

## Agenda Item 12 (Quasi-Judicial Hearing)

### Rezoning - Planned Development-General

DEV2017-131

Minto Tomoka Parcel A PD-G

## STAFF REPORT

**DATE:** June 22, 2018

**TO:** Planning Board Members

**FROM:** Dennis Mrozek, AICP, Planning Director

### PROJECT REQUEST

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 1,618± acres of land located west of Interstate 95 and south of West Granada Boulevard/State Road 40 from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to develop up to 3,250 dwelling units with amenities and up to 200,000 square feet of commercial uses.

### PROJECT LOCATION

The 1,618± acre subject property is currently vacant and undeveloped and is located west of Interstate 95, south of West Granada Boulevard/State Road 40 and just north of the approved Minto Parcel B – Latitudes development. The subject property borders both Volusia County and Ormond Beach jurisdictions to the north and east.

This property subject to the rezoning is immediately north of, and adjacent to, the Minto Tomoka Parcel B Planned Development, also known as Latitudes Margaritaville (see Figure 1). Minto Tomoka Parcel B was approved by the City Commission in April 2016 and is currently under development. Portions of Parcel B - Phase 1 residential area have been completed.

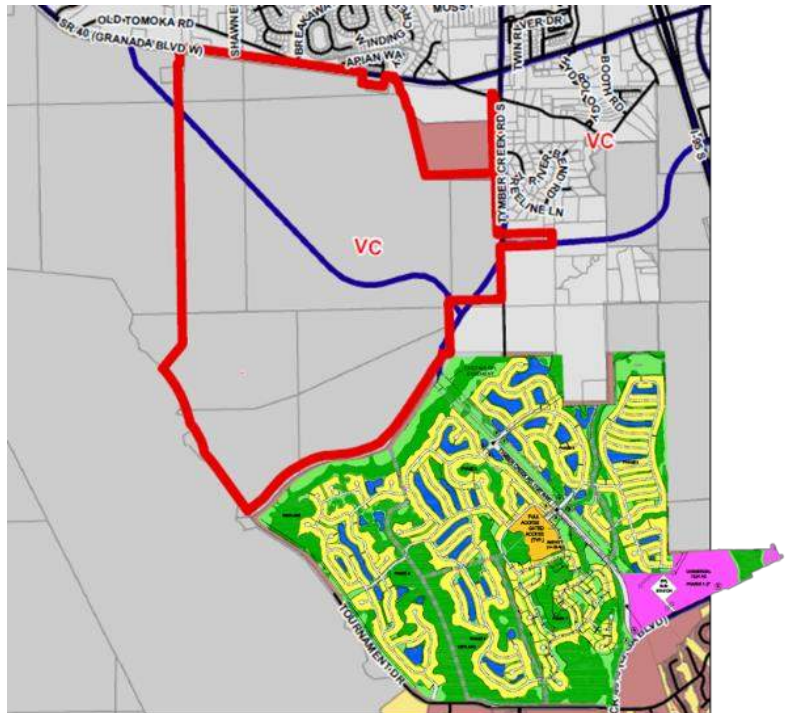


Figure 1 - Minto Parcel A directly north of Minto Parcel B

The property and the adjacent Future Land Use (FLU) and Zoning classifications are generally described in the following table and in the attached maps:

**Table 1: Land Use and Zoning**

	<b>Existing Uses</b>	<b>Existing Future Land Use Designation</b>	<b>Existing Zoning Classification</b>
Site	Undeveloped	Low Intensity Urban (LIU)	County A2 & RC
North (Includes Volusia County and Ormond Beach)	Breakaway Trails/Tuscany Undeveloped	Low Density Residential (LDR) Suburban Low Density Res (SLDR) General Commercial (GC) Open Space/Conservation (OS/C)	R-3 SR B-2
South	Minto Parcel B	Low Intensity Urban (LIU)	PD-G
East	Undeveloped	County Low Intensity Urban (LIU)	County A2 & RR1
West	Undeveloped	Low Intensity Urban (LIU)	County A2 & RC

## **PROJECT DESCRIPTION**

The applicant is requesting to rezone the subject property from Volusia County Rural Agriculture (RA) and Resource Corridor (RC) to Planned Development – General (PD-G). The purpose of the rezoning is to allow for a planned, mixed-use development to include the following:

- Up to 3,250 residential units (age restricted to 55+)
  - Single Family Dwellings
  - Single Family Paired Villas
  - Multifamily Dwellings
  - Residential amenities with amenity center
- Up to 200,000 square feet of commercial uses
- Stay and Play Getaway Rentals

The property owner has submitted an application amending the text of the Neighborhood V Issues and Policies of the Comprehensive Plan to permit an increase in density for a portion of the subject property and limit the non-residential uses to 200,000 square feet. That application is currently in the public hearing process and is pending approval. The proposed rezoning would be consistent with the proposed comprehensive plan text amendment, if approved by the City Commission.

The property owner has also submitted a concurrent application to voluntarily annex 2.13± acres of land at the northeast portion of the Minto Parcel A property. The parcel is approximately 45 feet wide and 2100 feet long and is adjacent to an existing public right-of-way. The property subject to the annexation is included in the PD rezoning application submitted for approval.

## *GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES*

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

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

## **PROJECT ANALYSIS**

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

### **Site-Specific Zoning District Map Amendment Review Standards**

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

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

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

The property owner has submitted an application to amend the text of the Neighborhood V Issues and Policies of the Comprehensive Plan to permit an increase in density for a portion of the subject property and limit the non-residential uses to 200,000 square feet. That application is currently in the public hearing process and is pending approval. The proposed rezoning would be consistent with the proposed comprehensive plan text amendment, if approved.

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

Development standards for a PD District must comply with the development standards of Article 6: Development Standards and Article 7: Subdivision Standards or any modifications of those standards established in the PD Plan (*Attachment A*) and PD

Agreement. The applicant has proposed modifications to these standards listed below, which are detailed later in this report. Approval of the PD rezoning application by the City Commission with the proposed modifications would not be in conflict with any portions of the LDC.

1. Section 7.1.A.6 (Lot Shapes) – Allowance for flag shaped lots and narrower lot width minimums to permit smaller lots associated with single family villa dwelling units.
2. Section 7.2.E (Sidewalks) – Modification to the requirement sidewalks are installed on both sides of every street. Request would require sidewalks only on a single side of each street with the development.
3. Section 4.2.B (Lot and Building Standards) – Requested modifications to minimum lot and building standards for single family dwellings to accommodate development of smaller lots associated with an active adult community.
4. Section 6.10 (Signage) – Modifications to LDC standards for number of signs and landscape entrance features, maximum combined sign area, and maximum sign height.
5. Section 5.4.C.8.e (Model Homes) – Request to increase the number of model homes permitted within the project area at one time.
6. Section 6.13.D (Internal Street Connectivity) – Reduce Maximum Connectivity Index Score from 1.7 to 1.3.
7. Section 5.2.B.27.a (Outdoor Storage) – Modification to LDC standard by permitting materials and/or equipment to exceed height of the required installed fence or wall.

**iii. Addresses a demonstrated community need;**

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

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

The proposed rezoning to allow the proposed residential and commercial uses is consistent with the existing development patterns of the surrounding properties.

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

Standards established in the PD Agreement and the LDC would result in a logical and orderly development pattern for the subject property. Development of the residential properties will require Plat review by staff and approval from the City Commission. Future commercial development will also require site plan applications to be reviewed by staff and approved by the Planning Board, where applicable.

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

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

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

The PD Agreement acknowledges the rezoning approval does not constitute a Concurrency Certificate. During the platting and site plan review process for any phase of the

development, the applicant will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into a proportionate fair share agreement. No vehicular driveway/access points are approved as part of this rezoning request.

#### Utilities

Water and sewer service shall be provided by the City of Daytona Beach and the City of Ormond Beach pursuant to the Interlocal Agreement. All utilities shall be constructed by Developer, as generally depicted on the Master Utility Plan (*Attachment A*). The developer will ensure that reclaim water, if available, is provided to the property in the manner that is most beneficial to the property and development and such reclaim water shall be used for purposes of irrigation. Developer shall be permitted to relocate such utilities so long as the relocation is otherwise consistent with the PD Agreement and the applicable provisions of the LDC. The use of private wells and septic tanks are prohibited. Developer will also provide easements and grants for the installation, maintenance and upkeep of the public utilities including water, sewer, reclaim water, electrical and telephone, as well as cable television and fiber, if available. Water, sewer and reclaim water infrastructure must be constructed to current City standards and consistent with this Agreement. Looping to the 20" water main within Tournament Drive through the Minto development is required to connect the water system to Tymber Creek Road. Additionally, looping of water mains within cul-de-sacs or dead-end mains may be required for water quality purposes.

#### Roads

The applicant has submitted a concurrent Land Use Amendment application that would adjust the threshold for construction of the extension of Tymber Creek Road and to include proposed language to remove the requirements to construct Hand Avenue and Stagecoach Road. The proposal includes the extension of Tournament Drive in revised County Right-Away Agreement with the following condition:

The applicant is in the process of revising the County Right-Away Agreement for Tymber Creek Road and Tournament Drive. This is required to be fully executed and recorded prior to scheduling the transmittal of the Large Scale Comprehensive Plan amendment with the City Commission.

The roadway network depicted in Conceptual Development Plan in Attachment A, with the exception of Tymber Creek Road, shall be private roads. The roadway classification for all roadways except Tymber Creek Road will be determined upon the application of Site Plan or Plat for any portion of the property where a roadway currently depicted on the Conceptual Development Plan is included. In the event that additional emergency access is required, it may be provided via a gated, stabilized base that may be covered with grass. Any future access points are dependent on receiving the necessary permits from the appropriate city, state and county agencies.

**viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**

Development of the property shall comply with the LDC tree preservation requirements. Developer shall comply with all applicable rules, statutes, and regulations pertaining to wetlands and protected wildlife species, including but not limited to the rules and permitting

requirements of the St. Johns River Water Management District and the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises. The conservation areas on the property may be utilized as part of the open space calculation and are available for recreational and other passive uses in accordance with a St. Johns River Water Management District permit.

The Property contains approximately 549± acres of wetland area, which are depicted on Composite Exhibit B in *Attachment A*. Developer shall obtain a St. Johns River Water Management District permit to develop the property. Developer may impact wetlands to the extent permitted by the St. Johns River Water Management District for this project. Wetlands shall count towards the open space requirements of the PD. Wetlands will also be available for passive uses. Development on the property shall comply with the wetland buffer requirements of the St. Johns River Water Management District. Developer shall reasonably maximize the use of clustering of residential units to minimize impacts to wetlands.

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

The current zoning designations are “County” Rural Agriculture (A-2) and Resource Corridor (RC). These County zoning designations limit the development potential for the subject property. The flexibility provided by the PD-G rezoning allows for greater development potential specific to the proposed uses.

**Planned Development Zoning Districts Review Standards**

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

**1. PD Plan/Agreement**

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

**Subdivision and Platting**

Platting for the property will be determined by the timing of project development. No certificates of occupancy shall be issued for any building until a Final Plat or Site Plan is approved and recorded. Developer shall meet the requirements for access points during each phase of development and may be permitted to meet this requirement through the use of temporary access points which shall be identified on the Final Engineering Plans for the corresponding phase of development.

**Connectivity**

The project shall contain a system of golf cart pathways, as generally shown on Exhibit B in *Attachment A*. This is intended to provide connections between local roads and allow access via golf cart between the residential, commercial, and recreational areas within the property without the need to use an automobile. To the extent that any golf cart pathways are shown on Exhibit B,

they are for illustrative purposes only. The golf cart pathways shall comply with federal, state and local statutes and regulations. The golf cart pathways shall be permitted to cross Tymber Creek Road at grade or otherwise, as permitted and approved by Volusia County.

Developer shall be required to construct sidewalks on at least one side of all streets in the subdivision property and at least five feet wide. However, sidewalks may be developed on both sides of the street as determined by the Developer. Because the LDC requires sidewalks on both sides of all right-of-ways, this request is a modification to the LDC standards. This request is consistent with Minto Parcel B development standards.

The applicant is requesting to reduce Maximum Connectivity Index Score from 1.7 to 1.3. This index score is a measurement of street and pedestrian connection points in a community. The higher the score, the greater the number of connections. The LDC required a minimum score of 1.7 for Planned Developments, but a minimum score of 1.3 for residential districts. Because the development is primarily residential, the applicant is seeking to maintain the minimum score for residential districts of 1.3.

#### City Facility

Developer is required by the City to dedicate land to the City to permit the creation of a fire station to support the property. The property shall be dedicated to the City upon completion of a roadway that will access the public facility property and approval of the City's site plan for the facility. In the event that land is dedicated to the City, the Developer shall be entitled to impact fee credits consistent with the applicable section of the Comprehensive Plan.

#### Parking

Parking standards for all nonresidential uses shall be determined during Site Plan or Plat approval and shall be governed by the LDC. Residential development may include two car garages. There shall be at least two parking spaces for each residential dwelling unit. No on-street parking shall be permitted. Golf carts may be parked in garages or residential driveways, so long as they do not block access to the sidewalks or roads.

#### Recreation and Parks

Recreational uses shall be provided as generally depicted in the Recreational/Parks & Landscape Plan in *Attachment A*, but may be relocated so long as the relocation is otherwise consistent with the PD Agreement and the LDC. The recreational uses include neighborhood parks and active recreational facilities that may or may not be open to the general public. The on-site active recreation may include parks, swimming pools, ballfields and courts (with or without lights), walking and hiking trails, greenways, golf cart paths and picnic areas. Passive recreation adjacent to wetlands and conservation areas may include unpaved trails and paths, golf cart paths, covered shelters and pavilions, picnic areas, elevated boardwalks, informational displays and viewing areas, rails and fences, and trail furniture. Additionally, boardwalks are permitted within wetlands as passive park areas, in accordance with a St. Johns River Water Management District permit.

#### Landscaping

Landscaping shall be provided consistent with the Recreational/Parks & Landscape Plan in *Attachment A*. Any landscape issue not addressed by the Landscape Plan shall be compliant with the LDC landscape provisions. Landscape buffer widths may vary as long as landscape material and total area does not materially decrease from City requirements. Clustering of typical landscape

requirements shall be permitted so long as the required net total landscape material is still met. Spacing between clusters shall not exceed 200 feet in length. Prototypical landscape plans for the residential properties can be found in *Attachment C*.

Coordination of landscaping for commercial uses shall be addressed at Site Plan review; however, the following landscape buffers shall be required for the Property's overall periphery:

Minimum Perimeter Landscape Buffers:

West Granada Boulevard/ FL 40:	50 ft.
Tymber Creek Road:	25 ft.
All Other Property Perimeters:	10 ft.

Signage

The following signage is proposed as part of the PD rezoning application.

**Residential**

Ground signage located at the primary entrance to the project (SR 40) shall have a maximum height of 15' with a maximum signage area of 160 square feet, per sign. A maximum of two gateway signs shall be permitted for the primary entrance. Ground signage shall have a minimum setback of 10' from the right-of-way so long as any applicable FDOT sight triangle criteria are met. An entrance feature may be designed in conjunction with the entrance signage or it may occur separately.

Signage located along Tymber Creek Road at the neighborhood entrance shall have a maximum height of 12' and a maximum signage area of 100 square feet. A maximum of two signs meeting these requirements shall be permitted per each of the neighborhood entranceways along Tymber Creek Road. If only one sign is used at an entrance, the total square footage allowance for both signs may be utilized within the copy area of the single sign.

An entrance feature shall have a maximum height of 35' as measured from the base of the entrance feature. An entrance feature shall have a minimum setback of 10' from the right-of-way so long as any applicable FDOT sight triangle criteria are met. Walls, architectural icons, water features, landforms, landscaping or other effects which announce and signify arrival are permitted for the signage on the property. Where a sign is incorporated in an entrance feature, the sign height shall be measured from the bottom to the top of the sign copy area.

**Commercial**

One monument sign with a maximum signage area not to exceed 320 square feet and a maximum height of 20', as measured from the base of the sign, shall be shared amongst the entire commercial property. Additional signage may be permitted based on lot frontage, not to exceed a maximum height of 8'. All commercial signage shall have a minimum 250 feet separation from residential signage. Commercial signage not addressed shall be permitted based on standards of the LDC for Business districts.

Model Homes

Model homes of each product type may be constructed within the project as part of and during the installation of the subdivision infrastructure (*see Attachment D*). Because of the size and scale of the development, the applicant has requested a maximum total of fifteen model homes to be



permitted at any time as part of the development. Because the LDC limits the maximum number of model homes to three, a modification the LDC standard is required.

