULATORY BOARD'S STANDARDS AND PRACTICES. THIS SURVEY IS THE SOLE PROPERTY OF THE SURVEYING FIRM.

Joseph Jay Woodruff  
 Licensed Professional Land Surveyor  
 No. 12345  
 State of Florida  
 DATE: 12-14-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2401 SE BALFOUR DRIVE  
 STUART, FLORIDA 34985  
 CONTRACT 2017

DATE	12-14-2017	BY	JHW
LOCATE (OWNER) RECORD	REVISION		

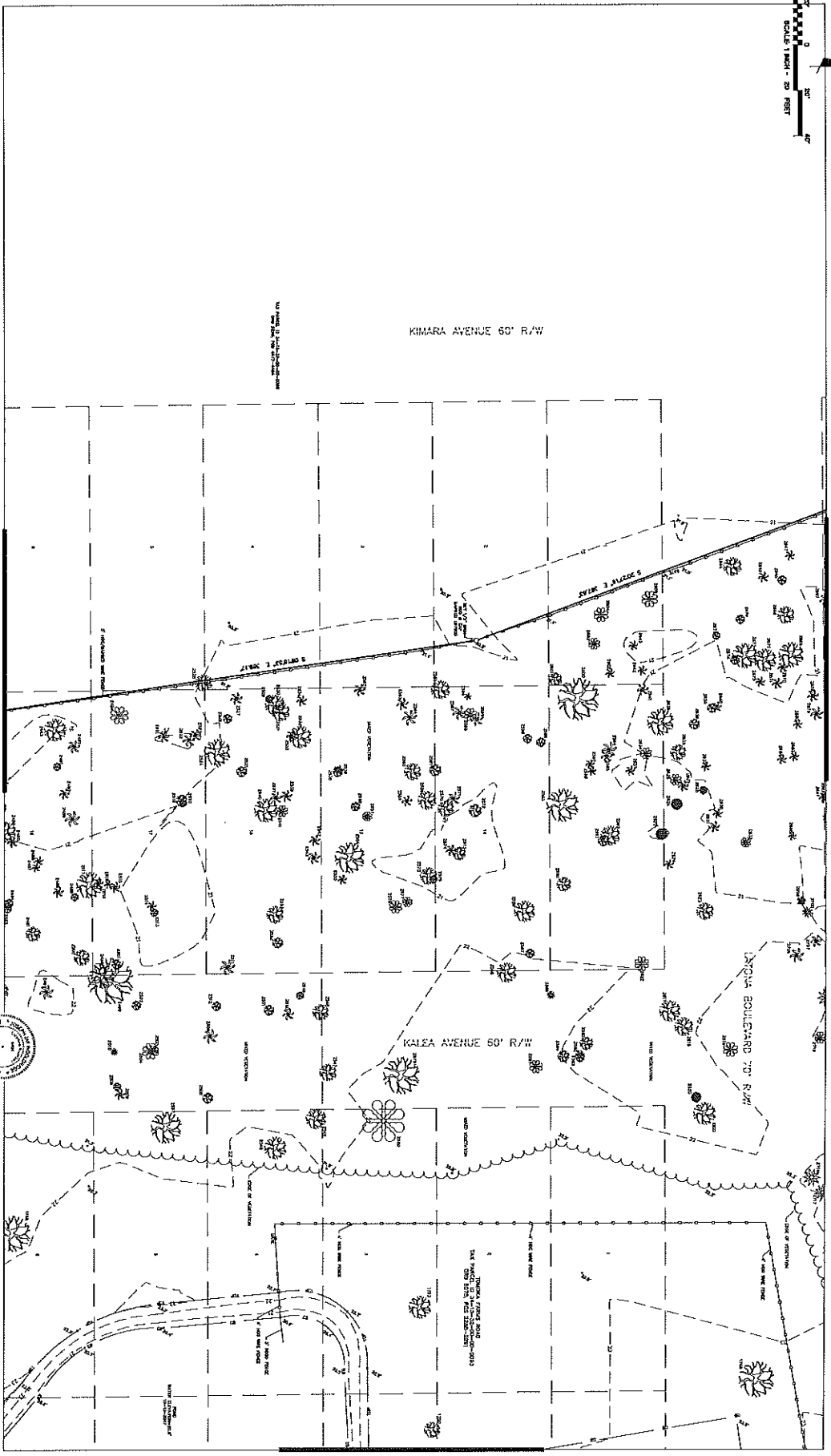
SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND, AND ABBREVIATIONS  
 MATCH LINE SHEET 2

DOUBT WETLAND AREA

MATCH LINE SHEET 10



**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REVISION
12-14-2017	LOCATE WETLAND B.L.S.
	BY
	JAW

**ATS** Land  
 Surveying, LLC  
 512 N. US HWY 1, SUITE 304  
 ORLANDO BEACH, FL 32874  
 Phone: 407.226.2222  
 Fax: 407.226.2222

I HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYING AND MAPPING, FLORIDA. THE SURVEY IS SUBJECT TO THE QUALITY CONTROL PROGRAM OF THE SURVEYING PROFESSION.

Joseph Jay  
 Woodbridge  
 Surveyor  
 DATE: 12-14-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2825 SE GOLDWOOD DRIVE  
 STUART, FLORIDA 34995  
 COPYRIGHT 2017

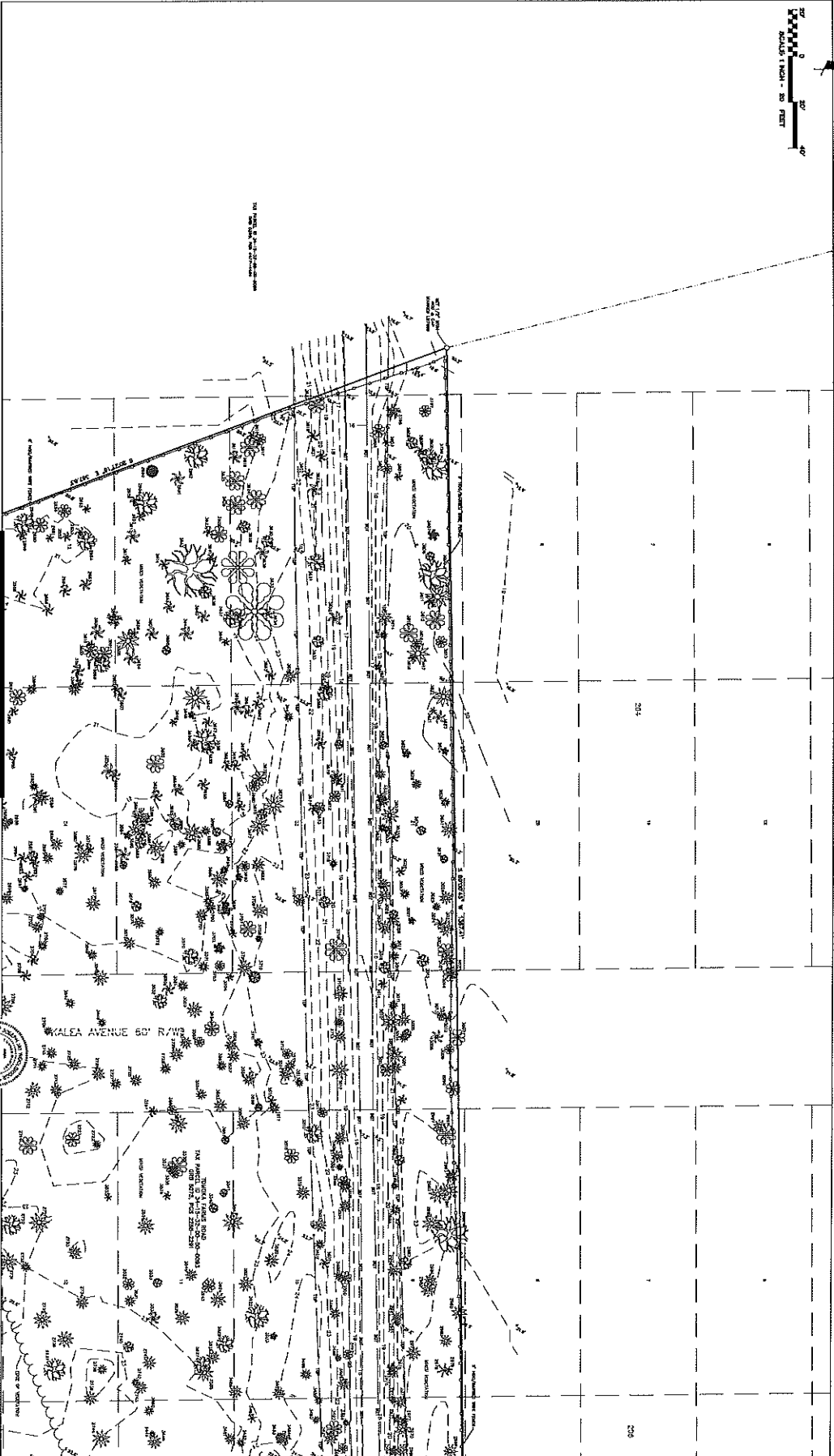
FILE NO.	2017-001-050
DRAWN	JAW
CHECKED	JAW
SHEET NO.	5 OF 18
FILE LOCATION	2017-001-050-005
	2017-001-050-005-005
	2017-001-050-005-005-005

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS



MATCH LINE SHEET 6

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REASON	BY
12-14-2017	LOCATE EXISTING WETLAND CLASS	AW

**ATS Land**  
 Surveying, LLC  
 1322 N. US HWY 1, SUITE 304  
 ORLANDO BEACH, FL 32754  
 Phone: 407-444-4422  
 Fax: 407-444-4422  
 Email: ats@atsland.com

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS

1. I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL SURVEYS IN THE FIELD UNDER MY SUPERVISION AND CONTROL HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES OF PROFESSIONAL SURVEYORS AND MAPPERS, A STATUTE OF THE STATE OF FLORIDA, AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA. I HAVE REVIEWED THIS SURVEY AND I AM SURE THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

