

Agenda Item 8 (Legislative Hearing)

Large Scale Comprehensive Plan Amendment

DEV2018-016

Kirton Tract LSCPA

Staff Report

DATE: June 28, 2018

TO: Planning Board Members

FROM: Doug Gutierrez, AICP, Principal Planner

PROJECT REQUEST

A request by Glenn D. Storch, Esq., Glenn D. Storch, P.A., on behalf of Thomas Kirton and Katherine Wingard, Trustees, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA).

PROJECT DESCRIPTION

Proposed Amendment to the Future Land Use Map and Neighborhood “U”. The parcel consists of 378.49± acres which the applicant proposes changing the Future Land Use Map designation from County Low Impact Urban (LIU) and Environmental Systems Corridor (ESC) to City Mixed Uses (MU) and Potential Environmentally Sensitive (PES) and limit the Floor Area Ratio and density by policy in Neighborhood “U”.

The applicant requests to amend the Future Land Use Map designation for the property in order to develop as Multi-Family residential, shopping Center, Business Hotel, General Office, Warehousing and manufacturing permitted under Mixed Uses limiting the FAR to 2 and density to 20 DU/AC. The site is generally located at the South of Interstate 4 (I-4); West of Interstate 95 (I-95); and East of Tomoka Farms Road (State Road 415) is currently undeveloped.

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
Site	Undeveloped	County Low Impact Urban (LIU) County Environmental Systems Corridor (ESC)	A2 (2) A RCA
North	Undeveloped	County Agricultural Resource (AC)	A2 (2) A
South	Undeveloped	County Low Impact Urban (LIU)	A2(1)
East	Undeveloped	Interchange Commercial (IC) Mixed Use (MU) General Industrial (GI) Office Transition (OT) Level 1 Residential (L1)	AG AG AG AG AG
West	Single Family ACET Recycling Undeveloped	County Rural (R) County Forestry Resource (FR) County Environmental Systems Corridor (ESC) County Public Semi-Public (PSP)	A-2A FRA RCA PA

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 Low Impact Urban and Environmental Systems Corridor to City Mixed Uses and Potential Environmentally Significant (PES). Policy 1.1.2 describes the Mixed Use designation as shown below.

POLICY 1.1.2 MIXED USES. An area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools and planned amusements. Residential uses shall be located in such a manner that will provide compatibility with the nonresidential uses.

The intensities or densities described below are to be interpreted to be maximums. Depending on conditions peculiar to specific locations the City may limit such densities and intensities through the application of zoning and other land development regulations to under the maximum allowed to ensure the goals, objectives and policies of this plan are achieved.

Except as may be provided in the various neighborhood policies in this plan, or in Policy 1.1.11 of Section 8, the Redevelopment Element, a development's floor area ratio shall not exceed 3 and residential density shall not exceed 25 dwelling units per acre.

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 “U” Development Policies

(m) Issue: The City recognizes that in the future the rural area west of I-95 and south of Interstate 4 will become urbanized, The City policy in this area should promote development activity that complements the future urban character of the area and encourages a mixture of uses for development. The +/- 383 acres of undeveloped property known as the “Kirton Tract” with the following Short Parcel Numbers: 5234-00-00-0370, 6203-00-00-0060 and 6203-00-00-0010, is intended to provide a flexible arrangement suitable for promoting mixed use developments near I-95 to support the long-range growth and urbanization of the City of Daytona Beach. Such uses may include a mixture of commercial, light industrial and higher density residential.

(1) Policy: The land use designation for the Kirton Tract shall encourage urban development including but not limited to higher density development, but may include a mixture of single, townhome and multi-family structure types. A subdivided lot on the property shall not exceed 20 dwelling units per acre.

(2) Policy: Total commercial space for a subdivided lot on the Kirton Tract may not exceed a FAR of 2.0.

(3) Policy: Mixed uses may occur as well as commercial, office, financial, civic, cultural and related activities.

(4) Policy: Lands within the Potentially Environmentally Significant (PES) land use category (formerly in the Volusia County Environmental Systems Corridor (ESC) land use category) shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.

(5) Policy: Thoroughfare crossings, utility crossings, drainage conveyances when necessary and trails may be allowed.

(6) Policy: Non-agricultural uses which generate noxious and offensive gasses fumes or odors, including but not limited to Asphalt Plant, Uncontrolled fiberglass lamination, Cement Concrete Batching Plant or Recycling/Waste Facility, shall not be permitted on the Kirton Tract.

Neighborhood Input

The neighborhood meeting was held on June 11, 2018 at the Storch Law Firm, 420 South Nova Road, Daytona Beach, FL 32114, the applicant summary stated that the meeting was attended by four area residents. (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 Low Impact Urban (LIU) allows for a density of One (1) dwelling unit per acre (DU/AC) and a FAR of 0.35. The proposed Future Land Use of Mixed Uses generally allows a FAR of 3 and residential density of 25 DU/AC. The proposed amendment to Neighborhood "U" will reduce the FAR to 2 and the residential density to 20 DU/AC.

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 2,0809,248 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 2,0809,248 GPD.

The current future land peak hour trip generation is 637 trips. The proposed Future Land Use Map amendment and Neighborhood "U" amendment possible peak hour trip generation is

23,299 trips will result in a possible net increase of 22,662 daily trip 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.

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.

Objective 1.3 Commercial Land: The City's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.

Policy 1.3.2 Through site plan and plat reviews, traffic generated from future commercial and industrial development shall be directed away from residential areas.

Objective 1.4 Economic Base: Achieve a diversification of the City's economic base so that light industrial and business employment and other clear basic economic activities will have increased 10% by the year 2015.

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.

Economic Element

Goal 2 Business and Employment: Retain, expand and attract industries, companies and businesses that provide high paying jobs with benefits for residents and that would create opportunities for business spin-offs and expansions, particularly those that would establish the City of Daytona Beach as a center for high technology design.

Objective 1.1 Retain, expand and attract industries, businesses and jobs, particularly in the City’s targeted industries, such that the area average annual wage increases from the previous year.

Targeted Industries include: telecommunications, environmentally clean manufacturing, information technology, medical products, treatment and technology, boating, marine production and supplies, automotive and speed related sports industry i.e. motor sports, golf, tennis, aviation and related events.

Policy 1.1.1 Increase the percentage of higher paying industries and jobs such that the average annual wage increases from the previous year.

Policy 1.1.2 Increase the number of industries, business and jobs in the identified Targeted Industries such that the average annual wage increases from the previous year.

Policy 1.1.8 The EDAB shall encourage development of pre-permitted “shovel ready” building sites.

Policy 1.1.9 Facilitate and support opportunities for business spin-offs, expansions and/or recruitment particularly in Targeted Industries.

Policy 1.1.10 Encourage Volusia County and the Chamber to pursue opportunities to add targeted industries and high paying jobs in the City.

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.

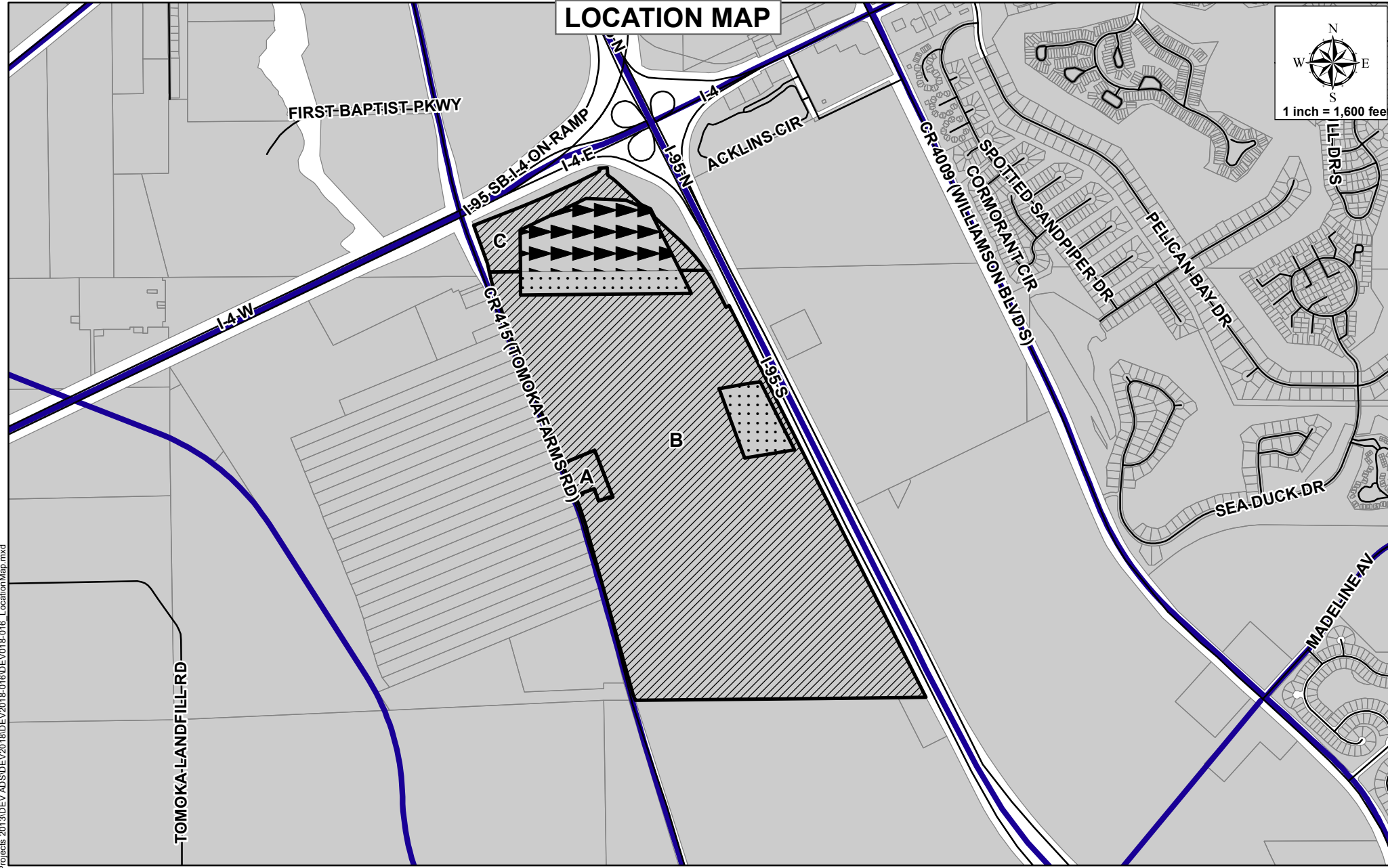
Based on staff analysis and review, the proposed Future Land Use Map amendment from City Mixed Uses and Potential Environmentally Significant (PES) and amendment to Neighborhood “U” adding Issue (m) and Policies (1 - 6), limiting the FAR to 2 and density to 20 DU/AC appears to meet criteria for the proposed 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



1 inch = 1,600 feet



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DEV2018-016 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT LOCATION MAP

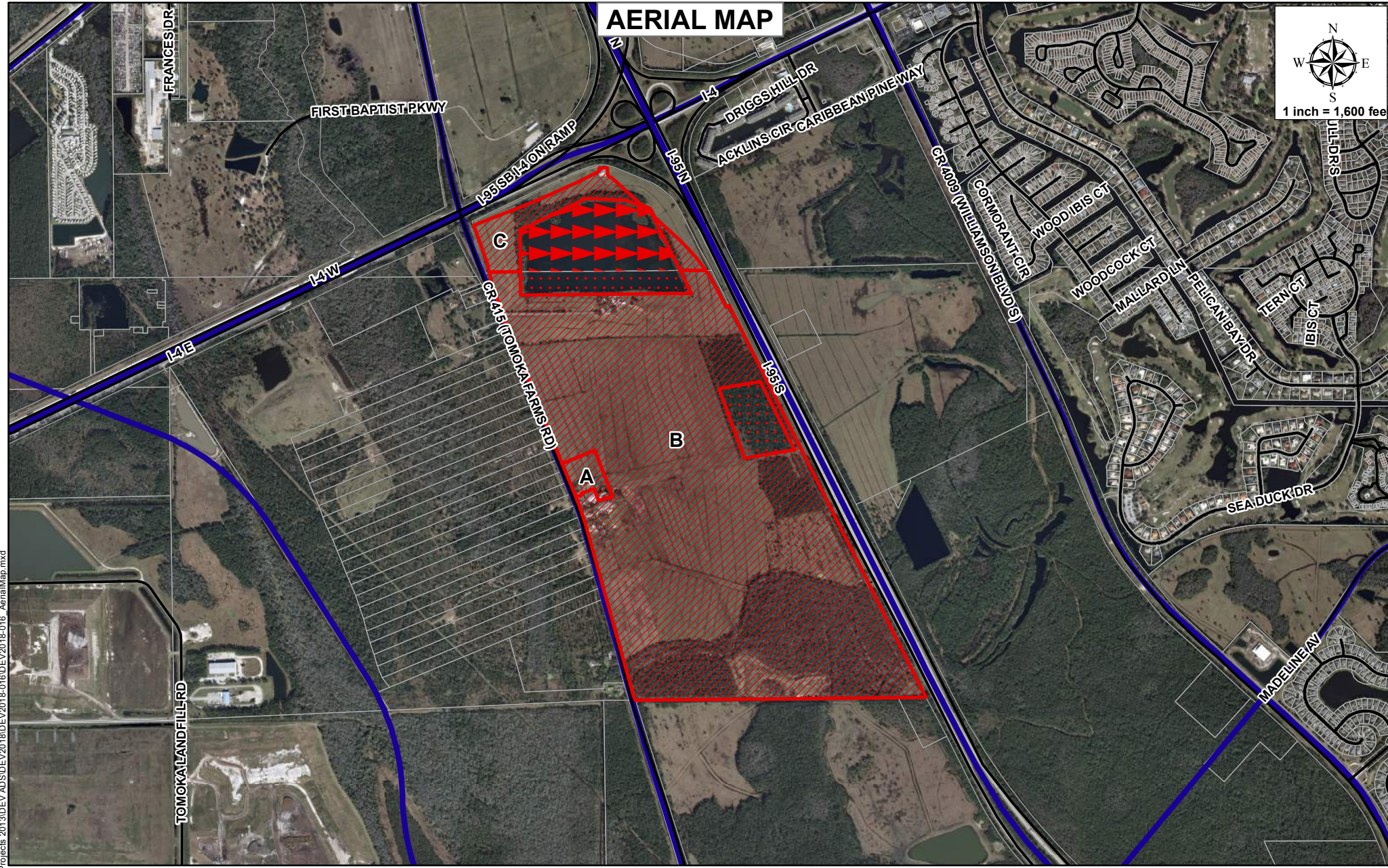
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- HUTCHINSON
- STATE OF FLORIDA DOT

City of Daytona Beach Map disclaimer:
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AERIAL MAP



1 inch = 1,600 feet



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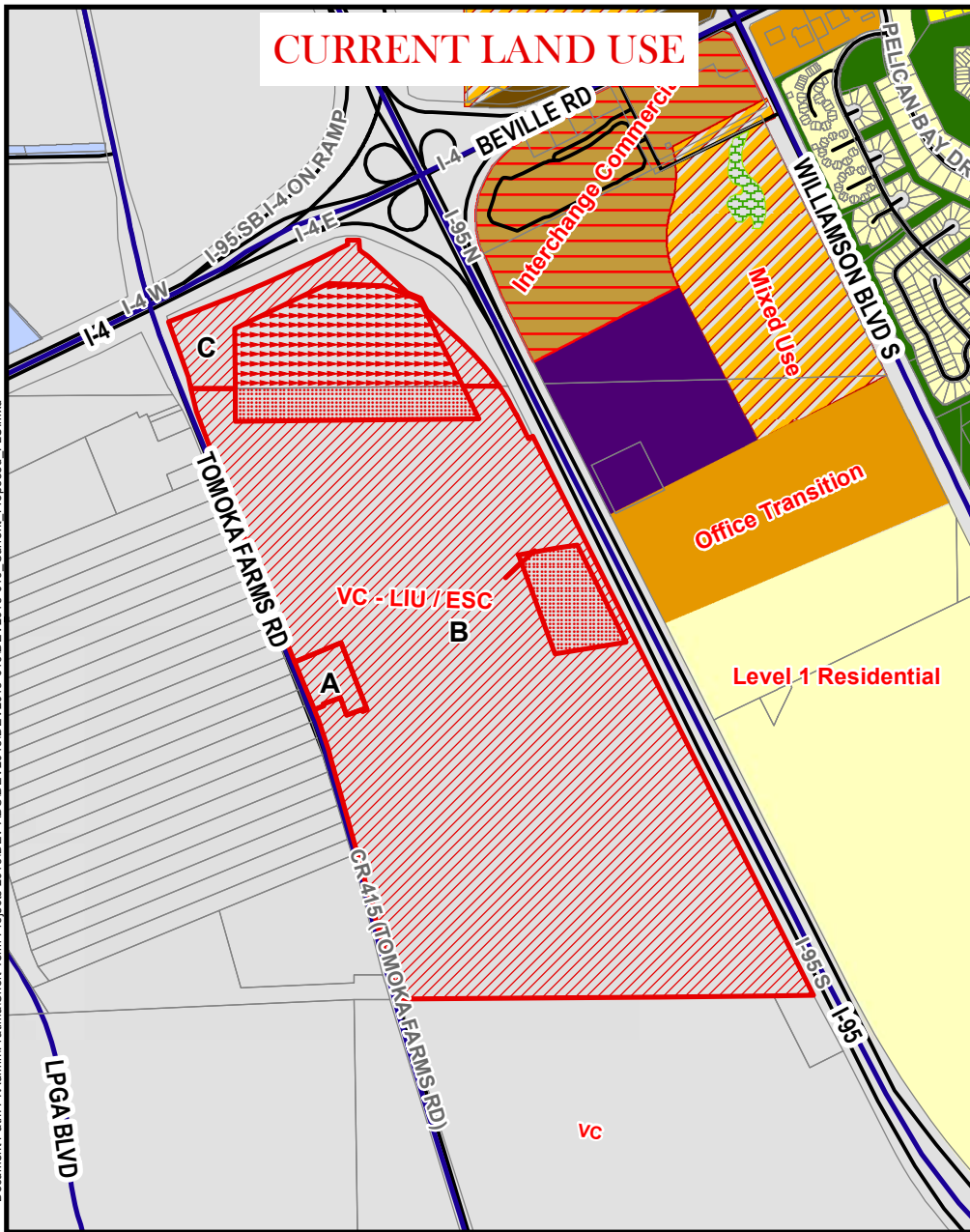