## **2. Consistency with City Plans**

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

## **3. Compatibility with Surrounding Areas**

The proposed development plan meets compatibility standards for the property perimeters. Wildfire protection access will be consistent with the Wildfire Protection Plan in *Attachment A*. The applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is attached (*Attachment E*).

## **4. Development Phasing Plan**

The applicant has proposed the following completion schedule for the proposed development:

The buildout of the development of the Property as identified herein is scheduled to occur over a twenty-five (25) year period from the approval of this Agreement by the City Commission. Timing for Site Plan and Plat submittals will be dictated by market conditions. The deadline for submittal of the initial Site Plan or Plat for Phase I of the project is twelve years.

Development of the property is intended to occur in multiple phases. While the Future Development Master Plan generally provides the anticipated order of phased development of the property, phases may be developed in any order and the sizing and configuration of the phases may change at the discretion of the Developer. Although the order, sizing and configuration of phases may be modified, each proposed phase shall be required to install all necessary infrastructure, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. Each phase shall be built so as to be consistent with applicable City standards and the PD Agreement. Permits for development of phases or sub-phases may be submitted for approval through the City's final Site Plan or Plat processes. Developer may grade and clear the road rights-of-way, easements, and stormwater improvements prior to plat or Site Plan approval of the lots within a future phase, so long as such grading and clearing is done pursuant to a valid permit from the St. Johns River Water Management District.

Developer intends to construct Tymber Creek Road in multiple phases. Phase 1 may include construction of Tymber Creek Road from the northerly access point for Parcel B to the first (southerly) entrance to the residential units in the development of Parcel A. Construction of this road may include additional access points as determined by the Developer so long as any additional access point complies with the applicable requirements of the LDC and the Volusia County Land Development Code.

## **5. Conversion Schedule**

Not applicable.

## **6. On-Site Public Facilities**

Water and sewer service shall be provided by the City of Daytona Beach and the City of Ormond Beach pursuant to the Interlocal Agreement. Owners will also provide easements and grants for the

installation, maintenance and upkeep of the public utilities including water, sewer, electrical and telephone, as well as cable television.

## 7. Uses

The PD Agreement identifies the following permitted uses for the subject property subject to compliance with any applicable Use-Specific Standards referenced in Article 5, LDC. Permitted Use definitions can be found in *Attachment F*.

### Residential Uses

Single-Family Dwellings\*  
Single-Family Paired Villas  
Multifamily Residential (as limited by Table 1, herein)  
Model Dwellings  
Stay and Play Getaway Rentals (Limited to rentals by Developer)  
Welcome Center  
Neighborhood Support Uses  
Community Recreational Vehicle and Boat Storage\*\*

\*In the event that the LDC policies related to Other Accommodations, specifically short-term rentals, are revised by the City, the Developer shall be permitted to rent single family residential units consistent with the revisions.

\*\*This use shall be permitted only on the "outparcel" as identified on Sheet B2 of *Attachment A*. Because outdoor storage cannot exceed the height of the required screening fence or wall, the applicant has requested a modification to LDC standards to allow height of the outdoor storage materials or equipment to exceed the fence/wall height.

The project is considered "housing for older persons" pursuant to Section 760.29(4), Florida Statutes (2017), and 42 U.S.C.A. § 3607(b)(2)(C) of the Federal Fair Housing Act (2017). As such, all dwelling units shall be subject to deed restrictions attached to all sales contracts and acknowledged by signature and date by the seller and purchaser, prohibiting the permanent occupancy by a resident under the age of fifty-five. Such deed restrictions must be recorded and be irrevocable for a period of at least thirty years.

### Commercial Uses

Art Galleries  
Art Supply Stores  
Banks and Financial Institutions with or without Drive Through Service  
Barber, Beauty and Skin Care Shops  
Bars  
Bicycle Stores  
Bookstores  
Boutique Bars  
Brewpubs  
Clothing/Shoe Stores  
Coffee Shops  
Computer Stores  
Convenience Stores (excluding storage, distribution or sale of gasoline or diesel fuel)  
Dairy Stores

Dance School  
 Drug Stores with or without Drive Through Service  
 Dry Cleaners  
 Electronics Stores and Electronic Repair Stores  
 Florists  
 Fitness and/or Aerobic Studio Spaces  
 Furniture Stores  
 Golf Cart Sales, Leasing, Storage and Repair  
 Grocery Stores  
 Hardware Stores  
 Health Spas  
 Hobby/Handicraft Shops  
 Jewelry Stores  
 Liquor or Package Store  
 Lounges  
 Museums  
 Optical Goods Store  
 Other Indoor Recreation/Entertainment Uses  
 Other Retail Sales and Services  
 Personal and Household Goods Repair Establishments  
 Personal Services Establishment  
 Restaurants with and without Drive Through Service  
 Sales or Rental of Light Vehicles and Light Recreation Vehicles  
 Shoe Repair Shops  
 Special Eating or Drinking Establishments  
 Specialty Food Stores  
 Tailors and Seamstresses  
 Telephone Stores  
 Travel Agencies

### **8. Densities/Intensities**

<u>Land Use</u>	<u>Maximum Units</u>
Residential	3,250 dwelling units
Commercial	200,000 square feet

### **9. Dimensional Standards**

#### Residential Development Criteria

Dwelling Type	Minimum Lot Area (sq. ft.)	Minimum Lot Depth (ft.)	Minimum Lot Width* (ft.)	Maximum Building Coverage	Minimum Open Space	Minimum Building Setback (ft.)			Maximum Building Height (ft.)
						Front	Side	Rear	
Single Family	5,500	110	50	70%	20%	20	5	5	35
Single Family Paired Villa**	7,700	110	70	70%	20%	20	5	5	35
Multifamily	2,500***	100	25	70%	20%	20	5	5	40

\*Table 1 lists the development criteria for one Single Family Paired Villa building, or two lots. The minimum lot width for the two lots is 70 feet, or a minimum of 35 feet for each individual lot the building covers.

\*\*Amounts listed, other than lot width and square footage, are per dwelling unit

\*\*\*Minimum building setback from Tymber Creek Road is 50 ft. (excluding auxiliary structures such as guard gatehouse and project signage).

**Specialty Setbacks, Residential**

AC/Heating Units	1.5 feet
Patio	5 feet
Swimming Pool/Pool Deck	5 feet
Pool Enclosure	5 feet
Pool Pumps	1.5 feet
Accessory Structures	5 feet
Generators/Other Mechanical Equip.	1.5 feet
Eaves	3 feet

**Commercial Development Criteria**

Natural Open Space	25% of total area
Maximum Building Coverage	50% of total area
Maximum Impervious Surface Area	85%
Maximum Building Height	50 feet
Minimum Lot Depth	100 feet
<b>Project Minimum Building Setbacks</b>	
SR 40	50 feet
Tymber Creek Road	50 feet
Internal Roadways	10 feet
All Other Property Perimeters	10 feet
Wetland Buffers	As Permitted by SJRWMD

**10. Development Standards**

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

**LDC Modifications Requested**

1. Section 7.1.A.6 (Lot Shapes) – Allowance for flag shaped lots and narrower lot width minimums to permit smaller lots associated with single family villa dwelling units.
2. Section 7.2.E (Sidewalks) – Modification to the requirement sidewalks are installed on both sides of every street. Request would require sidewalks only on a single side of each street with the development.
3. Section 4.2.B (Lot and Building Standards) – Requested modifications to minimum lot and building standards for single family dwellings to accommodate development of smaller lots associated with an active adult community.
4. Section 6.10 (Signage) – Modifications to LDC standards for number of signs and landscape entrance features, maximum combined sign area, and maximum sign height.

5. Section 5.4.C.8.e (Model Homes) – Request to increase the number of model homes permitted within the project area at one time.
6. Section 6.13.D (Internal Street Connectivity) – Reduce Maximum Connectivity Index Score from 1.7 to 1.3.
7. Section 5.2.B.27.a (Outdoor Storage) – Modification to LDC standard by permitting materials and/or equipment to exceed height of the required installed fence or wall.

### **RECOMMENDATION**

Should the accompanying Comprehensive Plan application be approved and all LDC modifications requested be accepted, staff recommends approval of the application to rezone 1,618± acres of land located west of Interstate 95 and south of West Granada Boulevard/State Road 40 from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to develop up to 3,250 dwelling units with amenities and up to 200,000 square feet of commercial uses.

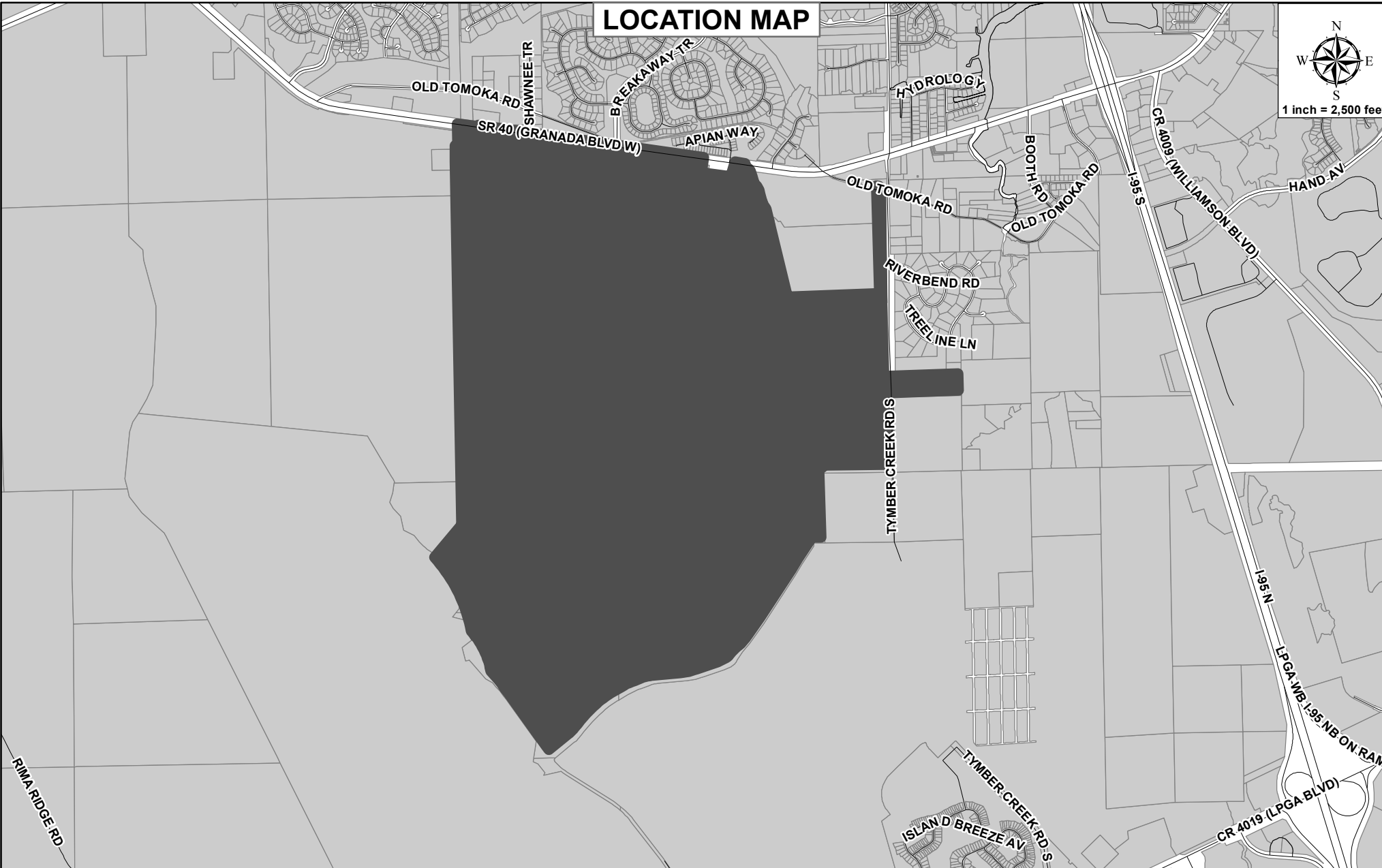
The item is tentatively scheduled to be heard by the City Commission for first reading on August 1, 2018. The second reading (public hearing) will be scheduled for the City Commission pending transmittal of the accompanying Comprehensive Plan amendment.

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

# LOCATION MAP



1 inch = 2,500 feet

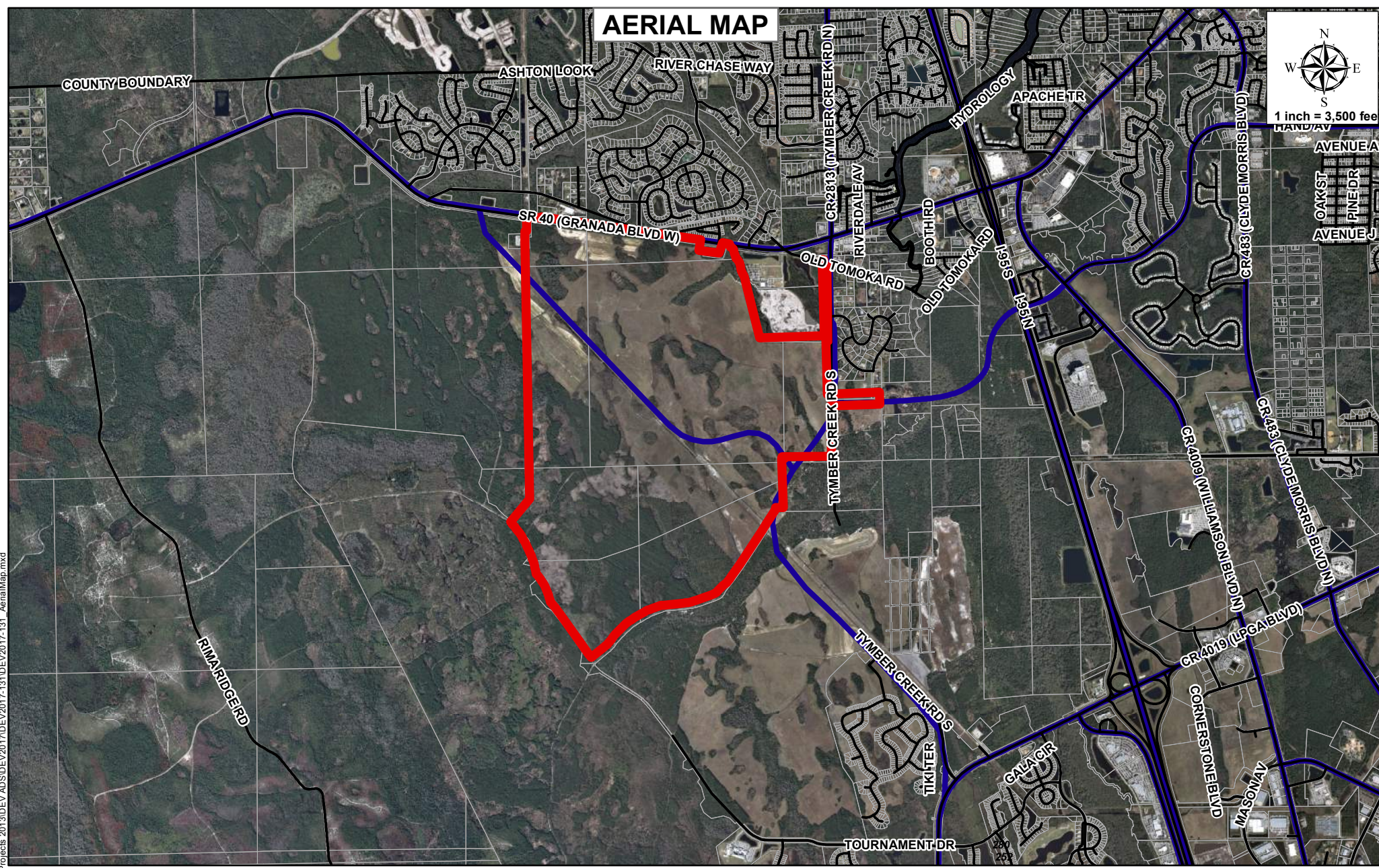


Document Path: P:\Admin\Pratt\ma\Short Term Projects 2017\31DEV AD\31DEV2017\DEV2017-131\DEV2017-131\_LocationMap.mxd



