

Tomoka Holdings, LLC

AN ALLETE COMPANY

Developer of Ormond Crossings

May 24, 2013

Mr. Ric Goss, AICP
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32176

RE: Ormond Crossings Planned Mixed Use Development Rezoning

Dear Mr. Goss,

The Ormond Crossings property is designated as an Activity Center on the City's Comprehensive Plan Future Land Use Map. The Activity Center land use requires that the property be zoned a Planned Mixed Use Development (PMUD). Tomoka Holdings has previously submitted an application to rezone Ormond Crossings to PMUD as required.

Since the adoption of the Ormond Crossings Development Agreement in 2010, Tomoka Holdings has been working with City staff to finalize the Master Development Plan and Development Requirements for the Ormond Crossings PMUD. This effort included a workshop with the Planning Board in June, 2012.

Attached with this submittal are the documents needed to finalize the rezoning request and adopt the Master Development Plan and Development Requirements. The following documents are included for your review:

1. Master Development Plan (includes Design Standards)
2. Letter detailing how the MDP complies with the PMUD requirements
3. Volusia County School District School Capacity Letter

The Master Development Plan includes the Land Use Plan, Permitted Uses and Dimensional Standards, Design Standards, Development Processing and Phasing Plan and Supplemental Standards as required.

In addition, the property will be posted in accordance with the Land Development Code advertising a Public Hearing with the Planning Board scheduled for July 11, 2013.

We believe that the MDP implements the master plan in accordance with the City's vision for the Ormond Crossings project. We look forward to reviewing the MDP with the Planning Board and City Commission.

Please contact me if you have any additional question or comments.

Sincerely,



Clinton F. Smith
Vice President