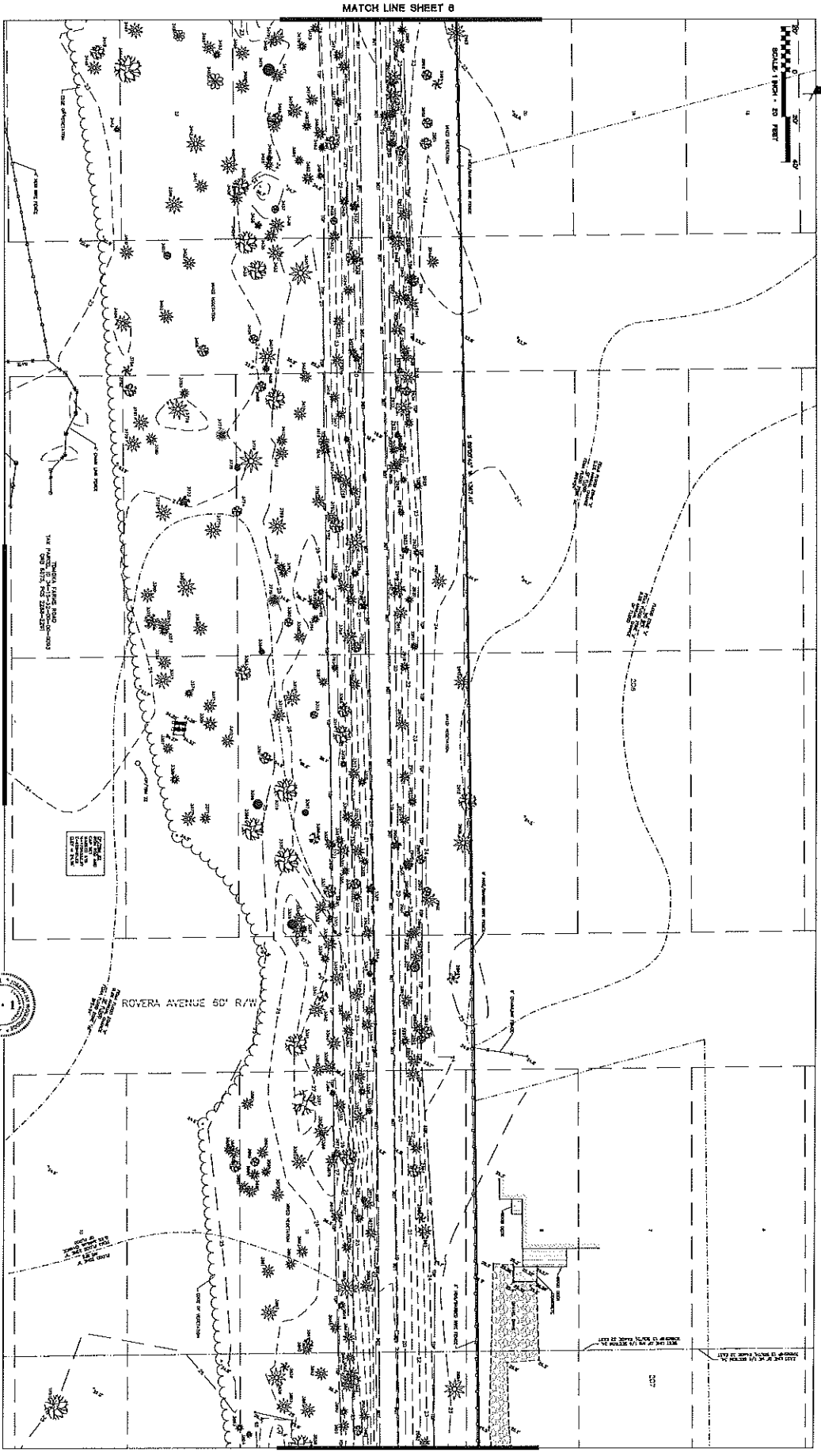
Joseph Jay Woodbridge  
 Surveyor  
 1510 Tomoka Farms Road  
 Daytona Beach, FL 32117  
 DATE: 12/14/2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2481 SE GOLDFOODS DRIVE  
 STUART, FLORIDA 34986

DATE: 12/14/2017  
 DRAWN BY: AW  
 CHECKED BY: AW  
 SHEET NO: 5 OF 18  
 THE LOCATION OF THIS SURVEY IS SHOWN ON THE MAP ATTACHED TO THIS SURVEY.



**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	BY	PROJECT
12-14-2017	JAY	BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY
<p><b>ATS Land Surveying, LLC</b>                  3182 N. US HWY 1, SUITE 304                  ORLANDO BEACH, FL 32764                  Phone: 407-255-1234                  Fax: 407-255-1235</p>		
<p>I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE NOT BEEN DISQUALIFIED FROM PRACTICING AS A SURVEYOR IN THE STATE OF FLORIDA BY THE BOARD OF PROFESSIONAL SURVEYORS AND I AM NOT UNDER ANY DISCIPLINARY ACTION BY THE BOARD OF PROFESSIONAL SURVEYORS AND I AM NOT UNDER ANY DISCIPLINARY ACTION BY THE BOARD OF PROFESSIONAL SURVEYORS AND I AM NOT UNDER ANY DISCIPLINARY ACTION BY THE BOARD OF PROFESSIONAL SURVEYORS.</p>		
DATE	BY	PROJECT
12-14-2017	JAY	BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY
<p><b>Joseph Jay Woodruff</b>                  1510 TOMOKA FARMS ROAD                  DAYTONA BEACH, FL 32117                  Phone: 386-255-1234                  Fax: 386-255-1235</p>		
<p><b>BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY</b>                  FOR                  B79 INDEPENDENT LIVING, LLC                  2451 SE GOLDWOOD DRIVE                  STUART, FLORIDA 34985</p>		
DATE	BY	PROJECT
12-14-2017	JAY	BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY
<p>FILE NO. 2017-000000000                  DRAWN BY JAY                  CHECKED BY JAY                  SHEET NO. 7 OF 18                  FILE LOCATION 2017-000000000-007</p>		

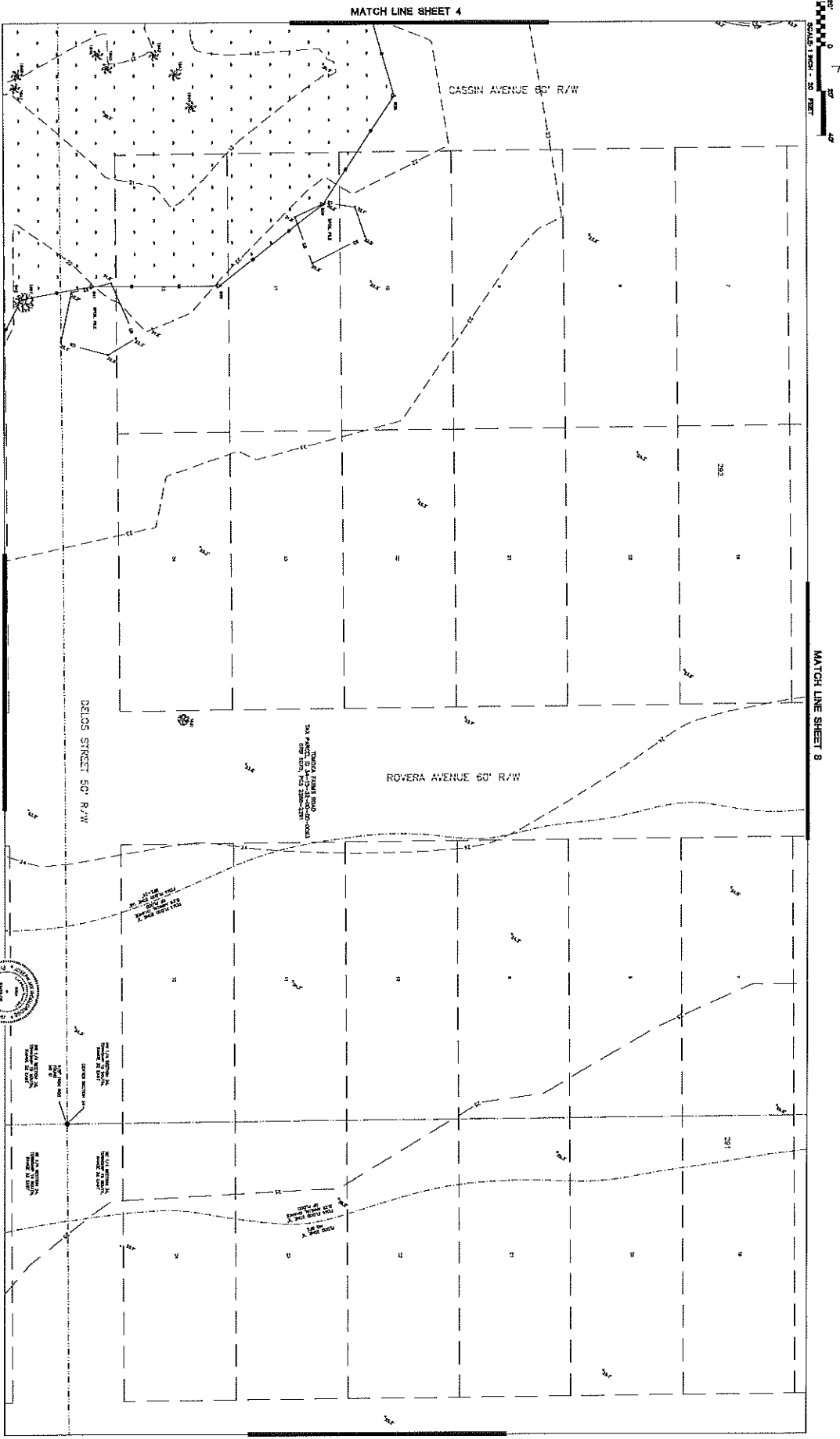
SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS



MATCH LINE SHEET 10



**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REVISION	BY
12-14-2017	LOCATE EXISTING WETLAND CLASS	JAW

**ATS** Land  
 Surveying, LLC  
 1552 N. US HWY. 1, SUITE 214  
 ORLANDO BEACH, FL 32714  
 PROFESSIONAL LICENSE  
 15017

1. I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CONFORM TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS A SURVEYOR IN THE FIELD UNDER MY SUPERVISION AS SHOWN AND SET FORTH HEREON. I CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MEMBER, IN GOOD STANDING, OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, FLORIDA. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS.