## DEV2017-131 REZONING PLANNED DEVELOPMENT GENERAL LOCATION MAP

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



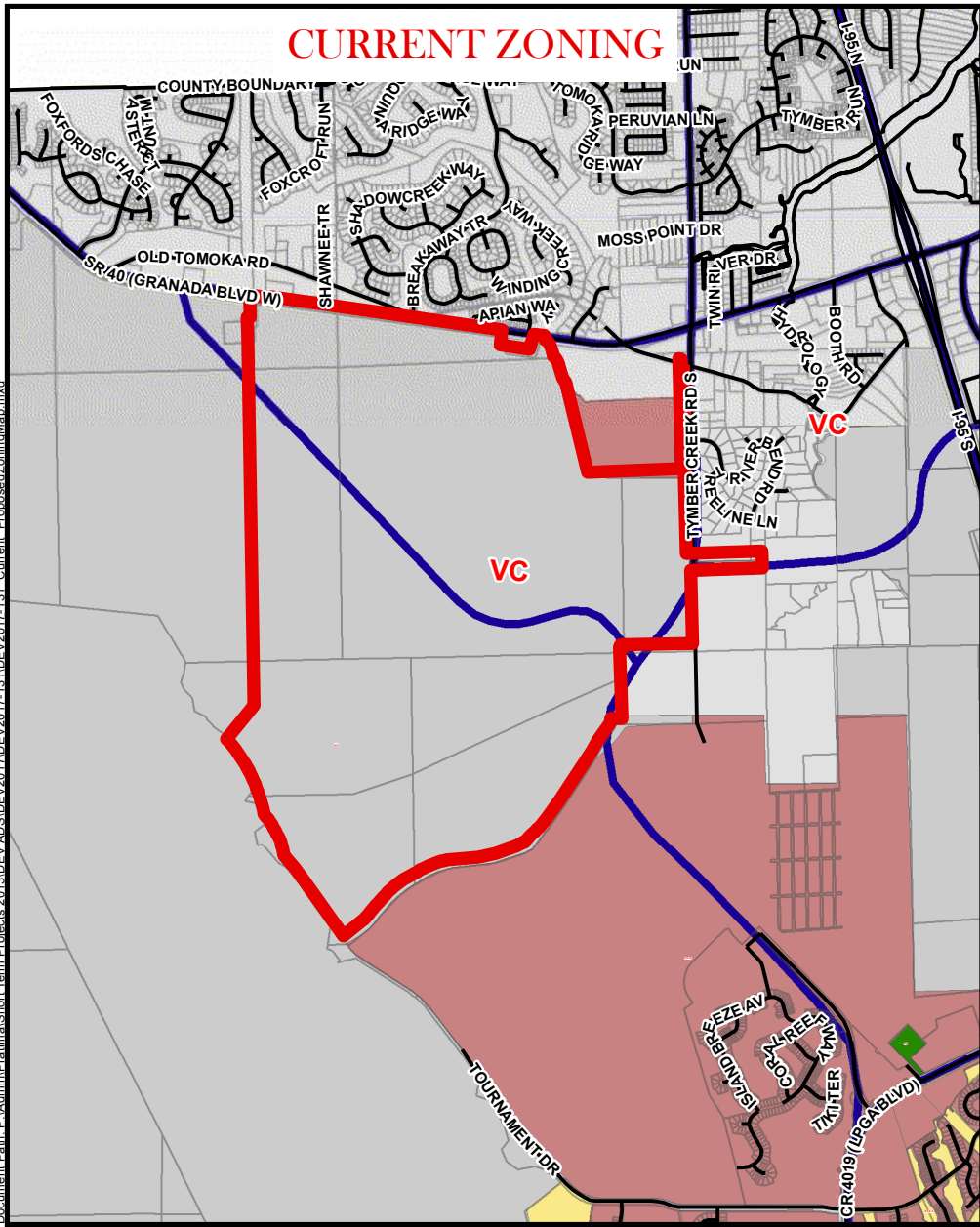
Document Path: P:\Admin\Pratt\ma\Short Term Projects 2017\DEV AD\SIDEV2017\DEV2017-131\DEV2017-131\_AerialMap.mxd



**DEV2017-131  
REZONING PLANNED DEVELOPMENT GENERAL  
AERIAL MAP**

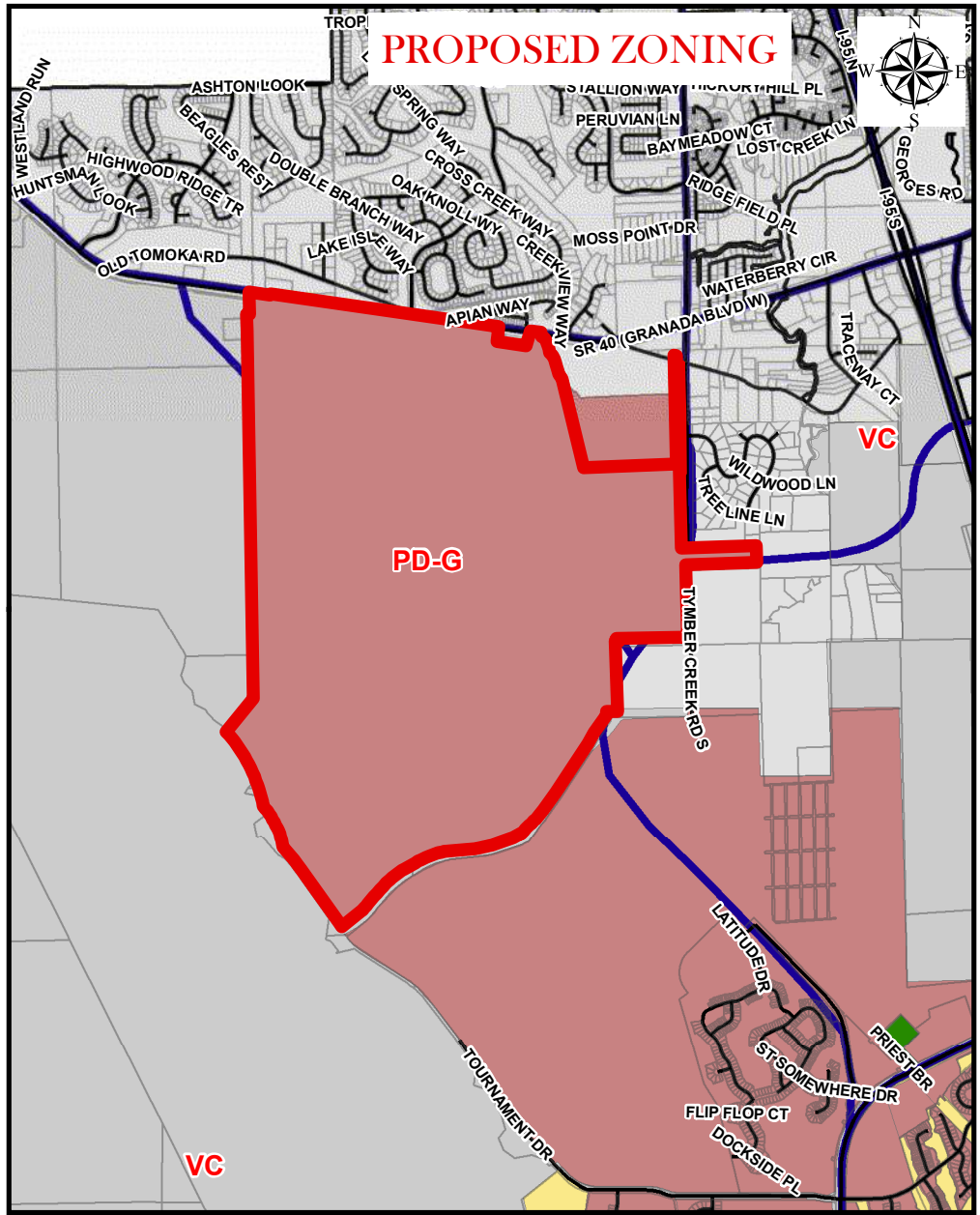
City of Daytona Beach Map disclaimer:  
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should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

# CURRENT ZONING



1 inch = 3,500 feet

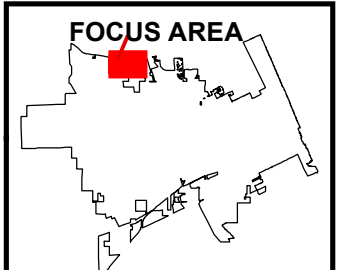
# PROPOSED ZONING



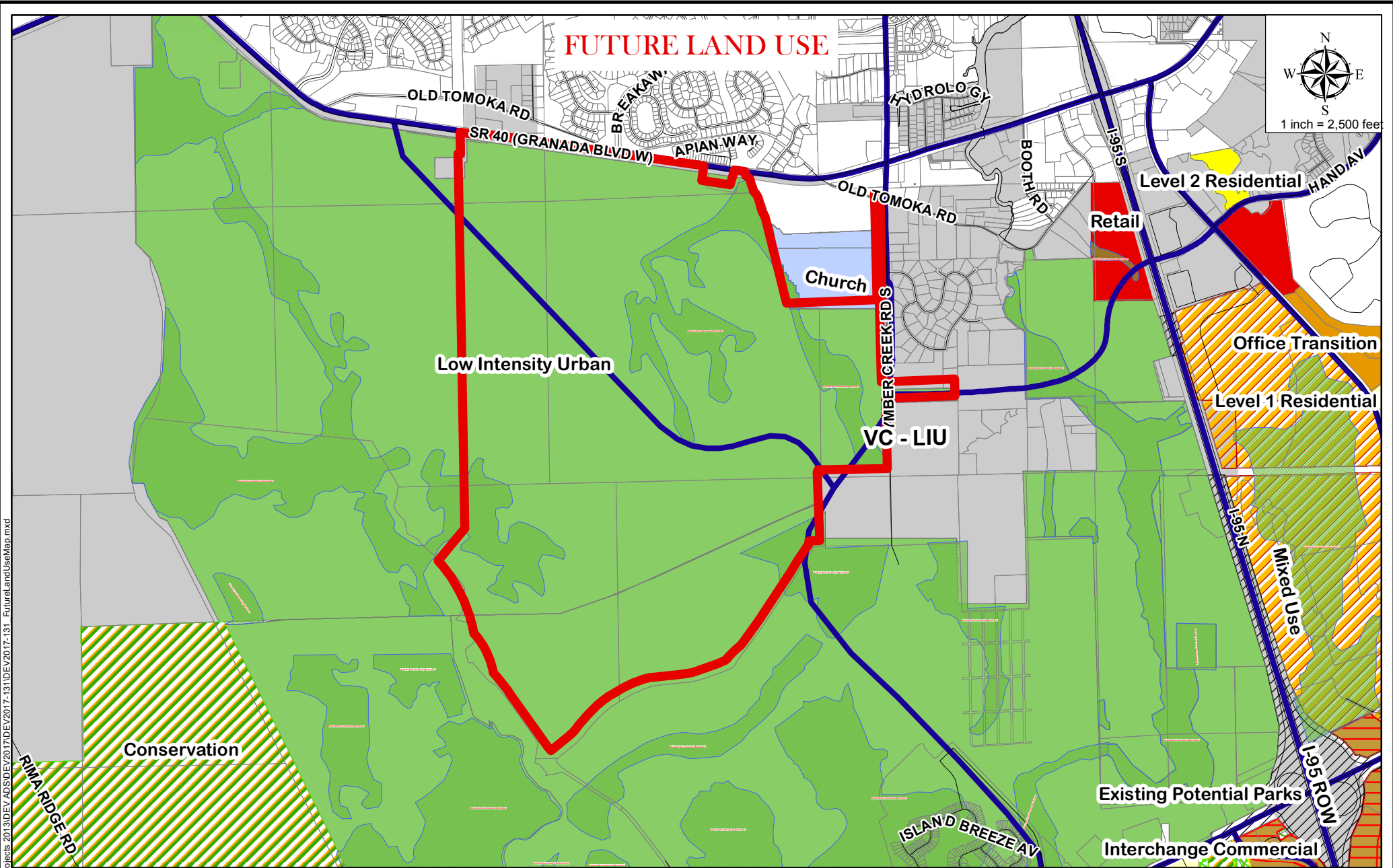
1 inch = 3,500 feet



## DEV2017-131 REZONING PLANNED DEVELOPMENT GENERAL ZONING MAP







Document Path: P:\Admin\Prattina\Short Term Projects 2017\DEV AD\DEV2017-131\DEV2017-131\_Future Land Use Map.mxd



**DEV2017-131  
REZONING PLANNED DEVELOPMENT GENERAL  
FUTURE LAND USE MAP**

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

# MINTO - PARCEL A

## CONCEPTUAL DEVELOPMENT PLAN

(DEV2017-131)



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

CITY OF DAYTONA BEACH - VOLUSIA COUNTY, FL

ATTORNEY: COBB AND COLE  
149 SOUTH RIDGEWOOD AVE. SUITE 700  
DAYTONA BEACH, FL 32114  
(386) 323-9263  
CONTACT: ROB MERRELL, ESQUIRE

ENGINEERING PLANNING & LANDSCAPE ARCHITECTURE: ZEV COHEN & ASSOC., INC.  
300 INTERCHANGE BLVD  
ORMOND BEACH, FL., 32174  
(386) 677-2482  
CONTACT: DWIGHT DURANT, P.E.

ENGINEERING: DONALD W. MCINTOSH & ASSOCIATES, INC.  
2200 PARK AVENUE NORTH  
WINTER PARK, FL. 32789  
(407) 644-4068  
CONTACT: JOHN TOWNSEND, P.E.

OWNER: CONSOLIDATED TOMOKA  
1530 CORNERSTONE BLVD.  
DAYTONA BEACH, FL. 32117  
(386) 274-2202  
CONTACT: JOHN ALBRIGHT

SURVEYOR: GEOPOINT SURVEYING, INC.  
1403 E. 5TH AVENUE  
TAMPA, FL., 33605  
(813) 248-8888  
CONTACT: DAVID A. WILLIAMS, P.S.M., R.P.L.S.

SOILS ENGINEERING: UNIVERSAL ENGINEERING  
911 BEVILLE ROAD, SUITE C  
SOUTH DAYTONA, FL. 32119  
(386) 756-1105  
CONTACT: BRIAN POHL, P.E.

ENVIRONMENTAL: BIOTECH CONSULTING, INC.  
3125 E. SOUTH ST.  
ORLANDO, FL. 32803  
(407) 894-5969  
CONTACT: MARK AUSLEY

DEVELOPER: MINTO COMMUNITIES - FLORIDA  
4042 PARK OAKS BLVD., SUITE 450  
TAMPA, FL. 33610  
(813) 342-3837  
CONTACT: DUTCH NEUWEILER

TRAFFIC: LTG ENGINEERING & PLANNING  
1450 W. GRANADA BLVD, SUITE 2  
ORMOND BEACH, FL. 32174  
(386) 257-2571  
CONTACT: R. SANS LASSITER, P.E.

