

**ORDINANCE NO. 2013-50**

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH *LAND DEVELOPMENT CODE*, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE 2,924 ACRES± OF REAL PROPERTY LOCATED WEST AND SOUTH OF THE F.E.C. RAILROAD, EAST OF THE FLAGLER COUNTY BOUNDARY LINE, AND NORTH OF DURRANCE LANE AND HARMONY AVENUE, FROM VOLUSIA COUNTY A-1 (PRIME AGRICULTURE) AND A-2 (RURAL AGRICULTURE) TO ORMOND BEACH PMUD (PLANNED MIXED USE DEVELOPMENT), AUTHORIZING REVISION OF OFFICIAL ZONING MAP; APPROVING A MASTER DEVELOPMENT PLAN TO BE KNOWN AS "ORMOND CROSSINGS"; ESTABLISHING CONDITIONS THEREFORE; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

**WHEREAS**, Tomoka Holdings, LLC, a Florida limited liability company has initiated this Ordinance to rezone 2,924 acres± of privately-owned real property located west and south of the F.E.C. railroad, east of the Flagler County boundary line, and north of Durrance Lane and Harmony Avenue, described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and, and

**WHEREAS**, the property consists of approximately 2,924 acres± of real property and is zoned Volusia County A-1 (Prime Agriculture) and A-2 (Rural Agriculture), and

**WHEREAS**, the said parcel or real property involves more than ten (10) contiguous acres, and

**WHEREAS**, the Planning Board held a public hearing regarding this matter as required by Chapter 1, Article II, Section 1-15D, of the *Land Development Code*, following which it recommended the approval of the application for rezoning to PMUD (Planned Mixed Use Development), and

**WHEREAS**, the City Commission held a public hearing regarding this matter as required by Section 166.041(3)(c)(2) and 166.041(3)(2)(1), *Florida Statutes*, and

**WHEREAS**, all applicable legal notice requirements have been complied with, and

**WHEREAS**, the City Commission finds, based on substantial competence evidence, that the application to rezone the Property from Volusia County A-1 (Prime Agriculture) and A-2 (Rural Agriculture) to Ormond Beach (Planned Mixed Use Development) to be consistent with the Future Land Use Element, the Future Land Use Map of the City's adopted *Comprehensive Plan*, the City's *Land Development Code*, and that it is consistent with the general laws of Florida, and

**WHEREAS**, the Applicant has also submitted an application for a Master Plan Development for the Planned Mixed Use Development zoning designation (the "Project") pertaining to the Property, and

**WHEREAS**, the Master Development Plan provides a land use plan and a tract map to establish the uses and the dimensional standards within the proposed Project, and

**WHEREAS**, the City Commission has considered the following:

- (1) The report and recommendations of the Planning Board;

- (2) The report and recommendations of the Site Plan Review Committee; and
- (3) The comments of governmental agencies, utility corporations and individuals, as received, and
- (4) The testimony of the City's planning staff, the Applicant, expert witnesses, persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

**WHEREAS**, the City Commission further finds that with respect to the application for the issuance of a Development Order for a Planned Business Development, that there is competent substantial evidence to support the following:

- (1) The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the PMUD (Planned Mixed Use Development) zoning district, or adversely affect the public health, safety, welfare or quality of life;
- (2) The proposed development is consistent with the *Comprehensive Plan*;
- (3) The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;
- (4) The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;

- (5) There are adequate public facilities to serve the development, including but not limited to, roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;
- (6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety;
- (7) The proposed development is functional in the use of space and aesthetically acceptable;
- (8) The proposed development provides for the safety of occupants and visitors;
- (9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and
- (10) The testimony provided at public hearings,

**WHEREAS**, the City Commission in accordance with Chapter 2, District and General Regulation, of Article II, District Regulations, of Section 2-38 Planned Mixed Use Development (PMUD), of the *Land Development Code*, may base its conditions of approval or denial of the issuance of a master development plan on specific design guidelines that are established to ensure that requests to rezone to PMUD include a balanced and sustainable mix of uses. All development shall, at a minimum, be required to:

- a. Provide visual harmony by, but not limited to, such mechanisms as sign control (i.e., number, height and copy

- area), establishing landscape screening/buffering requirements (i.e., width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;
- b. Encourage building orientation which promotes interaction between different projects and discourages creating unnecessary separation or the isolation of projects;
  - c. Establish shared parking, access and loading facilities, as practical, in an effort to reduce impervious surfaces;
  - d. Promote vehicular, pedestrian, and nonvehicular movement throughout the activity center;
  - e. Provide a network of unifying open spaces (said open spaces shall be in, or predominantly in, a natural state) which promote linkage with other adjoining developments; and
  - f. Use common frontage/service roads where appropriate; and
  - g. Use shared or joint facilities, such as stormwater, bus stops and utility easements.

now therefore,

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:**

**SECTION ONE.** The request of Tomoka Holdings, LLC, a Florida limited liability company, the property owner, to rezone the Property is hereby granted, and the Official Zoning Map of the City of Ormond Beach, is hereby amended in accordance with Article 1, Establishment of Zoning Districts and Official Zoning Map, Section 2-01, Establishment of Zoning Districts and Official Zoning Map, of the *Land Development Code*, by changing the zoning classification of the Property, which is more particularly described and depicted in Exhibit “A” attached hereto and incorporated herein by reference, from Volusia County A-1

(Prime Agriculture) and A-2 (Rural Agriculture) to Ormond Beach PMUD (Planned Mixed Use Development).

**SECTION TWO.** The property hereby rezoned consists of approximately 2,924 acres± of real property located west and south of the F.E.C. railroad, east of the Flagler County boundary line, and north of Durrance Lane and Harmony Avenue.

**SECTION THREE.** The City Commission does hereby approve, authorize and direct the revision of the City's Official Zoning Map to show the classification for the area as hereby zoned as depicted in Exhibit "B" attached hereto and incorporated herein by reference.

**SECTION FOUR.** The City Commission further approves a Master Development Plan Development Order for a Planned Mixed Use Development to be known as "Ormond Crossings", in accordance with that development order attached hereto and incorporated herein by reference.

**SECTION FIVE.** The Mayor and the City Manager are authorized and directed to execute and issue the attached Master Development Plan Development Order for the Planned Mixed Use Development.

**SECTION SIX.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION SEVEN.** This Ordinance shall be effective immediately upon its adoption.

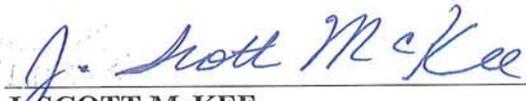
**PASSED UPON** at the first reading of the City Commission, this 20<sup>th</sup> day of August, 2013.

PASSED UPON at the second and final reading of the City Commission, this 3<sup>rd</sup>  
day of September, 2013.



**ED KELLEY**  
Mayor

**ATTEST:**

  
  
**J. SCOTT McKEE**  
City Clerk



SKETCH AND DESCRIPTION

RESERVED FOR RECORDING INFORMATION

EXHIBIT "A"  
PAGE 2 of 2

LEGAL DESCRIPTION:

A PARCEL OF LAND located in GOVERNMENT SECTIONS 26, 35 AND 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, GOVERNMENT SECTIONS 1, 2 AND 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND GOVERNMENT SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N01°30'18"W, A DISTANCE OF 10,602.80 FEET; THENCE N01°06'07"E, A DISTANCE OF 5,488.00 FEET; THENCE N02°05'35"W, A DISTANCE OF 2,658.01 FEET; THENCE N89°27'29"E, A DISTANCE OF 877.84 FEET; THENCE S49°44'55"E, A DISTANCE OF 6,470.63 FEET; THENCE S49°51'31"E, A DISTANCE OF 5,705.18 FEET; THENCE S49°55'22"E, A DISTANCE OF 809.19 FEET; THENCE S01°43'28"E, A DISTANCE OF 2,062.26 FEET; THENCE S01°28'20"E, A DISTANCE OF 1,483.29 FEET; THENCE N46°51'21"E, A DISTANCE OF 269.06 FEET; THENCE S14°28'13"W, A DISTANCE OF 1,402.23 FEET; THENCE S88°09'47"W, A DISTANCE OF 2,460.96 FEET; THENCE S87°43'43"W, A DISTANCE OF 2,640.24 FEET; THENCE S01°43'39"E, A DISTANCE OF 5,326.33 FEET; THENCE S88°26'08"W, A DISTANCE OF 5,326.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,937.53 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF of harmony road (50' and 80') lying east of Interstate highway I-95, further described in or book 530, pages 681 through 683 inclusive, of the public records of volusia county, florida, containing 283,918 sq. ft. or 6.52 acres more or less;

less and except florida department of transportation drainage areas 102a, 102b, 102c, further described in or book 4989, pages 2218 through 2220 inclusive, of the public records of volusia county, florida, containing 301,957 sq. ft. or 6.93 acres more or less;

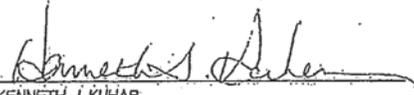
THE AGGREGATE contains 2,924.08 acres more or less.

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12/12/06

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTHERLY LINE OF GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING S88°26'08"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR / MAPPER.