Joseph Jay  
 Woodbridge  
 20170114  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DATE: 12/14/2017

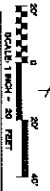
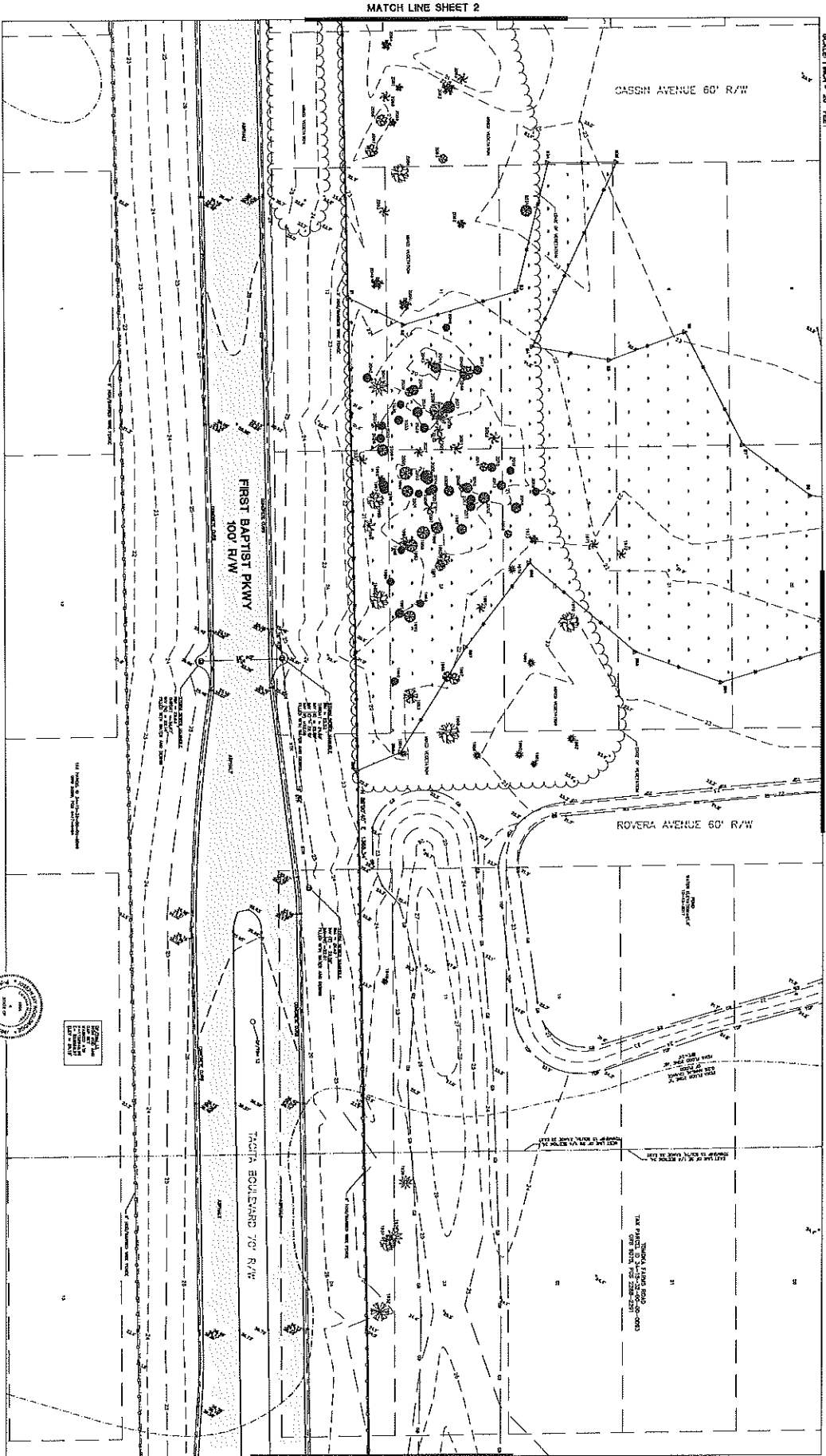
**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
**BR9 INDEPENDENT LIVING, LLC**  
 2461 SE GULFWOOD DRIVE  
 STUART, FLORIDA 34988  
 COPYRIGHT 2017

DATE NO. DRAWN: 2017-08-28-020  
 ORDERED: JAW  
 SHEET NO: 2 OF 18  
 FILE LOCATION: 2017-08-28-020  
 DRAWN: JAW  
 CHECKED: JAW  
 DATE: 12/14/2017





**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REVISION
12-14-2017	LOCAL REVISION SECTION 34.25
BY	DATE

**ATS** Land  
 Surveying, LLC  
 5087 N. US HWY 1, SUITE 304  
 ORLANDO, FLORIDA 32814  
 PROFESSIONAL SEAL  
 STATE OF FLORIDA  
 15100

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS

1. SURVEY COMPANY HAS THE DUTY OF THE HIGHEST PROFESSIONAL INTEGRITY TO THE BEST OF ITS KNOWLEDGE, SKILL AND CARE, AS EXPERTS IN THE FIELD UNDER ANY APPLICABLE PROFESSIONAL STANDARDS AND ETHICS. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SURVEY AND THE PROFESSIONAL STANDARDS AND ETHICS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SURVEY AND THE PROFESSIONAL STANDARDS AND ETHICS.

Joseph Jay Woodbridge  
 SURVEYOR  
 DATE: 12/14/2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FROM  
 BPS INDEPENDENT LIVING, LLC  
 2481 SE GOLDWOOD DRIVE  
 STUART, FLORIDA 34988

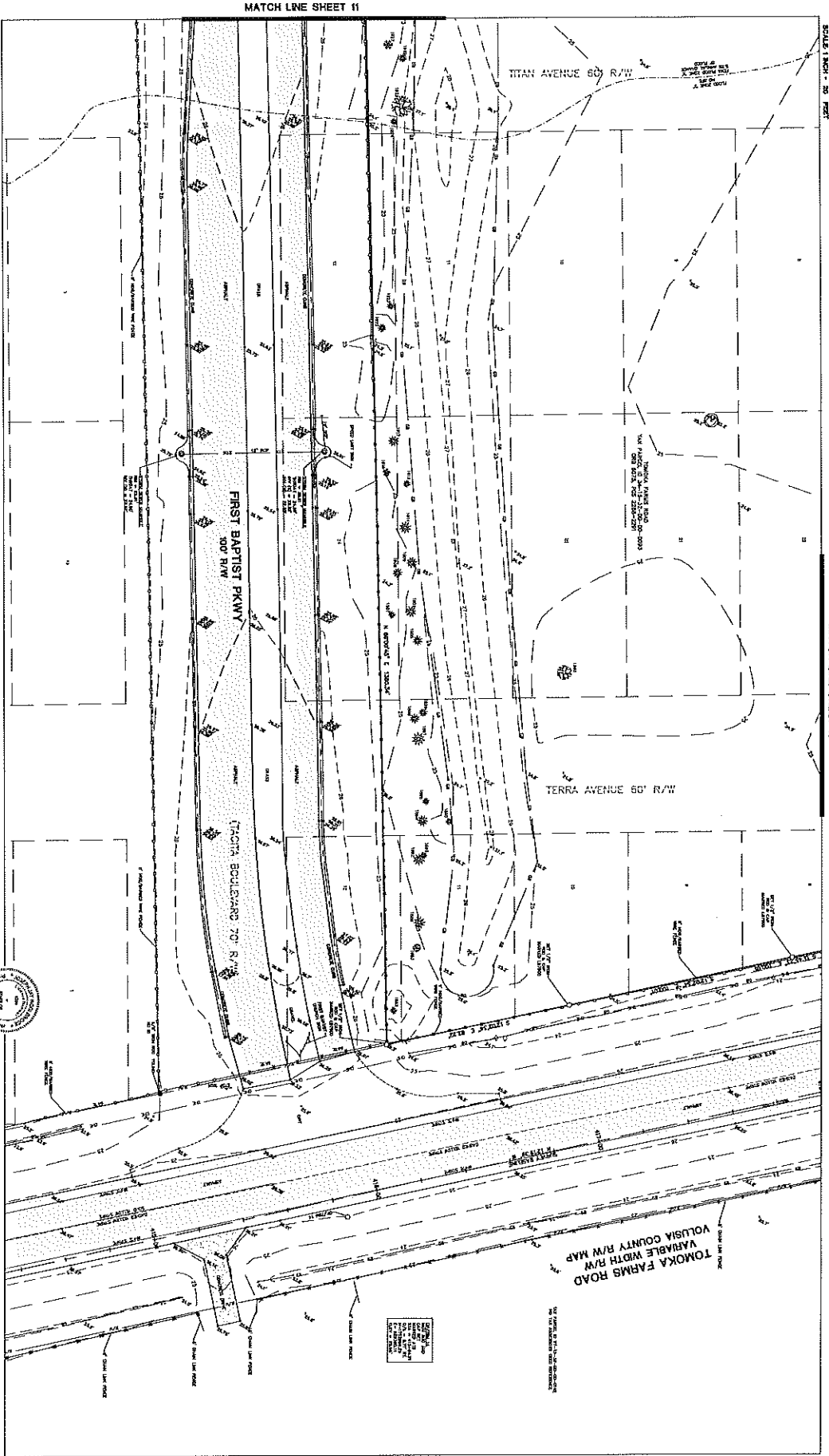
TS NO.	2017-BPS-0001
DRAWN	AK
CHECKED	AK
SHEET NO.	11 OF 18
DATE	12/14/2017
PROJECT NO.	15100
SCALE	AS SHOWN
DATE	12/14/2017

MATCH LINE SHEET 2

MATCH LINE SHEET 10

MATCH LINE SHEET 12

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	BY	PROJECT
12-14-2017	ALW	BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY

**ATS Land Surveying, LLC**  
 5505 N. US HWY 1, SUITE 204  
 ORLANDO BEACH, FL 32714  
 407-255-0011

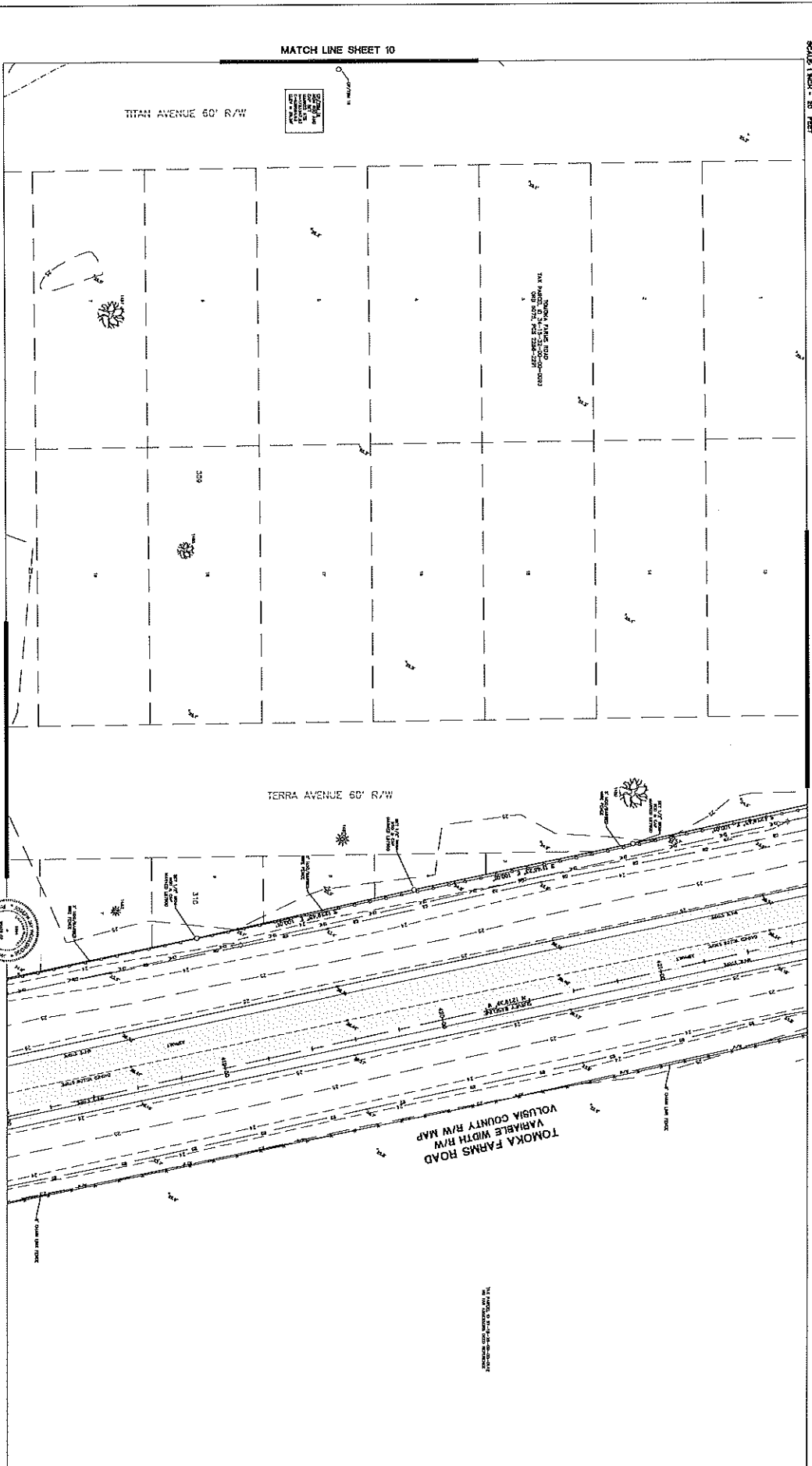
SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS