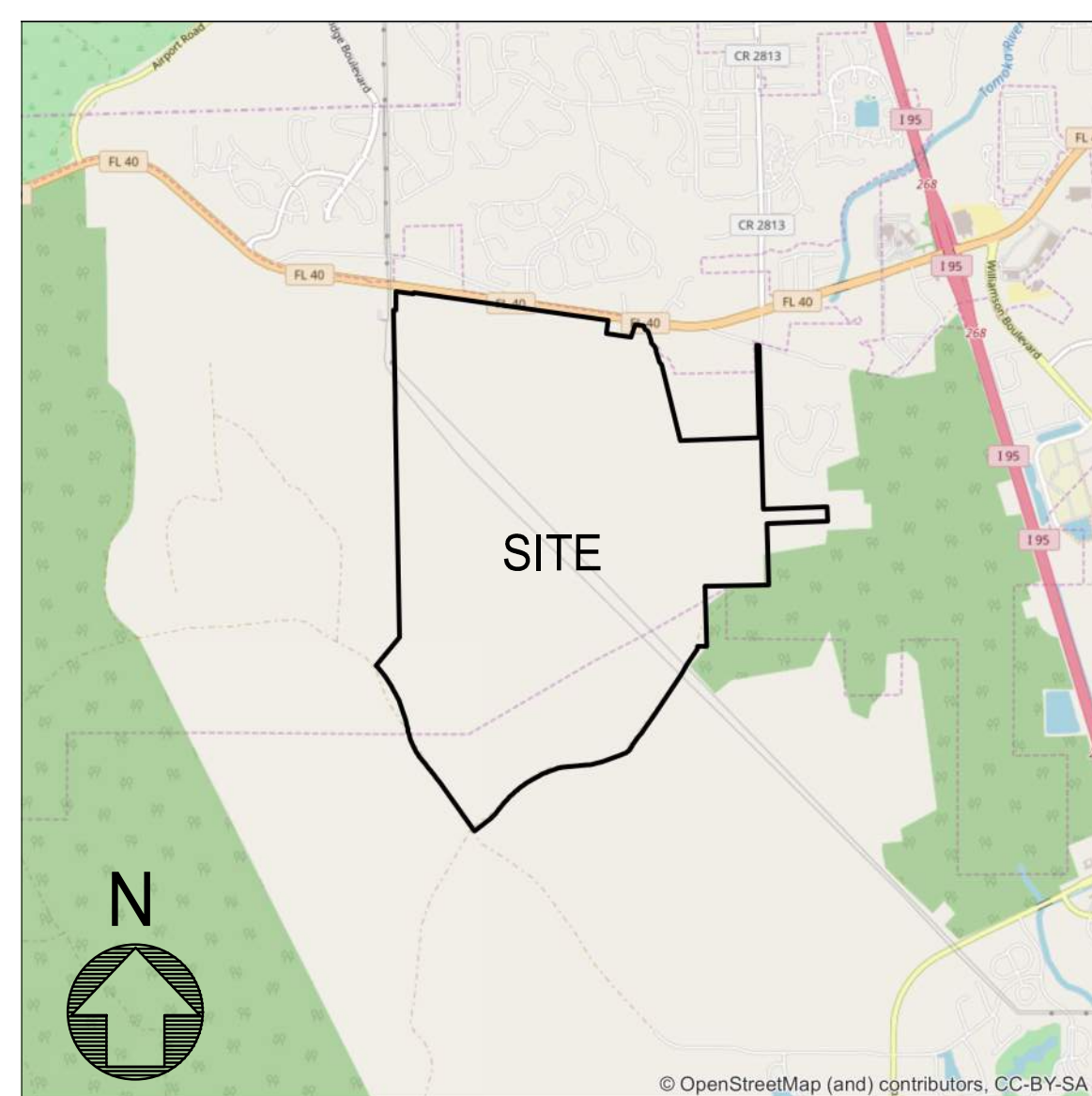
NO.	DATE	REVISIONS
01	1/16/18	REVISED PER NEW LAYOUT
02	1/16/18	REVISED PER COMMENTS DATED FEBRUARY 26, 2018
03	2/26/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	5/9/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/18

FOR REVIEW ONLY NOT FOR CONSTRUCTION

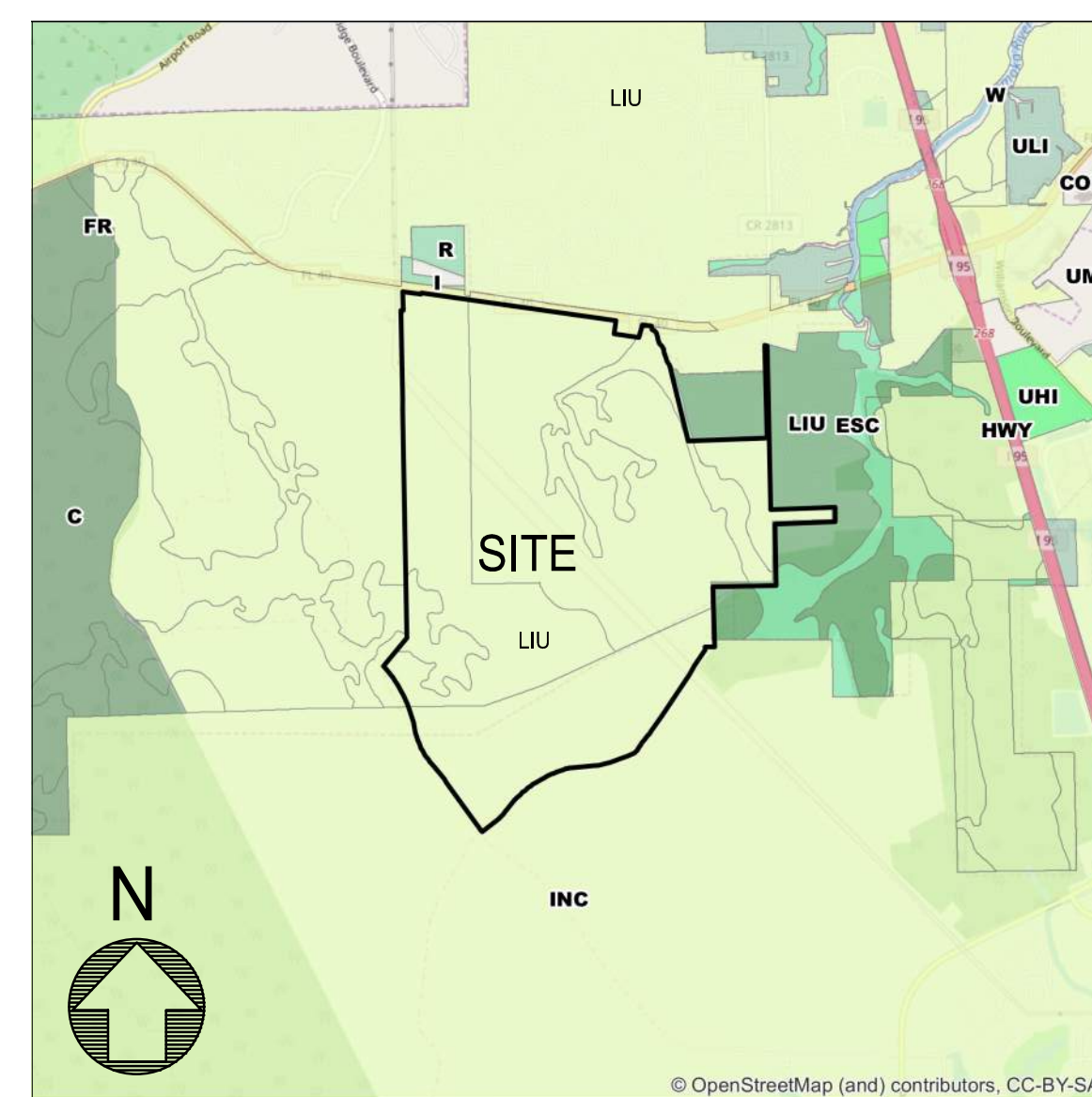
MINTO PARCEL A  
CONCEPTUAL PLAN  
COVER SHEET  
EXHIBIT B

PROJECT NO: 16123  
ISSUE DATE: 09-18-2017  
DESIGNED BY: JES/LB  
DRAFTED BY: JES/LB  
CHECKED BY: FO  
DRAWING FILE: 16123 PD-COV.DWG  
XREFS: XXXXXX.DWG  
XREFS: XXXXXX.DWG

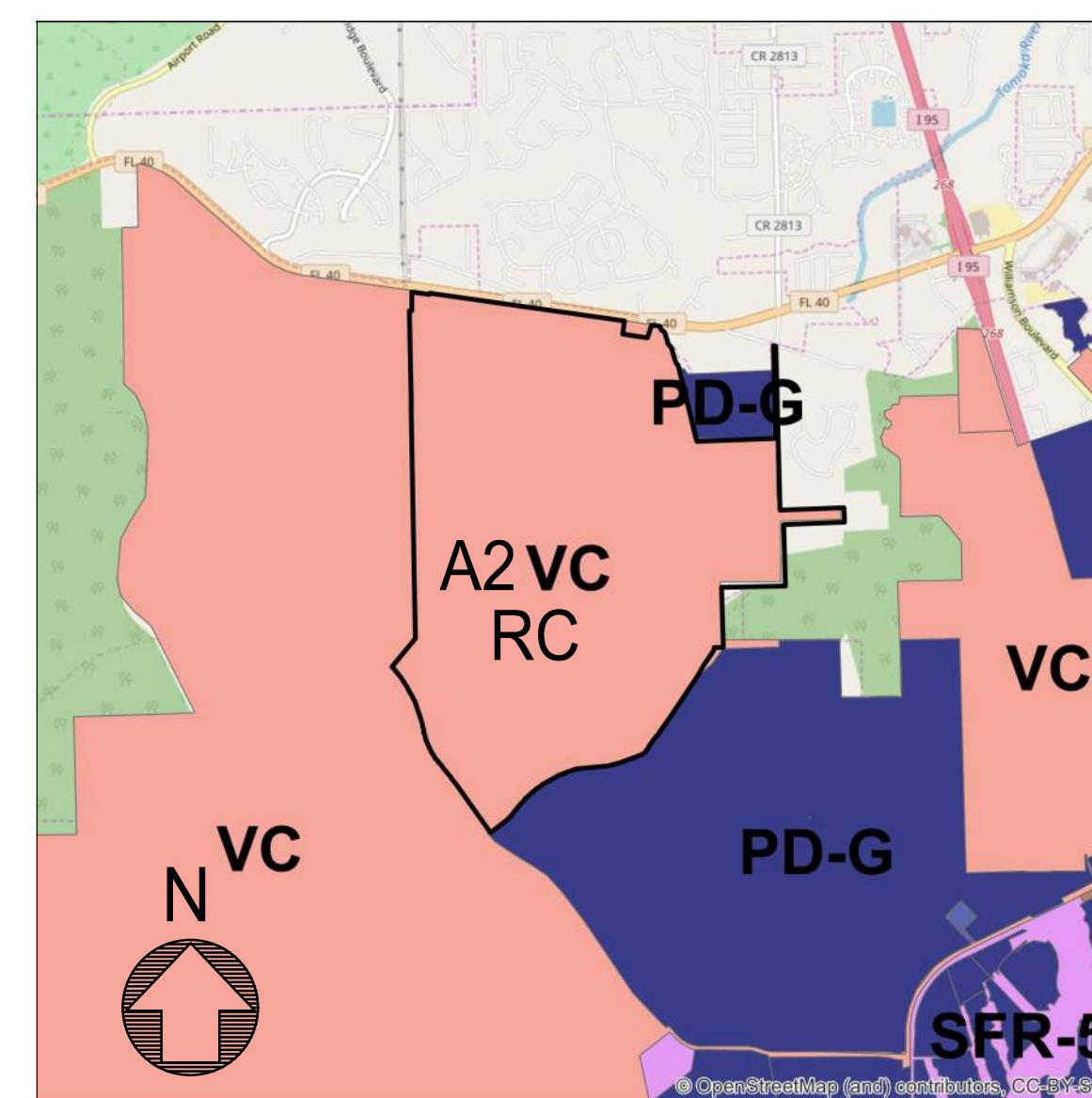
FRANK J. O'KEEFE, P.E. NO. 75854  
NOT VALID WITHOUT SEAL  
SCALE: N.T.S.  
SHEET: B1 OF 3



VICINITY MAP  
SCALE: 1" = 4,000'



FUTURE LAND USE MAP  
SCALE: 1" = 4,000'



ZONING MAP  
SCALE: 1" = 4,000'

**SITE DATA:**

**PROPERTY AREA:** 1,614.34 AC.  
**EXISTING ZONING:** A-2 & RC(VOLUSIA COUNTY)  
**EXISTING LAND USE:** LOW INTENSITY URBAN  
**PROPOSED ZONING:** PD-G  
**PROPOSED LAND USE:** LOW INTENSITY URBAN  
**PID NUMBERS:** 26-14-31-00-00-0020, 27-14-31-00-00-0020, 34-14-31-00-00-0010, 35-14-31-00-00-0010, 36-14-31-00-00-0250, 36-14-31-00-00-025A, 01-15-31-00-00-0010, 01-15-31-00-00-0020, 06-15-32-00-00-0020, 06-15-32-00-00-0030

**UTILITIES:** WATER AND SANITARY SEWER SERVICE PROVIDED BY CITY OF DAYTONA BEACH AND ORMOND BEACH

**SHEET INDEX**

- B1 COVER SHEET
- B2 OVERALL DEVELOPMENT PLAN
- B3 MASTER STORMWATER PLAN

OVERALL DEVELOPMENT DATA	
±1,614 AC	DEVELOPMENT AREA
±182 AC	STORMWATER
±497AC	TOTAL WETLANDS PRESERVED
3,250 UNITS	MAX. RESIDENTIAL
200,000 SF	MAX. COMMERCIAL
±679 AC	OPEN SPACE SET ASIDE (WETLANDS PRESERVED + STORMWATER)



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

NO.	DATE	REVISIONS
01	1/18/18	REVISED PER NEW LAYOUT
02	2/15/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
03	3/29/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	4/24/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/18

**MINTO PARCEL A  
CONCEPTUAL PLAN**

**OVERALL DEVELOPMENT PLAN  
EXHIBIT B**

CITY OF DAYTONA BEACH  
VOLUSIA COUNTY, FLORIDA

PROJECT NO: 16123  
ISSUE DATE: 09-18-2017  
DESIGNED BY: LBJS  
DRAFTED BY: LBJS  
CHECKED BY: FO

DRAWING FILE: 16123 PD-B2-ODP.DWG  
XREFS: 16123BAS  
XREFS: XXXXXX.DWG

NOT VALID WITHOUT SEAL  
SCALE: 1"=600'  
SHEET: B2 OF 3

**RESIDENTIAL DEVELOPMENT CRITERIA**

DWELLING TYPE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT DEPTH (FT.)	MINIMUM LOT WIDTH (FT.)	MAXIMUM LOT COVERAGE	MIN. OPEN SPACE	MINIMUM BUILDING SETBACK (FT.)			MAXIMUM BUILDING HT. (FT.)
						FRONT	SIDE	REAR	
SINGLE-FAMILY	5,500	110	50	70%	20%	20	5	5	35
SINGLE-FAMILY PAIRED VILLA <sub>2</sub>	8,250	110	70	70%	20%	20	5	5	35
MULTIFAMILY	2,500 <sub>3</sub>	100	25	70%	20%	20	5	5	40

1. TABLE 1 LISTS THE DEVELOPMENT CRITERIA FOR ONE SINGLE-FAMILY PAIRED VILLA BUILDING, OR TWO LOTS. THE MINIMUM LOT WIDTH FOR THE TWO LOTS IS 70 FT, OR A MINIMUM OF 35 FT FOR EACH INDIVIDUAL LOT THE BUILDING COVERS.  
2. AMOUNTS LISTED ARE PER DWELLING UNIT  
3. RESIDENTIAL MINIMUM BUILDING SETBACKS FROM TYMBER CREEK ROAD IS 50FT. (EXCLUDING AUXILIARY STRUCTURES SUCH AS GUARD GATEHOUSE AND PROJECT SIGNAGE).

**LEGEND**

- WETLAND AREA
- UPLAND AREA
- RESIDENTIAL AREA
- STORMWATER FEATURE
- AMENITY CENTER
- OUTPARCEL
- COMMERCIAL AREA
- PHASE LINE
- FUTURE CONNECTIONS SUBJECT TO FDOT APPROVAL

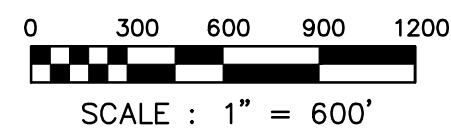
**COMMERCIAL LOT COVERAGE**

USE	TOTAL
MAXIMUM BUILDING COVERAGE	50% OF TOTAL SITE
MINIMUM OPEN SPACE	25%
MAXIMUM BUILDING HEIGHT	50'
MINIMUM LOT DEPTH	100'

NOTES:  
1.) SLOPES WITH ANY DRY RETENTION POND(S) SHALL BE 4:1 WITHOUT A FENCE.  
2.) DRY RETENTION POND(S) SHALL COUNT TOWARD OPEN SPACE REQUIREMENTS.  
3.) ALL PHASING IS CONCEPTUAL AND FINAL PHASING WILL BE PROVIDED WITH SITE PLAN.

**SIGNAGE KEY**

- (A) GATEWAY SIGNAGE AND ENTRANCE FEATURES. SIGNAGE LOCATED AT THE PRIMARY ENTRANCE TO PROJECT (SR40) SHALL HAVE A MAXIMUM HEIGHT OF 15 FEET WITH A MAXIMUM SIGNAGE AREA OF 160 SQUARE FEET. A MAXIMUM OF TWO GATEWAY SIGNS SHALL BE PERMITTED FOR THE PRIMARY ENTRANCE. AN ENTRANCE FEATURE MAY BE DESIGNED IN CONJUNCTION WITH THE ENTRANCE SIGNAGE OR IT MAY OCCUR SEPARATELY. THE ENTRANCE FEATURE SHALL HAVE A MAXIMUM HEIGHT OF 35' AS MEASURED FROM THE BASE OF THE ENTRANCE FEATURE. AN ENTRANCE FEATURE SHALL HAVE A MINIMUM SETBACK OF 10' FROM THE RIGHT-OF-WAY SO LONG AS ANY APPLICABLE FDOT SIGHT TRIANGLE CRITERIA ARE MET.
- (B) THOROUGHFARE NEIGHBORHOOD ENTRANCE SIGN. SIGNAGE LOCATED ALONG TYMBER CREEK ROAD AT THE NEIGHBORHOOD ENTRANCE SHALL HAVE A MAXIMUM HEIGHT OF 12' AND A MAXIMUM SIGNAGE AREA OF 100 SQUARE FEET. THE SIGN SHALL HAVE A MINIMUM SETBACK OF 10' FROM THE RIGHT-OF-WAY SO LONG AS ANY APPLICABLE FDOT SIGHT TRIANGLE CRITERIA ARE MET.
- (C) COMMERCIAL SIGNAGE. ONE MONUMENT SIGN WITH A MAXIMUM SIGNAGE AREA NOT TO EXCEED 320 SQUARE FEET AND A MAXIMUM HEIGHT OF 20', AS MEASURED FROM THE BASE OF THE SIGN, SHALL BE SHARED AMONGST THE ENTIRE COMMERCIAL PROPERTY. ADDITIONAL SIGNAGE MAY BE PERMITTED BASED ON LOT FRONTAGE, NOT TO EXCEED A MAXIMUM HEIGHT OF 8'. COMMERCIAL SIGNAGE NOT DISCUSSED HEREIN SHALL BE PERMITTED PURSUANT TO THE REQUIREMENTS OF THE LDC FOR BUSINESS DISTRICTS.