DEV2018-016 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AERIAL MAP

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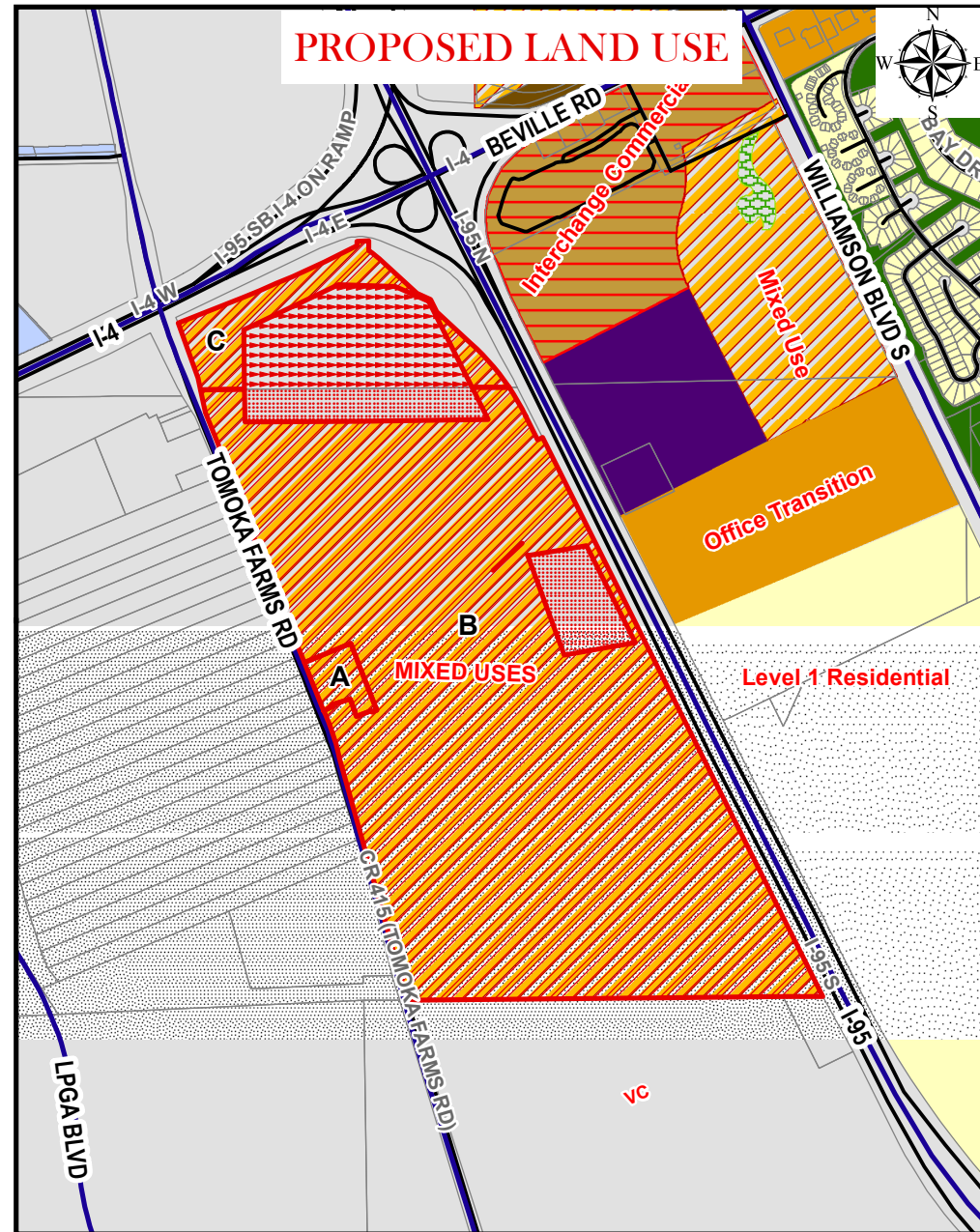
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CURRENT LAND USE



1 inch = 1,600 feet

PROPOSED LAND USE

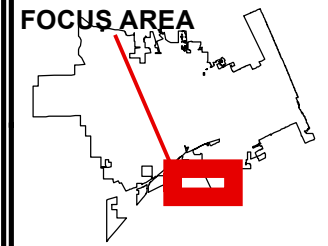


1 inch = 1,600 feet

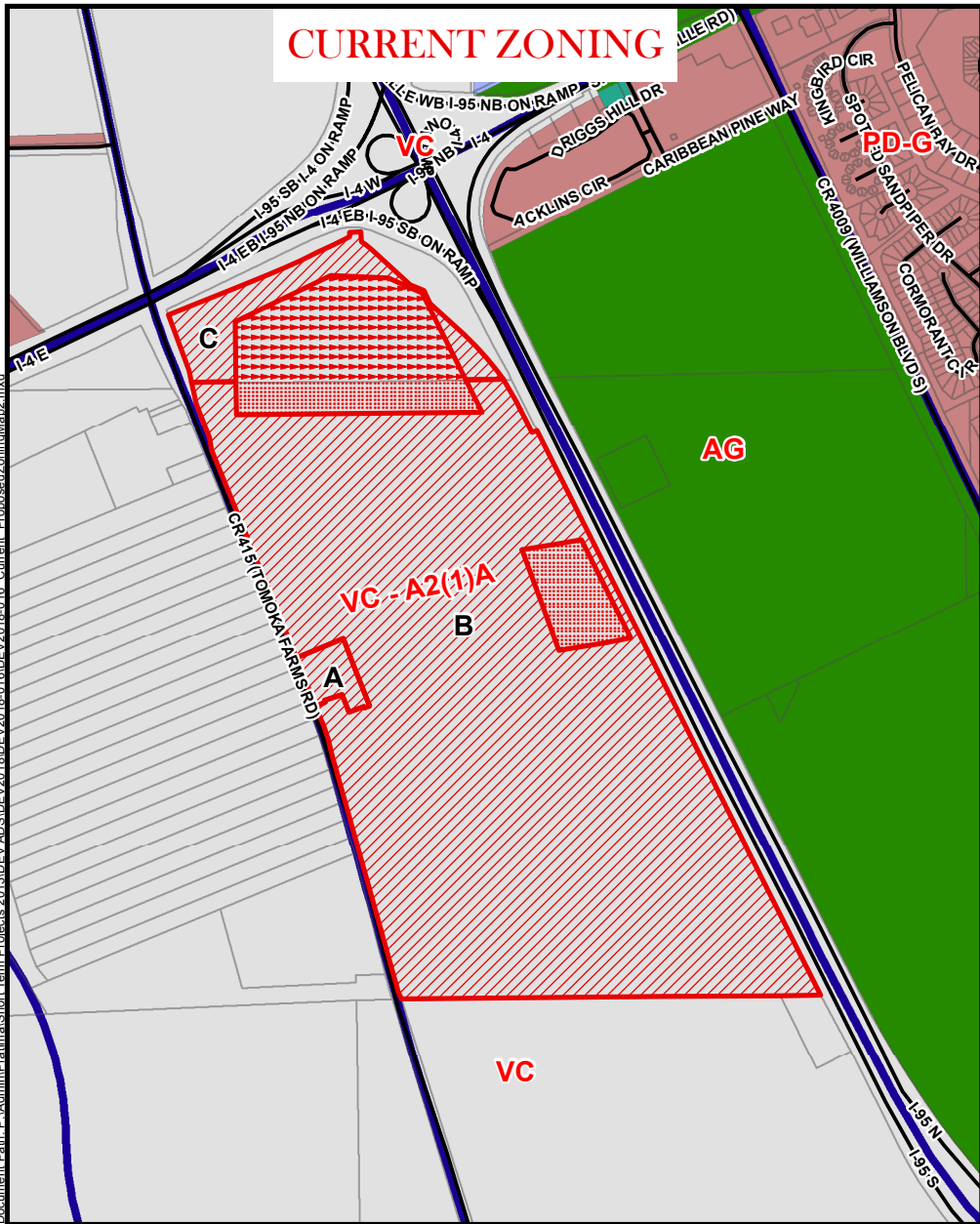


**DEV2018-016
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
CURRENT AND PROPOSED FUTURE LAND USE**

subject
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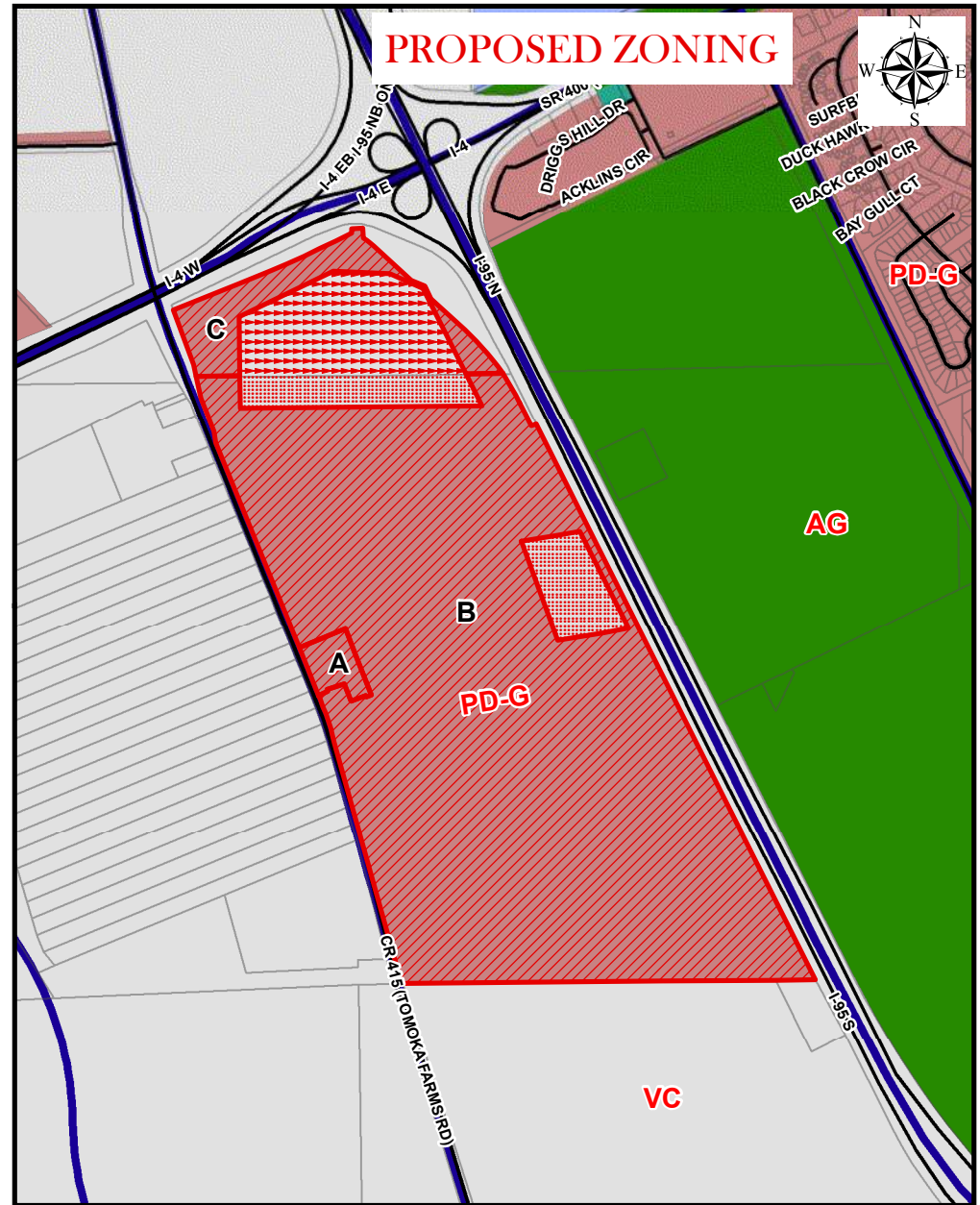


CURRENT ZONING



1 inch = 1,600 feet

PROPOSED ZONING

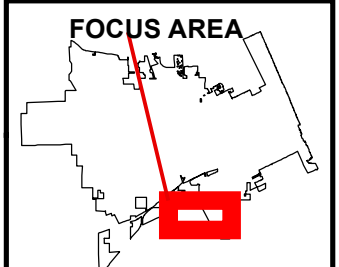


1 inch = 1,600 feet



**DEV2018-016
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
CURRENT & PROPOSED ZONING MAP**

subject
 HUTCHINSON
 STATE OF FLORIDA DOT



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Summary of Neighborhood Meeting for Future Land Use Amendment and Annexation of the Kirton Tract

A neighborhood meeting was held on June 11, 2018 at 6:00 P.M. at the Storch Law Firm, 420 South Nova Road, Daytona Beach, Florida 32114 to discuss the future land use amendment and annexation for ± 378 acres at the southeast corner of Interstate-4 and Tomoka Farms Road to allow the future development of the site, which could include a mixture of multi-family, commercial and light manufacturing. In attendance at the meeting were: A. Joseph Posey of Storch Law Firm, attorney for the developer and 4 area residents. A copy of the sign-in sheet with resident names attending the meeting is enclosed.

The neighborhood meeting began at 6:08 P.M. with Mr. Posey giving a brief presentation about the existing entitlements for the property and the proposed request. Topics included: nature of new development moving west toward area interchanges, the process for public hearings, environmentally sensitive areas on the property, traffic, potential build-out for proposed entitlements. Residents had a few questions about the nature of the request and potential impacts, including traffic and future development. Questions were addressed by Mr. Posey, and the residents appeared satisfied with the responses. The meeting concluded at 6:30 P.M.

ATTACHMENT B

NAME	ADDRESS	PHONE
Anne Ruby	137 Park Ave DB	617-223-1094
Kent + RACHelle	Kirton 1630 Tomoka Farms Rd.	386 341 6232
Robert Rigo	400 S Palmetto Ave	386-252-3004

**KIRTON PROPERTY
DAYTONA BEACH, FLORIDA
MDA PROJECT #1308**

**LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT**

May 21, 2018

Prepared By:



**536 North Halifax Avenue, Suite 100
Daytona Beach, FL 32118
p (386) 258-7999 • f (386) 257-4310
www.mdaeng.com**

**KIRTON PROPERTY
Large Scale Comprehensive Plan
Amendment**

1 APPLICANT INFORMATION

1.1 Applicant Name and Address

Thomas Kirton and Katherine Wingard, Trustees
Dorothy C. Kirton Living Trust of November 17, 2004
Myron S. Kirton Living Trust of November 17, 2004
2355 Tomoka Farms Road
Port Orange, FL 32174

1.2 Primary Contact for Applicant

Thomas Kirton
6132 Sanctuary Garden Boulevard
Port Orange, FL 32127
Phone: (386) 226-6892

1.3 Applicants Authorized Representative

Glenn D. Storch, Esquire
Glenn D. Storch, P.A.
420 S. Nova Rd.
Daytona Beach, FL 32114
Phone: (386) 238-8383
Fax: (386) 238-0988
glenn@storchlawfirm.com

Mark S. Dowst, President
Mark Dowst & Associates, Inc.
536 N. Halifax Ave., Suite 100
Daytona Beach, FL 32118
Phone: (386) 258-7999
Fax: (386) 257-4310
mdowst@mdaeng.com

2 PROPERTY INFORMATION

2.1 Nature of Applicant's Interest

The applicant, Thomas Kirton and Katherine Wingard, as Co-Trustees of the Dorothy C. Kirton Living Trust of November 17, 2004 and Myron S. Kirton Living Trust of November 17, 2004, are requesting a Large Scale Comprehensive Plan Future Land Use Map Amendment for the subject property described in Section 2.3 (the "Property"). The Property is currently located in within the Volusia County Low Impact Urban (LIU) and Volusia County Environmental Systems Corridor (ESC) classification. The Applicant desires to change the current Land Use to City of Daytona Beach Mixed Uses (MU) and City of Daytona Beach Potential Environmentally Significant. Also, concurrent applications have been and/or will be submitted to the City of Daytona Beach to rezone the property from County A-2 and Resource Corridor (RC) to City Planned Development (PD).

The proposed development may include uses such as Multi-Family Residential, Shopping Center, Business Hotel, General Office Building, Warehousing and Manufacturing.

2.2 Size of Property and Survey

The size of the subject property is 378.49+/- acres. This amendment is proposing to amend the FLU classification of the 378.49+/- acre Property. See the copy of the Boundary Survey attached as Exhibit "A".

2.3 Legal Description

See Legal Description and copies of Property Information Cards and Deed attached as Exhibits "B".

2.4 Parcel Identification Numbers

5234-00-00-0370
6203-00-00-0010
6203-00-00-0060

2.5 General Location

The Property is generally located in City of Daytona Beach at the Southwest corner of the intersection of Interstate No. 95 (State Road No. 9) and Interstate No. 4 (State Road No. 400) lying West of Interstate No. 95, South of Interstate No. 4, and East of Tomoka Farms Road. See attached location Map attached as Exhibit "C".

2.6 Frontage

The Property has approximately 8255+/- feet of frontage along Interstate No. 95, approximately 1450+/- feet of frontage along Interstate No. 4 and approximately 5010+/- feet of frontage along Tomoka Farms Road.

2.7 Access

Street access and vehicular circulation will be provided via public and/or private rights-of-way within the Property. The parcel has frontage along Tomoka Farms Road.

2.8 Street Address

1661 Tomoka Farms Road, Port Orange, FL 32128
1667 Tomoka Farms Road, Port Orange, FL 32128

3 LAND USE INFORMATION

3.1 Aerial Photography

See attached Exhibit "D".

3.2 Existing Development

The property is currently mostly undeveloped land with one single family residence. The northern property boundary abuts Interstate No. 4, the eastern boundary abuts Interstate No. 95, the western boundary abuts, Tomoka Farms Rd. and the southern boundary abuts an adjacent undeveloped property.