Joseph Jay  
 Woodbridge  
 2017-01-13-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 BBS INDEPENDENT LIVING, LLC  
 2451 SE GOLDENWOOD DRIVE  
 STUART, FLORIDA 34998

ATS NO. 2017-085-0011  
 DRAWN BY ALW  
 SHEET NO. 18 OF 18  
 FILE LOCATION 2017-085-0011  
 12-14-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	12-14-2017
PROJECT	LOCATE WETLAND PLANS
CLIENT	ATS
PROJECT ADDRESS	1510 TOMOKA FARMS ROAD DAYTONA BEACH, FL 32114

**ATS Land**  
 Surveying, LLC  
 1000 N. US HWY 1, SUITE 204  
 DAYTONA BEACH, FL 32114  
 PHONE: 386.253.8888  
 FAX: 386.253.8889

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS

1. I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SUPPORTED BY THE FIELD NOTES AND MEASUREMENTS OF THE SURVEY, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SURVEYORS AND I AM NOT CURRENTLY UNDER A COURT ORDER OR OTHER LEGAL PROCEEDING THAT WOULD PREVENT ME FROM PERFORMING SUCH SERVICES.

Joseph Jay  
 Woodbridge  
 2017 JAN 10 10:00 AM  
 DATE: 12/14/2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2851 SE GOLDEN OAK DRIVE  
 STUART, FLORIDA 34980

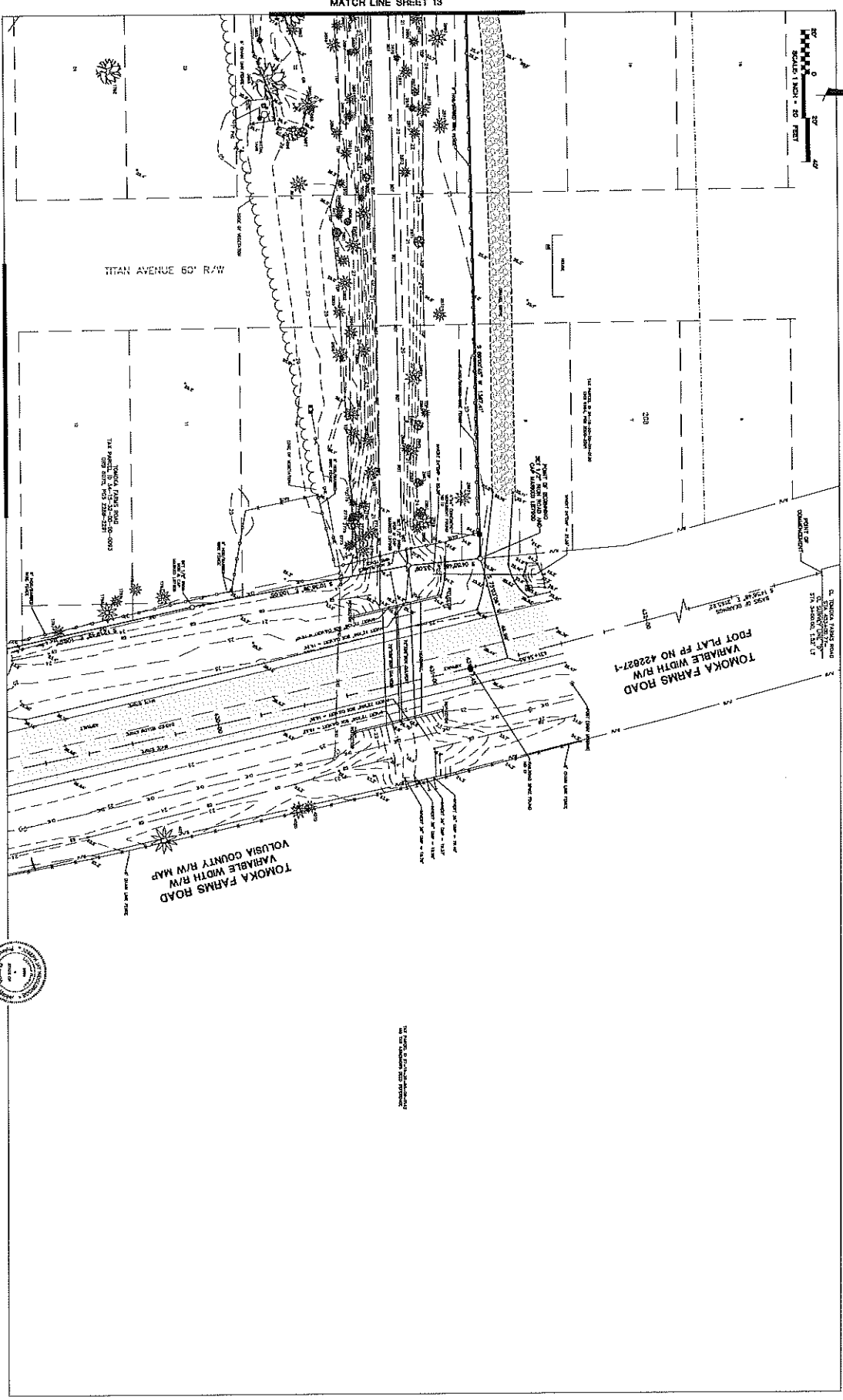
FILE NO.	2017-085-001
DRAWN	JK
CHECKED	JK
SHEET NO.	13 OF 13
THE LOCATION	1510 TOMOKA FARMS ROAD DAYTONA BEACH, FL 32114
DATE	12/14/2017







**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



DATE	REVISION	BY
12-14-2017	COAST REVISION WETLAND PLANS	JAY

**ATIS Land**  
 Surveying, LLC  
 1100 N. US HWY 1, SUITE 204  
 ORLANDO, FLORIDA 32814  
 PHONE: 407-222-2222  
 FAX: 407-222-2222

SEE SHEET 1 FOR SURVEY NOTES, SYMBOL LEGEND AND ABBREVIATIONS

Joseph Jay  
 Woodruff  
 12/14/2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 BPS ANDERSON, INC.  
 2501 SE GOLDWOOD DRIVE  
 STUART, FLORIDA 34989

2017-2018  
 DRAWN BY: JAY  
 CHECKED BY: JAY  
 SHEET NO: 15 OF 18  
 FILE LOCATION: 2017-2018  
 PROJECT NO: 17-001

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

STATION	NE	EA	SE	SW	WEST	BEARING	DISTANCE	REMARKS
1	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	START OF LINE
2	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
3	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
4	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
5	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
6	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
7	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
8	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
9	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
10	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
11	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
12	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
13	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
14	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
15	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
16	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
17	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
18	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
19	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
20	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
21	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
22	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
23	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
24	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
25	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
26	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
27	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
28	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
29	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
30	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
31	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
32	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
33	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
34	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
35	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
36	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
37	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
38	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
39	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
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44	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
45	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
46	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
47	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
48	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
49	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
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54	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
55	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
56	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
57	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
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62	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
63	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
64	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
65	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
66	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
67	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
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69	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
70	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
71	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
72	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
73	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
74	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
75	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
76	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
77	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
78	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
79	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
80	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
81	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
82	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
83	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
84	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
85	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
86	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
87	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
88	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
89	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
90	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
91	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
92	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
93	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
94	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
95	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
96	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
97	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
98	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
99	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	
100	100.00	0.00	0.00	0.00	0.00	N 00° 00' 00" E	100.00	END OF LINE

DATE: 02-14-2017  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 SHEET NO: 17 OF 18  
 FILE LOCATION: D:\Projects\2017\17-001\17-001.dwg

**ATS Land**  
 Surveying, LLC  
 1581 N. US HWY 1, SUITE 304  
 ORLANDO BEACH, FL 32764  
 PH: 407-855-2801  
 FAX: 407-855-2802  
 WWW.ATSLANDSURVEYING.COM

I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS ACCORDING TO THE BEST OF MY KNOWLEDGE, SKILL AND CONSCIENCE, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I FURTHER CERTIFY THAT THE SURVEY WORK WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES OF PROFESSIONAL SURVEYING AND MAPPING, CHAPTER 61G, F.A.C., ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYING AND MAPPING, FLORIDA STATE BOARD OF PROFESSIONAL SURVEYING AND MAPPING, SUBJECT TO THE REGULATIONS THEREOF.