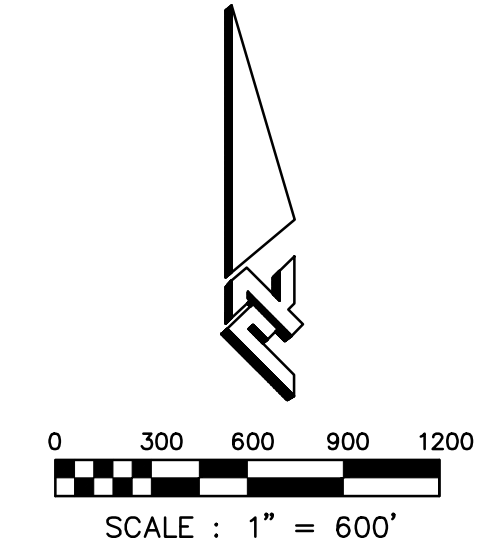


FOR REVIEW ONLY NOT FOR CONSTRUCTION

- STORMWATER LEGEND**
- OFF SITE DRAINAGE PATTERN
  - SITE DRAINAGE OUTFALL
  - WETLANDS AREA
  - UPLANDS AREA
  - RESIDENTIAL AREA
  - POND
  - AMENITY CENTER
  - OUTPARCEL
  - COMMERCIAL



(DEV2017-131)



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

NO.	DATE	REVISIONS
01	1/10/18	REVISED PER NEW LAYOUT
02	1/24/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
03	3/29/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	4/24/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/18

FOR REVIEW ONLY NOT FOR CONSTRUCTION

**MINTO PARCEL A  
CONCEPTUAL PLAN  
MASTER STORMWATER PLAN  
EXHIBIT B**

PROJECT NO: 16123  
ISSUE DATE: 09-18-2017  
DESIGNED BY: JES/LB  
DRAFTED BY: JES  
CHECKED BY: F0  
DRAWING FILE: 16123 PD-B3-SMP.DWG  
XREFS: 16123BAS  
XREFS: XXXXXX.DWG

**NOTE:**  
1. CONCEPTUAL DRAINAGE PLAN - FINAL CONFIGURATION TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LANDSCAPE BUFFERS

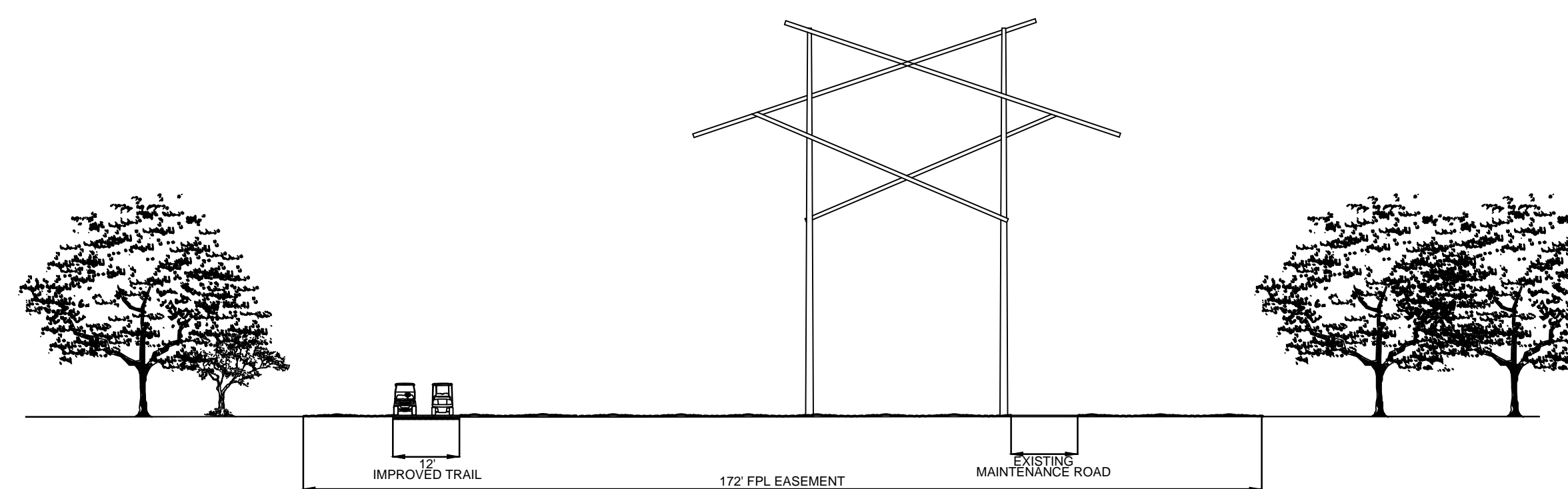
- 50 FT. SR 40 / W. GRANADA BLVD.
- 25 FT. FUTURE TYMBER CREEK ROAD ROW
- 10 FT. ALL OTHER PROPERTY PERIMETERS

CONNECTIVITY (Score 1.4)

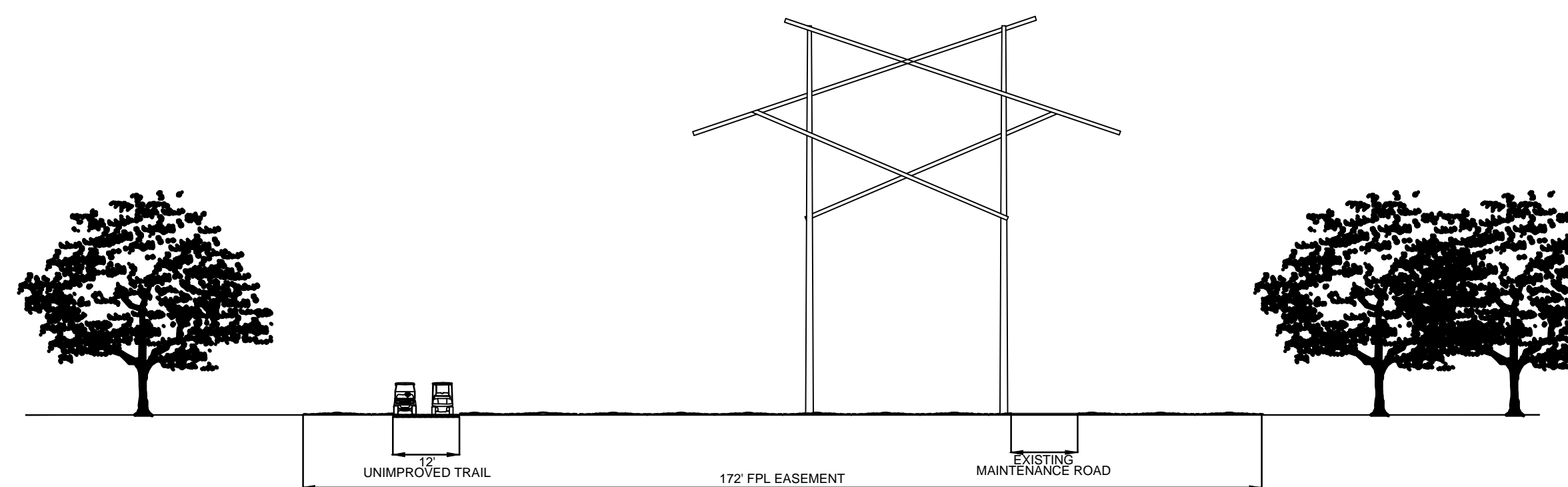
- LINKS (140)
- ☆ NODES (99)

PARKS LEGEND

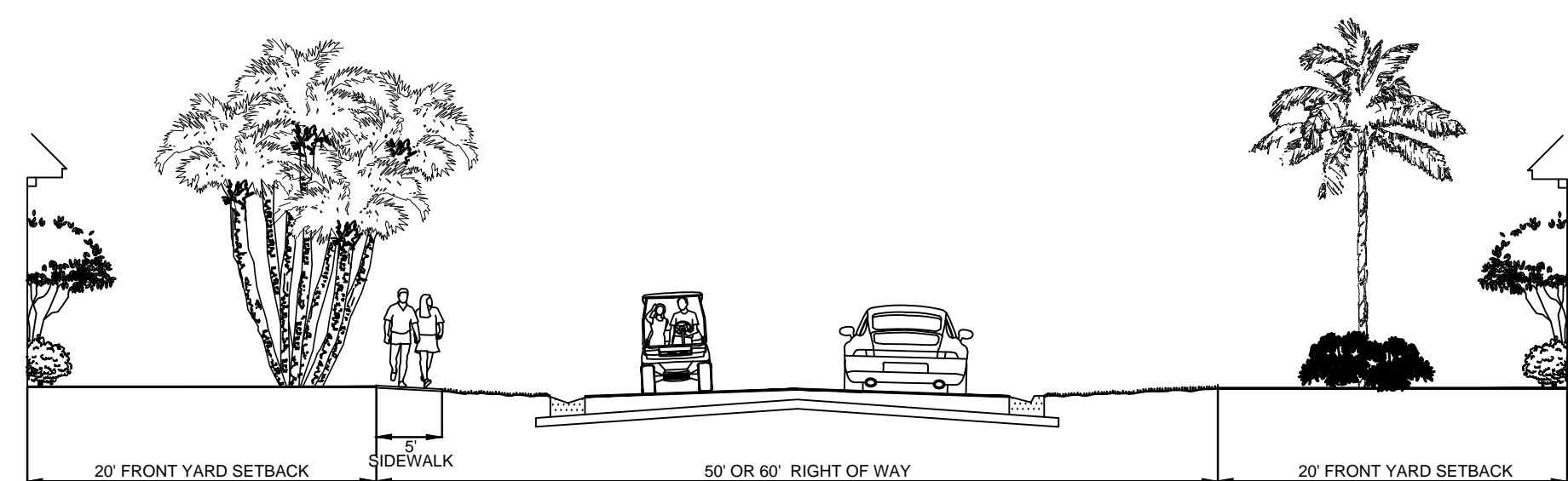
- (P) POTENTIAL POCKET PARKS (± 7.49 AC.)
- ✻ AMENITY CENTER
- POTENTIAL TRAIL
- WETLAND AREA
- UPLAND AREA
- STORMWATER FEATURE
- RESIDENTIAL AREA
- AMENITY CENTER
- COMMERCIAL AREA
- OUTPARCEL



TYPICAL 12' IMPROVED TRAIL SECTION  
NTS



TYPICAL 12' UNIMPROVED TRAIL SECTION  
NTS

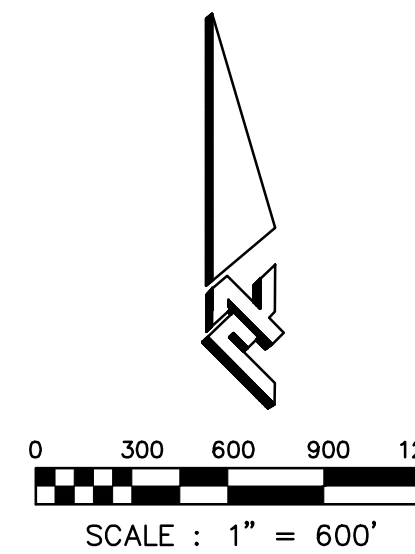


TYPICAL ROADWAY SECTION  
NTS

NOTES:  
1.) IMPROVED AND UNIMPROVED PATHWAYS WILL MEANDER TO PRESERVE AND ENHANCE THE NATURAL ENVIRONMENT AND USER EXPERIENCE.



(DEV2017-131)



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

NO.	DATE	REVISIONS
01	1/18/18	REVISED PER NEW LAYOUT
02	1/24/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
03	2/28/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	4/9/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/18

FOR REVIEW ONLY NOT FOR  
CONSTRUCTION

**MINTO PARCEL A  
CONCEPTUAL PLAN**  
**REC/PARKS & CONNECTIVITY  
EXHIBIT D**

PROJECT NO: 16123  
ISSUE DATE: 09-18-2017  
DESIGNED BY: LB  
DRAFTED BY: LB/JS  
CHECKED BY: FO

DRAWING FILE: 16123 PD-D1-PARKS & LA.D  
XREFS: 16123BS.DWG  
XREFS: XXXXXX.DWG

NOT VALID WITHOUT SEAL

SCALE: 1"=600'

SHEET: **D1** OF **1**

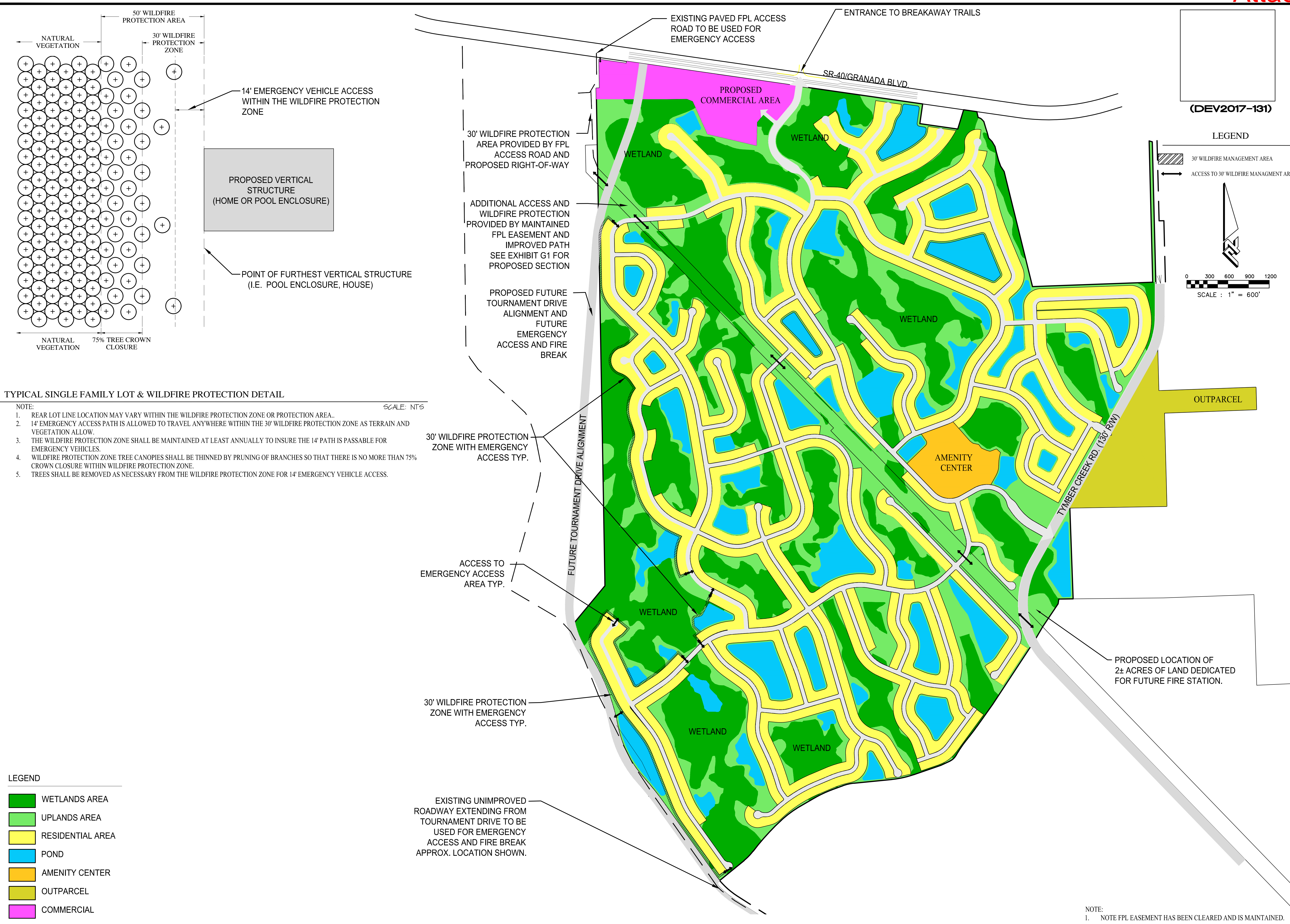


CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

NO.	DATE	REVISIONS
01	1/18/18	REVISED PER NEW LAYOUT
02	2/15/18	REVISED PER COMMENTS DATED FEBRUARY 26, 2018
03	3/29/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	4/9/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/18

**MINTO PARCEL A  
CONCEPTUAL PLAN  
WILDFIRE PROTECTION PLAN  
EXHIBIT G**

PROJECT NO: 16123  
ISSUE DATE: 09-18-2017  
DESIGNED BY: JES  
DRAFTED BY: JES  
CHECKED BY: FO  
DRAWING FILE: 16123 PD-G1-FIREWISE.DWG  
XREFS: XXXXXX.DWG  
XREFS: XXXXXX.DWG



**TYPICAL SINGLE FAMILY LOT & WILDFIRE PROTECTION DETAIL**  
SCALE: NTS

NOTE:  
1. REAR LOT LINE LOCATION MAY VARY WITHIN THE WILDFIRE PROTECTION ZONE OR PROTECTION AREA.  
2. 14' EMERGENCY ACCESS PATH IS ALLOWED TO TRAVEL ANYWHERE WITHIN THE 30' WILDFIRE PROTECTION ZONE AS TERRAIN AND VEGETATION ALLOW.  
3. THE WILDFIRE PROTECTION ZONE SHALL BE MAINTAINED AT LEAST ANNUALLY TO INSURE THE 14' PATH IS PASSABLE FOR EMERGENCY VEHICLES.  
4. WILDFIRE PROTECTION ZONE TREE CANOPIES SHALL BE THINNED BY PRUNING OF BRANCHES SO THAT THERE IS NO MORE THAN 75% CROWN CLOSURE WITHIN WILDFIRE PROTECTION ZONE.  
5. TREES SHALL BE REMOVED AS NECESSARY FROM THE WILDFIRE PROTECTION ZONE FOR 14' EMERGENCY VEHICLE ACCESS.