3.3 Current Zoning

The property is currently zoned Volusia County A-2 and RC. See attached Zoning Maps and Proposed Zoning Map attached as Exhibit "E". The Applicant has submitted and/or will submit to the City of Daytona Beach to rezone the property from County A-2 and Resource Corridor (RC) to City Planned Development (PD).

3.4 Future Land Use Map Designation

The Property is currently located in within the Volusia County Low Impact Urban (LIU) and Volusia County Environmental Systems Corridor (ESC) classification. See existing Future Land Use Map attached as Exhibit "F".

3.5 Proposed Future Land Use Map Designation

The proposed FLUM designation is City of Daytona Beach Mixed Uses (MU) and City of Daytona Beach Potential Environmentally Significant. See proposed Future Land Use Map attached as Exhibit "G".

3.6 Comprehensive Plan Amendment

The applicant is requesting a Large Scale Comprehensive Plan Future Land Use Map Amendment. The subject property described in Section 2.3 (the "Property") is currently located in within the Volusia County Low Impact Urban (LIU) and Volusia County Environmental Systems Corridor (ESC) classification. The Applicant desires to change the current Land Use to City of Daytona Beach Mixed Uses (MU) and City of Daytona Beach Potential Environmentally Significant. Neighborhood R of the City Comprehensive Plan Future Land Use Element shall be amendment to include Issue (g), which shall further restrict development on the Property to a maximum of 20 residential dwelling units per acre and a maximum commercial floor area ratio 1.0.

3.7 Proposed Neighborhood R Amendment**Neighborhood R - Development Policies:**

(g) Issue: The City recognizes that the area west of I-95 and Beville Road near the I-95 interchange should promote development activity that complements the future urban character of the area and encourages a mixture of uses for development. The +/- 383 acres of undeveloped property known as the "Kirton Tract" with the following Short Parcel Numbers: 5234-00-00-0370, 6203-00-00-0060 and 6203-00-00-0010, is intended to provide a flexible arrangement suitable for promoting mixed use developments near I-95 to support the long-range growth and urbanization of the City of Daytona Beach. Such uses may include a mixture of commercial, light industrial and higher density residential.

(1) Policy: The land use designation for the Kirton Tract shall encourage higher density development, but may include a mixture of single, townhome and multi-family structure types. A subdivided lot on the property shall not exceed 20 dwelling units per acre.

(2) Policy: Total commercial space for a subdivided lot on the Kirton Tract may not exceed a FAR of 1.0.

(3) Policy: Mixed uses may occur as well as commercial, office, financial, civic, cultural and related activities.

(4) Policy: Lands within the Potentially Environmentally Significant (PES) land use category (formerly in the Volusia County Environmental Systems Corridor (ESC) land use category) shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.

(5) Policy: Lands within the PES land use category shall be maintained free of structures or other modifications to the natural landscape, excluding approved drainage conveyances; and excluding walkways, park benches and similar amenities for public use.

(6) Policy: Thoroughfare crossings, utility crossings, drainage conveyances when necessary and trails may be allowed.

4 CONSISTENCY AND COMPATIBILITY

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

Policy 1.1.2.

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)

MIXED USES: An area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools and planned amusements. Residential uses shall be located in such a manner that will provide compatibility with the nonresidential uses.

The intensities or densities described below are to be interpreted to be maximums. Depending on conditions peculiar to specific locations the City may limit such densities and intensities through the application of zoning and other land development regulations to under the maximum allowed to ensure the goals, objectives and policies of this plan are achieved.

Except as may be provided in the various neighborhood policies in this plan, or in Policy 1.1.11 of Section 8, the Redevelopment Element, a development's floor area ratio shall not exceed 3 and residential density shall not exceed 25 dwelling units per acre.

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)*

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.

4.2 Consistency with Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl if it incorporates development patterns or urban forms 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 a mixture of industrial, and residential commercial development in an area that will avoid surrounding natural resources to the greatest extent possible. The Property has a substantial amount of uplands to accommodate new development. The proposed land use designation will fill a development need for the City and help avoid adverse impacts near environmentally sensitive areas in the City.

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

Response: The Property is located at the corner of an interstate interchange and in an area where public infrastructure and services can be extended, thereby promoting the efficient and cost-effective provision of such infrastructure and services.

- (III) Promotes walkable and connected communities and provide 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 pedestrians, bicycle and transit if available.

Response: The proposed development will have sidewalks where appropriate to connect outparcels and roads to the existing roadway network, thereby promoting pedestrian friendly access to existing and future communities.

- (IV) Promotes conservation of water and energy.

Response: The proximity of the Property to existing development and major interchange improvements will provide for an efficient integration of infrastructure and services to the new commercial and industrial development that will require less water and energy than developments in wholly undeveloped areas.

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

Response: The Property has and is current used for agricultural activities, however, this Property is an appropriate location for more urban uses given its proximity to a major interstate interchange and the demand for mixed use development in the City.

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

Response: The proposed amendment will allow responsible industrial and commercial development on the Property. The development will incorporate open spaces and natural lands in a manner that complements both the existing nearby residential and commercial facilities and future industrial uses.

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

Response: The commercial and industrial development of the Property will direct economic growth to an area that will complement the existing and proposed residential and commercial uses near the Property, thereby promoting a comprehensive mix of uses for existing facilities and future development. This will further lead to additional job growth in the area.

- (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

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend certain issues presented by the current Future Land Use Map designation and allow for new development consistent with growth in the near. The proposed amendment is compatible with existing nearby land uses and 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 but not limited to: multi-family residential, shopping center, business hotel, general office building, warehousing and manufacturing.

The uses contemplated by this amendment and permitted through the rezoning of the Property to PD are consistent with the existing residential and commercial development in the vicinity of the Property. As noted in Section 3.5 above and further detailed in Section 5 below, the proposed amendment is consistent with the Comprehensive Plan. The amendment to change the existing FLU on the Property will allow for efficient integration of planning and management of the Property.

5 CONCURRENT ANALYSIS

5.1 Traffic Data and Analysis

5.1.1 Trip Generation for the Current FLUM Designation

See attached Exhibit “K”, Traffic Analysis.

5.1.2 Trip Generation for the Proposed FLUM Designation

See attached Exhibit “K”, Traffic Analysis.

5.1.3 Change in Trip Generation

See attached Exhibit “K”, Traffic Analysis.

5.1.4 Trip Distribution

See attached Exhibit “K”, Traffic Analysis.

5.1.5 Impact on the 5 Year Level of Services (LOS)

See attached Exhibit “K”, Traffic Analysis.

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) MGD. The current maximum monthly average annual daily flow is (8.8) MGD.

5.2.2 Sanitary Sewer Demand from the Current FLUM Designation

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)
Low Impact Urban (LIU)	318.5	A-2(1)	N/A	318.5	Single Family Residential	350	111,475	334,425
			0.36 FAR = 4,855,851sf	N/A	Retail	0.10/sf	485,585	1,456,755
Environmental Systems Corridor (ESC)	65	RC	N/A	2.6	Single Family Residential	350	910	2,730
Maximum Flow	383.50						597,970	1,793,910

5.2.3 Sanitary Sewer Demand from the Proposed FLUM Designation

Table 5.2.3A – Proposed 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)
MIXED USE	318.5 ac	A-2 (1)	318.5 ac	20 du/ac. = 6410 units	Multi-Family Residential-20	350/unit	147,000	441,000
			318.5 ac	1 FAR = 13,873,860 sf	Commercial	0.10/sf	1,387,386	4,162,158
Potential Environmentally Significant (PES)	65 ac.	RC	65 ac.	n/a	n/a	n/a	n/a	n/a
Maximum Flow	383.5						1,534,386 GPD	4,603,158 GPD

5.2.4 Change in Sanitary Sewer Usage

The proposed FLU increases the possible peak sewer requirements of the site by approximately 2,809,248 GPD.

5.2.5 Impacts on LOS

Combining the current flow to the plant of (8.8) MGD with the proposed maximum peak rate of 4.60 MGD results in a total of (13.40) MGD of flow to the plant. The available capacity of the plant is (15) MGD, therefore the plant has an excess of (1.60) MGD in the estimated daily peak flow maximum. 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 FLUM Designation

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 FLUM 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)
Low Impact Urban (LIU)	318.5	A-2(1)	N/A	318.5	Single Family Residential	350	111,475	334,425
			0.36 FAR = 4,855,851sf	N/A	Retail	0.10/sf	485,585	1,456,755
Environmental Systems Corridor (ESC)	65	RC	N/A	2.6	Single Family Residential	350	910	2,730
Maximum Flow	383.50						597,970	1,793,910

5.3.3 Potable Water Demand from the Proposed FLUM Designation

Table 5.3.3A – Proposed FLUM 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)
MIXED USE	318.5 ac	A-2 (1)	318.5 ac	20 du/ac. = 6410 units	Multi-Family Residential-20	350/unit	147,000	441,000
			318.5 ac	1 FAR = 13,873,860 sf	Commercial	0.10/sf	1,387,386	4,162,158
Potential Environmentally Significant (PES)	65 ac.	RC	65 ac.	n/a	n/a	n/a	n/a	n/a
Maximum Flow	383.5						1,534,386 GPD	4,603,158 GPD

5.3.4 Change in Potable Water Use

The proposed FLUM increases the possible peak potable water requirements of the site by approximately 2,809,248 GPD.

5.3.5 Impacts on LOS

Combining the current flow to the plant of (15.15) MGD with the proposed maximum peak rate of 4.60 MGD results in a total of (19.75) MGD of flow to the plant. The available capacity of the plant is (24) MGD, therefore the plant has an excess of (4.25) MGD in the estimated daily peak flow maximum. There will be no significant impact to the current level of service.

5.4 Stormwater Data and Analysis

The proposed use is industrial, commercial and residential. 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 25 year 24-hour 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

This site does not lay within any Wellfield Protection Zones.

5.7 Reclaimed Water

Reclaimed water is not currently available at subject site.

6 ENVIRONMENTAL ANALYSIS

6.1 Surface Water and Wetlands

See attached Exhibit “H”, Overall Wetlands Exhibit.

6.2 Vegetative Cover

See attached Exhibit “I”, Vegetative Cover Map.

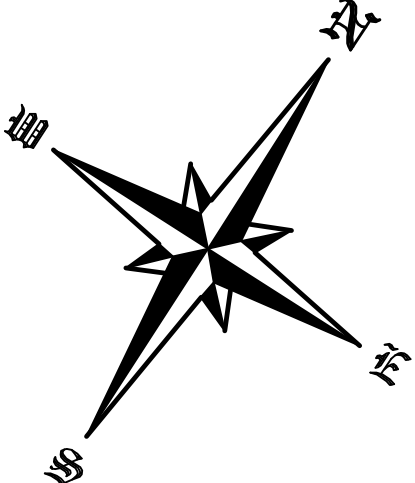
6.3 Flood Zone

See attached Exhibit “J”, FEMA Flood Map.

6.4 Listed Animal and Plant Species

See attached Exhibit “L”, Existing Vegetation and Habitats

EXHIBIT A
Boundary Survey



DESCRIPTION: (SUPPLIED BY CLIENT.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE N69°24'32"E, A DISTANCE OF 139.89 FEET; THENCE S22°05'50"E, A DISTANCE OF 14.54 FEET; THENCE N67°54'10"E, A DISTANCE OF 42.80 FEET; THENCE N21°18'55"W, A DISTANCE OF 617.93 FEET; THENCE S67°32'25"W, A DISTANCE OF 431.24 FEET TO THE EAST RIGHT OF WAY LINE OF AFORESAID TOMOKA FARMS ROAD, A 100 FOOT RIGHT OF WAY; THENCE S22°05'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 227,092 SQUARE FEET OR 5.213 ACRES OF LAND, MORE OR LESS.

AND BEING SUBJECT TO THE FOLLOWING "RIGHT TO USE AND INGRESS/EGRESS EASEMENT" BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE S69°24'32"W, A DISTANCE OF 154.03 FEET; THENCE N22°05'50"W, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,552 SQUARE FEET OR 0.59 ACRES, MORE OR LESS.

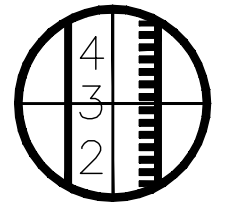
POINT OF COMMENCEMENT FOUND 5/8" IRC (ILLEGIBLE) INSIDE 2" IP (NO ID) CERT. CORNER REPORT 41926, 75224 & 9169 SE CORNER SECTION 3 TOWNSHIP 16 SOUTH, RANGE 32 EAST



SURVEYORS NOTES

- 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/ SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANES, EAST ZONE, U.S. FOOT (FL83-EF) WITH THE BEARING ON THE SOUTH LINE OF SECTION 2 BEING S89°30'56"W.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONES "X" & "A". THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. MAP NO. 12127C0364 G. MAP EFFECTIVE DATE: 4/15/2002. APPROXIMATE SCALE: 1"=500'.
6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
7. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
8. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN PER CLIENT REQUEST.
9. DESCRIPTION PER SLIGER & ASSOCIATES, INC. (JOB #12-0838)
10. REVISED 7/15/2013 (JOB #12-0838) TO ILLUSTRATE EXCEPTION PARCEL 2 (AKA PARCEL 12) AND THE RIGHT TO USE AND INGRESS/EGRESS EASEMENT PREPARED BY HARPSTER ENGINEERING & SURVEYING, JOB #02-063, DATED 1-24-2007. (BY D.H.)

BOUNDARY SURVEY OF PARCEL 12 (03-16-32-00-00-0060) A PORTION OF SECTIONS 2 & 3, T-16-S, R-32-E, VOLUSIA COUNTY, FLORIDA



SLIGER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 3921 NOVA ROAD PORT ORANGE, FL 32127 (386) 761-5385 LICENSED BUSINESS CERTIFICATION NUMBER 3019

Table with columns: TYPE OF SURVEY, CERTIFIED TO, SURVEY DATE, JOB NUMBER. Includes entries for Boundary, The Estate of Myron and Dorothy Kirton, 12-10-2012, 12-0838.

LEGEND table listing symbols for various features like iron rod, concrete monument, telephone box, etc.

ABBREVIATIONS table listing codes for various survey features like FC, T, W, E, G, B, etc.

FOR: THE ESTATE OF MYRON AND DOROTHY KIRTON. Includes electronic file info, scale, and a table for survey details like date, job number, party chief, drawn by, checked by.

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Vertical text on the right edge of the page.

EXHIBIT B

Property Appraisers Card and Deed



Volusia County
Property Appraiser

Larry Bartlett, J.D.

Home	Search	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Home	Search Choices	Search By Parcel Number	Property Information
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Parcel Information: 5234-00-00-0370 **2017 Working Tax Roll** Last Updated: 10-15-2017

Owner Name and Address			
Alternate Key	3251229	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	5234-00-00-0370	Mill Group	200 Unincorporated
Full Parcel ID	34-15-32-00-00-0370	2016 Final Mill Rate	21.57890
Created Date	27 DEC 1981		
Property Class	61 Grazing Land Soil Capability Class II		
Ownership Type		Ownership Percent	50
Owner Name	WINGARD KATHERINE CO-TR &		
Owner Name/Address 1	DOROTHY C KIRTON LIVING TRUST		
Owner Address 2	2355 TOMOKA FARMS RD		
Owner Address 3	PORT ORANGE FL		
Owner Zip/Postal Code	32128		
Situs Address	1667 TOMOKA FARMS RD PORT ORANGE 32128		

Additional Owners			
Ownership Type		Ownership Percent	50.00
Additional Owner Name	KIRTON THOMAS CO-TR &		

Legal Description
 34 & 35 15 32 THAT PART OF SEC 34 & SEC 35 SO OF I 4 R/W & W OF I 95 EXC BORROW PIT 1 PER D/C 6745 PG 1992 PER OR 6768 PG 3403 & OR 6837 PG 3629 EXC PARCEL 102 AS DESCRIBED IN FL DOT FP NO 242715-2 SECTION 79002 SAID PARCEL LYING S & W OF BEVILLE RD & I -95 & ALSO LYING E OF TOMOKA FARMS RD

Sales History						
Book	Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
6837	3629	03/2013	Personal Rep.	Affiliated Parties	No	320,100
6768	3403	09/2012	Death Certificate	Multi parcel sale	No	100
6745	1992	06/2012	Death Certificate	Multi parcel sale	No	100
1943	1762	12/1977	Warranty Deed	Qualified Sale	No	7,100

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
2016	352,903	0	0	352,903	2,773	2,773	0	2,773	0	2,773
2015	352,903	0	0	352,903	2,773	2,773	0	2,773	0	2,773

Land Data												
Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value	
6125	IMP - PST AVG-20-49.99AC	0.0	0.0	11.84	ACREAGE	10420.02	100	100	100	100	123,373	
6322	NTV PST GD - 5 TO 9.99	0.0	0.0	7.94	ACREAGE	12950.00	100	100	100	100	102,823	
Neighborhood 4932 TOWNSHIP 16 RANGE 32 SECTIONS											Total Land Classified	1,557
											Total Land Just	226,196

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
20100908015	1,500	09-13-2010	12-06-2010	ELEC UPGRD/REP/MISC		0
20120530007	45,000	07-11-2012	12-05-2013	NONRESIDENTIAL		0

Total Values

ATTACHMENT C

Land Value	226,196	New Construction Value	0
Building Value	0	City Econ Dev/Historic	0
Miscellaneous	0		
Just Value	226,196	Previous Just Value	352,903
School Assessed	1,557	Previous School Assessed	2,773
Non-School Assessed	1,557	Previous Non-School Assessed	2,773
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	1,557	Previous School Taxable	2,773
Non-School Taxable	1,557	Previous Non-School Taxable	2,773

[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.