SIGNED:   
KENNETH J. KUHAR  
FLA. PROFESSIONAL SURVEYOR/MAPPER # 6105

ABBREVIATIONS

C=CURVE	S/SECT=SECTION	PCP=PERMANENT CONTROL POINT	PRM=PERMANENT REFERENCE MONUMENT
D=DELTA	R/RNG=RANGE	PC=POINT OF CURVE	PLS=PROFESSIONAL LAND SURVEYOR
R=RADIUS	T/TWP=TOWNSHIP	PT=POINT OF TANGENCY	PE=PROFESSIONAL ENGINEER
L=LENGTH	I.O=IDENTIFICATION	PI=POINT OF INTERSECTION	ORB=OFFICIAL RECORD BOOK
CH=CHORD	CONG=CONCRETE	PB=PLAT BOOK	FFE=FINISH FLOOR ELEVATION
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R/W=RIGHT OF WAY	(E)=UTILITY EASEMENT	POC=POINT OF COMMENCEMENT	A/C=AIR CONDITIONER UNIT
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**TOMOKA ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
DAYTONA BEACH FLAGLER/PALM COAST  
Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
Phone: 386-257-1600 Fax: 386-257-1601  
e-mail: tomoka@tomoka-eng.com website: www.tomoka-eng.com

SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T2132FLCI
DRAWING REFERENCE NO.	2132-SL6
DATE	05/05/2005
SHEET NO.	2 OF 2

LB #2232



**BEFORE THE  
CITY COMMISSION  
OF THE  
CITY OF ORMOND BEACH**

**IN RE:** Application of: Tomoka Holdings, LLC., a Florida limited liability company  
PMUD: 10-134  
"Ormond Crossings" Planned Mixed Use Development  
Location: West and south of the F.E.C. railroad, east of the Flagler County boundary  
line and north of Durrance Lane and Harmony Avenue

**MASTER  
DEVELOPMENT PLAN  
DEVELOPMENT ORDER**

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on August 20, 2013 and September 3, 2013, and the City Commission having considered those items as required by Section 1-18(D)(2) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the PMUD (Planned Mixed Use Development) zoning district, or adversely affect the public health, safety, welfare or quality of life;
2. The proposed development is consistent with the *Comprehensive Plan*;
3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;
4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;
5. There are adequate public facilities to serve the development, including but not limited to, roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors;

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

10. The testimony provided at public hearings.

**Thereupon and in consideration thereof, the City Commission hereby orders**

**that:**

A. The application of Tomoka Holdings, LLC., a Florida limited liability company, the property owner, for a Master Development Plan Development Order for a Planned Mixed Use Development (PMUD) to be known as "Ormond Crossings", to allow the development of the project pursuant to the Ormond Crossings Development Agreement which approved 2,950 residential units, 3,050,000 square feet of commercial/office/industrial space, 165,000 square feet of institutional square feet, and one elementary school, on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-38, PMUD, Planned Mixed Use Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. Incorporates the uses and dimensional standards established within the Master Development Plan attached hereto as Exhibit "B" and incorporated herein by reference;

B. The final plans for the development project shall be consistent with the Master Development Plan attached hereto as Exhibit "B".

C. All site construction activity shall be performed in strict compliance with the terms and conditions of the Master Development Plan attached hereto as Exhibit "B" approved for this development project, and of the *Land Development Code*.

D. This Master Development Plan Development Order for the Planned Mixed Use Development shall be recorded in the public records of Volusia County, Florida, at the expense of the Applicant; shall be binding upon the Applicant, including its successors and assigns, and shall run with the real property legally described in Exhibit "A" attached hereto incorporated herein by reference.

**ORDERED** this 3rd day of September, 2013.

**CITY COMMISSION**  
**CITY OF ORMOND BEACH**, a Florida  
municipal corporation

By:   
**ED KELLEY**  
Mayor



Attest:   
**JOYCE A. SHANAHAN**  
City Manager



NORTH ARROW

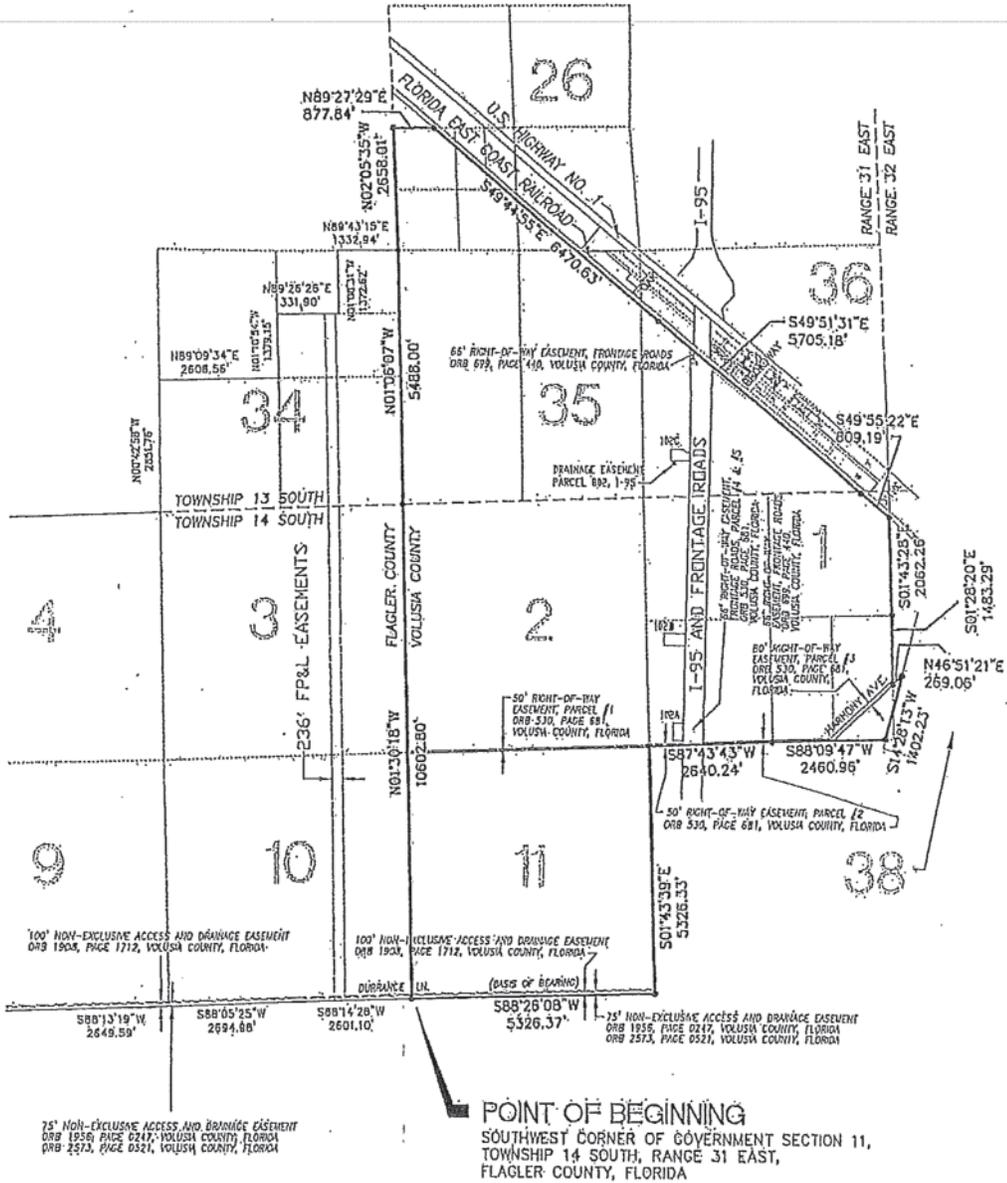
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0' 3,000' 6,000' 9,000'



SCALE 1" = 3,000'

EXHIBIT "A"  
Page 1 of 2



SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS.



**TOMOKA ENGINEERING**  
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SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T2132FLC1
DRAWING REFERENCE NO.	2132-SL6B
DATE	05/05/2005
SHEET NO.	1 OF 2

LB #2232

SKETCH AND DESCRIPTION

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**EXHIBIT "A"**  
**PAGE 2 of 2**

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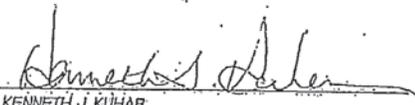
THE AGGREGATE contains 2,924.08 acres more or less.