**LEGEND**

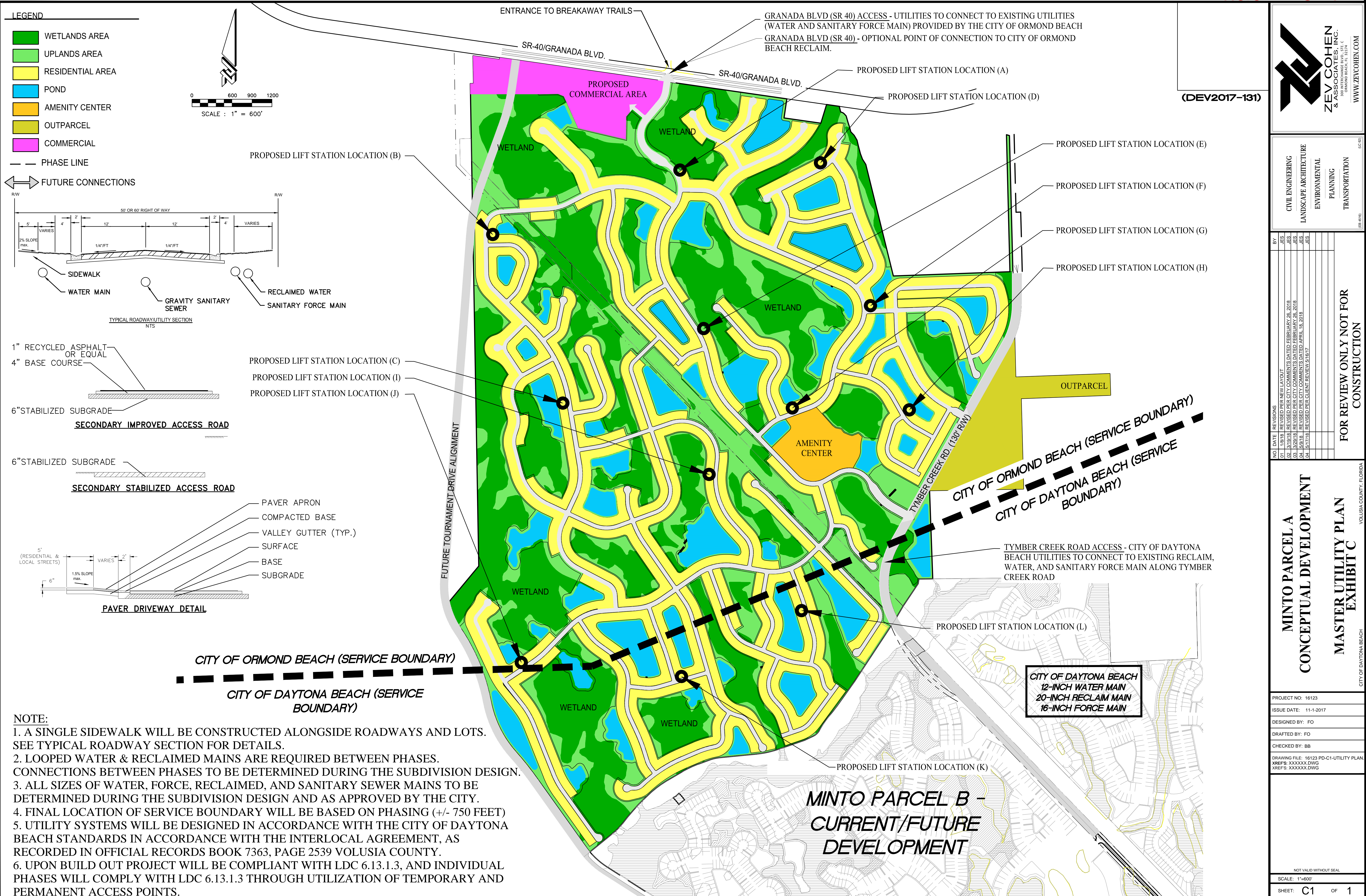
- WETLANDS AREA
- UPLANDS AREA
- RESIDENTIAL AREA
- POND
- AMENITY CENTER
- OUTPARCEL
- COMMERCIAL

**LEGEND**

- 30' WILDFIRE MANAGEMENT AREA
- ACCESS TO 30' WILDFIRE MANAGEMENT AREA

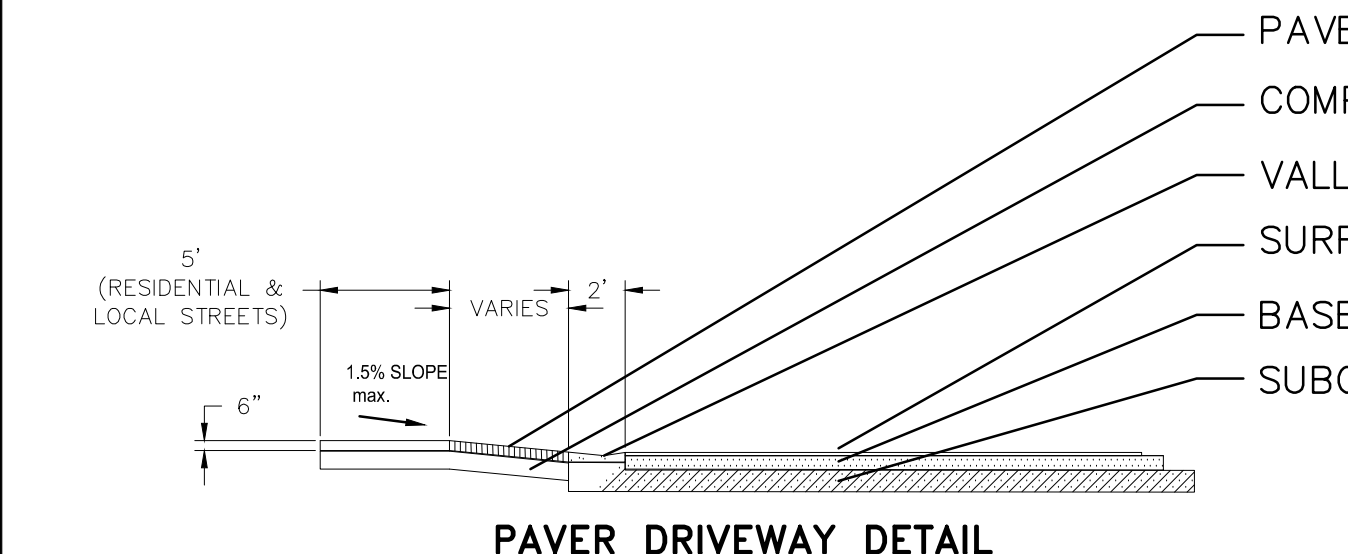
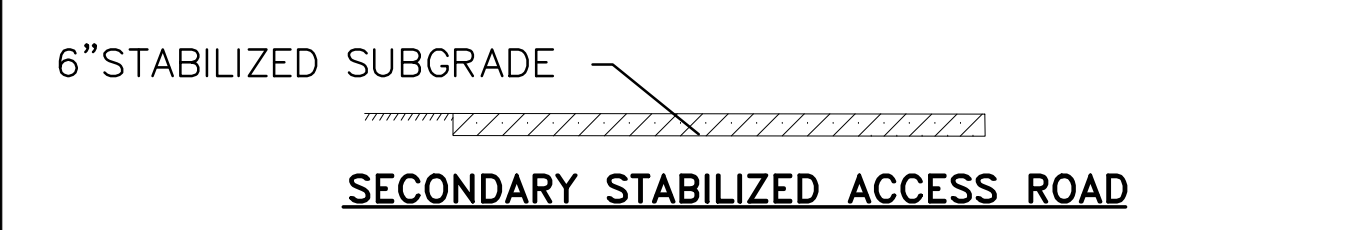
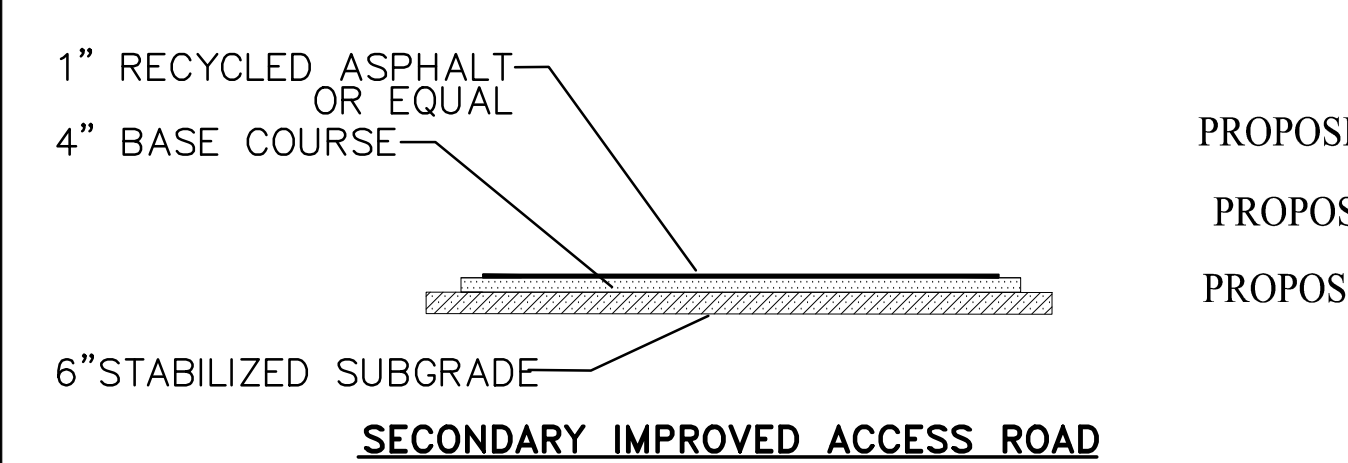
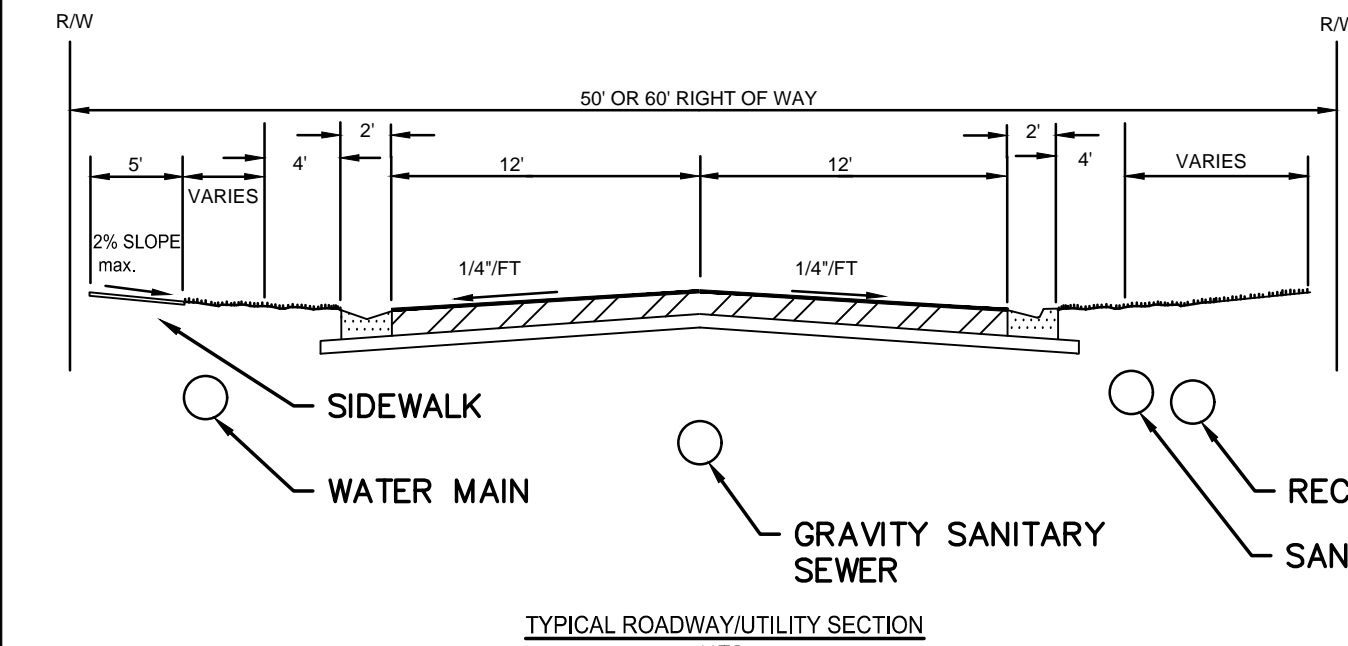
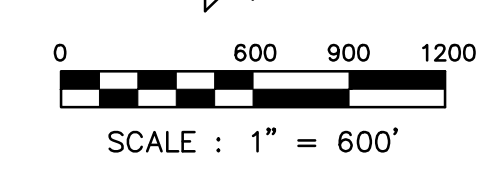
SCALE: 1" = 600'

NOTE:  
1. NOTE FPL EASEMENT HAS BEEN CLEARED AND IS MAINTAINED.



**LEGEND**

- WETLANDS AREA
- UPLANDS AREA
- RESIDENTIAL AREA
- POND
- AMENITY CENTER
- OUTPARCEL
- COMMERCIAL
- PHASE LINE
- FUTURE CONNECTIONS



**NOTE:**

1. A SINGLE SIDEWALK WILL BE CONSTRUCTED ALONGSIDE ROADWAYS AND LOTS. SEE TYPICAL ROADWAY SECTION FOR DETAILS.
2. LOOPED WATER & RECLAIMED MAINS ARE REQUIRED BETWEEN PHASES. CONNECTIONS BETWEEN PHASES TO BE DETERMINED DURING THE SUBDIVISION DESIGN.
3. ALL SIZES OF WATER, FORCE, RECLAIMED, AND SANITARY SEWER MAINS TO BE DETERMINED DURING THE SUBDIVISION DESIGN AND AS APPROVED BY THE CITY.
4. FINAL LOCATION OF SERVICE BOUNDARY WILL BE BASED ON PHASING (+/- 750 FEET)
5. UTILITY SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF DAYTONA BEACH STANDARDS IN ACCORDANCE WITH THE INTERLOCAL AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7363, PAGE 2539 VOLUSIA COUNTY.
6. UPON BUILD OUT PROJECT WILL BE COMPLIANT WITH LDC 6.13.1.3, AND INDIVIDUAL PHASES WILL COMPLY WITH LDC 6.13.1.3 THROUGH UTILIZATION OF TEMPORARY AND PERMANENT ACCESS POINTS.