Exhibit "A"
(Sliger Parcel 2)

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Volusia, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 32 EAST, SAID VOLUSIA COUNTY, AND LYING SOUTHERLY OF INTERSTATE 4 (STATE ROAD 400) AND WESTERLY OF INTERSTATE 95 (STATE ROAD 9), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, PER CERTIFIED CORNER REPORT NO. 69877 & 75222 RUN ALONG THE SOUTH LINE OF SAID SECTION 34, S89°27'31"W, A DISTANCE OF 918.13 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH LINE OF SECTION 34, S89°27'31"W, A DISTANCE OF 416.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TOMOKA FARMS (SAMSULA) ROAD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP FOR STATE ROAD 400, SECTION 79110-2412; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE N22°04'59"W, A DISTANCE OF 639.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400) AS SHOWN ON SAID RIGHT OF WAY MAP ; THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF INTERSTATE 95 (STATE ROAD 9) THE FOLLOWING EIGHT (8) COURSES: N64°21'42"E A DISTANCE OF 1448.78 FEET; THENCE N68°51'42"E, A DISTANCE OF 196.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 43°31'51" AND RADIUS OF 456.00 WITH A CHORD BEARING S89°22'22"E, 338.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, 346.45 FEET; THENCE S67°36'24"E, A DISTANCE OF 449.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 33°57'39" AND RADIUS OF 724.51 FEET WITH A CHORD BEARING S50°37'37"E, 423.18 FEET; THENCE ALONG THE ARC OF SAID CURVE 429.44 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 7°00'02" AND RADIUS OF 1543.02 FEET WITH A CHORD BEARING S30°08'34"E, 188.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, 188.53 FEET; THENCE S26°38'46"E, A DISTANCE OF 418.36 FEET; THENCE S29°23'39"E, A DISTANCE OF 250.29 FEET; THENCE S26°38'46"E, A DISTANCE OF 76.95 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE, DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 95 AND ALONG THE SOUTHERLY LINE OF SAID SECTION 35, S89°35'22"W, A DISTANCE OF 390.18 FEET; THENCE, DEPARTING SAID SOUTH SECTION LINE, N26°38'48"W, A DISTANCE OF 831.78 FEET; THENCE N66°38'48"W, A DISTANCE OF 315.24 FEET; THENCE N87°38'48"W, A DISTANCE OF 490.65 FEET; THENCE S64°23'42"W, A DISTANCE OF 903.58 FEET; THENCE S00°33'48"E, A DISTANCE OF 514.37 FEET TO THE POINT OF BEGINNING. CONTAINING 1,391,117 SQ. FEET OR 31.94 ACRES MORE OR LESS.



Volusia County
Property Appraiser

Larry Bartlett, J.D.

Home	Search	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Home > Search Choices > Search By Parcel Number > **Property Information**

Parcel Information: 6203-00-00-0010 **2017 Working Tax Roll** Last Updated: 10-15-2017

Owner Name and Address			
Alternate Key	3308174	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	6203-00-00-0010	Mill Group	200 Unincorporated
Full Parcel ID	03-16-32-00-00-0010	2016 Final Mill Rate	21.57890
Created Date	28 DEC 1981		
Property Class	61 Grazing Land Soil Capability Class II		
Ownership Type	Trust	Ownership Percent	50
Owner Name	WINGARD KATHERINE &		
Owner Name/Address 1	MYRON S KIRTON LIVING TRUST		
Owner Address 2	2355 TOMOKA FARMS RD		
Owner Address 3	PORT ORANGE FL		
Owner Zip/Postal Code	32128		
Situs Address	1661 TOMOKA FARMS RD PORT ORANGE 32128		

Additional Owners			
Ownership Type	Trust	Ownership Percent	50.00
Additional Owner Name	KIRTON THOMAS &		

Legal Description
 2 & 3 16 32 ALL E OF TOMOKA RD IN SEC 3 & INC ALL W OF I-95 & E OF TOMOKA RD IN SEC 2 EXC PART PER DB 82 PG 288 (AKA PART OF BORROW PIT #1) & EXC IRREG PARCEL IN SECTIONS 2 & 3 MEAS 446.01 FT ON E/L TOMOKA FARMS RD & MEAS 431.24 FT ON N/L & EXC 50% SUBS URFACE RIGHTS& EXC NEW R/W & RETENTION AREA FOR I-95 IN E 12 FT W OF I-95 OF N 484.98 FT AS MEAS ON I-95 & N 939.00 FT OF APPROX S 4459.01 FT AS MEAS ON BASELINE OF I-95 OF W 623.34 FT ON S/L OF E 873.34 FT W OF BASELINE PER D/C 6745 PG 1992 PER OR 6837 P G 3984 PER OR 6894 PG 3061 EXC PARCEL 109 AS DESCRIBED IN FL DOT FP NO 242715-2 SECTION 79002 SAID PARCEL LYING W OF I-95

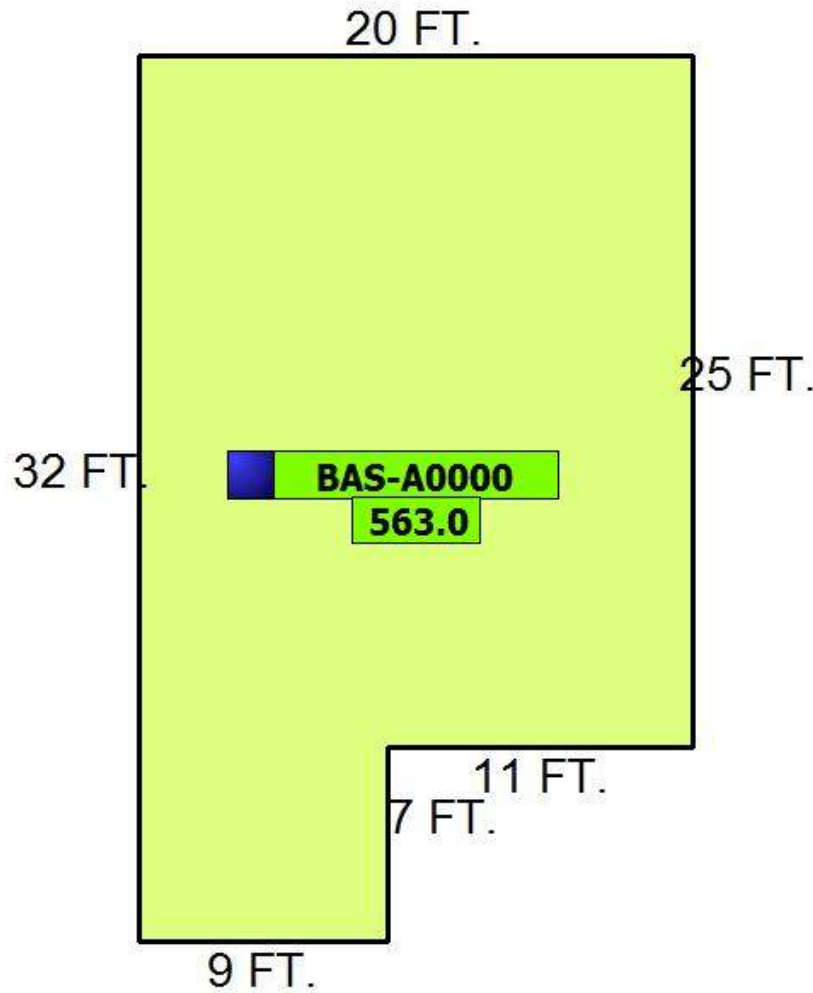
Sales History						
Book	Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
6894	3061	05/2013	Personal Rep.	Unqualified Sale	Yes	100
6837	3984	03/2013	Personal Rep.	Affiliated Parties	Yes	2,357,400
6745	1992	06/2012	Death Certificate	Multi parcel sale	Yes	100

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
2016	2,144,235	66,378	0	2,210,613	144,374	144,374	0	144,374	0	144,374
2015	2,144,235	62,050	0	2,206,285	140,046	140,046	0	140,046	0	140,046

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	7.50	ACREAGE	500.00	100	100	100	3,750	
6127	IMP - PST AVG-100AC PLUS		0.0	0.0	200.43	ACREAGE	6500.00	100	100	100	1,302,795	
6328	NTV PST GD -100AC PLUS		0.0	0.0	120.43	ACREAGE	6500.00	100	100	100	782,795	
9901	+20AC W/SFR		0.0	0.0	5.00	ACREAGE	10420.00	100	100	100	52,100	
Neighborhood 4932 TOWNSHIP 16 RANGE 32 SECTIONS											Total Land Classified	25,853
											Total Land Just	2,141,440

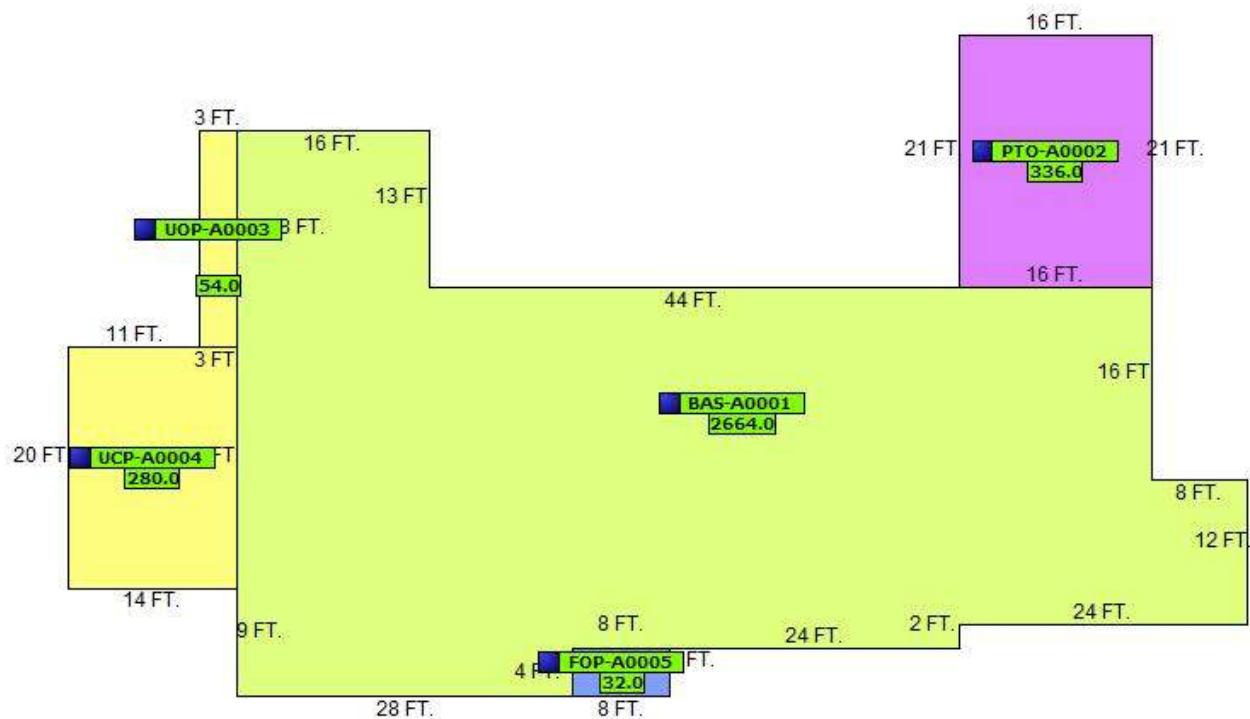
Building Characteristics										
Building Number: 272757 (Building 1 of 4)										
Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review	
272757	Single Family	104	1942	275		60%	0%	0%	2999	
Roof Type	GABLE	Floors	Carpet	Bedrooms	0	4 Fixture Bath	0			
Roof Cover	ASPHALT SHINGL	Wall Type	Drywall	X Fixture Bath	0	5 Fixture Bath	0			
Heat Type1	Forced Ducted	Heat Source1	Electricity	2 Fixture Bath	0	6 Fixture Bath	0			

Heat Type2	Concrete Block	Heat Source2	3 Fixture Bath	0	7 Fixture Bath	0		
Foundation	Concrete Block	Year Remodeled	Fireplaces	0	A/C	No		
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area
000	Res BASE Area (BAS)	VINYL SIDING	1.0	1942	N	0%	0%	563 Sq. Feet



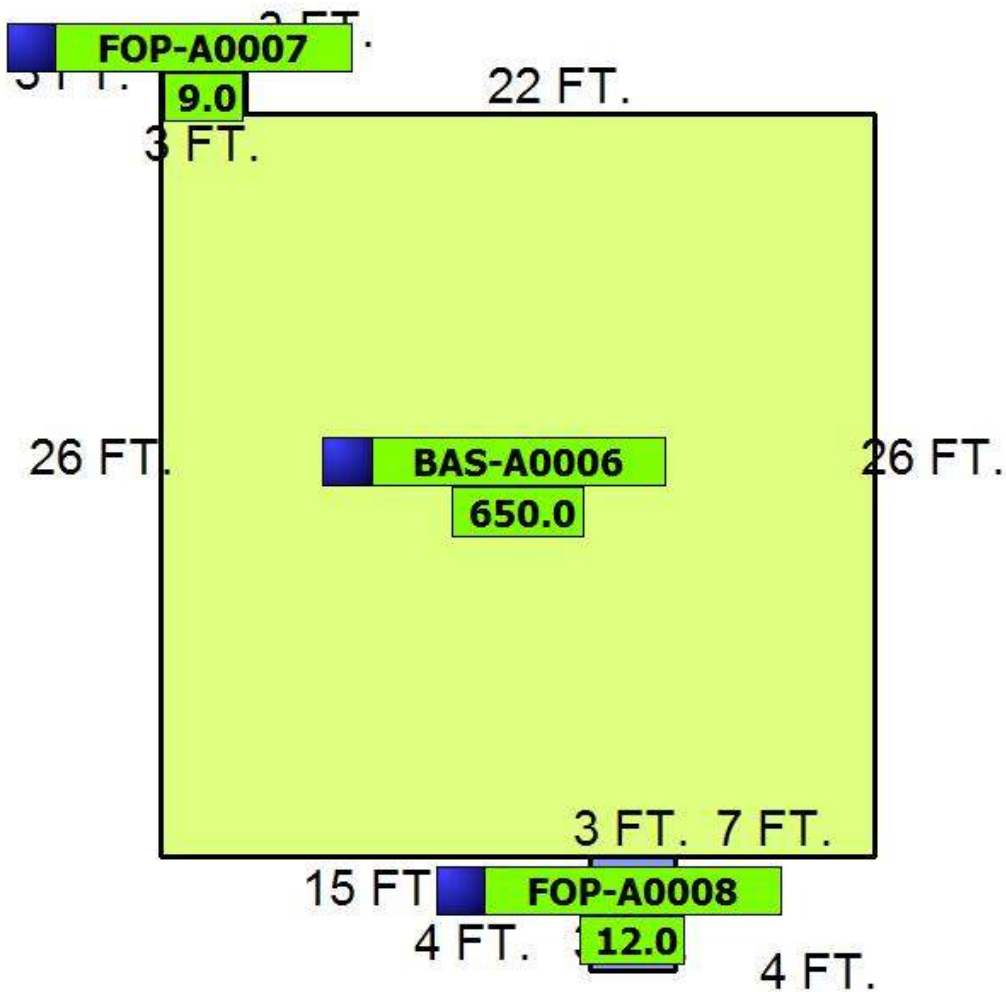
Building Number: 272758 (Building 2 of 4)

Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
272758	Single Family	262	1960	300		57%	0%	0%	2999
Roof Type	GABLE	Floors	Carpet	Bedrooms	3	4 Fixture Bath	0		
Roof Cover	ASPHALT SHINGL	Wall Type	Drywall	X Fixture Bath	0	5 Fixture Bath	0		
Heat Type1	Forced Ducted	Heat Source1	Electricity	2 Fixture Bath	0	6 Fixture Bath	0		
Heat Type2		Heat Source2		3 Fixture Bath	2	7 Fixture Bath	0		
Foundation	Concrete Slab	Year Remodeled		Fireplaces	0	A/C			Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area	
001	Res BASE Area (BAS)	CONC OR CINDER BLOCK	1.0	1960	N	0%	0%	2664 Sq. Feet	
002	Patio (PTO)	Non-Applicable	1.0	1960	N	0%	0%	336 Sq. Feet	
003	Porch, Open Unfinished (UOP)	Non-Applicable	1.0	1960	N	0%	0%	54 Sq. Feet	
004	Carport, Unfinished (UCP)	Non-Applicable	1.0	1960	N	0%	0%	280 Sq. Feet	
005	Porch, Open Finished (FOP)	Non-Applicable	1.0	1960	N	0%	0%	32 Sq. Feet	