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12/12/06

SURVEYOR'S NOTES:

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SIGNED:   
KENNETH J. KUHAR  
FLA. PROFESSIONAL SURVEYOR/MAPPER # 6105

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SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T2132FLC1
DRAWING REFERENCE NO.	2132-SL6
DATE	05/05/2005
SHEET NO.	2 OF 2

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**EXHIBIT "B"**  
**MASTER DEVELOPMENT PLAN**

# *Ormond Crossings*

## MASTER DEVELOPMENT PLAN

May 2, 2013

**BEFORE THE  
CITY COMMISSION  
OF THE  
CITY OF ORMOND BEACH**

**IN RE:** Application of: Tomoka Holdings, LLC., a Florida limited liability company  
PMUD: 10-134  
“Ormond Crossings” Planned Mixed Use Development  
Location: West and south of the F.E.C. railroad, east of the Flagler County boundary  
line and north of Durrance Lane and Harmony Avenue

**MASTER  
DEVELOPMENT PLAN  
DEVELOPMENT ORDER**

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on August 20, 2013 and September 3, 2013, and the City Commission having considered those items as required by Section 1-18(D)(2) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

1. The proposed development conforms to the standards and requirements of this Code and will not create undue crowding beyond the conditions normally permitted in the PMUD (Planned Mixed Use Development) zoning district, or adversely affect the public health, safety, welfare or quality of life;
2. The proposed development is consistent with the *Comprehensive Plan*;
3. The proposed development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;
4. The proposed use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;
5. There are adequate public facilities to serve the development, including but not limited to, roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

6. Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. This finding shall be based on a traffic report where available, prepared by a qualified traffic consultant, engineer or planner which details the anticipated or projected effect of the project on adjacent roads and the impact on public safety;

7. The proposed development is functional in the use of space and aesthetically acceptable;

8. The proposed development provides for the safety of occupants and visitors;

9. The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and

10. The testimony provided at public hearings.

**Thereupon and in consideration thereof, the City Commission hereby orders**

**that:**

A. The application of Tomoka Holdings, LLC., a Florida limited liability company, the property owner, for a Master Development Plan Development Order for a Planned Mixed Use Development (PMUD) to be known as "Ormond Crossings", to allow the development of the project pursuant to the Ormond Crossings Development Agreement which approved 2,950 residential units, 3,050,000 square feet of commercial/office/industrial space, 165,000 square feet of institutional square feet, and one elementary school, on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-38, PMUD, Planned Mixed Use Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. Incorporates the uses and dimensional standards established within the Master Development Plan attached hereto as Exhibit "B" and incorporated herein by reference;

B. The final plans for the development project shall be consistent with the Master Development Plan attached hereto as Exhibit "B".

C. All site construction activity shall be performed in strict compliance with the terms and conditions of the Master Development Plan attached hereto as Exhibit "B" approved for this development project, and of the *Land Development Code*.

D. This Master Development Plan Development Order for the Planned Mixed Use Development shall be recorded in the public records of Volusia County, Florida, at the expense of the Applicant; shall be binding upon the Applicant, including its successors and assigns, and shall run with the real property legally described in Exhibit "A" attached hereto incorporated herein by reference.

**ORDERED** this 3rd day of September, 2013.

**CITY COMMISSION**  
**CITY OF ORMOND BEACH**, a Florida  
municipal corporation

By: \_\_\_\_\_  
**ED KELLEY**  
Mayor

(CITY SEAL)

Attest: \_\_\_\_\_  
**JOYCE A. SHANAHAN**  
City Manager



NORTH ARROW

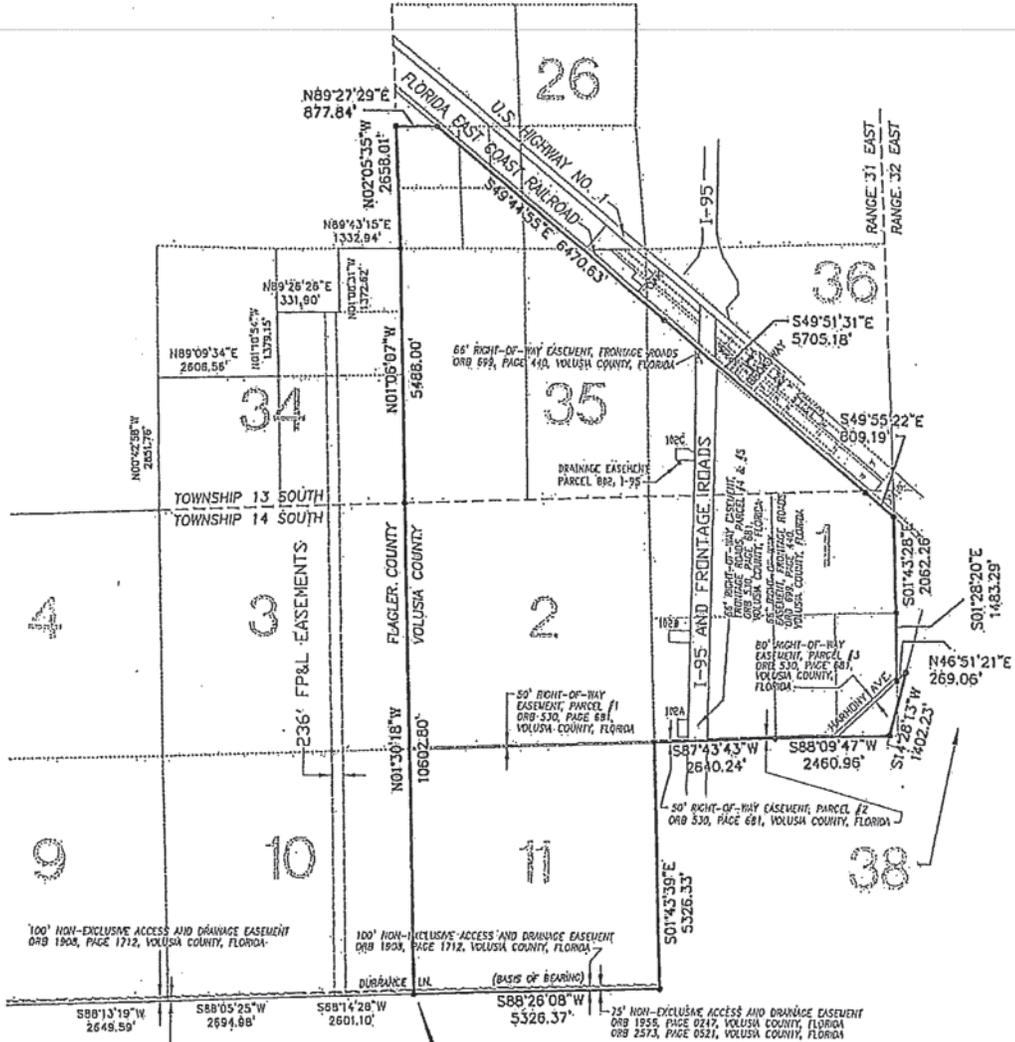
RESERVED FOR RECORDING INFORMATION



SCALE 1" = 3,000'

# EXHIBIT "A"

## Page 1 of 2



**POINT OF BEGINNING**  
SOUTHWEST CORNER OF GOVERNMENT SECTION 11,  
TOWNSHIP 14 SOUTH, RANGE 31 EAST,  
FLAGLER COUNTY, FLORIDA

\*Manual projects 12/02/2006 2:21:44 AM EST

SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS.



**TOMOKA ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
DAYTONA BEACH FLAGLER/PALM COAST  
Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
Phone: 386-257-1600 Fax: 386-257-1601  
email: tomoka@tomoka-eng.com website: www.tomoka-eng.com

SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T2132FLCI
DRAWING REFERENCE NO.	2132-SL.6B
DATE	05/05/2005
SHEET NO.	1 OF 2

LB #2232

SKETCH AND DESCRIPTION

RESERVED FOR RECORDING INFORMATION

EXHIBIT "A"  
PAGE 2 of 2

LEGAL DESCRIPTION:

A PARCEL OF LAND located IN GOVERNMENT SECTIONS 26, 35 AND 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, GOVERNMENT SECTIONS 1, 2 AND 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND GOVERNMENT SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N01°30'18"W, A DISTANCE OF 10,602.80 FEET; THENCE N01°06'07"E, A DISTANCE OF 5,488.00 FEET; THENCE N02°05'35"W, A DISTANCE OF 2,658.01 FEET; THENCE N89°27'29"E, A DISTANCE OF 877.84 FEET; THENCE S49°44'55"E, A DISTANCE OF 6,470.63 FEET; THENCE S49°51'31"E, A DISTANCE OF 5,705.18 FEET; THENCE S49°55'22"E, A DISTANCE OF 809.19 FEET; THENCE S01°43'28"E, A DISTANCE OF 2,062.26 FEET; THENCE S01°28'20"E, A DISTANCE OF 1,483.29 FEET; THENCE N46°51'21"E, A DISTANCE OF 269.06 FEET; THENCE S14°28'13"W, A DISTANCE OF 1,402.23 FEET; THENCE S88°09'47"W, A DISTANCE OF 2,460.96 FEET; THENCE S87°43'43"W, A DISTANCE OF 2,640.24 FEET; THENCE S01°43'39"E, A DISTANCE OF 5,326.33 FEET; THENCE S88°26'08"W, A DISTANCE OF 5,326.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,937.53 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF of harmony road (50' and 80') lying east of interstate highway I-95, further described in or book 530, pages 681 through 683 inclusive, of the public records of volusia county, florida, containing 283,918 sq. ft. or 6.52 acres more or less;

less and except florida department of transportation drainage areas 102a, 102b, 102c, further described in or book 4989, pages 2218 through 2220 inclusive, of the public records of volusia county, florida, containing 301,957 sq. ft. or 6.93 acres more or less;

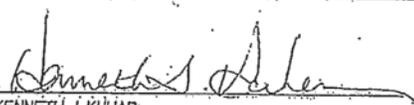
THE AGGREGATE contains 2,924.08 acres more or less.