(DEV2017-131)

**ZEV COHEN & ASSOCIATES, INC.**  
 ORMOND BEACH, FL 32114  
 WWW.ZEVCOHEN.COM

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 PLANNING  
 TRANSPORTATION

NO.	DATE	REVISIONS
01	1/17/18	ISSUED FOR PERMITS
02	2/1/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
03	2/26/18	REVISED PER CITY COMMENTS DATED FEBRUARY 26, 2018
04	4/9/18	REVISED PER CITY COMMENTS DATED APRIL 18, 2018
05	5/17/18	REVISED PER CLIENT REVIEW 5/16/17

**MINTO PARCEL A**  
 CONCEPTUAL DEVELOPMENT  
 MASTER UTILITY PLAN  
 EXHIBIT C

PROJECT NO:	16123
ISSUE DATE:	11-1-2017
DESIGNED BY:	FO
DRAFTED BY:	FO
CHECKED BY:	BB
DRAWING FILE:	16123 PD-C1-UTILITY PLAN
XREFS:	XXXXX.DWG
XREFS:	XXXXX.DWG

NOT VALID WITHOUT SEAL  
 SCALE: 1"=600'  
 SHEET: C1 OF 1

FOR REVIEW ONLY NOT FOR CONSTRUCTION

VOLUSIA COUNTY, FLORIDA

**CITY OF DAYTONA BEACH**  
 12-INCH WATER MAIN  
 20-INCH RECLAIM MAIN  
 16-INCH FORCE MAIN

**MINTO PARCEL B -**  
 CURRENT/FUTURE  
 DEVELOPMENT

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

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



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700  
Daytona Beach, Florida 32114  
(386) 255-8171  
CobbCole.com

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

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

**RETIRED**  
Thomas S. Hart

\*Practice limited to federal  
immigration matters

May 17, 2018

**VIA HAND DELIVERY**

Mr. Dennis Mrozek  
Planning Manager  
City of Daytona Beach  
301 S. Ridgewood Avenue, Room 240  
Daytona Beach, FL 32114

Re: DEV2017-131 Parcel A - Latitudes Rezoning/Planned Development  
Waivers and Benefits

Dear Dennis:

On behalf of our client, Minto Communities, LLC (the "Applicant" and "Contract Purchaser") we respectfully request a rezoning to Planned Development (PD) for the property generally located south of SR 40/ Granada Boulevard and west of Tomoka Farms Road which is the subject of DEV2017-131 (the "Property"). The Property is currently undeveloped. The rezoning will allow an active adult community and commercial uses on the Property, as well as other substantial site improvements as detailed below. The Daytona Beach Land Development Code (LDC) requires PD rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to balance for the needed waivers.

We recognize the importance of the standards contained in the City's Land Development Code (LDC) and have made every reasonable effort to bring forward a project consistent with the City's LDC. However, in this case the project requires certain minor code waivers which we balanced against many significant public benefits.

**Public Benefit**

The proposed development will provide numerous public benefits to Daytona Beach, Volusia County, and their residents. First, the age-restricted nature of the proposed development will result in certain public benefits not associated with unrestricted residential developments. Due to the smaller household sizes of age-restricted communities, the project will inherently place less



Mr. Dennis Mrozek  
May 17, 2018  
Page 2

---

of a burden on public services. Households with residents ages 55 years and older generate lower demand on utility and transportation systems as they tend to use these services less frequently. Furthermore, school-aged children do not reside in age-restricted households and therefore the proposed age-restricted development will not increase the demand for public elementary and secondary education facilities. Moreover, older adults provide significant benefits to the local economy through active volunteerism within their communities.

Second, the proposed development will significantly increase the City's tax base. For example, assuming the average market value of the homes within the proposed development is \$278,000, the combined residential and commercial development will increase the City's tax base by \$805.4 million. This estimated taxable value exceeds the assessed value of the City's top 10 principal taxpayers according to the City's 2016 Comprehensive Annual Financial Report. By \$262 million. At buildout, the entire proposed development is expected to generate annual property taxes of \$5.4 million for the City, plus \$2.3 million in additional annual General and Special Revenue Fund revenue for the City. Furthermore, the entire proposed development is expected to generate annual property taxes of \$5.7 million for Volusia County at buildout. Thus, this development would have a significant impact on the tax base for both the City and the County.

Third, the proposed development will impact the local economy by generating permanent economic activity caused by the spending of the new residents. The Planned District Agreement allows 3,250 dwelling units for the development. This is a significant housing increase and will attract new residents to come to the area and spend their dollars in the local economy. Therefore, the development will add consumers to help support the local economy, which will, in turn, increase the standard of living for the residents in the area as a whole.

Fourth, the project will include construction of the Tymber Creek Road extension, which is contemplated by both the City of Daytona Beach and Volusia County Comprehensive Plans and will provide a significant transportation system improvement. Upon completion, this road will provide significant relief to I-95 and other City and County north-south thoroughfares like Williamson Boulevard and Clyde Morris Boulevard.

Fifth, the potential 200,000 square feet of commercial development will create a public benefit by providing the opportunity for the establishment of more businesses in the area. The commercial development will provide jobs for residents, will create a tax value of approximately \$40,000,000, increase the sales tax and economic activity locally, and attract more businesses to the area. This will benefit the public by providing jobs and raising the standard of living for residents.

Finally, the project proposed restoring and recreating wetlands throughout the Property and large areas will be designated as preserve land and will be placed under perpetual conservation easements. This will enhance the ecology of the area and the aesthetic value of the Property to residents, and improve the health of the ecosystem well beyond the Property boundaries.

Mr. Dennis Mrozek  
May 17, 2018  
Page 3

---

**Waivers**

*Lot Shapes.* No more than two flag lots shall be located adjacent to each other and the minimum lot width for the narrow extension of a flag lot to the right-of-way shall be 20 feet. (LDC, Section 7.1(A)(6)). – The Applicant is requesting a waiver to allow more than two flag lots to be located adjacent to each other and to allow a minimum lot width for the narrow extension of a flag lot to the right-of-way to be less than 20 feet but in no case less than 10 feet. Although the requested minimum lot width is smaller than that required by the LDC, the irregular lot shapes in the proposed development are appropriate for the proposed age-restricted development. The development targets active adults who are 55 years old or older who are interested in downsizing from the traditional large single family home to reduce upkeep and maintenance. Furthermore, the dwelling units on said lots will comply with the setback requirements set forth in the Planned District Agreement.

*Sidewalks.* New development shall be served by an internal pedestrian circulation system that provides safe, convenient, efficient, and orderly movement, and connects to new sidewalk installation on both sides of all street. (LDC 6.3(H); 7.2(E)). – Because this project is an age-restricted development, with no school age children, the Applicant feels this requirement is unnecessary and is requesting a waiver from this requirement, to allow sidewalks at least five (5) feet wide, on one side only, on all streets in the subdivision. In other developments the Applicant has constructed, with similar demographics to the proposed development, the residents do not typically utilize the sidewalks and prefer to have more open space in the common areas of the development. Golf carts are the predominant mode of transportation in these developments. The homeowners' association prohibits golf carts from riding on the sidewalk so that those residents who wish to utilize the sidewalks for walking and jogging may do so. Despite the fact that the proposed development does not have sidewalks on both sides of the street, the development provides alternative means of transportation which advance pedestrian safety and connectivity. Notably, the potential trail connections throughout the proposed active adult community development and the opportunity for transportation by golf cart provide for significant pedestrian connectivity and offer safe forms of transportation.

*Standards for Single Family Houses.* The LDC specifies various lot and building requirements for single family houses and accessory structures. (LDC, Section 4.2(B)) – The Applicant is requesting a waiver from the maximum lot coverage and front, side, and rear yard setback requirements for single family residential buildings and accessory structures. The Applicant proposes to replace these standards with those criteria and requirements listed in Section 3.D of the Minto Tomoka - Parcel A Planned Development Agreement. Although the requested front, side, and rear yard setbacks are smaller, and the maximum lot coverage is greater, than required by the LDC, the irregular lot shapes in the proposed development result in smaller lots and are appropriate for an active adult community. The proposed development is age-restricted and targets adults who are 55 years old or older. These active adults are generally interested in downsizing from the traditional large single-family home to reduce upkeep and maintenance. Additionally, the proposed criteria meet the purpose of the LDC restrictions to ensure compatibility of residential uses and maintain and protect property values.

Mr. Dennis Mrozek  
May 17, 2018  
Page 4

---

Additionally, the CODB Engineering Standards for Design and Construction C-9 address the use of pavers in development - To maintain the quality and design of the community, and to reduce runoff, the Applicant proposes using pavers at the end of residential driveways.

*Signage.* The LDC specifies various criteria for allotment and design of signage. (LDC, 6.10)) – The Applicant is requesting a waiver from the number of signs and landscaped entrance features, the maximum combined sign area, and the maximum sign height requirements in the LDC. The Applicant proposes replace these standards with the amounts and sizes specified in Section 10 of the Minto Tomoka – Parcel A Planned Development Agreement. Although the requested number of signs, the maximum combined sign areas, and the maximum sign heights requested are greater than what is allowed by the LDC, the waivers requested are appropriate considering the large size of the proposed development. The proposed signage meets the purpose of the LDC regulations to enable the identification of places of residence and business; enhance the attractiveness and economic well-being of the city as a place to live, vacation and conduct business; and establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.

A Master Sign Plan is required to be submitted as part of an application for PD rezoning. (LDC, Section 4.8(C)(4)) – The Applicant is requesting a waiver to allow submittal of an application for PD rezoning with the criteria outlined in Section 10 of the PD in place of a Master Sign Plan. Although a Master Sign Plan is required by the LDC, the design plans for signage are not finalized at this point in time and Section 10 provides a relatively detailed outline what signage will be proposed for the development. Additionally, all proposed signage will still be subject to review during Site Plan or Plat approval.

*Model Dwelling Units.* One model home may be constructed for every 20 lots, or one model home for every 15 lots if the model homes are contiguous to each other under construction, up to a maximum of three model homes for a subdivision. (LDC 5.4(C)(8)(e)). – The Applicant requests a waiver from this standard to permit the construction of fifteen (15) model dwelling units within the project at any one time. Due to the large size of the project and the extended period of time over which the project will be developed, the Applicant believes that this is an appropriate number of model dwelling units to appropriately accommodate anticipated parties interested in purchasing homes as well as to support the proposed phasing of development.

*Internal Connectivity.* All development subject to the minimum connectivity index score standards shall achieve an internal street connectivity score in accordance with Table 6.13.D.1. (LDC, 6.13.D.) – The development is required to achieve a score of 1.7. However, the LDC permits the reduction where the minimum connectivity index score cannot be achieved due to natural features or existing road configurations. (LDC, 6.13.D.3). Due to the amount and location of wetlands on the property the Applicant proposes reducing the required minimum connectivity index score applicable to the development to be reduced to 1.4. This reduction will permit the Applicant to

Mr. Dennis Mrozek  
May 17, 2018  
Page 5

---

provide adequate road connectivity while avoiding and preserving wetlands and the ecosystem connected therewith.

*Outdoor Storage.* Outdoor storage as a principal use requires that the areas used be fully enclosed with a fence or masonry wall at least 8 feet high in accordance with Section 6.8, Fences, Walls, and Hedges. The height of materials and equipment stored shall not exceed the height of the screening fence or wall. (Section 5.2.B.27.a, LDC) – Due to the nature of the project and the intended use of the Outparcel as an outdoor storage area, though fencing will be provided consistent with the LDC requirements, fencing at 8 feet high will not be sufficient to conceal items within the storage area. However, the Applicant is proposing that the project rely on landscape buffering to conceal the Recreational Vehicles and boats that will be stored in the area. Additionally, the area will be within the development and will only be accessible by residents of the development.

\*\*\*\*\*

On behalf of our client, Minto Communities, we respectfully request approval of the PD zoning and waivers. Please feel free to contact me should you have any questions or concerns regarding this matter.

Sincerely,

**Robert A. Merrell III**

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

RAM:RIP/ddl

Enclosures

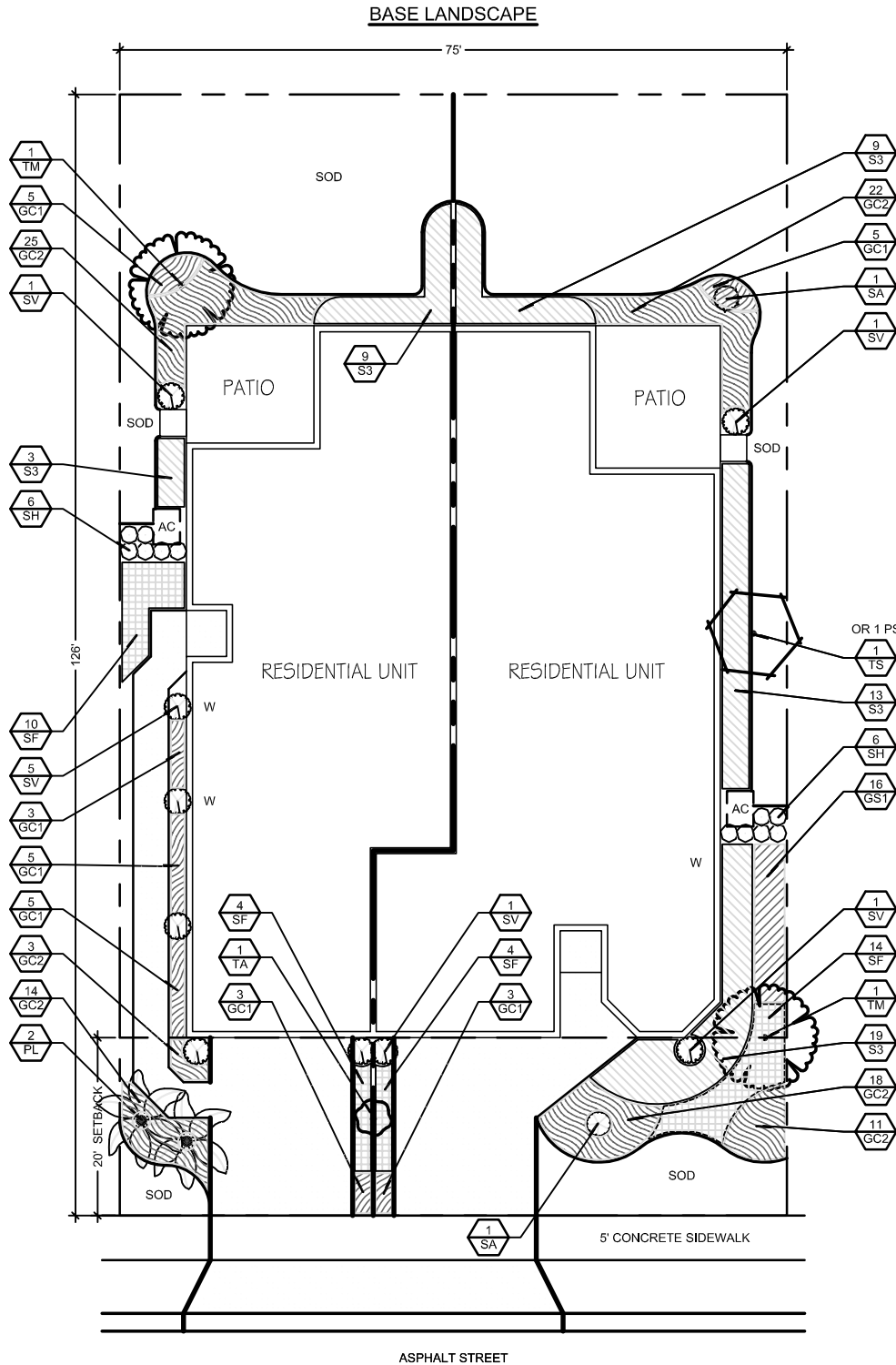
cc: Consolidated-Tomoka Land Co.  
Minto Communities, LLC  
Zev Cohen & Associates, Inc.