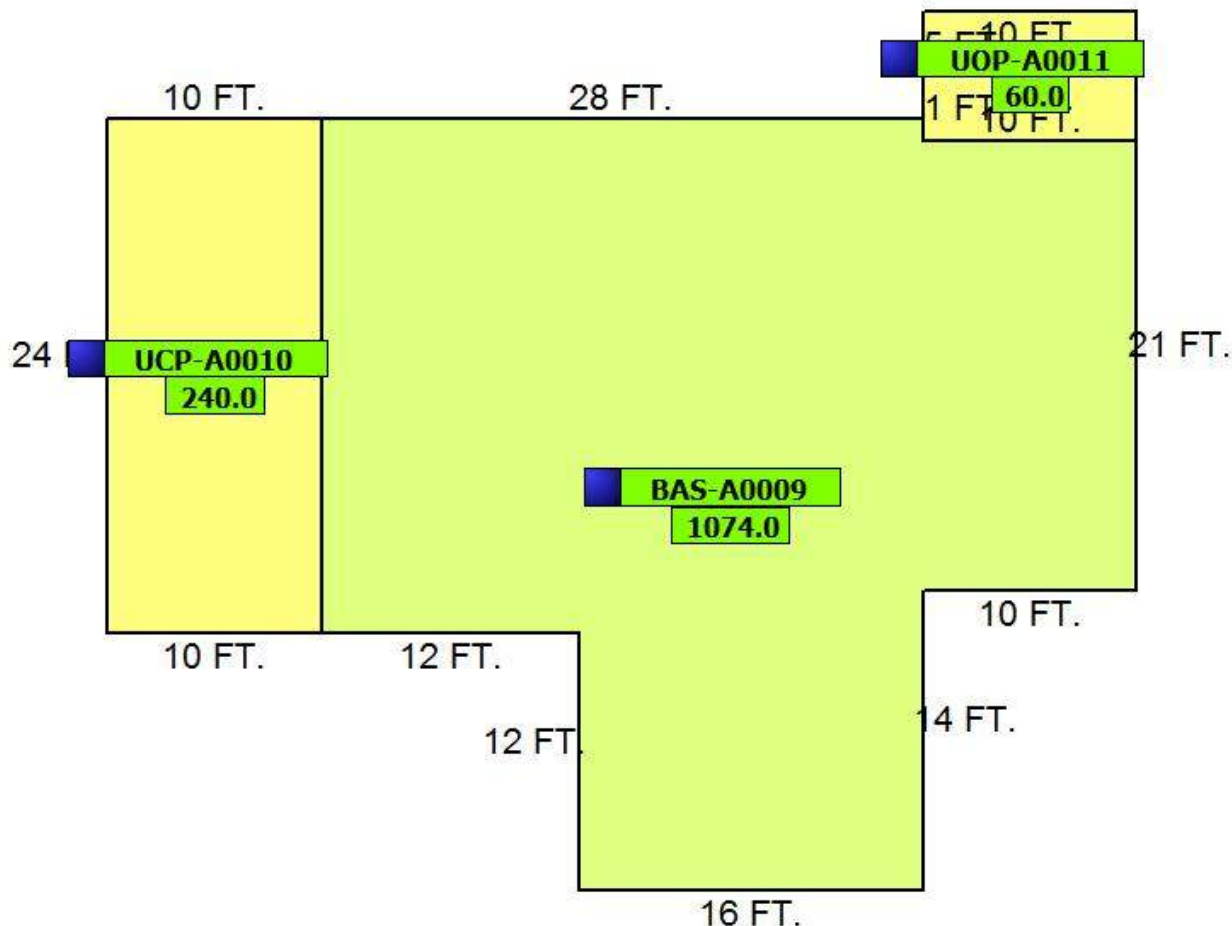
Building Number: 272759 (Building 3 of 4)

Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
272759	Single Family	102	1951	200		65%	0%	0%	2999
Roof Type	GABLE	Floors	Carpet		Bedrooms	3	4 Fixture Bath		
Roof Cover	ASPHALT ROLLED	Wall Type	Drywall		X Fixture Bath	0	5 Fixture Bath		
Heat Type1	Elect - Radiant	Heat Source1	Electricity		2 Fixture Bath	0	6 Fixture Bath		
Heat Type2		Heat Source2			3 Fixture Bath	1	7 Fixture Bath		
Foundation	Concrete Block	Year Remodeled			Fireplaces	0	A/C		
Section Number	Area Type	Exterior Wall Type		Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area
006	Res BASE Area (BAS)	CONC OR CINDER BLOCK		1.0	1951	N	0%	0%	650 Sq. Feet
007	Porch, Open Finished (FOP)	Non-Applicable		1.0	1951	N	0%	0%	9 Sq. Feet
008	Porch, Open Finished (FOP)	Non-Applicable		1.0	1951	N	0%	0%	12 Sq. Feet



Building Number: 272760 (Building 4 of 4)

Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
272760	Single Family	148	1951	250		65%	0%	0%	2999
Roof Type	GABLE	Floors		Carpet	Bedrooms	2	4 Fixture Bath		0
Roof Cover	ASPHALT ROLLED	Wall Type		Drywall	X Fixture Bath	0	5 Fixture Bath		0
Heat Type1	Forced Ducted	Heat Source1		Electricity	2 Fixture Bath	0	6 Fixture Bath		0
Heat Type2		Heat Source2			3 Fixture Bath	1	7 Fixture Bath		0
Foundation	Concrete Slab	Year Remodeled			Fireplaces	0	A/C		Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area	
009	Res BASE Area (BAS)	TILE OR WD FR STUCCO	1.0	1951	N	0%	0%	1074 Sq. Feet	
010	Carport, Unfinished (UCP)	Non-Applicable	1.0	1951	N	0%	0%	240 Sq. Feet	
011	Porch, Open Unfinished (UOP)	Non-Applicable	1.0	1951	N	0%	0%	60 Sq. Feet	



Miscellaneous Improvements

Improvement Type	Number of Units	Unit Type	Life	Year In	Grade	Length	Width	Depr. Value
UOP OP PORCH UNFIN	288 SF		30	2002	3	12	24	1,856
SER SCREEN ENC RES	1,810 SF		30	1980	3	0	0	2,096
BRN BARN	9,114 SF		30	1960	2	93	98	19,613
PTO PATIO/CONCSLAB	1,090 SF		30	1960	2	0	0	807
RSP RES SWIM POOL	720 SF		30	1960	2	0	0	18,065
PBN POLE BARN	208 SF		15	1958	2	13	16	90
USS STORAGE BLDG	560 SF		15	1958	2	20	28	628
PBN POLE BARN	1,174 SF		15	1958	2	0	0	510
USS STORAGE BLDG	80 SF		15	1958	2	8	10	90
UCP CARPORT UNF	528 SF		45	1958	3	22	24	1,173
PBN POLE BARN	9,068 SF		15	1958	2	0	0	3,936
USS STORAGE BLDG	120 SF		15	1958	2	10	12	135

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
19950103001	2,000	01-03-1995	05-22-1995	MISCELLANEOUS		0
19970207034	2,000	02-11-1997	08-14-2002	MISCELLANEOUS		0

Total Values

Land Value	2,141,440	New Construction Value	0
Building Value	128,084	City Econ Dev/Historic	0
Miscellaneous	48,999		
Just Value	2,318,523	Previous Just Value	2,210,613
School Assessed	255,036	Previous School Assessed	144,374

Non-School Assessed	156,179	Previous Non-School Assessed	144,374
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	255,036	Previous School Taxable	144,374
Non-School Taxable	156,179	Previous Non-School Taxable	144,374

[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.



Prepared By: Cyndi H. Parker
Professional Title Agency, Inc.
747 South Ridgewood Avenue, Suite 204
Daytona Beach, Florida 32114
incidental to the issuance of a title insurance policy.
File Number: P-18936
Parcel ID # 6203-00-00-0010

CORRECTIVE PERSONAL REPRESENTATIVE'S DEED

This PERSONAL REPRESENTATIVE'S DEED, Dated May 31, 2013 by
KATHERINE WINGARD and THOMAS KIRTON, as Co-Personal Representatives of the ESTATE OF
MYRON S. KIRTON, DECEASED
Whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128
hereinafter called the GRANTOR, to
KATHERINE WINGARD and THOMAS KIRTON, as Co-Trustees of the "MYRON S. KIRTON LIVING
TRUST OF NOVEMBER 17, 2004"
whose post office address is 2355 Tomoka Farms Rd., Port Orange, FL 32128
hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Volusia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
(Sliger Parcel 8)

THIS PERSONAL REPRESENTATIVE'S DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED 04/01/2013 IN OFFICIAL RECORDS BOOK 6837, PAGE 3984 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by governmental authorities, if any





TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

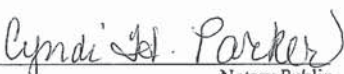
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: 	
Witness #1 Print Name: Boyd Bowen	KATHERINE WINGARD, as Co-Personal Representative
Witness #2 Signature: 	
Witness #2 Print Name: Randi M. White	THOMAS KIRTON, as Co-Personal Representative

STATE OF FLORIDA)
) ss
COUNTY OF VOLUSIA

I am a notary public of the state of FLORIDA, and my commission expires: _____.
THE FOREGOING INSTRUMENT was acknowledged before me on May 31, 2013 by
KATHERINE WINGARD and THOMAS KIRTON, as Co-Personal Representative of THE ESTATE OF
MYRON S. KIRTON, DECEASED, who are personally known to me.



Signature: 
Print Name: CYNDI H PARKER Notary Public

PARCEL 8

DESCRIPTION: (BY SLIGER & ASSOCIATES, INC.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 RUN ALONG THE SOUTH LINE OF SAID SECTION 3 N89°30'56"E, A DISTANCE OF 386.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A VARIABLE WIDTH, PRESCRIPTIVE RIGHT OF WAY AS SHOWN ON ROAD PLAT BOOK 1, PAGE 37 OF THE PUBLIC RECORDS OF SAID VOLUSIA COUNTY, AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIFTY-FIVE (55) COURSES: N24°56'43"W, A DISTANCE OF 62.31 FEET; THENCE N15°58'57"W, A DISTANCE OF 99.95 FEET; THENCE N15°28'00"W, A DISTANCE OF 100.11 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°45'11"W, A DISTANCE OF 100.00 FEET; THENCE N15°41'45"W, A DISTANCE OF 100.06 FEET; THENCE N15°45'11"W, A DISTANCE OF 99.94 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.06 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°24'34"W, A DISTANCE OF 100.06 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°21'07"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 99.94 FEET; THENCE N15°48'37"W, A DISTANCE OF 100.06 FEET; THENCE N15°41'45"W, A DISTANCE OF 99.94 FEET; THENCE N15°28'00"W, A DISTANCE OF 100.00 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N16°09'16"W, A DISTANCE OF 99.95 FEET; THENCE N15°34'52"W, A DISTANCE OF 100.00 FEET; THENCE N13°00'22"W, A DISTANCE OF 100.16 FEET; THENCE N17°35'13"W, A DISTANCE OF 100.00 FEET; THENCE N21°41'43"W, A DISTANCE OF 102.75 FEET; THENCE N20°04'43"W, A DISTANCE OF 100.06 FEET; THENCE N22°22'11"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N21°47'48"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N21°51'15"W, A DISTANCE OF 100.06 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N21°47'48"W, A DISTANCE OF 100.00 FEET; THENCE N22°01'33"W, A DISTANCE OF 99.94 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.06 FEET; THENCE N22°01'33"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°15'18"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N21°51'14"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.06 FEET; THENCE N22°04'59"W, A DISTANCE OF 100.00 FEET; THENCE N22°04'59"W, A DISTANCE OF 99.94 FEET; THENCE N11°19'52"W, A DISTANCE OF 101.84 FEET; THENCE N21°37'29"W, A DISTANCE OF 100.00 FEET; THENCE N21°40'56"W, A DISTANCE OF 100.00 FEET; THENCE N21°13'24"W, A DISTANCE OF 99.95 FEET; THENCE N22°04'59"W, A DISTANCE OF 214.90 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY LINE OF SAID SECTION 3; THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID SECTION 3, N89°27'31"E, A DISTANCE OF 416.69 FEET; THENCE, DEPARTING SAID NORTHERLY SECTION LINE, S00°33'48"E, A DISTANCE OF 283.79 FEET; THENCE N89°26'12"E, A DISTANCE OF 2100.00 FEET; THENCE N26°38'48"W, A DISTANCE OF 312.63 FEET; THENCE N89°35'22"E, A DISTANCE OF 376.82 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 79002-2401; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: S26°38'48"E, A DISTANCE OF 490.86 FEET; THENCE N64°03'35"E, A DISTANCE OF 11.98 FEET; THENCE S26°38'46"E, A DISTANCE OF 5396.06 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHTH OF WAY LINE AND THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 2; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, S89°31'21"W, A DISTANCE OF 1328.89 FEET TO THE SOUTHWEST CORNER OF SAD SOUTHEAST ONE-QUARTER (SE 1/4); THENCE

S89°30'56"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, A DISTANCE OF 2249.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,824,135 SQ. FT. OR 363.27 ACRES, MORE OR LESS

LESS AND EXCEPT (EXCEPTION PARCEL ONE)

THAT PORTION OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SECTION 2, N89°31'21"E 1328.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (SR 9), A 300 FOOT RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 9, SECTION 79002-2601; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 9, N26°38'46"W, A DISTANCE OF 4385.35 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S63°21'38"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S26°38'22"E, A DISTANCE OF 939.00 FEET; THENCE S80°24'33"W, A DISTANCE OF 623.34 FEET; THENCE N20°02'58"W, A DISTANCE OF 912.90 FEET; THENCE N80°24'33"E, A DISTANCE OF 513.76 FEET TO THE POINT OF BEGINNING

CONTAINING 510,405 SQ. FT. OR 11.72 ACRES, MORE OR LESS

AND ALSO LESS AND EXCEPT (EXCEPTION PARCEL TWO)

DESCRIPTION: (SUPPLIED BY CLIENT.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE N69°24'32"E, A DISTANCE OF 139.89 FEET; THENCE S22°05'50"E, A DISTANCE OF 14.54 FEET; THENCE N67°54'10"E, A DISTANCE OF 42.80 FEET; THENCE N21°18'55"W, A DISTANCE OF 617.93 FEET; THENCE S67°32'25"W, A DISTANCE OF 431.24 FEET TO THE EAST RIGHT OF WAY LINE OF AFORESAID TOMOKA FARMS ROAD, A 100 FOOT RIGHT OF WAY; THENCE S22°05'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,693 SQUARE FEET OR 5.00 ACRES OF LAND, MORE OR LESS.

AND BEING SUBJECT TO THE FOLLOWING "RIGHT TO USE AND INGRESS/EGRESS EASEMENT" BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS

ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET;
THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING; THENCE
N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N17°38'19"E, A DISTANCE OF 160.35 FEET;
THENCE S19°55'46"E, A DISTANCE OF 159.53 FEET; THENCE S69°24'32"W, A DISTANCE OF 154.03
FEET; THENCE N22°05'50"W, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,552 SQUARE FEET OR 0.59 ACRES, MORE OR LESS.



Volusia County
Property Appraiser

Larry Bartlett, J.D.

Home	Search	Downloads	Exemptions	Agriculture	Maps	Tangible	Links	Contact
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Home	Search Choices	Search By Parcel Number	Property Information
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Parcel Information: 6203-00-00-0060 **2017 Working Tax Roll** Last Updated: 10-15-2017

Owner Name and Address			
Alternate Key	6859795	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	6203-00-00-0060	Mill Group	200 Unincorporated
Full Parcel ID	03-16-32-00-0060	2016 Final Mill Rate	21.57890
Created Date	06 DEC 2007		
Property Class	01 Single Family		
Ownership Type	Trust	Ownership Percent	50
Owner Name	WINGARD KATHERINE &		
Owner Name/Address 1	MYRON S KIRTON LIVING TRUST		
Owner Address 2	2355 TOMOKA FARMS RD		
Owner Address 3	PORT ORANGE FL		
Owner Zip/Postal Code	32128		
Situs Address	1749 TOMOKA FARMS RD DAYTONA BEACH 32128		

Additional Owners			
Ownership Type	Trust	Ownership Percent	50.00
Additional Owner Name	KIRTON THOMAS &		

Legal Description
 2 & 3-16 32 IRREG PARCEL IN SECTIONS 2 & 3 MEAS 446.01 FT ON E/L TOMOKA FARMS RD & MEAS 431.24 FT ON N/L EXC 50% SUBSURFACE RIGHTS PER D/C 6745 PG 1992 PER OR 6894 PG 3076

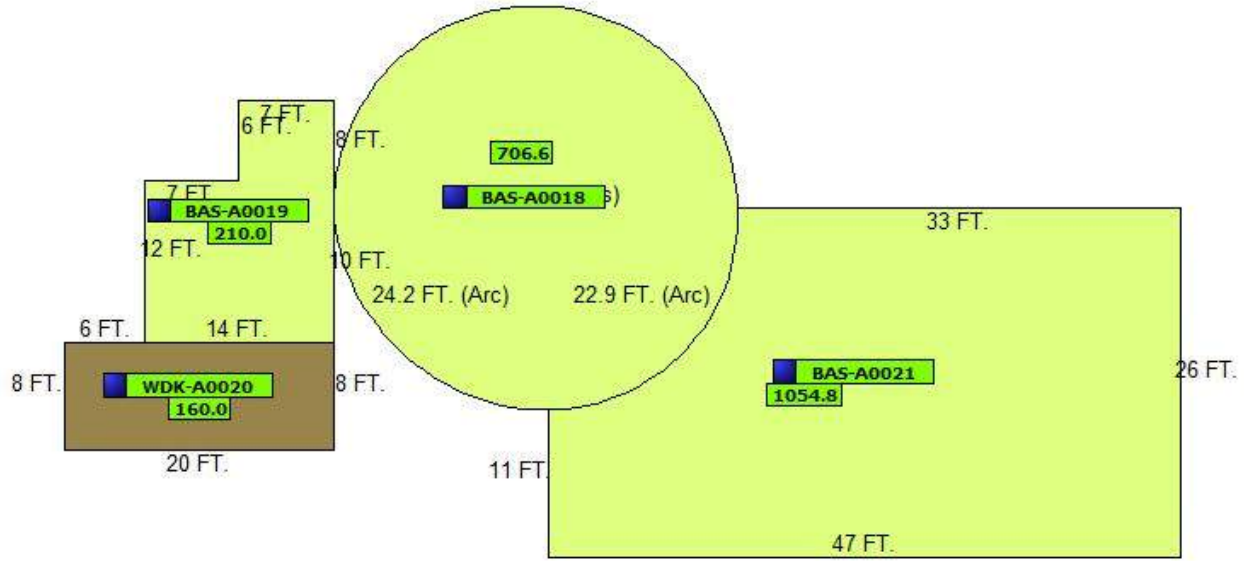
Sales History						
Book	Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
6894	3076	05/2013	Personal Rep.	Unqualified Sale	No	100
6745	1992	06/2012	Death Certificate	Multi parcel sale	No	100

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
2016	67,500	230,688	50,104	348,292	348,292	348,292	0	348,292	0	348,292
2015	59,700	216,157	49,773	325,630	325,630	325,630	0	325,630	0	325,630