PLANNED PROJECTS TERRITORY/PROJECT/DATE/2006-05-04/12/12/2006 7:26:04 AM EST

12/12/06

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTHERLY LINE OF GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING S88°26'08"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR / MAPPER.

SIGNED:   
KENNETH J. KUHAR  
FLA. PROFESSIONAL SURVEYOR/MAPPER # 6105

ABBREVIATIONS

C=CURVE	S/SECT=SECTION	PCP=PERMANENT CONTROL POINT	PRM=PERMANENT REFERENCE MONUMENT
D=DELTA	R/RNG=RANGE	PC=POINT OF CURVE	PLS=PROFESSIONAL LAND SURVEYOR
R=RADIUS	T/TWP=TOWNSHIP	PT=POINT OF TANGENCY	PE=PROFESSIONAL ENGINEER
L=LENGTH	I.D=IDENTIFICATION	PI=POINT OF INTERSECTION	ORB=OFFICIAL RECORD BOOK
CH=CHORD	CONC=CONCRETE	PB=PLAT BOOK	FFE=FINISH FLOOR ELEVATION
TB=TANGENT BEARING	(R)=RECORD	PG=PAGE	(NR)=NON-RADIAL
CB=CHORD BEARING	(F)=FIELD MEASUREMENT	POB=POINT OF BEGINNING	(RAD)=RADIAL
R/W=RIGHT OF WAY	U.E.=UTILITY EASEMENT	POC=POINT OF COMMENCEMENT	A/C=AIR CONDITIONER UNIT
C= CENTER LINE		MB=MAP BOOK	



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email: tomoka@tomoka-eng.com website: www.tomoka-eng.com

SKETCH AND DESCRIPTION

PROJECT NO.	T2132FLC1
DRAWING REFERENCE NO.	2132-SL6
DATE	05/05/2006
SHEET NO.	2 OF 2

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**EXHIBIT "B"**  
**MASTER DEVELOPMENT PLAN**

# *Ormond Crossings*

## MASTER DEVELOPMENT PLAN

**DRAFT**

May 2, 2013

**ORMOND CROSSINGS  
MASTER DEVELOPMENT PLAN**

This Ormond Crossings MASTER DEVELOPMENT PLAN (this "MDP ") is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2013, by and between **Tomoka Holdings, LLC**, a Florida limited liability company, having an address at 145 City Place, Suite 300, Palm Coast, Florida 32164 (the "Developer") and the **City of Ormond Beach**, a Florida municipal corporation, having an address at P.O. Box 277, Ormond Beach, Florida 32175-0277 (the "City").

**RECITALS**

A. In December 2002, the Developer acquired a tract of land that includes 2,924 acres that are located in the City on which the Developer plans to develop a mixed-use project known as Ormond Crossings ("Ormond Crossings"). Ormond Crossings is bisected by I-95 and the Florida East Coast rail line and is bordered to the east by US-1. The legal description of Ormond Crossings is attached as **Exhibit "A"** hereto.

B. Ormond Crossings is designated Activity Center on the Future Land Use Map in the City's Comprehensive Land Use Plan and is subject to the Ormond Crossings Development Agreement that was entered into between the Developer and the City on February 19, 2010, pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 - 163.3243, *Florida Statutes* ("Development Agreement").

C. Section 3 of Part II of the Development Agreement provides that within six (6) months following the effective date of the Development Agreement, the Developer shall submit

an application to the City to rezone Ormond Crossings to Planned Mixed-Use Development ("PMUD") which shall supersede the City's Land Development Code with respect to Ormond Crossings.

D. In compliance with the Development Agreement, on or before August 16, 2010, Developer applied to the City to rezone Ormond Crossings to PMUD.

E. The City Commission finds that this MDP is consistent with the Development Agreement, the City's Comprehensive Plan and Land Development Code, subject to exceptions provided for in this MDP, and also finds that the conditions, terms, restrictions and requirements set forth herein are necessary for the protection of the public's health, safety and welfare of the citizens of the City.

F. The City Commission further finds that this MDP is consistent with and an exercise of the City's powers under the Municipal Home Rule Powers Act; Article VIII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, *Florida Statutes*; the City Charter, or other controlling law; and the City's police powers.

G. This MDP is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 - 163.3243, *Florida Statutes*.

H. Whenever an action or approval of the City is referred to herein, except for actions specifically required by the City Commission or the City's Planning Director, the action or approval shall be taken by the City Manager, or designee.

I. All covenants and conditions set forth herein are agreed to by the Developer and represent covenants which touch and concern Ormond Crossings and run with the land and are thereby binding upon the transferees, successors and assigns of the Developer.

NOW, THEREFORE, it is hereby resolved and agreed by and between the City and Developer that Developer's application to rezone Ormond Crossings to PMUD is approved subject to the following terms and conditions:

1.0 Incorporation of Recitals and Development Agreement.

The above Recitals are true and correct and the above Recitals and the Development Agreement are both incorporated herein by this reference and form a material part of this MDP upon which the City and the Developer have relied. The table that is attached as **Exhibit "B"** hereto lists Developer's commitments as provided for in the Development Agreement. In the event of any conflict between this MDP and the provisions of the Development Agreement, the Development Agreement shall prevail. In the event of any conflict between the MDP and the provisions of the 2010-25 Comprehensive Plan in effect at the time the MDP is approved, the 2010-25 Comprehensive Plan shall prevail.

2.0 Representations of Developer.

2.1 The Developer hereby represents and warrants to the City that it is the owner of Ormond Crossings and that the title to Ormond Crossings is free of all liens, mortgages and other encumbrances.

2.2 The Developer represents and warrants to the City that it has the power and authority to enter into and consummate the terms and conditions of this MDP; that all acts, approvals, procedures and similar matters required in order to authorize this MDP have been taken, obtained or followed, as the case may be; that this MDP and the proposed performance of this MDP by the Developer is not an *ultra vires* act; and that, upon the execution of this MDP by the parties, this MDP shall be valid and binding upon the parties hereto and their successors in interest.

### 3.0 Ormond Crossings Conceptual Plan.

Subject to the provisions of Section 4.0 below, Ormond Crossings shall be developed substantially in accordance with the Ormond Crossings Conceptual Plan which is attached as **Exhibit "C"** hereto (the "Conceptual Plan"). For purposes of the MDP, the term "substantially" shall mean that there is no material deviation from the original plan or document. A deviation will be determined to be material if it creates additional adverse environmental impacts or increases impacts to public facilities or services.

### 4.0 Site Plan Review Procedures.

The Conceptual Plan is intended to be a general depiction of proposed land uses and development types throughout Ormond Crossings. The specific details and requirements for development on each tract or phase shall be established by application for preliminary site plan approval pursuant to the requirements of this section.

4.1. Preliminary Site Plan Review. Applications for preliminary site plan approval shall contain the following:

(1) A preliminary site plan consisting of a generalized sketch, which is drawn to scale (the proportions and locations of land uses may be generalized), and which shows or addresses (with supporting information) the following items and matters:

a. Generalized location map and legal description, including acreage of the property within the project covered by the preliminary site plan.

b. Major natural features such as lakes, streams and conservation areas.

c. Existing or proposed streets abutting the preliminary site plan area.

d. Proposed land use types and their locations (land use and building bubbles are acceptable).

e. Gross proposed densities.

f. Minimum lot size.

g. Maximum number of units.

h. Maximum floor area for commercial or industrial uses.

i. Adjacent zoning.

j. Internal major road network.

k. Maximum building height.

l. Anticipated phasing plan, if any.

m. Proposed method of providing:

(i) Water service, including the proposed location of fire hydrants or other fire protection measures that may be required.

(ii) Sewage disposal.

(iii) Stormwater management.

(iv) Parks and recreational facilities

(2) Preliminary site plans that substantially conform to the Conceptual Plan, as determined by the Planning Director, qualify as minor modifications to the Conceptual Plan and shall be reviewed and considered by the Site Plan Review Committee (SPRC) after the submittal requirements of Section 4.1(1) are met by the applicant. The SPRC shall approve a minor modification that is determined to be consistent with the Development Agreement, this MDP and applicable provisions of the City's Land Development Code. For purposes of this MDP, a "minor modification" is one that does not have an adverse environmental impact or

increase impacts to public facilities or services. Proposed preliminary site plans that do not qualify as minor modifications to the Conceptual Plan shall be submitted to the SPRC for review and recommendation to the City Commission. The proposed preliminary site plan shall then be considered by the City Commission for adoption by ordinance pursuant to the requirements of Section 166.041(3)(a), *Florida Statutes*.

(3) All preliminary site plans approved as minor modifications to the Conceptual Plan by the SPRC or by the City Commission shall be incorporated as appendices to this MDP and the approved preliminary site plans shall control over any inconsistencies with the Conceptual Plan.

(4) If a preliminary site plan does not contain the park and recreation facilities or open space acreage that would be proportionate to the acreage or density and intensity of development proposed in the preliminary site plan, the Developer must provide adequate documentation to the City that other properties within Ormond Crossings are or will be legally obligated to provide the facilities or acreage, or demonstrate in another manner that the recreation and open space requirements for Ormond Crossings will be met.