Joseph Jay  
 Surveyor  
 No. 12345  
 State of Florida  
 EXPIRES: DECEMBER 3, 2021

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 FOR  
 BPS INDEPENDENT LIVING, LLC  
 2461 SE GOLFWOOD DRIVE  
 SUIT 101, FLORIDA 32886

PROJECT NO: 17-001  
 SHEET NO: 17 OF 18  
 DATE: 02-14-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY**  
 1510 TOMOKA FARMS ROAD  
 SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST  
 DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA

STATION	BEARING	DISTANCE	REMARKS
1	N 00° 00' 00" E	100.00	START OF LINE
2	N 00° 00' 00" E	100.00	
3	N 00° 00' 00" E	100.00	
4	N 00° 00' 00" E	100.00	
5	N 00° 00' 00" E	100.00	
6	N 00° 00' 00" E	100.00	
7	N 00° 00' 00" E	100.00	
8	N 00° 00' 00" E	100.00	
9	N 00° 00' 00" E	100.00	
10	N 00° 00' 00" E	100.00	
11	N 00° 00' 00" E	100.00	
12	N 00° 00' 00" E	100.00	
13	N 00° 00' 00" E	100.00	
14	N 00° 00' 00" E	100.00	
15	N 00° 00' 00" E	100.00	
16	N 00° 00' 00" E	100.00	
17	N 00° 00' 00" E	100.00	
18	N 00° 00' 00" E	100.00	
19	N 00° 00' 00" E	100.00	
20	N 00° 00' 00" E	100.00	
21	N 00° 00' 00" E	100.00	
22	N 00° 00' 00" E	100.00	
23	N 00° 00' 00" E	100.00	
24	N 00° 00' 00" E	100.00	
25	N 00° 00' 00" E	100.00	
26	N 00° 00' 00" E	100.00	
27	N 00° 00' 00" E	100.00	
28	N 00° 00' 00" E	100.00	
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99	N 00° 00' 00" E	100.00	
100	N 00° 00' 00" E	100.00	END OF LINE

DATE: 7-14-2017  
 LOCATION: WETLAND PLANS  
 BY: JAW  
**ATS Land**  
 Surveying, LLC  
 1525 N. US HWY 1, SUITE 304  
 ORLANDO, FL, 32814  
 407-253-1111

I HEREBY CERTIFY THAT THE SURVEY OF THE SUBJECT PROPERTY IS CONFORM TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS DERIVED IN THE FIELD AND BY REFERENCE TO THE RECORDS OF THE PUBLIC OFFICE AND TO THE RECORDS OF THE COUNTY AND CITY OF DAYTONA BEACH, FLORIDA, AND TO THE RECORDS OF THE COUNTY OF VOLUSIA, FLORIDA, AND TO THE RECORDS OF THE COUNTY OF DADE, FLORIDA, AND TO THE RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA.


Joseph Jay Woodruff  
 2017-07-14-2017

**BOUNDARY, TOPOGRAPHIC, TREE AND WETLAND SURVEY FOR BPS INDEPENDENT LIVING, LLC 2401 SE GOLFWOOD DRIVE STUART, FLORIDA 34986**

2017-07-14-2017  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 SHEET NO: 13 OF 18  
 FILE LOCATION: 2017-07-14-2017  
 DATE: 7-14-2017



**EXHIBIT B  
PROPERTY APPRAISER CARD AND DEED**



## Volusia County Property Appraiser

**Larry Bartlett, J.D.**

[Home](#) | [Search](#) | [Downloads](#) | [Exemptions](#) | [Agriculture](#) | [Maps](#) | [Tangible](#) | [Links](#) | [Contact](#)

Home   Search Choices   Search By Parcel Number   Property Information

Parcel Information: 5234-00-00-0093   2018 Working Tax Roll   Last Updated: 01-30-2018

**Owner Name and Address**

Alternate Key	4994467	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	5234-00-00-0093	Mill Group	200 Unincorporated
Full Parcel ID	34-15-32-00-00-0093	2017 Final Mill Rate	20.85680
Created Date	11 FEB 1988		
Property Class	61 Grazing Land Soil Capability Class II		
Ownership Type		Ownership Percent	100
Owner Name	THP LLC		
Owner Name/Address 1			
Owner Address 2	529 N MAGNOLIA AV		
Owner Address 3	ORLANDO FL		
Owner Zip/Postal Code	32801		
Situs Address	TOMOKA FARMS RD DAYTONA BEACH 32124		

**Legal Description**

34-15-32 IRREG PARCEL BEING S 1539.15 FT OF N 3874.5 FT MEAS ON W/L OF TOMOKA FARMS RD S OF OLD DELAND RD OF E 1375.39FT MEAS ON S/L W OF TOMOKA FARMS RD EXC S 100 FT PER OR 3759 PG 4129 & PER OR 4118 PG 4904 & PER OR 5083 PG 4312 PEROR 6075 PGS 2288-2291

**Sales History**

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
6075 2288	05/2007	Quit Claim Deed	Unqualified Sale	No	100
5063 4612	04/2003	Warranty Deed	Unqualified Sale	No	125,000
4118 4904	06/1996	Quit Claim Deed	Unqualified Sale	No	100
3794 4304	11/1992	Quit Claim Deed	Multi parcel sale	No	100
3759 4129	07/1992	Warranty Deed	Affiliated Parties	No	100
3106 0253	02/1988	Quit Claim Deed	Unqualified Sale	No	23,300
3088 1262	11/1987	Warranty Deed	Unqualified Sale	No	250,000

**History of Values**

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2017	393,343	0	0	393,343	5,709	5,709	0	5,709	0	5,709
2016	393,343	0	0	393,343	5,709	5,709	0	5,709	0	5,709

**Land Data**

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
5900	WASTELAND		0.0	0.0	0.77	ACREAGE	500.00	100	100	100	385
6135	IMP - PST GD - 20-49.99AC		0.0	0.0	33.66	ACREAGE	10000.00	100	100	95	287,793
6325	NTV PST GD -20-49.99AC		0.0	0.0	12.30	ACREAGE	10000.00	100	100	95	105,165
Neighborhood 4934 RES PARCELS HWY92/TOMOKA FARMS											
<b>Total Land Classified</b>											5,709
<b>Total Land Just</b>											393,343

**Parcel Notes (Click button below to display Parcel Notes)**

**Planning and Building**

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
20070820038		08-20-2007	09-13-2007	OCCUPATIONAL LICENSE		0

**Total Values**

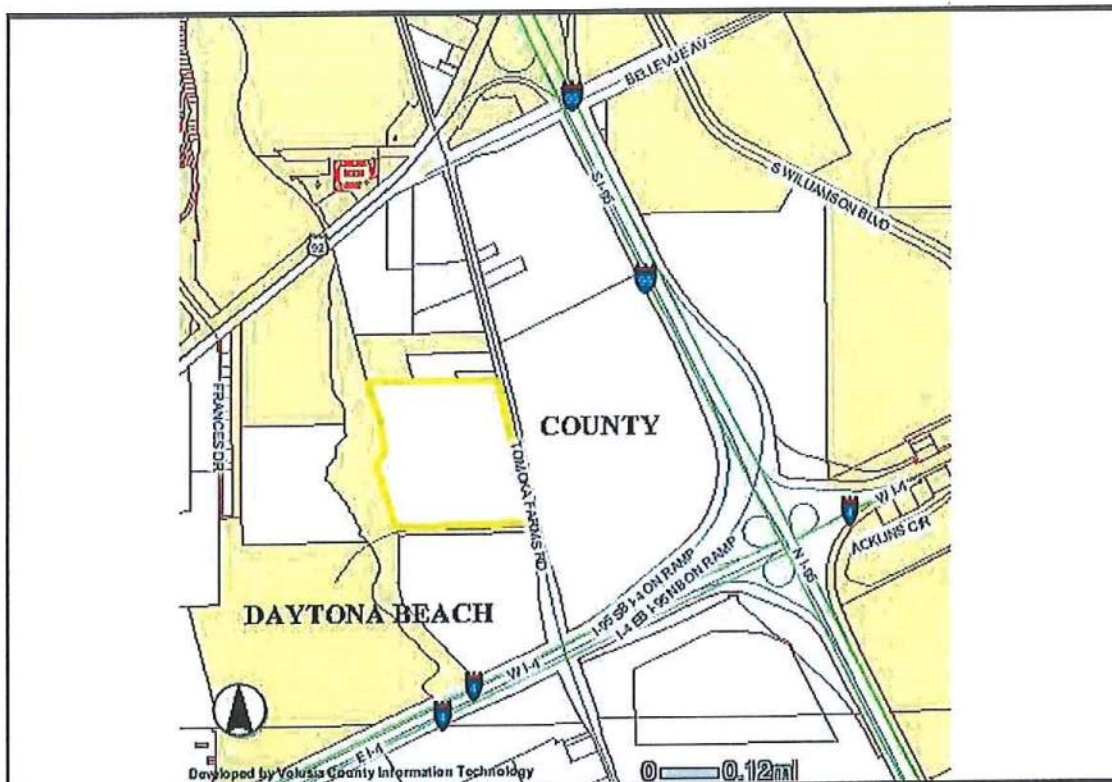
Land Value	393,343 New Construction Value	0
Building Value	0 City Econ Dev/Historic	0

Miscellaneous	0	
Just Value	393,343 Previous Just Value	393,343
School Assessed	5,709 Previous School Assessed	5,709
Non-School Assessed	5,709 Previous Non-School Assessed	5,709
Exemption Value	0 Previous Exemption Value	0
Additional Exemption Value	0 Previous Additional Exemption Value	0
School Taxable	5,709 Previous School Taxable	5,709
Non-School Taxable	5,709 Previous Non-School Taxable	5,709

[MapIT](#) | [PALMS](#) | [Map Kiosk](#)

**MapIT:** Your basic parcel record search including lot dimensions.  
**PALMS:** Basic parcel record searches with enhanced features.  
**Map Kiosk:** More advanced tools for custom searches on several layers including parcels.





Volusia County Property Appraiser  
123 W. Indiana Ave.  
DeLand, Florida 32720  
[www.volusia.org/property/](http://www.volusia.org/property/)

- Selected Features
- HIGHWAYS
- Interstate
- U.S. Highway
- PARCELS



06/11/2007 12:42 PM  
Doc stamps .70  
(Transfer Amt \$ 10)  
Instrument# 2007-132747 # 1  
Book : 6075  
Page : 2288

This Instrument Prepared by  
and Returned to:  
COURTNEY L. MILAM, ESQUIRE  
Shuffield, Lowman & Wilson, P.A.  
1000 Legion Place, Suite 1700  
Orlando, Florida 32801

Property Appraisers Parcel  
Identification (Folio) No.: 34-15-32 [REDACTED]

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, executed this 21<sup>st</sup> day of MAY, A.D. 2007, by ZACHARY E. STOUMBOS and ANDREA S. STOUMBOS, husband and wife, as to an undivided 1/2 interest, whose address is 529 North Magnolia Avenue, Orlando, Florida 32801 and LOUIS STOUMBOS and TINA (THEANO) STOUMBOS, as tenants in common and not as joint tenants with right of survivorship, as to an undivided 1/2 interest, whose address is 8767 The Esplanade, #41, Orlando, Florida 32836 (collectively herein referred to as the "first party") to THP, LLC, a Florida limited liability company, whose address is 529 N. Magnolia Avenue, Orlando, Florida 32801 (the "second party"):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

THE PROPERTY CONVEYED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE FIRST PARTY OR CONTIGUOUS THERETO.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above and taxes and assessments for the year 2007 and thereafter; however, reference herein shall not reimpose same.