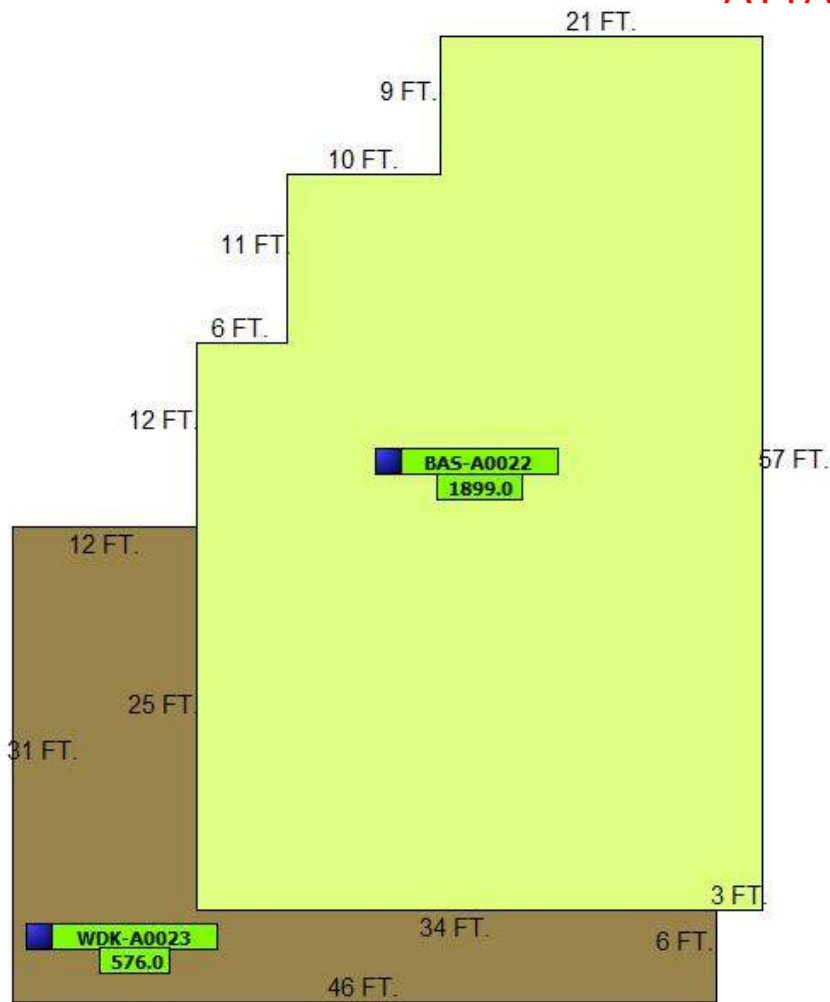
Display Value History

Land Data												
Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value	
0110	IMP PVD 2 - 4.99 AC	0.0	0.0	5.00	ACREAGE	13500.00	100	100	100	100	67,500	
Neighborhood	4932 TOWNSHIP 16 RANGE 32 SECTIONS										Total Land Classified	0
											Total Land Just	67,500

Building Characteristics										
Building Number: 256269 (Building 1 of 2)										
Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review	
256269	Single Family	117	1993	275		20%	0%	0%	2999	
Roof Type	GABLE	Floors	Carpet	Bedrooms	3	4 Fixture Bath	0			0
Roof Cover	ASPHALT SHINGL	Wall Type	Drywall	X Fixture Bath	0	5 Fixture Bath	0			0
Heat Type1	Forced Ducted	Heat Source1	Electricity	2 Fixture Bath	0	6 Fixture Bath	0			0
Heat Type2		Heat Source2		3 Fixture Bath	2	7 Fixture Bath	0			0
Foundation	Concrete Slab	Year Remodeled		Fireplaces	0	A/C				Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area		
018	Res BASE Area (BAS)	CORRUGATED METAL	1.0	1993	N	0%	0%	707 Sq. Feet		
019	Res BASE Area (BAS)	PREFAB WOOD PANEL	1.0	1993	N	0%	0%	210 Sq. Feet		
020	Wood Deck (WDK)	Non-Applicable	1.0	1993	N	0%	0%	160 Sq. Feet		



Building Number: 272755 (Building 2 of 2)									
Bldg. No.	Improvement Type	Base Perimeter	Year Built	Quality Grade	Architecture	Phys. Depr.	Func. Obs.	Loc. Obs.	Next Review
272755	Single Family	188	1942	300		60%	0%	0%	2999
Roof Type	GABLE	Floors		Carpet	Bedrooms	3	4 Fixture Bath		0
Roof Cover	ASPHALT SHINGL	Wall Type		Drywall	X Fixture Bath	0	5 Fixture Bath		0
Heat Type1	Forced Ducted	Heat Source1		Electricity	2 Fixture Bath	0	6 Fixture Bath		0
Heat Type2		Heat Source2			3 Fixture Bath	1	7 Fixture Bath		0
Foundation	Concrete Block	Year Remodeled			Fireplaces	0	A/C		Yes
Section Number	Area Type	Exterior Wall Type	Number Stories	Year Built	Attic Finish	Bsmt Area	Bsmt Finish	Floor Area	
022	Res BASE Area (BAS)	VINYL SIDING	1.0	1942	N	0%	0%	1899 Sq. Feet	
023	Wood Deck (WDK)	Non-Applicable	1.0	1942	N	0%	0%	576 Sq. Feet	



Miscellaneous Improvements

Improvement Type	Number of Units	Unit Type	Life	Year In	Grade	Length	Width	Depr. Value
PBN POLE BARN	820 SF		15	2002	1	20	41	261
PBN POLE BARN	168 SF		15	1960	1	14	12	53

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
20140912025	0	09-16-2014	11-06-2014	DEMO SFR 1152 SQ FT		1

Total Values

Land Value	67,500	New Construction Value	0
Building Value	148,828	City Econ Dev/Historic	0
Miscellaneous	314		
Just Value	216,642	Previous Just Value	348,292
School Assessed	216,642	Previous School Assessed	348,292
Non-School Assessed	216,642	Previous Non-School Assessed	348,292
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	216,642	Previous School Taxable	348,292
Non-School Taxable	216,642	Previous Non-School Taxable	348,292

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.

ATTACHMENT C



PARCEL 12

DESCRIPTION: (SUPPLIED BY CLIENT.)

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N71°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.83 FEET; THENCE N69°24'32"E, A DISTANCE OF 139.89 FEET; THENCE S22°05'50"E, A DISTANCE OF 14.54 FEET; THENCE N67°54'10"E, A DISTANCE OF 42.80 FEET; THENCE N21°18'55"W, A DISTANCE OF 617.93 FEET; THENCE S67°32'25"W, A DISTANCE OF 431.24 FEET TO THE EAST RIGHT OF WAY LINE OF AFORESAID TOMOKA FARMS ROAD, A 100 FOOT RIGHT OF WAY; THENCE S22°05'50"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 446.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 227,092 SQUARE FEET OR 5.213 ACRES OF LAND, MORE OR LESS.

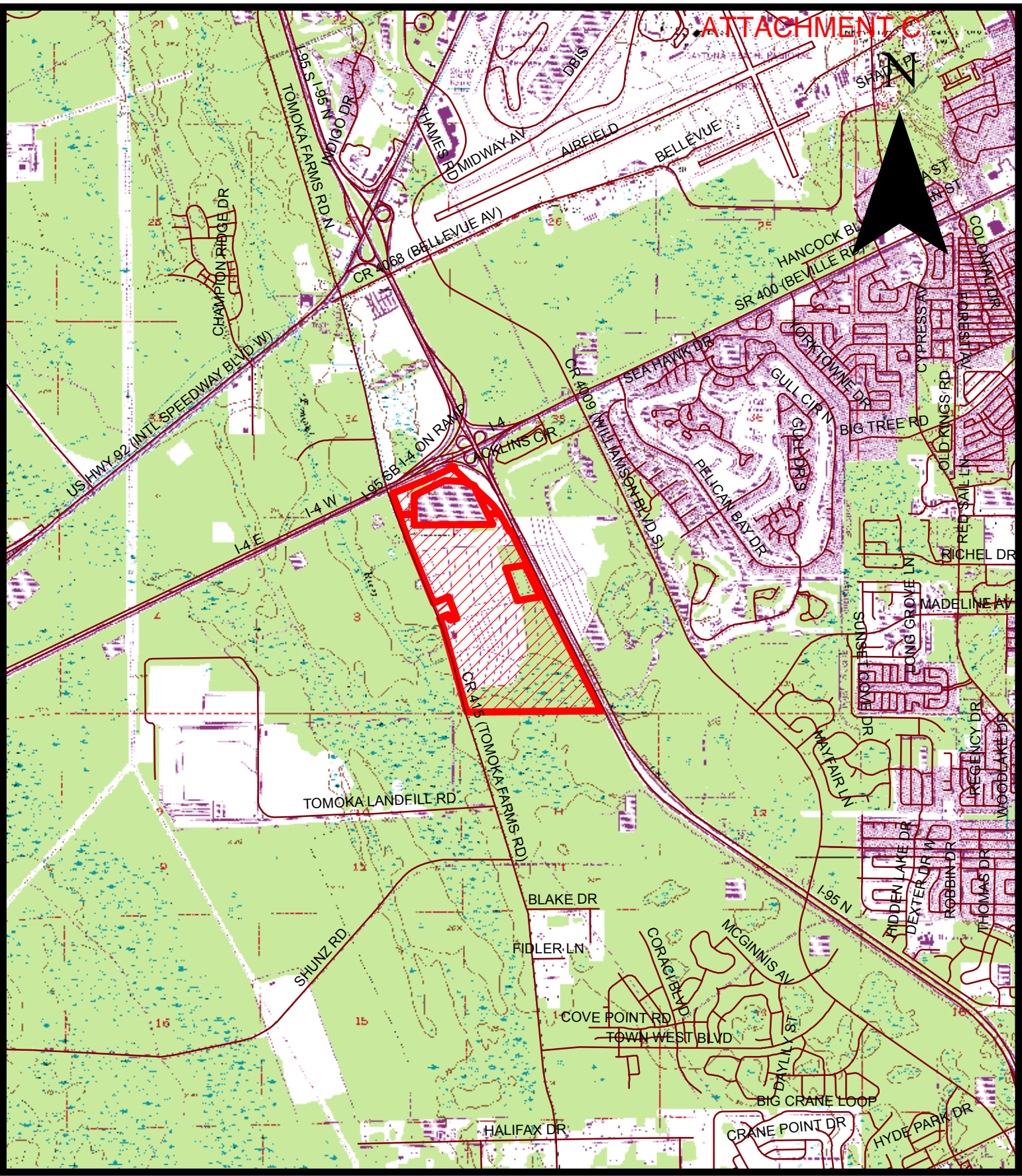
AND BEING SUBJECT TO THE FOLLOWING "RIGHT TO USE AND INGRESS/EGRESS EASEMENT" BEING DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N89°28'56"E, A DISTANCE OF 299.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOMOKA FARMS ROAD, A 100' RIGHT OF WAY AS NOW ESTABLISHED; THENCE N15°47'40"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2392.60 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE N71°03'15"E, A DISTANCE OF 100.15 FEET TO THE EAST RIGHT-OF-WAY INTERSECTION OF TOMOKA FARMS ROAD; THENCE N22°05'50"W ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 164.14 FEET; THENCE N67°32'25"E, A DISTANCE OF 86.19 FEET TO THE POINT OF BEGINNING; THENCE N22°05'50"W, A DISTANCE OF 18.40 FEET; THENCE N17°38'19"E, A DISTANCE OF 160.35 FEET; THENCE S19°55'46"E, A DISTANCE OF 159.53 FEET; THENCE S69°24'32"W, A DISTANCE OF 154.03 FEET; THENCE N22°05'50"W, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING.

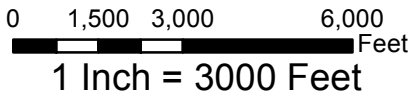
CONTAINING 25,552 SQUARE FEET OR 0.59 ACRES, MORE OR LESS.

EXHIBIT C

Vicinity Map



Project Boundary



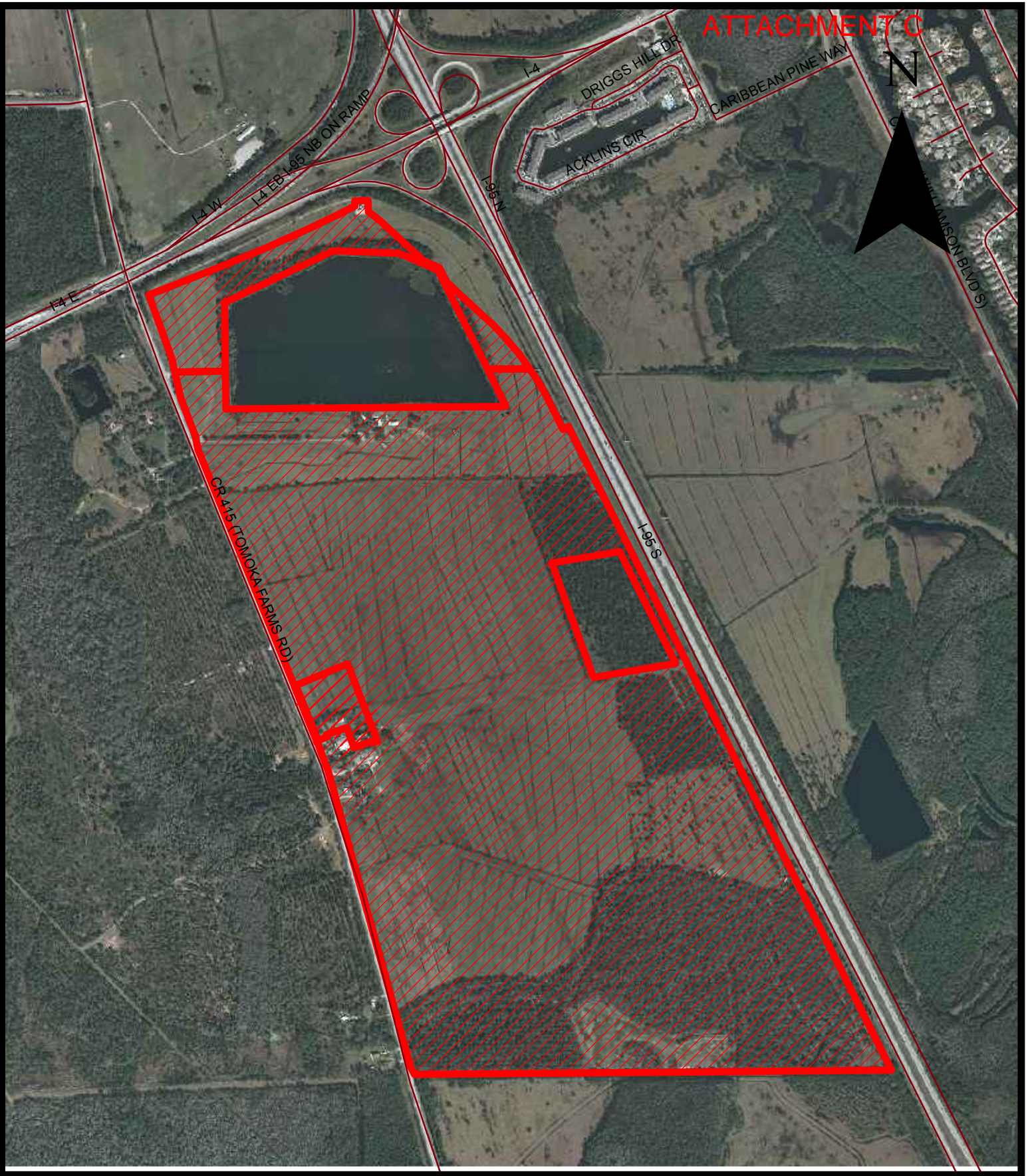
**VICINITY MAP
KIRTON PROPERTY
DAYTONA BEACH, FL**



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EXHIBIT D

Aerial Map



Project Boundary

0 500 1,000 2,000 Feet

1 Inch = 1000 Feet

**AERIAL MAP
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DAYTONA BEACH, FL**



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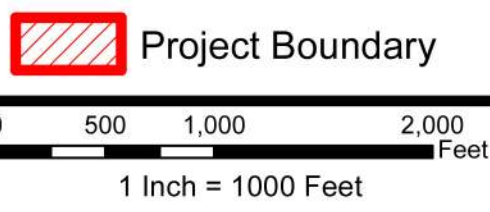
EXHIBIT E