#### 4.2 Final Site Plan Approval.

(a) After approval of a preliminary site plan, the property owner shall be entitled to file for final site plan approval for the entire project or for phases of the project as depicted and identified in the preliminary site plan. A proposed final site plan shall substantially conform to the approved preliminary site plan. The final site plan for the entire tract or any phase shall comply with Section 4-06 of the City's Land Development Code ("City's LDC"), subject to the provisions of Section 18.0 below.

(b) Applications for final site plan approval shall be approved by the SPRC after the applicant has met the requirements of this subsection. Upon approval of the final site plan or any phase thereof, the use of land and the construction or modification of any buildings or structures within the project area shall be in accordance with the approved final site plan, this MDP and the City's LDC, subject to the provisions of Section 18.0 below.

(c) The City's Planning Director shall be responsible for certifying that all aspects of the final site plan, including conditions of approval, are in compliance with this MDP.

#### 5.0 Land Use Plan.

Ormond Crossings is divided into the following PMUD zoning areas (a "Zoning Area" or "Zoning Areas"), as generally shown on the Ormond Crossings Land Use Plan that is attached as **Exhibit "D"** hereto ("Land Use Plan"): Business Park Area; Town Center/Business Park Area; Residential-Low Density Areas; Residential-Medium Density Areas; Residential-High Density Area; Institutional Area; Park/School Areas. Following is a brief overview of the land uses that are authorized within each Zoning Area:

- Business Park Area

The Business Park Area, which is located east of I-95 and west of US-1 and includes frontage on the Florida East Coast rail line, will provide an area for economic development within the City. The following land uses are authorized within the Business Park Area: office, business/flex-space; industrial; storage; warehouse/distribution; and public/institutional.

- Town Center/Business Park Area

The Town Center/Business Park Area will also provide an area for economic development within the City. A mixture of non-residential and residential land uses

will be encouraged to provide an opportunity for a live-work-shop-play environment thereby reducing vehicle miles traveled from and to Ormond Crossings. The following land uses are authorized within the Town Center/Business Park Area: retail commercial; office; business/flex-space; storage; public/institutional; multi-family residential; and a community center.

- Residential-High Density Area

The Residential-High Density Area will accommodate a concentration of centrally located residential units adjacent to both the Town Center/Business Park Area and a Park/School Area where a future elementary school will be located. The following housing types are authorized within the Residential-High Density Area: condominiums; apartments; townhomes; and other types of attached residential units.

- Residential-Medium Density Areas

One of the Residential-Medium Density Areas will also accommodate a concentration of residential units near the Town Center/Business Park Area and the Park/School Area where a future elementary school will be located. The other Residential-Medium Density Area will accommodate a concentration of residential units at the northern entrance to Ormond Crossings near retail commercial and other business uses that are existing or planned along US-1. The following housing types are authorized within the Residential-Medium Density Areas: patio homes; zero lot line homes; townhomes; row homes; duplexes; triplexes; four-plexes; and condominiums.

- Residential-Low Density Areas

One of the Residential-Low Density Areas is adjacent to a Park/School Area providing for a diversity of residential housing types near a future elementary school. The other Residential-Low Density Area is located in the southwestern portion of Ormond Crossings

where low density residential is compatible with adjacent land uses. Detached single-family homes on varying sized lots, in conventional or neo-traditional neighborhoods, are authorized in the Residential-Low Density Areas.

- Institutional Area

The Institutional Area is located at the northern entrance to Ormond Crossings providing convenient access from within Ormond Crossings and US-1 to various semi-public uses. The following land uses are authorized within the Institutional Area: churches; daycare; clubs for fraternal organizations; and public facilities.

- Park/School Areas

One of the Park/School Areas is centrally located near the Town Center/Business Park Area and Residential-High Density, Residential-Medium Density and Residential-Low Density Areas. That Park/School Area will have direct access from Crossings Boulevard and will accommodate a 20-acre elementary school site co-located with a park site. The other three (3) Park/School Areas are likely to be used only as park sites.

#### 6.0 Permitted Development Uses.

Ormond Crossings shall consist of a mixture of land uses. The following table identifies the quantity of various land uses that are authorized at Ormond Crossings:

<u>Land Use</u>	<u>Gross Bldg./Units/Students/Acreage</u>
Retail Commercial	200,000/SF
Office	900,000/SF
Business/Flex-space (light industrial)	350,000/SF
Industrial (does not include business/flex space)	800,000/SF
Storage	240,000/SF
Warehouse/Distribution	560,000/SF
Public/Institutional	165,000/SF
Elementary School	720 students, Minimum 20 acres

Residential	2,950 units
Stormwater and Lakes	Estimated 400 acres
Open Space	450 acres

The list of uses identified in the above table reflects a reasonable mixture of land uses for Ormond Crossings. However, the amount of a particular non-residential land use within Ormond Crossings may increase or decrease, provided (i) aggregate potable water, wastewater and reclaimed water demands of Ormond Crossings shall not exceed the totals that are set forth in the utility analysis that is attached as Exhibit "C" to the Development Agreement; (ii) non-residential intensity shall not exceed 1.0 FAR on any individual building site within the Business Park Area or an average of 0.35 FAR throughout the entire Business Park Area; and (iii) building heights shall not exceed 75 feet. Increasing the number of residential units and retail commercial uses is strictly prohibited.

Any change of land use must address changes to the potable water usage and identify if the potable water capacity allocation under the applicable consumptive use permit is available. Also, notwithstanding the provisions of the Development Agreement to the contrary, a non-residential land use may not be increased or decreased if the change increases total off-site traffic impacts from Ormond Crossings over 4,551 External Peak Hour Trips.

#### 6.1 Conversion Factors

Conversion factors to permit Ormond Crossings market demand flexibility and provide the City with the ability to track the changes in converted floor area are provided in Tables 1 through 4 below:

**Table 1 - Ormond Crossings Generalized Trip Matrix (Based on P.M. Peak-Hour Traffic)**

From	To					
	Shopping Center	Office	Business Park	Light Industrial	Warehouse	Mini-Warehouse
Shopping Center	-	2.517	2.907	3.827	5.068	6.356
Office	0.397	-	1.155	1.520	2.014	2.525
Business Park	0.344	0.866	-	1.316	1.743	2.186
Light Industrial	0.261	0.658	0.760	-	1.324	1.661
Warehouse	0.197	0.497	0.574	0.755	-	1.254
Mini-Warehouse	0.157	0.396	0.457	0.602	0.797	-

\* Multiply previous land use square footage by factor to determine desired land use square footage

Keeps total p.m. peak-hour traffic constant

Example: To go from 250 KSF Retail to Business Park, multiply 250 by 2.907 = 726.75 KSF Business Park

**Table 2 - ITE Average Trip Rates**

Lane Use	P.M. Peak-Hour Rate	Percent Enter	Percent Exit
Shopping Center	3.75	48%	52%
Office	1.49	17%	83%
Business Park	1.29	23%	77%
Light Industrial	0.98	12%	88%
Warehouse	0.74	36%	64%
Mini-Warehouse	0.59	35%	65%

**Table 3 - Ormond Crossings Generalized Trip Matrix (Based on P.M. Peak-Hour Traffic)**

From	To							
	Single-Family	Single-Family Age Restricted	Multi-Family	Retail/Commercial	Office	Business/Flex-space	Industrial	Warehouse/Distribution
Single-Family	-	3.885	1.772	****	****	****	****	****
Single-Family Age Restricted	0.257	-	0.456	****	****	****	****	****
Multi-Family	0.564	2.192	-	****	****	****	****	****
Retail/Commercial	****	****	****	-	2.517	2.907	3.827	7.979
Office	****	****	****	0.397	-	1.155	1.520	3.170
Business/Flex-space	****	****	****	0.344	0.866	-	1.316	2.745
Industrial	****	****	****	0.261	0.658	0.760	-	2.085
Warehouse/Distribution	****	****	****	0.125	0.315	0.364	0.480	-

Multiply previous land use square footage by factor to determine desired land use square footage. Total p.m. peak-hour traffic is kept constant

\*\*\*\* In order to achieve internal capture estimates, conversion to residential from non-residential is not permitted

Example: To go from 250 KSF Retail/Commercial to Business/Flex-space, multiply 250 by 2.907 = 726.75 KSF Business Park

**Table 4 - ITE Average Trip Rates**

Land Use	P.M. Peak-Hour Rate	Percent Enter	Percent Exit
Single-Family	1.01	63%	37%
Single-Family Age Restricted	0.26	61%	39%
Multi-Family <sup>1</sup>	0.57	66%	34%
Retail/Commercial	3.75	48%	52%
Office	1.49	17%	83%
Business/Flex-space	1.29	23%	77%
Industrial	0.98	12%	88%
Warehouse/Distribution	0.47	25%	75%

<sup>1</sup> Multi-family trip rate and directional distribution is average of Condominium/Townhouse and Apartment rates.