This Quit Claim Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

*[Signatures on the following page]*

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Signature

Jason Davis  
Printed Name of Witness

[Signature]  
Signature

Sara Perez  
Printed Name of Witness

[Signature]  
Signature

ZACHARY E. STOUMBOS  
Printed Name of Witness

[Signature]  
Signature

Jason Davis  
Printed Name of Witness

[Signature]  
Signature

Sara Perez  
Printed Name of Witness

[Signature]  
Signature

ANDREA S. STOUMBOS  
Printed Name of Witness

[Signature]  
Signature

Jason Davis  
Printed Name of Witness

[Signature]  
Signature

Sara Perez  
Printed Name of Witness

[Signature]  
Signature

LOUIS STOUMBOS  
Printed Name of Witness

[Signature]  
Signature

Jason Davis  
Printed Name of Witness

[Signature]  
Signature

Sara Perez  
Printed Name of Witness

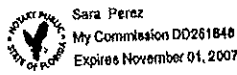
[Signature]  
Signature

TINA (THEANO) STOUMBOS  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF Orlando Orange Sp

The foregoing was acknowledged before me this 21<sup>st</sup> day of May, 2007, by ZACHARY E. STOUMBOS.

(Seal)



[Signature]  
Signature of Notary Public  
Print Name: Sara Perez

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced FL Driver License

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing was acknowledged before me this 21<sup>st</sup> day of May, 2007,  
by ANDREA S. STOUMBOS.

(Seal)



Sara Perez  
My Commission DD261846  
Expires November 01, 2007

[Signature]  
Signature of Notary Public  
Print Name: Sara Perez

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced Fl. Driver License

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing was acknowledged before me this 21<sup>st</sup> day of May, 2007,  
by LOUIS STOUMBOS.

(Seal)



Sara Perez  
My Commission DD261846  
Expires November 01, 2007

[Signature]  
Signature of Notary Public  
Print Name: Sara Perez

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced Fl. Driver License

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing was acknowledged before me this 21<sup>st</sup> day of May, 2007,  
by TINA (THEANO) STOUMBOS.

(Seal)



Sara Perez  
My Commission DD261846  
Expires November 01, 2007

[Signature]  
Signature of Notary Public  
Print Name: Sara Perez

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced Fl. Driver License

Instrument# 2007-132747 # 4  
Book : 6075  
Page : 2291  
Diane M. Matousek  
Volusia County, Clerk of Court

**EXHIBIT "A"**

**Legal Description**

A portion of Section 34, Township 15 South, Range 32 East, Volusia County, Florida, described as follows: Commence at the intersection of the centerline of Tomoka Farms Road, a 100' right-of-way, with the centerline of the old DeLand Road, (currently named Bellevue Avenue); thence South  $14^{\circ}58'09''$  East along the centerline of said Tomoka Farms Road, a distance of 1720.83' to a point of curvature of a curve concave Westerly and having a radius of 22,978.73'; thence Southerly along the arc of said curve for a distance of 614.54' and through a central angle of  $1^{\circ}31'56''$  to a point; thence departing said centerline run South  $89^{\circ}00'51''$  West, a distance of 51.21' to a point in the Westerly line of said Tomoka Farms Road; thence continue South  $89^{\circ}00'51''$  West, a distance of 1356.00' to a point; thence South  $20^{\circ}27'10''$  East, a distance of 367.81' to a point; thence South  $8^{\circ}18'47''$  East, a distance of 369.15' to a point; thence South  $32^{\circ}53'12''$  West, a distance of 160.24' to a point; thence South  $17^{\circ}07'06''$  East, a distance of 772.70' to a point; thence North  $89^{\circ}00'51''$  East parallel with the North line of this parcel, a distance of 1375.39' to a point in the Westerly line of said Tomoka Farms Road; thence North  $11^{\circ}52'03''$  West along said Westerly line, a distance of 980.07' to a point of tangency of a curve concave Westerly and having a radius of 22,928.73'; thence continue Northerly along said curve and Westerly line for a distance of 639.06' and through a central angle of  $1^{\circ}35'49''$  to the point of beginning, LESS the South 100' as measured at right angles of the above-described property.