## PAIRED VILLA PLANT OPTIONS

	COMMON NAME
TL	TREE - LARGE
TM	TREE - MEDIUM
TS	TREE - SMALL
PL	PALM - LARGE
PS	PALM - SMALL

	COMMON NAME
SA	SHRUB - ACCENT
SV	SHRUB - VERT. ACCENT
S7/SH	SHRUB - 7 GALLON / HEDGE
S3	SHRUB - 3 GALLON
SF	SHRUB - FLOWERING

GROUND COVERS:	
	COMMON NAME
GC1	GROUND COVER 1
GC2	GROUND COVER 2
GC3	GROUND COVER 3
GC4	GROUND COVER 4
GS1	GRASS - 1 GALLON



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 PLANNING  
 TRANSPORTATION

(EB 4516) (LC 62)

16123 5-10-18

# MINTO PARCEL A PROTOTYPICAL LA RESIDENTIAL EXHIBIT

DAYTONA BEACH VOLUSIA

**ZEV COHEN  
 & ASSOCIATES, INC.**  
 300 INTERCHANGE BLVD., STE. C  
 ORMOND BEACH, FL 32174  
 WWW.ZEVCOHEN.COM

BASE LANDSCAPE

**SINGLE FAMILY PLANT OPTIONS**

TREES:

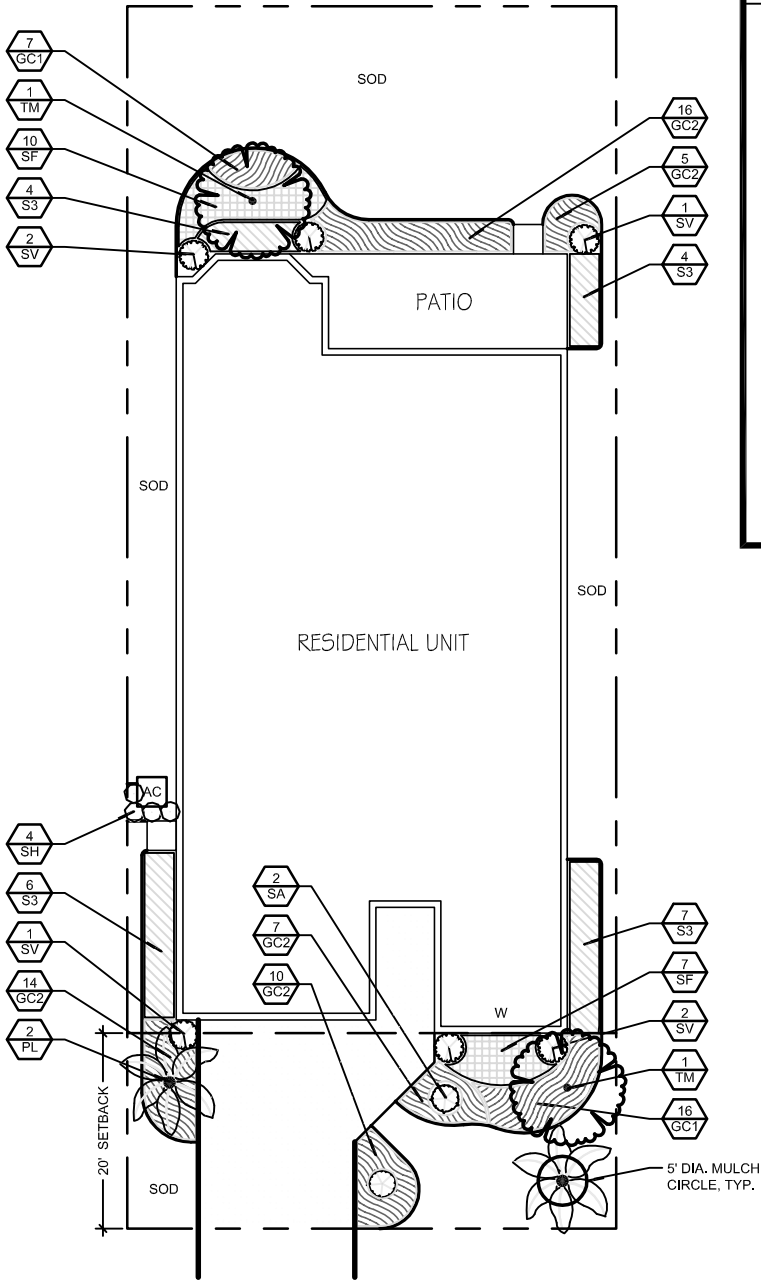
CODE	COMMON NAME
TL	TREE - LARGE
TM	TREE - MEDIUM
TS	TREE - SMALL
PL	PALM - LARGE
PS	PALM - SMALL

SHRUBS:

CODE	COMMON NAME
SA	SHRUB - ACCENT
SV	SHRUB - VERT. ACCENT
S7/SH	SHRUB - 7 GALLON / HEDGE
S3	SHRUB - 3 GALLON
SF	SHRUB - FLOWERING

GROUND COVERS:

CODE	COMMON NAME
GC1	GROUND COVER 1
GC2	GROUND COVER 2
GC3	GROUND COVER 3
GC4	GROUND COVER 4
GS1	GRASS - 1 GALLON



16123

5-10-18

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 PLANNING  
 TRANSPORTATION

**MINTO PARCEL A  
 PROTOTYPICAL LA  
 RESIDENTIAL EXHIBIT**

DAYTONA BEACH

VOLUSIA



**ZEV COHEN  
 & ASSOCIATES, INC.**

300 INTERCHANGE BLVD., STE. C  
 ORMOND BEACH, FL 32174

WWW.ZEVCOHEN.COM



**Exhibit F**  
**Parcel A - Architectural Elevations**  
**Paired Villa**



**Exhibit F**  
**Parcel A - Architectural Elevations**  
**50' Lot**





**Exhibit F**  
**Parcel A - Architectural Elevations**  
**60' Lot**

# Memorandum



Post Office Box 2491  
Daytona Beach, Florida 32115-2491  
(386) 255-8171  
CobbCole.com

**To:** Dennis Mrozek, Planning Manager, City of Daytona Beach  
**From:** Deborah D. LaCroix, CLA  
**Date:** June 7, 2018  
**Client/Matter #:** Minto Parcel A – LSCPA, PD-G Rezoning & Annexation  
DEV2017-132, 131 and DEV2018-079  
**Subject:** Neighborhood Meeting Summary – June 5, 2018

---

A neighborhood meeting was held in the meeting room of the Holiday Inn LPGA, 137 Automall Circle, Daytona Beach, FL on June 5, 2018 at 6:00 p.m.

Rob Merrell, Dutch Neuweiler, Dwight DuRant, Jake Stehr, Sans Lassiter, Matthew West, Rachel Pringle and Debi LaCroix were in attendance to explain the large scale comprehensive plan amendment, rezoning and annexation requests.

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

The neighbors were receptive to the proposed project. They were interested in how the increased traffic will be handled and when improvements to the road network will be made. They were also interested in the utilities and also wildlife in the area of S.R. 40.

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

Thanks.

Deb.

MINTO PARCEL A  
PLANNED DEVELOPMENT-GENERAL REZONING  
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT  
ANNEXATION

DEV2017-131; 132 & 2018-079

NEIGHBORHOOD MEETING  
JUNE 5, 2018, 2018 6:00 P.M.  
SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
BARBARA DEANGELO	VIA 108 ROMA ORMD BCH, FL 32174	386 492-7974
Bill + Lynn Friel	VIA 110 ROMA ORMD BCH 32174	386 677-1346
JAKE STEHR	300 Interchange Blvd ORMD BCH FL	298-5065
Rachel Pringle	149 S. Ridgewood	Cobb Cole
Debi Lacroix	149 S. Ridgewood	Cobb Cole
Rob Merritt	" "	" "
R Sanslaster	1450 W Granada Blvd, Suite 2, Ormond Beach FL 32174	
Robert Culver	11 Fernitus Circle Ormond Beach (Fair)	" "
HAROLD NEUMANN	16 ACLOMWOOD	O.B.
Jerry Schaeffer	2080 W Granada	OB 32174
MATTHEW WEST	1450 GRANADA	386-257-2571
Drew Newman	4240 Pine Oaks Blvd Tampa FL	813-342-3830
John McCarthy	3 Festiva D.B. FL	386-562-4143
Dwight DuRant	ZCA	386 677-2482

NAME

ADDRESS

TELEPHONE NUMBER

Skip Hammers. 206A HOA Pers.

386-334-9733

GREG CARDINO LPQA HOA V. 386-405-2220

Troy Dittman 18 Dorner Dr OB 386-308-1615

LAUREEN KORNEL CITY OF OB 676-3345

Richard + Marcie Delaney 268 Jeehine Ln. OB 679-2301

BOONE THURMAN II 180 (STON) (OK) O.B. FC 32176

Anne Ruby 137 Park Ave 617-223-1094

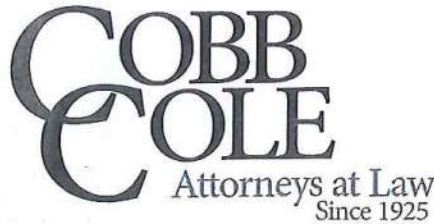
Lessa Stoll 294 Wentworth Ave 386-492-2374

BIG

Mary A Connors 36 Hunt Master Ct OB 32174

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

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



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700  
Daytona Beach, Florida 32114  
(386) 255-8171  
CobbCole.com

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

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

RETIRED  
Thomas S. Hart

\*Practice limited to federal  
immigration matters

May 24, 2018

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Consolidated-Tomoka Land Co., Indigo Development LLC, the owners, and Minto Communities, LLC the contract purchaser, of 1,614+/- acres of property located South of Granada Boulevard in Daytona Beach, FL, as shown on the attached map. The contract purchaser intends to rezone the property, for an upscale, gated age-restricted community with amenities for residents.

As future neighbors to the proposed rezoning, Large Scale Comprehensive Plan Text Amendment and Annexation, we would like to invite you to discuss the rezoning on **Tuesday, June 5, 2018 at 6:00 p.m.** in the meeting room of the Holiday Inn Daytona Beach LPGA, located at 137 AutoMall Circle, Daytona Beach, FL 32124.

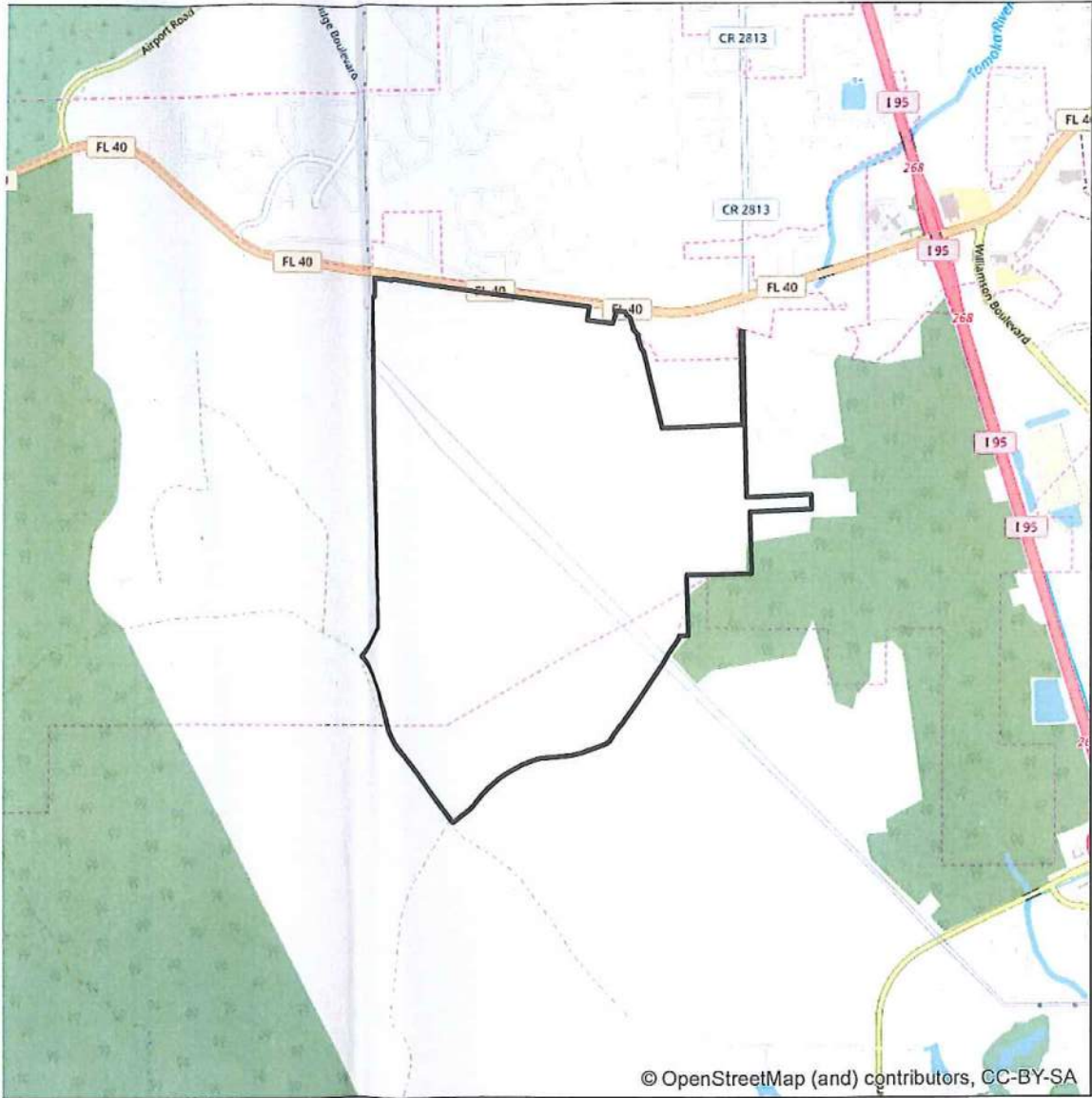
We look forward to seeing you at this meeting if you are interested in discussing this rezoning.

Sincerely,

**Robert A. Merrell III**

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

RAM:RIPddl  
Enclosures



# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

6/15/18 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD & Rezoning / K82PA / Amendment

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holidays Inn - LPGA, 137 Autumnal Cr. Dr, FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

6/5/18 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Reasoning / UsePA / Annexation

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn. UsePA, 137 Ardmore Dr., DB, Va

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.



# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

6/5/18 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Rezoning / LSCPA / Annexation

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn. LRAA. 137 Autumn Ct., D.R. #

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

**EXHIBIT E**

**Permitted Use Definitions**

**Commercial Uses** – non-residential uses including but not limited to retail sales and service uses, office uses, business services, personal services, professional services, restaurants (all types), clubs and lodges.

**Community Recreational Vehicle and Boat Storage:** outdoor storage for use by the residents of Parcel A or Parcel B for the specific purpose of storing Recreational Vehicles and boats owned by the residents of the same.

**Dwelling** - Any premises used primarily for human habitation.

**Model Dwelling** - A residential structure or series of structures built with the purpose of displaying the craftsmanship of the builder/developer of that unit. The unit primarily serves as a marketing tool to sell future, similar units on other lots. Office sales are a permitted use within any model dwelling unit.

**Multifamily Residential** - A building other than a townhouse dwelling containing three or more dwelling units. Units may be located side by side in a horizontal configuration and/or stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. A multifamily dwelling differs from a townhouse dwelling in that attached side-by-side dwelling units are not each located on an individual lot and separated by a party wall. A multifamily dwelling differs from a townhouse dwelling in that attached side-by-side dwelling units are not each located on an individual lot and separated by a party wall.

**Neighborhood Support Uses** – amenities intended for the use and enjoyment of the residents including but not limited to tennis courts, fitness facilities, gyms, volleyball courts, soccer fields, basketball courts, clubhouses, pools, walking trails, passive parks, golf cart paths, private pool bars, snack bars, and small restaurants. These uses shall not be counted against the 200,000 square foot commercial development maximum.

**Single-Family Dwelling** - A building occupied and maintained exclusively as a residence for a single family.

**Single-Family Paired Villa** – A residential building with at least two and not more than four attached single-family dwelling units, where each dwelling unit is located on an individual lot and separated by party walls.

**Stay and Play Getaway Rentals** - A dwelling unit that is rented or leased to persons by Developer. The purpose of the Stay and Play Getaway Rental is to allow persons who may be interested in purchasing a dwelling unit in the community to experience the community before committing to a purchase. Persons participating in the Stay and Play Getaway Rental program have access to all Neighborhood Support Uses on the Property during their rental period, which shall be

permitted for periods of time less than 30 days. There shall be a maximum of thirty (30) dwelling units available as Stay and Play Getaway Rentals in the development.

**Welcome Center** – A facility where the available products for sale at project are shown and marketed, including a building or structure and associated parking. The Welcome Center primarily serves as a marketing tool to sell future or existing dwelling units or encourage Stay and Play Getaway Rental of future or existing dwelling units