Tables 1-4 are provided to calculate the conversion of residential or commercial to any other non-residential development use depicted in Section 6.0. In converting from one use to another use, excess trips may result and shall accrue to the benefit of the Developer. The excess trips may be used to increased the non-residential development use square footages provided in Section 6.0. For example, the conversion of 2,950 single-family units to all 55+ age qualified housing will result in excess trips which may then be used to support an increase in non-residential development use square footage. Non-residential development use square footages in Section 6.0 may be increased or decreased subject to the following restrictions:

1. Commercial uses shall not exceed 200,000 square feet;
2. Residential units of any single type or combination of types shall not exceed 2,950 dwelling units;
3. Development buildout shall not exceed 4,551 external trips

7.0 Tract Map.

For purposes of phasing development and transferring title of portions of Ormond Crossings to project developers and other third parties, Ormond Crossings is divided into 25 tracts as shown on the Tract Map that is attached as **Exhibit "E"** hereto (the "Tract Map"). Table 5 identifies the Zoning Area for each tract.

<b>Tract</b>	<b>Zoning Area</b>
1	Residential-Medium Density
2	Residential-Medium Density
3	Residential-Low Density
4	Residential-Low Density
5	Residential-Medium Density
6	Residential-Low Density
7	Residential-Medium Density
8	Residential-High Density
9	Residential-Low Density

<b>Tract</b>	<b>Zoning Area</b>
10	School/Park
11	Institutional
12	Town Center/Business Park
13	Town Center/Business Park
14	Town Center/Business Park
15	School/Park
16	Residential-Low Density
17	Business Park
18	Business Park
19	Business Park
20	Business Park
21	Business Park
22	Business Park
23	Business Park
24	Business Park
25	School/Park

References herein to tracts or a specifically numbered Tract or Tracts shall be to the tracts as shown on the Tract Map.

8.0 Land Use Compatibility.

Ormond Crossings was planned to provide compatible land uses and avoid land use and traffic impact conflicts, as evidenced by the Land Use Plan and the Conceptual Plan. Nevertheless, in the event of a potential conflict involving land uses or traffic impacts, the appropriate of the following mitigation options in Table 6, as determined by the City's Planning Director, shall be provided as a condition of preliminary site plan approval:

**Table 6**

<b>Created Conflict</b>	<b>Mitigation</b>
Traffic Access or Safety Problems	* Improve road * Control access to road * Upgrade intersection * Propose new road link
Unsightly Views	* Screen view using vegetation * Increase distance * Relocate or redesign offending design element.
Noise	* Attenuate sound through barriers * Increase distance through buffer
Glare	* Screen * Use specialized light fixtures
Odors	* Enclose * Increase distance through buffer
Loss of Privacy	* Screen * Relocate or re-orient building * Raise windows and permit light only
Building Design is Nondescript	* Implement design standards
Natural Light Block	* Reorient building * Reduce building bulk
Pedestrian Access	* Separate pedestrian access from road, parking lots, etc. * Parking perpendicular to buildings

9.0 Use Restrictions.

(a) Use restrictions, as shown in Table 7, shall apply within the various Zoning Areas at Ormond Crossings. Following is the meaning of the initials that are used in the table and elsewhere in this MDP:

"BP" means Business Park Area

"TC/BP" means Town Center/Business Park Area, including Town Core (Tract 12) and Town Business (Tracts 13 and 14)

"RLD" means Residential-Low Density Area

"RMD" means Residential-Medium Density Area

"RHD" means Residential-High Density Area

"I" means Institutional Area

“P/S” means Park/School Area

“P” means a permitted use

“X” means a use that is not permitted

**Table 7**

LAND USE	BP	TC/BP		RLD	RMD	RHD	I	P/S
		Town Core	Town Business					
<b>Retail Commercial</b>								
Auction Business	P	X	P	X	X	X	X	X
Automatic Amusement Center *	X	P	P	X	X	X	X	X
Automobile Service Stations	P	X	P	X	X	X	X	X
Bakeries	P	P	P	X	X	X	X	X
Bank	P	P	P	X	X	X	X	X
Bar	X	P	P	X	X	X	X	X
Bar, ancillary to Lodging or Restaurant	P	P	P	X	X	X	X	X
Bed and Breakfast	X	P	P	X	P	P	X	X
Bowling Center	P	X	P	X	X	X	X	X
Construction and Home Improvement	P	P	P	X	X	X	X	X
Convenience Store with Gas	P	X	P	X	X	X	X	X
Convenience Store without Gas	P	P	P	X	X	X	X	X
Farmer's Market	X	P	P	X	X	X	X	P
Flea Market	P	X	P	X	X	X	X	X
Garden Center/Nursery	P	X	P	X	X	X	X	X
Medical Supply/Rental	P	X	P	X	X	X	X	X
Mobile Vendors *	P	P	P	X	X	X	X	X
Nightclub	X	P	P	X	X	X	X	X
Pawn Shop *	X	X	P	X	X	X	X	X
Personal Services	P	P	P	X	X	X	X	X
Pharmacy	P	P	P	X	X	X	X	X
Pool Hall/Billiards *	P	P	P	X	X	X	X	X
Restaurant	P	P	P	X	X	X	X	X
Retail Sales and Service	P	P	P	X	X	X	X	X
Shopping Center	X	P	P	X	X	X	X	X
Theater	P	P	P	X	X	X	X	X
Transient Lodging	P	P	P	X	X	X	X	X
Vehicle Rental	P	P	P	X	X	X	X	X
Vehicle Sales, except new & used cars & trucks	P	X	P	X	X	X	X	X
Wine, Beer or Liquor Store	P	P	P	X	X	X	X	X
<b>Office</b>								
Business/Professional Office	P	P	P	X	X	X	X	X

LAND USE	BP	TC/BP		RLD	RMD	RHD	I	P/S
		Town Core	Town Business					
Business Services	P	P	P	X	X	X	X	X
Financial Institution	P	P	P	X	X	X	X	X
Medical Research Laboratory	P	X	P	X	X	X	X	X
Office	P	P	P	X	X	X	X	X
Research Activities	P	X	P	X	X	X	X	X
Veterinarian	P	X	P	X	X	X	X	X
<b><u>Business/Flex-space</u></b>								
Flex Space	P	X	P	X	X	X	X	X
Pest Exterminators	P	X	P	X	X	X	X	X
Studios	P	P	P	X	X	X	X	X
Welding & Repair Shops	P	X	P	X	X	X	X	X
<b><u>Industrial (does not include business/flex space)</u></b>								
Dry Cleaning Plant and Systems	P	X	X	X	X	X	X	X
Greenhouse	P	X	P	X	X	X	X	X
Hobby Breeder	X	X	X	P	X	X	X	X
Industrial Use, Light	P	X	P	X	X	X	X	X
Kennel	P	X	P	X	X	X	X	X
Machine Shops	P	X	X	X	X	X	X	X
Manufacturing	P	X	X	X	X	X	X	X
Mining and Excavation **	P	P	P	P	P	P	P	P
Outdoor Storage	P	X	P	X	X	P	X	P
Petroleum Product Storage	P	X	X	X	X	X	X	X
Terminal, Bus	P	X	P	X	X	X	P	P
Terminal, Truck	P	X	X	X	X	X	X	X
Vehicle Repair	P	X	P	X	X	X	X	X
Vehicle Washing/Detailing	P	X	P	X	X	X	X	X
<b><u>Storage</u></b>								
RV and Boat Storage for residents only as part of multi-family residential apartment or condominium projects	X	P	P	X	X	P	X	X
Warehouse, Mini-Rental	P	X	P	X	X	X	X	X
Warehouse, Storage	P	X	P	X	X	X	X	X
<b><u>Warehouse/Distribution</u></b>								
Warehouse, Business	P	X	P	X	X	X	X	X
<b><u>Public/Institutional</u></b>								
Campground	X	X	X	X	X	X	X	P
Child Care Facility	P	P	P	X	P	P	P	P
Club and Fraternal Organization	X	P	P	X	X	X	P	X
Funeral Home	P	X	P	X	X	X	X	X

LAND USE	BP	TC/BP		RLD	RMD	RHD	I	P/S
		Town Core	Town Business					
Golf Course/Country Club	X	X	X	P	P	P	X	X
Hospital	P	X	P	X	X	X	P	X
Non-emergency medical transport services	P	X	P	X	X	X	P	P
Adult Day Care Center	P	P	P	X	X	P	P	P
Adult Family Care Home	X	X	P	X	X	X	P	P
House of Worship	P	X	P	X	X	X	P	X
Parking Lot	P	P	P	P	P	P	P	P
Parking Garage	P	P	P	X	X	P	X	P
Parks and Recreation Facilities, Private	P	P	P	P	P	P	P	P
Parks and Recreation Facilities, Public	P	P	P	P	P	P	P	P
Public Facilities	P	P	P	P	P	P	P	P
Public Utilities	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	P	P	P	P	P	P	P	P
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P
Skating Center	P	X	P	X	X	X	X	P
Taxi Barn	P	X	P	X	X	X	X	X
Telecommunication Tower *	P	X	P	X	X	X	P	P
Telecommunication Tower/Antenna, Camouflaged *	P	P	P	P	P	P	P	P
<b>School</b>								
School of Art	P	P	P	X	X	X	P	P
School, Private	P	P	P	P	P	P	P	P
School, Public	P	P	P	P	P	P	P	P
<b>Residential</b>								
Accessory Residential Living Unit	X	X	X	P	P	X	X	X
Assisted Living Facility	X	X	P	X	P	P	P	X
Cluster Subdivision, Single-family	X	X	X	P	P	X	X	X
Community Residential Home	X	X	X	X	P	P	P	X
Dwelling, Duplex	X	X	X	P	P	P	X	X
Dwelling, Multi-family	X	P	P	X	P	P	X	X
Dwelling, Quadraplex	X	X	X	X	P	P	X	X
Dwelling, Single Family - Detached	X	X	X	P	P	X	X	X
Dwelling, Townhouse	X	P	X	X	P	P	X	X
Dwelling, Triplex	X	X	X	X	P	P	X	X
Family Day Care Home	X	X	P	P	P	P	P	X
Foster Home	X	X	P	P	P	P	P	X
Group Home	X	X	P	P	P	P	P	X
Nursing Home	X	X	P	X	P	P	P	X
Residential Over Retail Commercial or Office	X	P	P	X	X	X	X	X
Patio Home Subdivision	X	X	X	P	P	X	X	X