Existing and Proposed Zoning

N



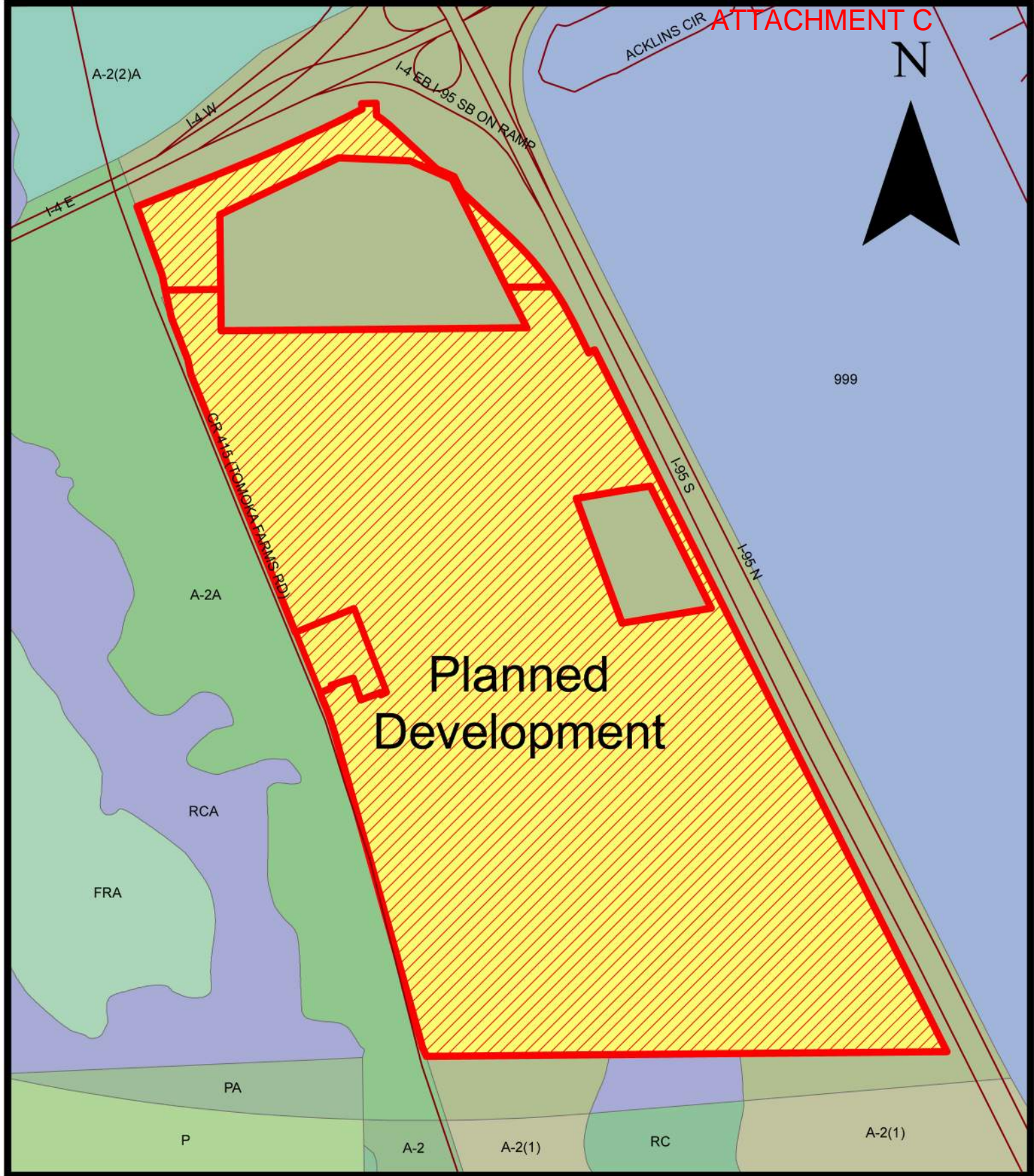
999



ZONING MAP
KIRTON PROPERTY
DAYTONA BEACH, FL

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N



Planned Development



Project Boundary



1 Inch = 1000 Feet

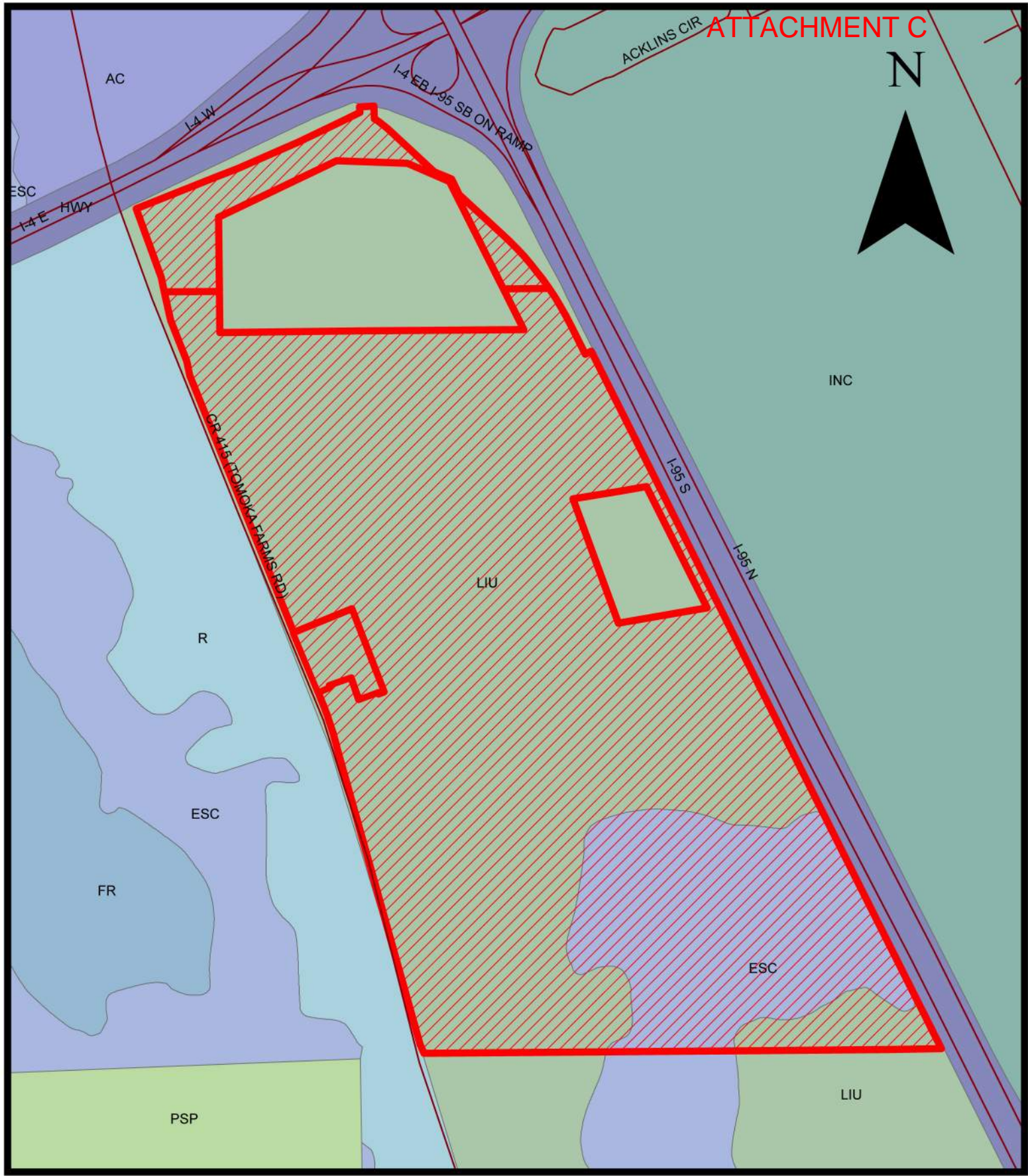
**PROPOSED ZONING MAP
KIRTON PROPERTY
DAYTONA BEACH, FL**



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EXHIBIT F

Existing FLU



Project Boundary



1 Inch = 1000 Feet

**FUTURE LANDUSE MAP
KIRTON PROPERTY
DAYTONA BEACH, FL**

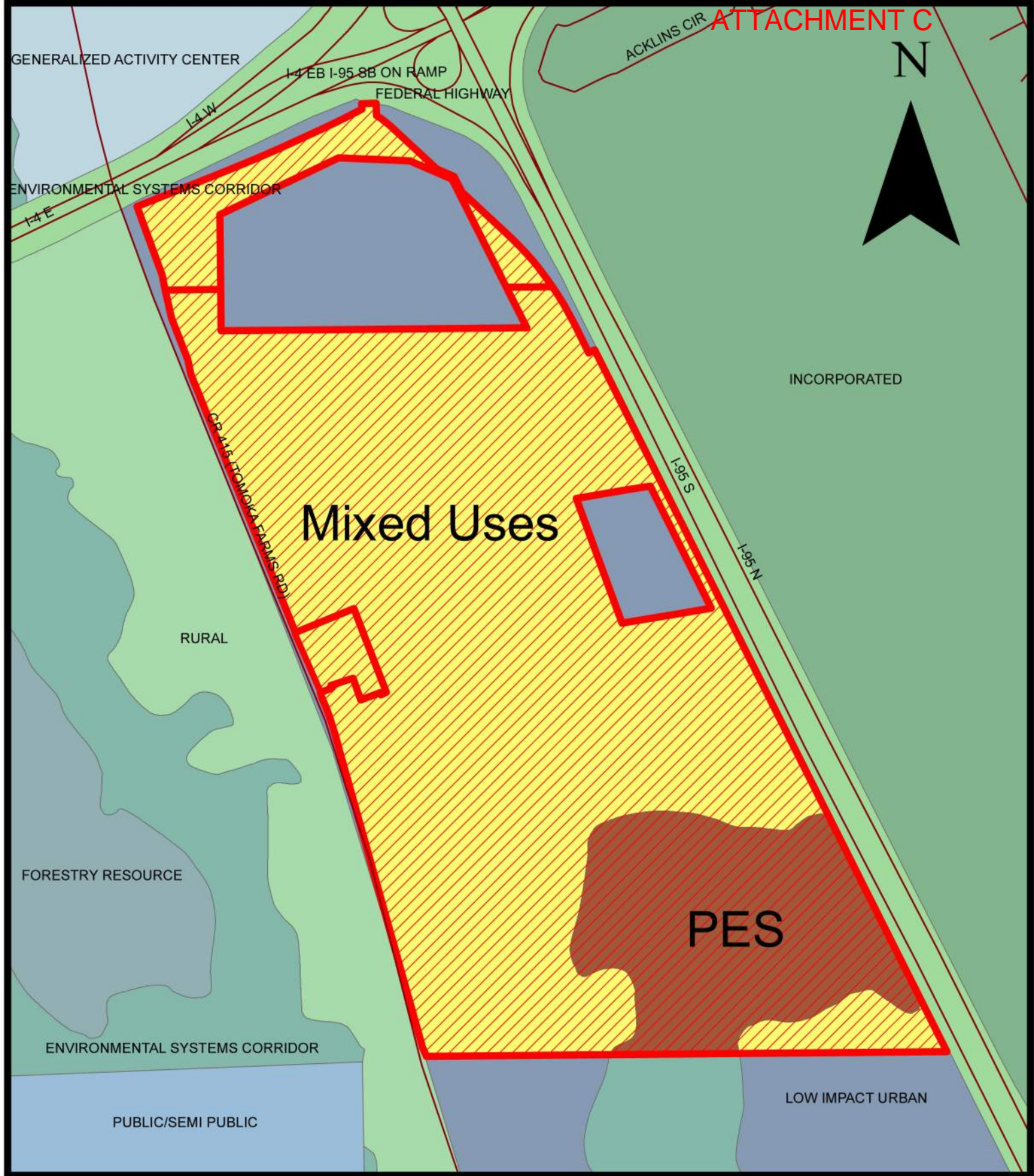


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EXHIBIT G

Proposed FLU

N



 Project Boundary



1 Inch = 1000 Feet

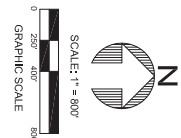
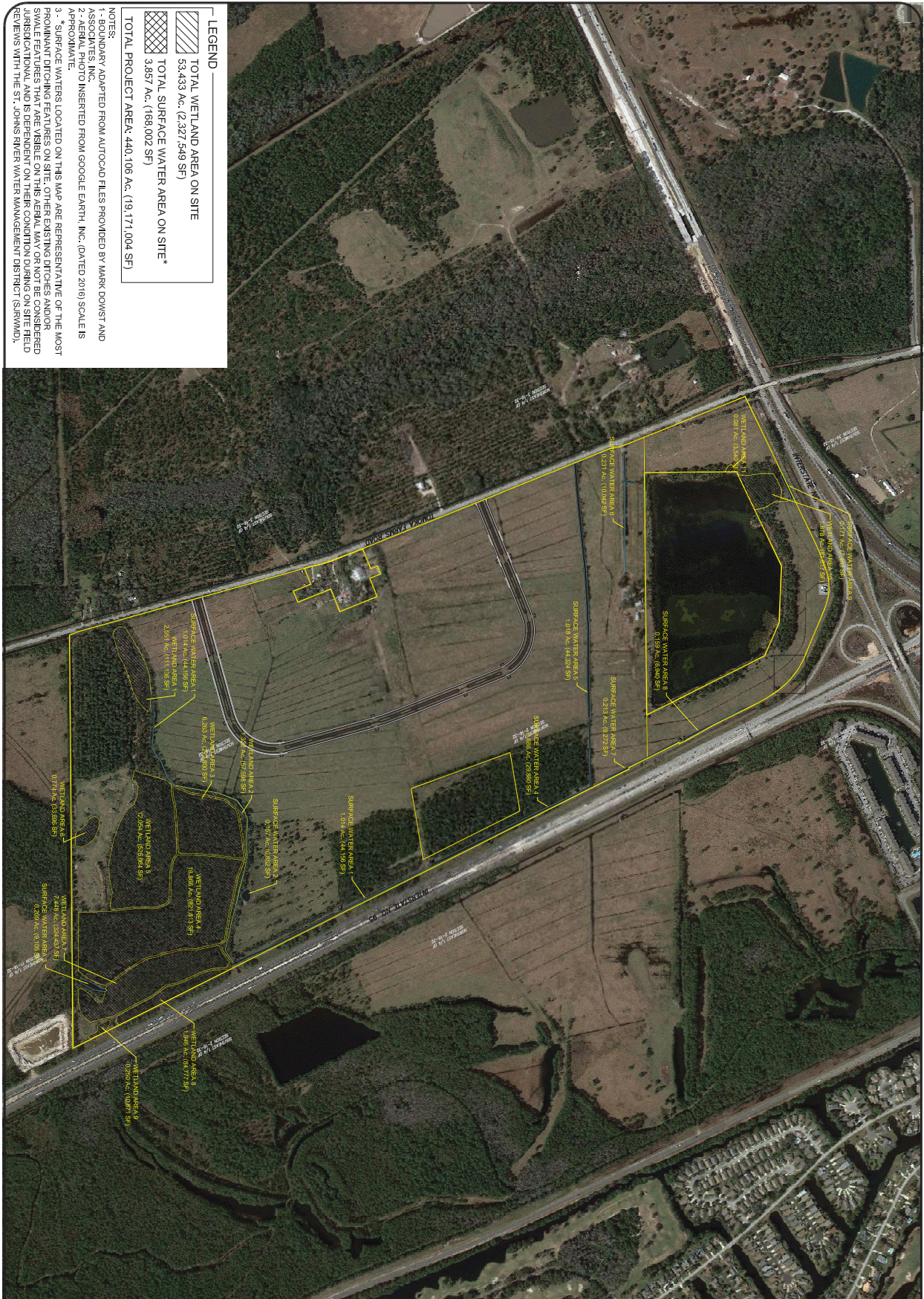
**PROPOSED FUTURE
LANDUSE MAP
KIRTON PROPERTY
DAYTONA BEACH, FL**



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EXHIBIT H

Surface Water and Wetland



Logo: BCS Biological Consulting Services, Inc.

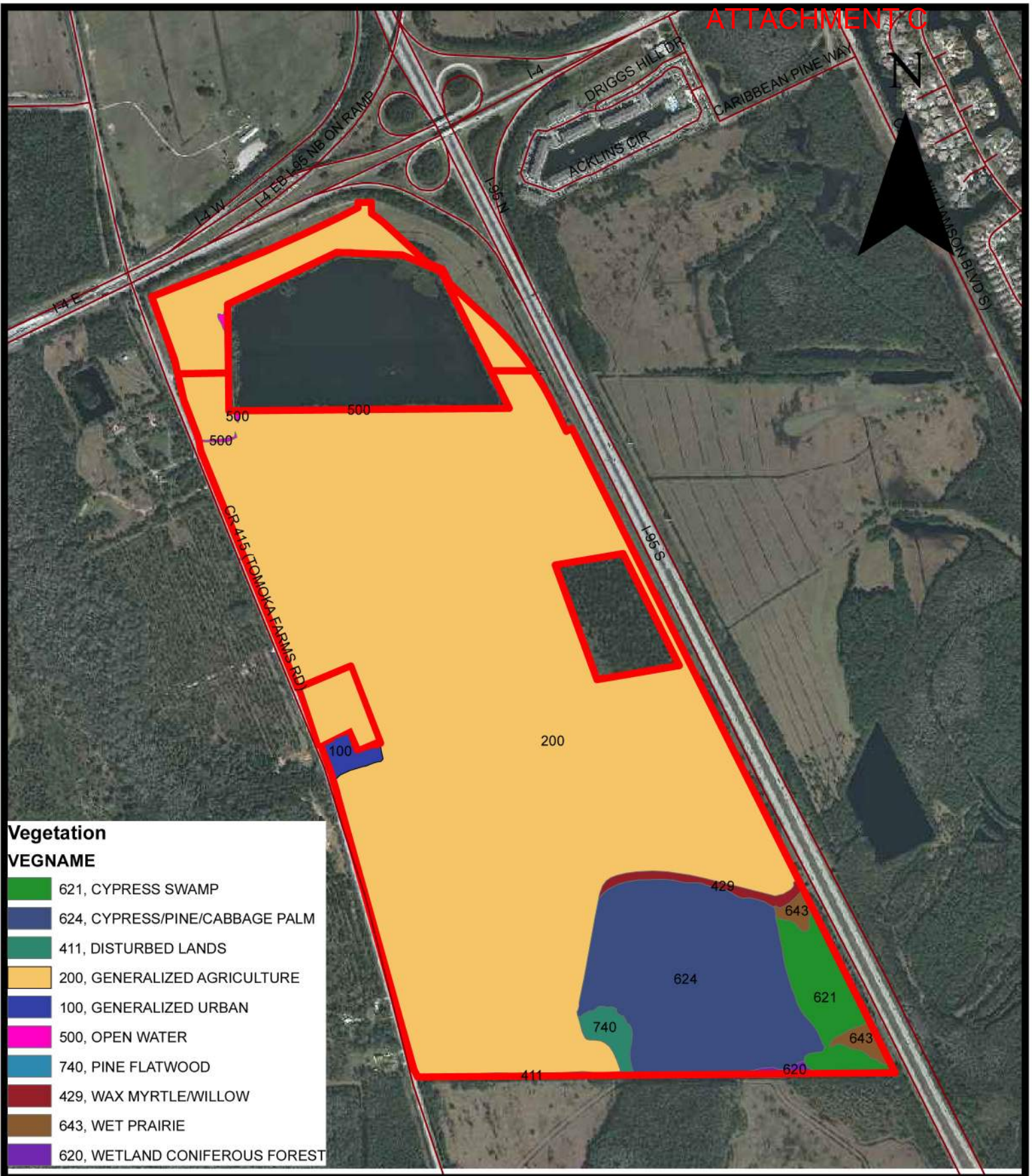
Joe H. Young III
 Estuarine Field Biologist
 208 Rush Street
 New Smyrna Beach, FL 32168
 386-423-3402
 blcoom@bellsouth.net

drawn: JPC
date: 08/24/16
scale (size B): 1" = 800'
job no.: 16-0704

OVERALL WETLANDS EXHIBIT

KIRTON PROPERTY

EXHIBIT I
FLUCFCS
AND
SOILS



Vegetation

VEGNAME

- 621, CYPRESS SWAMP
- 624, CYPRESS/PINE/CABBAGE PALM
- 411, DISTURBED LANDS
- 200, GENERALIZED AGRICULTURE
- 100, GENERALIZED URBAN
- 500, OPEN WATER
- 740, PINE FLATWOOD
- 429, WAX MYRTLE/WILLOW
- 643, WET PRAIRIE
- 620, WETLAND CONIFEROUS FOREST