**EXHIBIT C  
GENERAL LOCATION MAP**





**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT C – GENERAL LOCATION MAP**

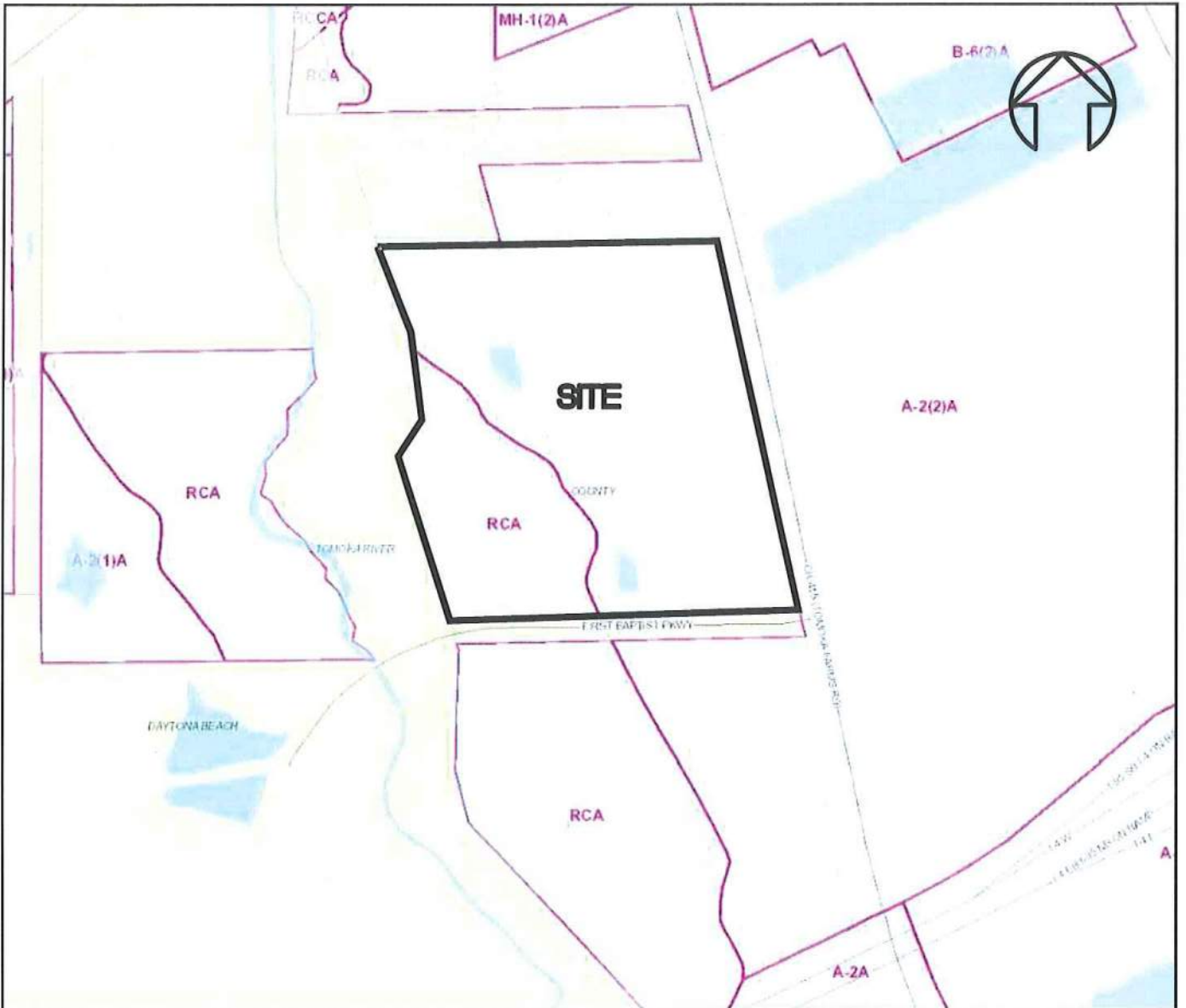
**EXHIBIT D  
AERIAL PHOTO**



**TOMOKA FARMS INDEPENDENT LIVING**

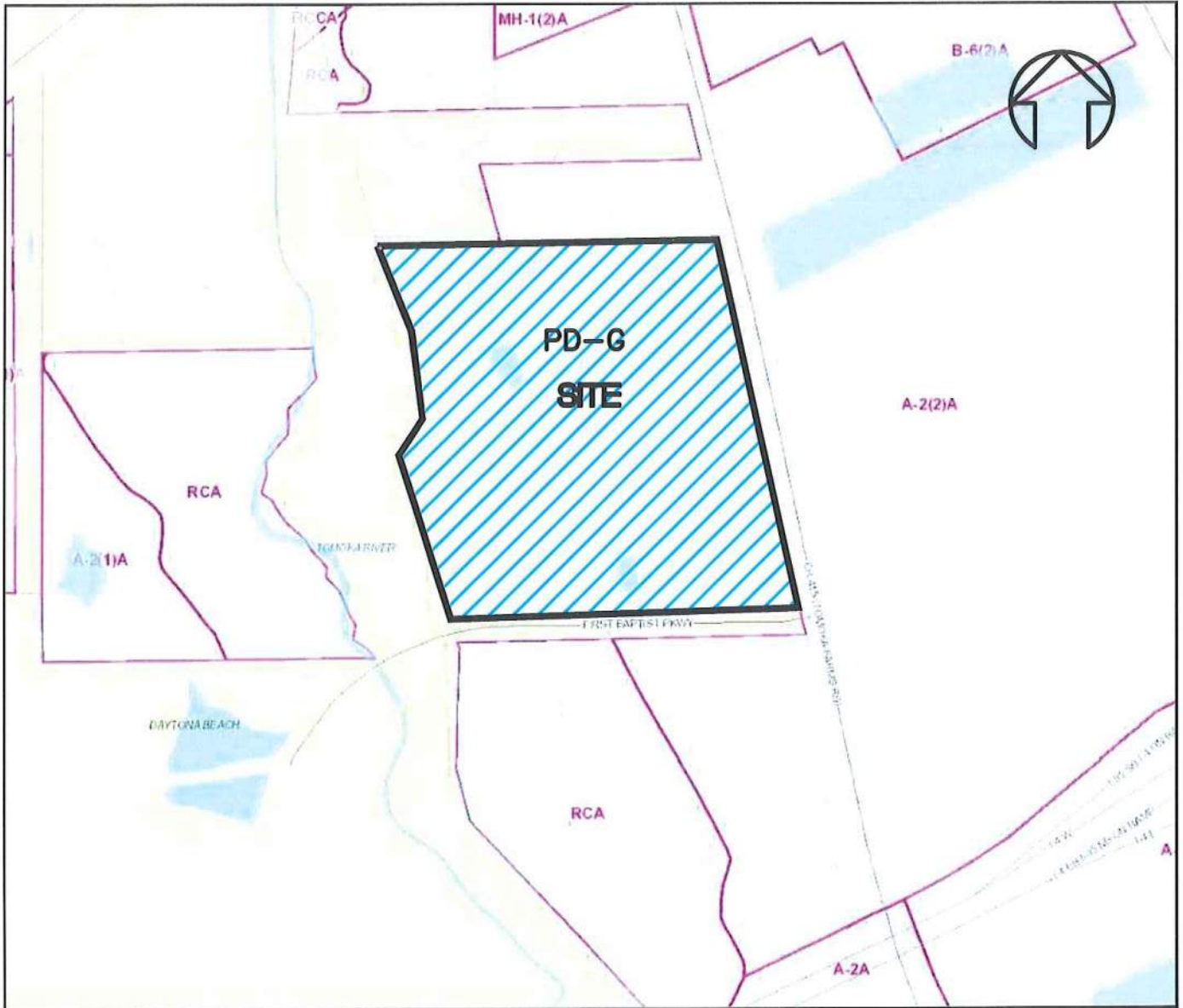
**EXHIBIT D – SITE AERIAL**

**EXHIBIT E**  
**EXISTING and PROPOSED ZONING MAPS**



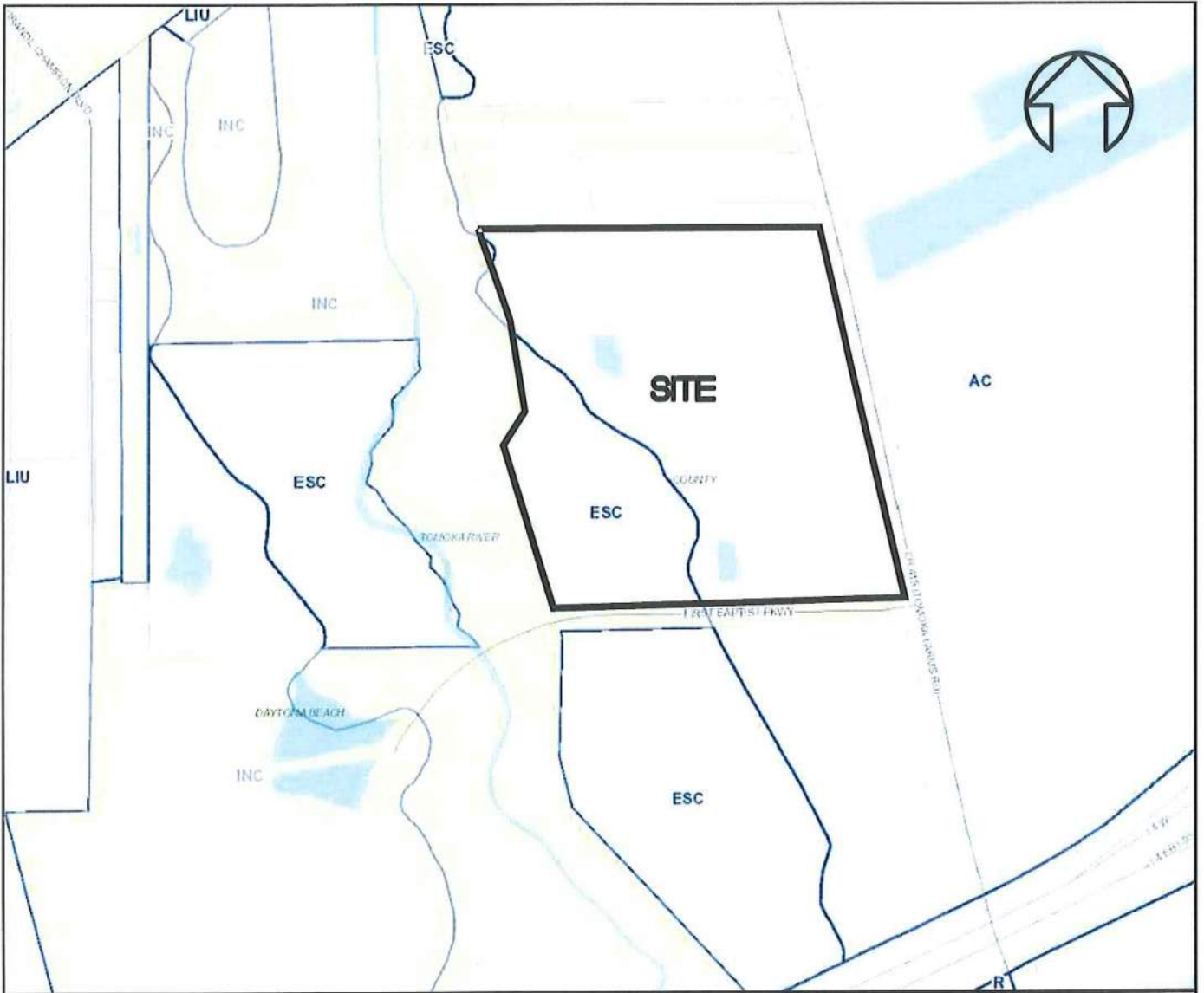
**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT E – EXISTING ZONING**



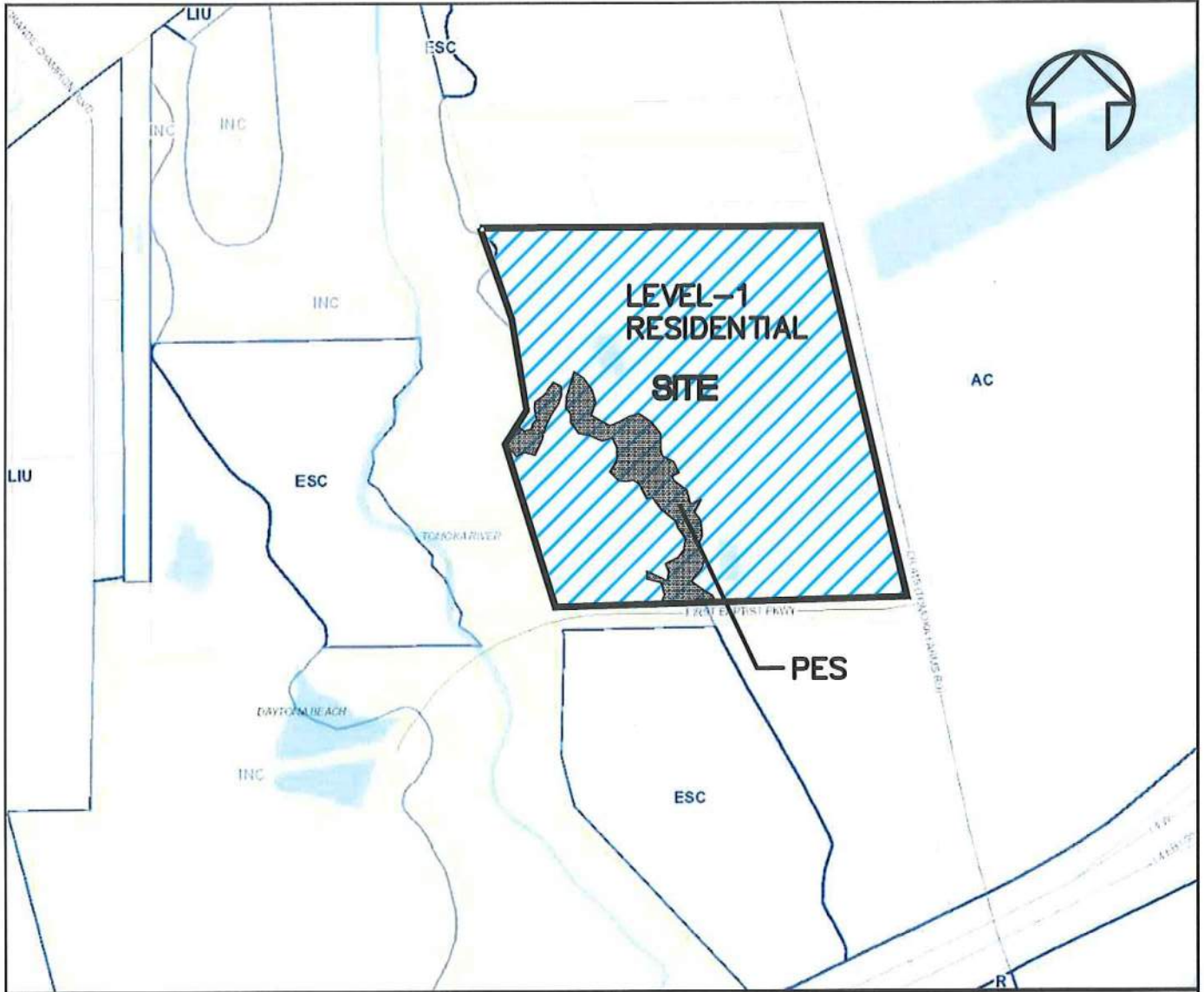


**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT E – PROPOSED ZONING**

**EXHIBIT F**  
**EXISTING and PROPOSED FUTURE LAND USE**  
**MAPS**



**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT F – EXISTING FUTURE LAND USE**



**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT F – PROPOSED FUTURE LAND USE**

**EXHIBIT G**  
**TRANSPORTATION TECHNICAL MEMORANDUM**





Ref: 4464.11

## TECHNICAL MEMORANDUM

**To:** Rich Walton, AICP  
**From:** Matthew West, AICP  
**Subject:** Tomoka Independent Living – Comprehensive Plan Amendment Traffic Memorandum  
**Date:** May 16, 2018

### INTRODUCTION

LTG, Inc. (LTG) has been retained by BPS Independent Living to prepare a traffic analysis in support of an Expedited State Review text amendment to the City of Daytona Beach Comprehensive Plan. The proposed future land use map amendment will change a 46.81-acre parcel's designation from Volusia County Activity Center and Volusia County Environmental Systems Corridor (ESC) to City of Daytona Beach Level 1 Residential. The proposed comprehensive plan amendment is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The site is currently being annexed in the City of Daytona Beach. The subject property is located on the west side of Tomoka Farms Road, south of US 92 and north of I-4

The methodology and procedures used in this analysis are consistent with the guidelines for the City of Daytona Beach, the Florida Department of Transportation (FDOT) and the Department of Economic Opportunity (DEO).

### TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing County Future Land Use Map (FLUM) designations and the proposed City FLUM designation were calculated using the nationally accepted trip generation software, the *TripGen* (10<sup>th</sup> Edition), prepared by the Institute of Transportation Engineers (ITE).

According to the County's Comprehensive Plan approximately 35.55 acres of the property are included within the Halifax Activity Center Local Plan which has a maximum intensity of 0.6 floor area ratio (FAR). Using this threshold, the maximum development scenario under the existing FLUM designation is 929,000 square feet of office building area. The remainder of the property (11.26 acres) is designated ESC and would be permitted one single family dwelling. As indicated in Table 1, the maximum development of the property would generate 947 gross p.m. peak-hour trips and 9,235 gross daily trips.