LAND USE	BP	TC/BP		RLD	RMD	RHD	I	P/S
		Town Core	Town Business					
Zero-lot Line Subdivision	X	X	X	P	P	X	X	X
<b>Stormwater and Lakes</b>								
Stormwater and Lakes	P	P	P	P	P	P	P	P
<b>Open Space</b>								
Golf Course, Contoured	X	X	X	P	P	P	X	X
Wetland Preservation Area	P	P	P	P	P	P	P	P
Wildlife Mgmt. Area	P	P	P	P	P	P	P	P
Wind Energy Systems	P	X	P	P	P	P	P	P
Outdoor Activity	P	P	P	P	P	P	P	P
<b>Agriculture/Forestry **</b>								
Agricultural Use	P	P	P	P	P	P	P	P
Hunting Lodge/Hunting	P	P	P	P	P	P	P	P
Riding Stables, Horse	P	P	P	P	P	P	P	P
Silviculture	P	P	P	P	P	P	P	P

\* Uses are subject to the conditions of the City's LDC.

\*\* Mining and excavation; agriculture uses, including grazing of animals, raising of crops, sod farming and nursery activities; hunting lodge/hunting; riding stables; and silviculture shall be permitted in all Zoning Areas and on all tracts prior to commencement of vertical development on the tract. After vertical development is commenced on a tract, those uses shall no longer be permitted, provided that any unharvested crops may be harvested but not replanted.

(b) Each Land Use listed in the above schedule shall have the meaning ascribed to it in the City's LDC or the following meaning in the case of Land Uses that are not defined in the City's LDC:

"Flex Space" means building space that includes a combination of office space, usually in front, and storage or light industrial space, often with a garage door type rear entry. Flex Space is used by mechanics, plumbers, electrical contractors, pest control services, retailers that provide installation like carpeting, flooring, cabinets and spas, and other small businesses.

"Mobile Vendor" means a vendor of products out of a mobile unit that is designed to drive or be towed on public roads, often selling food, beverages, frozen desserts and dairy products or convenience and novelty items.

"Research Activity" means systematic investigation into existing or new knowledge to establish or confirm facts, reaffirm results of previous work, solve new or existing problems, support theorems, develop new theories, or test the validity of instruments, procedures or experiments.

"Pest Exterminator" means anyone who provides services to regulate, manage, or eliminate a species defined as a pest, usually because it is perceived to be detrimental to a person's health, the ecology or the economy.

"Studio" means an artist's or worker's workroom, including, but not limited to, architecture, painting, pottery (ceramics), sculpture, scrapbooking, photography, graphic design, film making, animation, radio or television production broadcasting, making of music or dancing.

"Welding and Repair Shop" means a room, area or small establishment where welding (joining metallic parts) or other light industrial work is done.

"Machine Shop" means a workshop where power driven tools are used for making, finishing or repairing machines or machine parts.

"Manufacturing" means the fabrication or assembly of components into finished products, usually on a fairly large scale.

#### 10.0 Jobs/Housing Balance

Housing Objective 6.1.1 of the Jobs and Housing Balance goal contained in the 2010-25 Comprehensive Plan provides that the jobs-to-housing ratio to be obtained in 2015 is 1.25 (for every 4 houses, five jobs created) The fiscal impact analysis prepared for Ormond Crossing indicates 11,184 jobs will be created. The jobs housing balance ratio is 3.8 (11,184 jobs/2950 housing units). The Developer shall include information relating to job creation in the

Annual Report to be filed with the City, and shall use the following guidelines for reporting job creation within the Ormond Crossings:

**Table 8**

<u>Use</u>	<u>Employees/1000 sq. ft.</u>
Retail	2.5
Warehousing & Industrial	1.0
Office	4.0

Developer shall make every effort to meet or exceed the City's jobs-to-housing ratio of 1.25, and shall work with the City on economic development initiatives that will assist in reaching this goal.

10.1 Development Phasing

The Conceptual Plan depicts the general layout of Ormond Crossings, including the approximate location of existing and future roads and streets. The location of lot lines, structures, internal landscape buffers, drainage facilities and the internal street system shall be shown on plats or site development plans as portions of Ormond Crossings are designed for development. Ormond Crossings shall be developed in phases and each phase shall be developed so all necessary infrastructure, utilities and other services are available prior to any construction. Title to a tract may be transferred without platting, provided the tract has access to a public roadway or a road right-of-way easement is granted that provides legal access to a public roadway. Development of the Business Park Area, Town Center/Business Park Area and the Residential Areas will be separately phased. Although the phasing may vary in response to marketing opportunities, permitting or development cost considerations, it is anticipated that development will be phased substantially as follows:

## 10.2 Business Park Area Phasing

- The first phase, which is currently being platted as Ormond Crossings Phase A, includes Tracts 17, 18, 19 and 20.
- The second phase will include the northern one-third of Tract 21 and could also include Tract 22.
- The third phase will include the southern two-thirds of Tract 21 and could include Tract 22, if not included in the second phase, and also could include Tract 24.
- The fourth phase will include Tract 23 and could include one or both of Tract 22 and Tract 24, if not included in the third phase.
- Development of Tract 22 and Tract 24 could be separately phased.
- Tract 25 was already developed by the City and incorporated into an existing City park site.

## 10.3 Town Center/Business Park Area Phasing.

Development of the Town Center/Business Park Area, which is composed of Tract 12, Tract 13 and Tract 14, will be phased depending on market demand for the various mixed land uses that are allowed in the Town Center/Business Park Area. . A community center will be located at the southern end of Tract 12 with access from Crossings Boulevard. The community center will be constructed prior to buildout of one thousand (1,000) residential units at Ormond Crossings, as provided for in the Development Agreement. For purposes of this MDP, buildout shall be deemed to occur at the time a Certificate of Occupancy is issued.

## 10.4 Residential Areas Phasing.

- The first phase, which is currently being platted as Ormond Crossings Phase B, will provide access for lot development within Tract 1, Tract 2 and Tract 9, as well as construction of public/institutional uses on Tract 11.

- Lots can be developed within Tract 3 when an access road is available through Tract 2 or Tract 9.

- The second phase of development will provide access to Tract 4 and Tract 8 and also Tract 10 which is a Park/School Area. Tract 10 will be developed when an elementary school is needed at Ormond Crossings; however, the park site on Tract 10 could be developed prior to construction of the school.

- The third phase will provide access to Tracts 5 and 7.

- The fourth phase will provide access to Tract 6, Tract 16 and Tract 15. Low density single-family lots will be developed within Tract 16 after a borrow pit is excavated to provide a lake amenity for an estate lot project. Tract 15 will be developed as a park prior to build out of two thousand (2,000) residential units at Ormond Crossings, as provided for in the Development Agreement. The City could elect to develop Tract 15 any time after access is available.

Prior to the buildout of 1,000 residential units, the following recreational facilities shall be provided on park sites donated by Developer to the CDD or a property owners association:

- (i) 1 community center consisting of 6,000 square feet of space which shall be owned and operated by the City.

- (ii) a trail system, including a minimum of .75 miles of hard surface walkways;

- (iii) a picnic shelter with restrooms;

- (iv) 1 soccer/football field;

- (v) 1 baseball/softball field;

- (vi) 2 outside basketball courts with lights;

- (vii) 2 shuffle board courts;
- (viii) 1 bocce ball court;
- (ix) 1 tennis court; and
- (x) 1 racquetball court.

Prior to buildout of 2,000 residential units, the Developer shall deed to the City 45 acres of uplands to serve as park sites. The 45 acres shall be contained in not more than 5 sites. In addition, prior to buildout of 2,000 residential units, the Developer shall provide the following recreational facilities at one or more of the park sites, as determined by the City:

- (i) 1 or more community centers consisting of an aggregate of 4,000 SF of space to be owned and operated by the City, the CDD or one or more property owners association;
- (ii) a trail system, including a minimum of .525 miles of hard surface walkways;
- (iii) passive park area of 36.5 acres (in addition to the 45 acres of park sites referenced above)
  - (iv) an off-leash dog park;
  - (v) a covered playground area;
  - (vi) 1 baseball/softball field;
  - (vii) 2 outside basketball courts with lights;
  - (viii) 2 shuffle board courts;
  - (ix) 1 bocce ball court;
  - (x) 2 tennis courts; and
  - (xi) 1 racquetball court.