Project Boundary

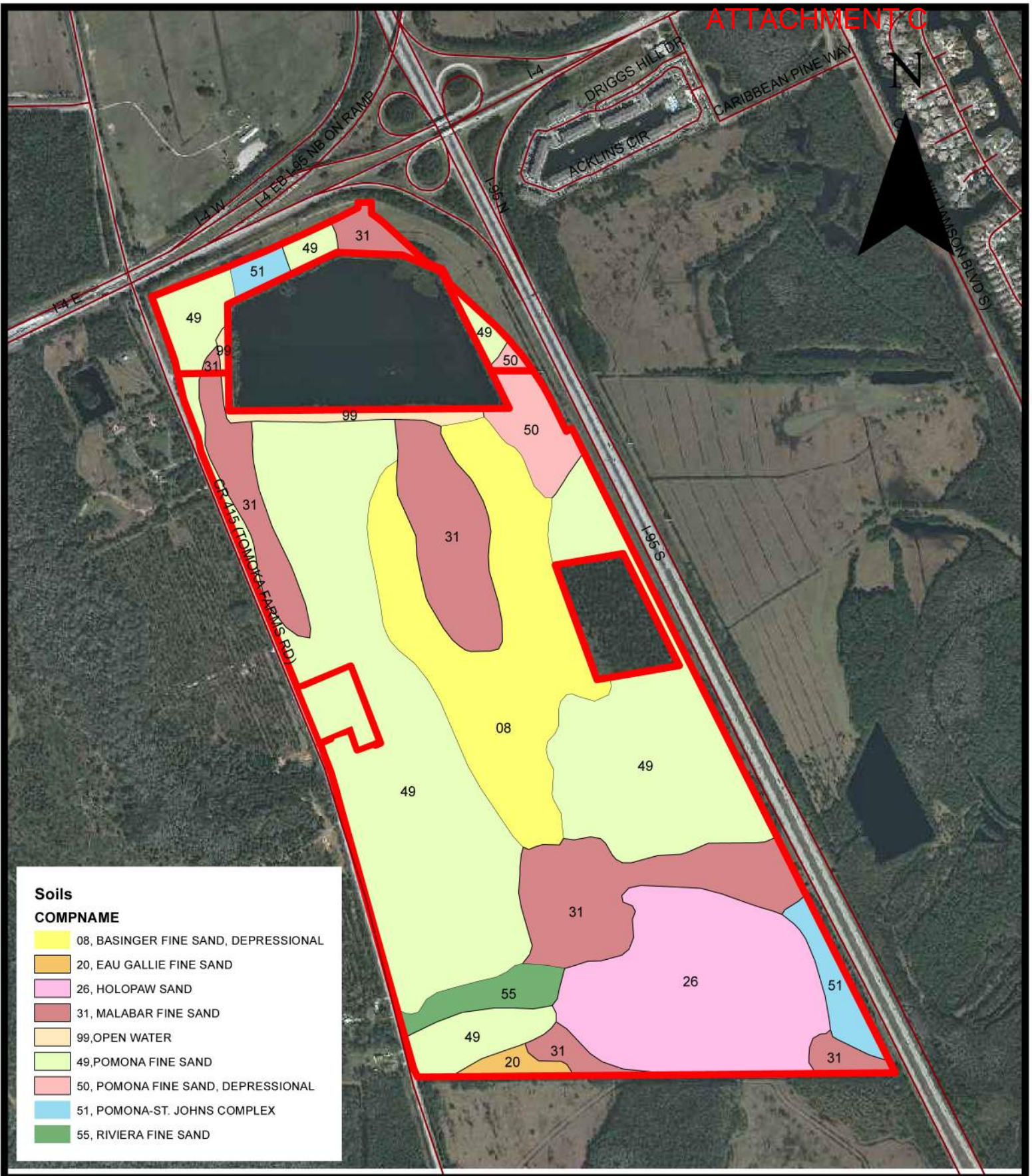
0 500 1,000 2,000 Feet

1 Inch = 1000 Feet

**VEGETATION MAP
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Soils

COMPNAME

- 08, BASINGER FINE SAND, DEPRESSIONAL
- 20, EAU GALLIE FINE SAND
- 26, HOLOPAW SAND
- 31, MALABAR FINE SAND
- 99, OPEN WATER
- 49, POMONA FINE SAND
- 50, POMONA FINE SAND, DEPRESSIONAL
- 51, POMONA-ST. JOHNS COMPLEX
- 55, RIVIERA FINE SAND

Project Boundary

0 500 1,000 2,000 Feet

1 Inch = 1000 Feet

**SOILS MAP
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EXHIBIT J

Flood Map

EXHIBIT K

Traffic Analysis

Existing Future Land Use													
Future Land Use (FLU)	Max Density	ITE Land Use	ITE LU Code	Lot Size (acres)	Trip Rate/Equation	Units (X)		MAX SF Allowed	P.M. Peak-Hour				
									Percent Enter	Percent Exit	Trips Entering	Trips Exiting	Total Trips
Low Impact Urban (LIU)	1 DU/Ac	Single-Family Residential	210	318.5	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$	319	DU	NA	63%	37%	195	114	309
	.35 FAR	Shopping Center	820	318.5	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$	4,856	KSF	50	48%	52%	156	169	325
Environmental Systems Corridor (ESC)	0.04 DU/Ac	Single-Family Residential	210	65	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$	3	DU	NA	63%	37%	2	1	3
Grand Total												637	

Proposed Future Land Use													
Future Land Use (FLU)	Max Density	ITE Land Use	ITE LU Code	Lot Size (acres)	Trip Rate/Equation	Units (X)		MAX SF Allowed	P.M. Peak-Hour				
									Percent Enter	Percent Exit	Trips Entering	Trips Exiting	Total Trips
Mixed Use	20 DU/Ac	Multifamily Mid-Rise	220	318.5	$\text{Ln}(T) = 0.96 \text{Ln}(X) - 0.63$	6,370	DU	NA	63%	37%	1,506	884	2,390
	1.0 FAR	Shopping Center	820	318.5	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$	13,874	KSF	NA	48%	52%	10,036	10,873	20,909
Grand Total												23,299	

Trip Generation Data per ITE Trip Generation Manual, 10th Edition

EXHIBIT L

Existing Vegetation and Habitats

Kirton Property – 383.495± Acres**Site Description**

The Kirton Property is located within Sections 34 & 35, Township 15 South, Range 32 East and Sections 2 & 3, Township 16 South, Range 32 East in Volusia County, Florida. The property is situated west of Interstate 95, south of Interstate 4 and east of Tomoka Farms Road (State Road 415) and encompasses 383.495 acres. The site is generally flat, with elevations around the 27' contour, with slightly higher elevations within the uplands located on the northwest corner of the site and lower elevations down to 19' in the wetlands and ditched areas.

Existing Vegetation and Habitat Classifications (FLUCCS)

The vegetative communities and land uses on the project site were field verified, and the site was mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCCS, FDOT, 1999). Six (6) land use and cover types were identified in and around the project site.

#211 – Improved Pastures: This category is composed of land which has been cleared, tilled, reseeded with grass and periodically improved with brush control and fertilizer applications.

#411 – Pine Flatwoods: This community is found over a portion of the uplands on site, and is dominated by **Slash pine** (*Pinus elliottii*) in the canopy. The subcanopy consists of a mix of **Wax myrtle** (*Myrica cerifera*), **Cabbage palm** (*Sabal palmetto*), and juvenile canopy species. The groundcover is dominated by **Saw Palmetto** (*Serenoa repens*), with other components of **Gallberry** (*Ilex glabra*), **Bracken fern** (*Pteridium aquilinum*), and juvenile canopy and subcanopy species.

#441 – Tree Plantations: This classification is found over a portion of the uplands on site and is dominated by **Slash pine** (*Pinus elliottii*) in the canopy. Due to the managed nature of these areas very little subcanopy or groundcover habitat is present. These are almost exclusively pine forests artificially generated by planting seedling stock or seeds. These stands are characterized by high numbers of trees per acre and their uniform appearance.

#510 – Streams and Waterways: This classification is for the agricultural ditches that occur on site. These areas have been classified as surface waters. The ditches are primarily drainage ways with minimal vegetation.

#533 – Reservoirs larger than 10 acres but less than 100 acres: This classification is for the large borrow area that is located on the north end of the site. This is a man-made excavated area and has been classified as a surface water.

#620 - Wetland Coniferous Forests: This community is found in the wetlands that occur on site. The canopy is equally dominated by **Slash pine** (*Pinus elliottii*) and **Cypress** (*Taxodium distichum*) and the subcanopy is dominated by young **Slash pine**, **Cypress**, **Cabbage Palm** (*Sabal palmetto*) and **Wax myrtle** (*Myrica cerifera*). The groundcover mainly consists of **St. Johns Wort** (*Hypericum fasciculatum*), **Blue maidencane** (*Amphicarpum muhlenbergianum*), **Red root** (*Lachnanthes caroliniana*), **Bog buttons** (*Eriocaulon spp.*), and **Yellow-eyed grass** (*Xyris spp.*).

Endangered and Threatened Species

The vegetative composition and habitats on site mainly consists of the Improved Pastures (#211), Pine Flatwoods (#411), Tree Plantations (#441), Streams and Waterways (#510), Reservoirs larger than 10 acres but less than 100 acres (#510) and Wetland Coniferous Forests (#620) communities. Major emphasis was given to the protected species that might inhabit these vegetative cover types.

A list of species with the potential for occurrence on-site and which are afforded protection by the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS) was compiled prior to the protected species survey, based on a literature review of geographic range and preferred habitat. The protected species distribution chart contains the designated status of protected wildlife species with the potential for occurrence on this project.

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
MAMMALS			
Florida Black Bear	<i>Ursus omericonus floridanus</i>	delisted	Minor habitat available Low Potential
Florida Panther	<i>Felis concolor coryi</i>	FE	Minor habitat available Low Potential
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	SSC	Minor habitat available Low Potential
BIRDS			
Audubon's Crested caracara	<i>Carocaro ploncus oudubonii</i>	FT	Minor habitat available Low Potential
Bald Eagle	<i>Halioeetus leucocephalus</i>	delisted	Minor habitat available Low Potential
Florida Burrowing Owl	<i>Athene cunicularia floridono</i>	ST	Minor habitat available Low Potential
Florida Sandhill Crane	<i>Grus conodensis protensis</i>	ST	Minor habitat available Low Potential
Little Blue Heron	<i>Egretto coeruleo</i>	ST	Minor habitat available Moderate Potential
Peregrine Falcon	<i>Folco peregrinus tundrius</i>	delisted	Minor habitat available Low Potential
Red-cockaded Woodpecker	<i>Picoides boreolis</i>	FE	Minor habitat available Low Potential
Roseate Spoonbill	<i>Ajoia ajojo</i>	ST	Minor habitat available Moderate Potential
Southeastern American Kestrel	<i>Folco sporverius paulus</i>	ST	Minor habitat available Moderate Potential
Tricolored Heron	<i>Egretto tricolor</i>	ST	Minor habitat available Moderate Potential
Whooping Crane	<i>Grus americana</i>	FXN	Minor habitat available Low Potential
Wood Stork	<i>Mycterio omericono</i>	FT	Minor habitat available Low Potential
AMPHIBIANS & REPTILES			
American Alligator	<i>Alligotor mississippiensis</i>	FT (S/A)	Minor habitat available Moderate Potential
Eastern Indigo Snake	<i>Drymarchon corois couperi</i>	FT	Minor habitat available Low Potential
Florida Pine Snake	<i>Pituophis melonoleucus mugitus</i>	ST	Minor habitat available Moderate Potential
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Minor habitat available Low Potential, No suitable Soils on site

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
PLANTS		FDA	
American chaffseed	<i>Schwolbeo omericona</i>	E	Minor habitat available Low Potential
Auricled spleenwort	<i>Asplenium erosum</i>	E	Minor habitat available Low Potential
Bird's nest spleenwort	<i>Asplenium serratum</i>	E	Minor habitat available Low Potential
Blue flowered butterwort	<i>Pinguiculo caeruleo</i>	T	Minor habitat available Low Potential
Catesby's lily	<i>Lilium cotesboei</i>	T	Minor habitat available Low Potential
Celestial lily	<i>Nemostylis floridona</i>	E	Minor habitat available Low Potential
Chapman's sedge	<i>Corex chopmonii</i>	T	Minor habitat available Low Potential
Cinnamon Fern	<i>Osmundo cinnamomeo</i>	CE	Minor habitat available Moderate Potential
Common wild pine	<i>Tillandsio fasciculota</i>	E	Minor habitat available Low Potential
Coontie (all native species)	<i>Zamia spp.</i>	CE	Minor habitat available Moderate Potential
Curtiss' milkweed	<i>Asclepios curtissii</i>	E	Minor habitat available Low Potential
Easter-lily	<i>Zephyronthes treotiae</i>	T	Minor habitat available Low Potential
Flatwoods sunflower	<i>Helionthus cornosus</i>	E	Minor habitat available Low Potential
Florida beargrass	<i>Nolino otopocorpo</i>	T	Minor habitat available Low Potential
Florida butterfly orchid	<i>Encyclio tompensis</i>	CE	Minor habitat available Low Potential
Florida jointtail grass	<i>Coelorachis tuberculoso</i> (<i>Monisuris tuberculoso</i>)	T	Minor habitat available Low Potential
Florida lantana	<i>Lantono depressa</i>	E	Minor habitat available Low Potential
Florida mountain-mint	<i>Pycnonthemum floridonum</i>	T	Minor habitat available Low Potential
Garberia	<i>Gorberio heterophyllo</i>	T	Minor habitat available Low Potential
Giant orchid	<i>Pteroglossospis ecristato</i> (<i>Eulophio ecristota</i>)	T	Minor habitat available Low Potential
Godfrey's sandwort	<i>Minuortia godfreyi</i>	E	Minor habitat available Low Potential
Great wild pine	<i>Tillandsio utriculato</i>	E	Minor habitat available Low Potential
Green-fly orchid	<i>Epidendrum conopseum</i>	CE	Minor habitat available Low Potential

ATTACHMENT C

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
PLANTS continued		FDA	
Hand Fern	<i>Ophioglossum polmotum</i>	E	Minor habitat available Low Potential
Hartwrightia	<i>Hortwrightia floridano</i>	T	Minor habitat available Low Potential
Hooded pitcherplant	<i>Sarrocenio minor</i>	T	Minor habitat available Low Potential
Indian plantain	<i>Arnoglossum diversifolium</i>	T	Minor habitat available Low Potential
Indian pumpkin (Okeechobee gourd)	<i>Cucurbito okeechobeensis</i>	E	Minor habitat available Low Potential
Indian River fragrant prickly-apple	<i>Horrisio eriophoro (Cereus eriophorus vor. frogsns)</i>	E	Minor habitat available Low Potential
Lace-lip ladies' tresses	<i>Spironthes locinioto</i>	T	Minor habitat available Low Potential
Large flowered rosemary	<i>Conrodino grandiflora</i>	T	Minor habitat available Low Potential
Leafless beaked orchid	<i>Stenorrhynchos lanceolotus (Spironthes lonceoloto)</i>	T	Minor habitat available Low Potential
Low pepperomia	<i>Peperomio humilis</i>	E	Minor habitat available Low Potential
Nodding club-moss	<i>Lycopodium cernuum (Lycopodiello cernuo)</i>	CE	Minor habitat available Low Potential
Pine pinweed	<i>Lechea divaricota</i>	E	Minor habitat available Low Potential
Pineland butterfly pea	<i>Centrosemo orenicola</i>	E	Minor habitat available Low Potential
Plume polypody	<i>Polypodium plumulo</i>	E	Minor habitat available Low Potential
Rainlily	<i>Zephyranthes otamosco</i>	T	Minor habitat available Low Potential
Rose pogonia	<i>Pogonia ophioglossoides</i>	T	Minor habitat available Low Potential
Royal fern	<i>Osmunda regolis</i>	CE	Minor habitat available Moderate Potential
Simpson zephyr lily	<i>Zephyranthes simpsonii</i>	T	Minor habitat available Low Potential
Small ladies tresses	<i>Spironthes brevilobris</i>	E	Minor habitat available Low Potential
Snowy orchid	<i>Plotonthero nivea (Hobenorio niveo)</i>	T	Minor habitat available not observed on site
Southern tubercled orchid	<i>Plotanthera flavo</i>	T	Minor habitat available Low Potential
Swamp plume polypody	<i>Polypodium ptilodon</i>	E	Minor habitat available Low Potential
Tampa vervain	<i>Verbena tompensis (Glondulorio tompensis)</i>	E	Minor habitat available Low Potential
Water sundew	<i>Drosero intermedio</i>	T	Minor habitat available Low Potential

ATTACHMENT C

COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL OF OCCURANCE
PLANTS continued		FDA	
Widespread polypody	<i>Polypodium dispersa</i>	E	Minor habitat available Low Potential
Yellow flowered butterwort	<i>Pinguicula lutea</i>	T	Minor habitat available Low Potential
Yellow fringed orchid	<i>Platanthera ciliaris</i>	T	Minor habitat available Low Potential
Yellow Squirrel-banana (Rugel's pawpaw)	<i>Deeringothamnus rugelii</i>	E	Minor habitat available Low Potential
Yellow star anise	<i>Illicium parviflorum</i>	E	Minor habitat available Low Potential

LEGAL STATUS LEGEND

STATE AND FEDERAL STATUS (FAUNA ONLY)

CODE	DEFINITION
FE	Federally-designated Endangered
FT	Federally-designated Threatened
FXN	Federally-designated Threatened Nonessential Experimental Population
FT(S/A)	Federally-designated Threatened species due to similarity of appearance
ST	State-designated Threatened
SSC	State-designated Species of Special Concern

FDA STATUS (FLORA ONLY)

CODE	DEFINITION
E	Endangered
T	Threatened
CE	Commercially Exploited