Next the maximum development potential of the requested Level 1 Residential was calculated. As proposed, the maximum intensity permitted for Level 1 Residential is eight (8) dwelling units per acres. The residential uses would be age-restricted via a volunteered future land use policy. The maximum number of age-restricted dwelling units could be 378 in Level 1 Residential. As indicated in Table 1, the proposed Level 1 Residential land use and policy amendment potentially produces an estimated 93 gross p.m. peak-hour trips and 1,494 gross daily trips.

Rich Walton, AICP  
 May 16, 2018  
 Page 2

**Table 1**  
**Existing Future Land Use Trip Generation Comparison**  
**Tomoka Independent Living – Comprehensive Plan Amendment**

	Time Period	City/County Designation	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Proposed	Daily	Level 1 Residential	Senior Adult Housing - Attached	252	$T=4.02(X)-25.37$	378	DU	50%	50%	747	747	1,494
				<b>Totals:</b>								
Existing	Daily	Activity Center	General Office Building	710	$\ln(T) = 0.97 \ln(X) + 2.5$	929	KSF	50%	50%	4,610	4,610	9,220
		ESC	Single Family Detached	210	$\ln(T)= 0.92 \ln(LX)+2.71$	1		50%	50%	8	8	15
		<b>Totals:</b>									4,618	4,618
Proposed	PM Peak-Hour	Level 1 Residential	Senior Adult Housing - Attached	252	$T=0.24(X)+2.26$	378	DU	55%	45%	51	42	93
				<b>Totals:</b>								
Existing	PM Peak-Hour	Activity Center	General Office Building	710	$\ln(T) = 0.95 \ln(X) + 0.36$	929	KSF	16%	84%	151	795	946
		ESC	Single Family Detached	210	$\ln(T)=0.96 \ln(X) + 0.21$	1	DU	63%	37%	1	0	1
		<b>Totals:</b>									152	795

The proposed future land use designations will reduce the potential p.m. peak-hour trips by 854 and daily trips by 7,726 when compared to the existing FLUM impacts.

**CONCLUSION**

The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment would have on area roadways. The proposed Level 1 Residential land use district will substantially reduce the potential impacts on area roadways as compared to the current designations of Halifax Activity Center and ESC. Therefore, this Comprehensive Plan Amendment is recommended for adoption. Concurrence and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

---

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West, AICP

Signature: 

Date: May 16, 2018



**EXHIBIT H  
SOILS MAP**



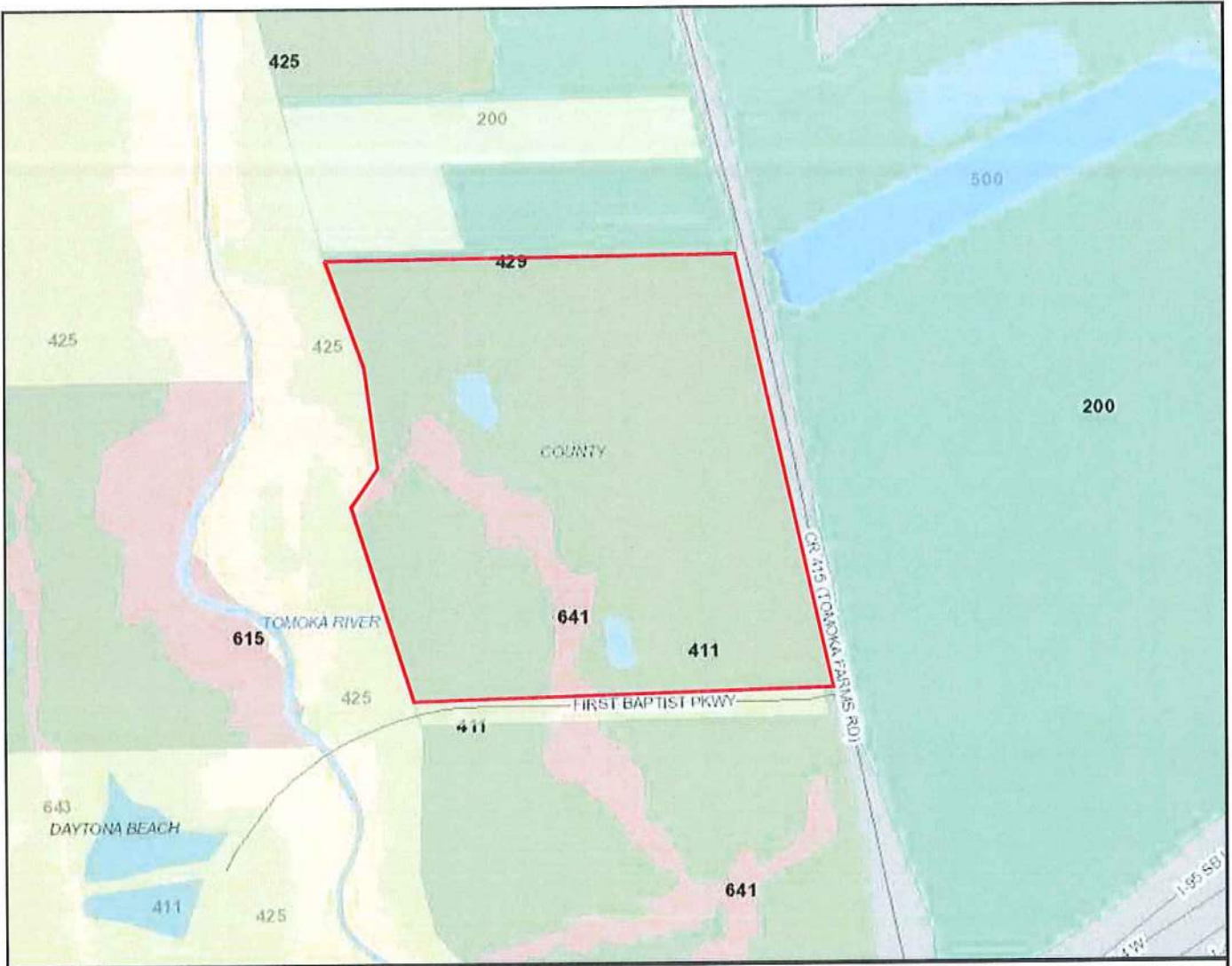


MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
45	PINEDA FINE SAND	10.5	22.4%
49	POMONA FINE SAND	35.9	76.7%
64	TEQUESTA MUCK, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES	0.0	0.1%
75	WAUCHULA FINE SAND	0.4	0.8%
TOTALS FOR AREA OF INTEREST		46.8	100.0%

**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT H – SOILS MAP**

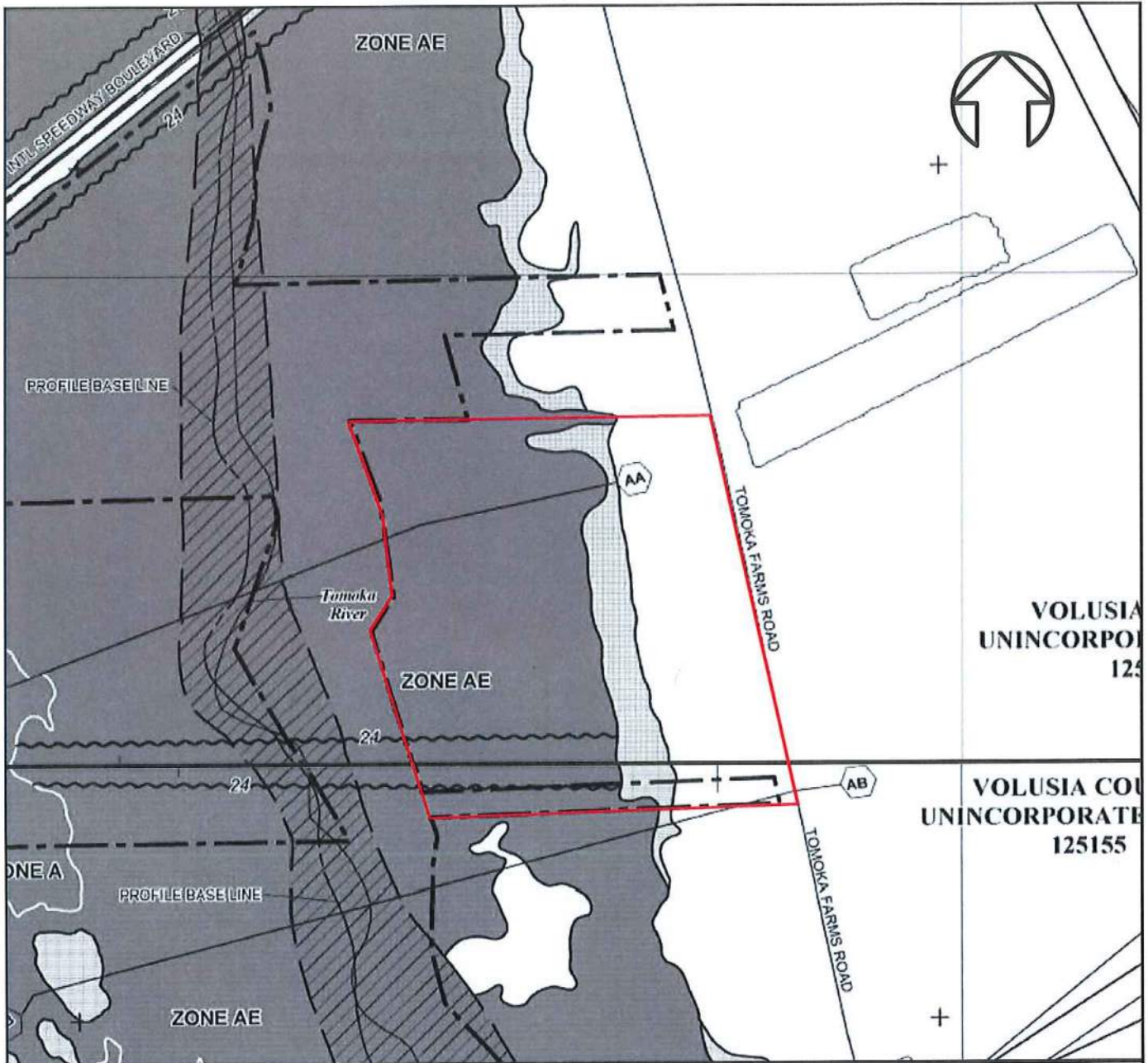
**EXHIBIT I  
VEGETATIVE COVER MAP**





**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT I – VEGETATIVE COVER**

**EXHIBIT J  
FEMA FLOOD MAP**



**TOMOKA FARMS INDEPENDENT LIVING  
EXHIBIT J – FEMA FLOOD MAP  
FLOOD MAPS 12127C0362H (FEB 19, 2014),  
AND 12127C0364H (FEB 19, 2014)  
FLOOD ZONES AE & X**