## 11.0 Development Standards.

Table 9 sets forth the development standards in the Residential-High Density (RHD), Residential-Medium Density (RMD) and Residential-Low Density (RLD) Areas and Table 10 sets forth the development standards in the Business Park (BP), Town Center/Business Park (TC/BP), Institutional (I), and Park/School (PS) Areas.

**Table 9**

Type	Density Units/Acre <sup>(1)</sup>	Max Bld. Height	Max Bld. Coverage	Max Impervious Lot Coverage	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Building Setbacks					
								A. Front	B. Rear	C. Side	D. Street Side/Corner	E. Ponds & Lakes	
RLD	Up to 6	35'	40%	75%	4,000 sq. ft.	40'	100'	10' <sup>(2)</sup>	10' <sup>(2)</sup>	0' <sup>(3)</sup>	10' <sup>(2)</sup>	10' <sup>(2)</sup>	25'
RMD	Up to 10	45'	50%	75%	2,200 sq. ft.	22'	100'	10' <sup>(2)</sup>	10' <sup>(2)</sup>	0' <sup>(3)</sup>	10' <sup>(2)</sup>	10' <sup>(2)</sup>	25'
RHD	Up to 20	75'	50%	75%	2,200 sq. ft.	22'	100'	10' <sup>(2)</sup>	10' <sup>(2)</sup>	0' <sup>(3)</sup>	10' <sup>(2)</sup>	10' <sup>(2)</sup>	25'

<sup>(1)</sup> Density shall be calculated based on upland acreage on the project site prior to site development.

<sup>(2)</sup> Minimum 20' to garage.

<sup>(3)</sup> Minimum 10' between buildings as shown on the final site plan.

**Permitted Uses**

See Land Use Table in Section 9.0

**Other Standards**

- Minimum 50' buffer along FEC railroad.
- Minimum 100' wide buffer along the eastern boundaries of Tracts 10 and 15.
- Minimum 200' wide buffer along south property line adjacent to Durrance Lane.

Easements shall be of sufficient dimensions for the intended use as approved by the City's Engineer.

**Table 10**

Type	Density	Max Bld. Height	Max Bld. Coverage	Max Impervious Lot Coverage	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Building Setbacks				
								A. Front (1)	B. Rear (1)	C. Side (1)	D. Street Side/Corner (1)	E. Ponds & Lakes (1)
BP	N/A	75'	N/A	85%	20,000 sq. ft.	100'	100'	25'	25'	0 (2)	15'	25'
TC/BP	N/A	75'	N/A	85%	20,000 sq. ft.	100'	N/A	10'	20'	0 (2)	15'	25'
I and P/S	N/A	75'	40%	85%	20,000 sq. ft.	100'	100'	25'	25'	10'	15'	25'

(1) Residential uses to comply with RHD standards.

(2) Minimum 10' between buildings as shown on the final site plan.

**Permitted Uses**

See Land Use Table in Section 9.0 above.

**Other Standards**

- Minimum 25' wide mixed-use easement paralleling the right-of-way of frontage roads along I-95.
- Minimum 50' wide setback along FEC railroad in TC/BP.
- Residential uses are permitted above non-residential uses in TC/BP.
- Minimum 50' wide setback along Harmony Rd. in BP.

11.3 On certain tracts, a mixture of land uses are permitted, including both residential and non-residential uses in the Town Center/Business Park Area. In the case of those tracts, the design standards pertaining to the land use on the first floor shall apply. Also, for those tracts, at the time of platting, a site plan shall be submitted showing the location of each land use category within the plat. For each designated land use category, the applicable of the above permitted specific land uses will be allowed. For example, if a plat includes Retail Commercial and Residential-High Density uses, the specific uses permitted by Retail Commercial will be allowed where Retail Commercial is shown on the site plan and the specific uses permitted by Residential-High Density will be allowed where Residential-High Density is shown on the site plan, or both uses will be allowed on the same building pad in the case of residential units over Retail Commercial or Office uses.

#### 12.0 Roads and Street Design.

12.1 Ormond Crossings will have 2 major entrances and a secondary entrance from US-1, a minimum of 4 entrances from Tymber Creek Road and an entrance from Pineland Trail and Harmony Road. All roads that are shown on the Land Use Plan, except Tymber Creek Road, will be dedicated to the City. All local streets whether planned for public dedication or private maintenance shall be constructed to City standards. Local roads shall be accepted by the City for maintenance at time of plat dedication. Alleys shall be owned and maintained by a property owners association or a community development district, subject to easements for stormwater drainage, utilities and access, as appropriate.

12.2 All roads, streets and alleys within Ormond Crossings will be built consistent with the road, street and alley design standards that are set forth in Table 11.

**TABLE 11**

<b>ORMOND CROSSINGS STREET STANDARDS</b>						
	<b>Minor Arterial</b>	<b>Collector</b>	<b>Subdivision Feeder</b>	<b>Local Access &amp; Cul-de-sac<sup>(3)</sup></b>	<b>Alley</b>	<b>Town Center/Business Park Street with Commercial Frontage</b>
Minimum R/W or easement width	120' <sup>(1)</sup>	80'	50'	40'	20'	65'
Lane width	12'	12'	11' <sup>(2)</sup>	10' <sup>(2)</sup>	8'	62' <sup>(4)</sup>
Curbs	Standard or Miami	Standard or Miami	Miami	Miami	None	Standard
ADT served	over 12,000	3,000 - 12,000	1,500 - 3,000	500 - 1,500	N/A	1,500 - 3,000
Parking	None	None	Parallel	Parallel	None	Diagonal both sides
Curb radius	30'	30'	25'	25'	15'	15'
Sidewalk	5' wide One side	5' wide One side	5' wide Both sides	5' wide Both sides	N/A	13' wide
Multi-Modal Trail	12' wide One side	12' wide One side	N/A	N/A	N/A	N/A
Maximum design speed	35 mph	30 mph	25 mph	25 mph	N/A	25 mph

<sup>(1)</sup> Regardless of the street designation, the north/south street through the Business Park and the segment of Pineland Trail adjacent to Ormond Crossings shall have a right-of-way width of 80'.

<sup>(2)</sup> Traditional neighborhood design with on-street parallel parking requires additional 8' of pavement width for parking lanes.

<sup>(3)</sup> Maximum cul-de-sac length = 1,320'.

<sup>(4)</sup> Includes two 12' travel lanes and parking on both sides of the street.

12.3 The following additional road and street design standards shall also apply within Ormond Crossings:

(a) Four lane road sections shall have a median width of at least thirty (30) feet to allow for turning movements.

(b) The minimum centerline spacing for median openings shall be three hundred (300) feet.

(c) The minimum driveway spacing at intersections shall be thirty (30) feet from the edge of the side street pavement, except minimum driveway spacing at intersections of minor arterial and collector streets shall comply with the City's LDC.

(d) Within the Town Center/Business Park Area, on-street parking shall be allowed.

(e) Within Residential Areas, double-frontage lots shall be subject to restricted access easements that prohibit access onto the higher classification street, as defined in the Transportation Element of the comprehensive plan.

#### 13.0 Multi-Modal Trail System -

The Ormond Crossings multi-modal trail system is shown on attached **Exhibit "F"** hereto (the "Trail System"). The Trail System shall consist of over thirteen (13) miles of on street and off street multi-use trails when completed. The Trail System shall interconnect all residential, non-residential, institutional, school and amenity areas throughout Ormond Crossings thereby reducing vehicular trips traveled and encouraging outdoor recreational activities by residents of and visitors to Ormond Crossings. The Trail System will be designed and constructed so it can accommodate use by pedestrians, cyclists and possibly golf carts or other motorized vehicles.

#### 14.0 Open Space.

At a minimum, the open space area within Ormond Crossings shall constitute 20% of the land area. For purpose of calculating open space areas, open space shall include the following: landscape areas; landscape buffers; landscaped areas above the normal water level in water bodies; conservation areas; tree preservation areas; yard areas; and permeable surfaces of outdoor recreational areas. As development in Ormond Crossings is approved, the City shall

maintain records to reflect the percentage of open space accrued in the development to ensure that the minimum percentage requirement is met.

15. Underground Utilities.

All utility lines, mains, pipes, wires and conduits shall be installed underground within a public right-of-way, mixed-use easement or other dedicated easement area, provided that temporary telephone and electric services may be located on above ground poles until such time as the area where they are located is developed and underground services are available.

16.0 GREEN Development Objectives.

16.1 Best practices to achieve GREEN development objectives will be followed in connection with site development activities, including, but not necessary limited to the following:

(a) Large areas of land will be preserved in their natural state to allow ecosystems to sustain their existence.

(b) A management plan will be developed for preserved wetland areas.

(c) To the extent not already prepared and submitted to the City in connection with prior land use reviews, vegetation, topographical, soil and habitat studies will be prepared prior to development.

(d) Onsite conservation areas will be provided for wildlife species.

(e) Wildlife corridors will be created using the wetland strands and existing waterways that will be improved.

(f) Upland buffers will enhance preserved wetlands.

(g) Treatment will be provided for stormwater from neighboring sites.

(h) Stormwater areas will be designed for multiple uses including stormwater treatment, flood attenuation, buffers between wetlands and development, buffers between land uses, rehydration of wetlands, wildlife corridors, multi-modal trails, and active and passive recreation.

(i) Development will be clustered on upland areas using conservation areas and water bodies as buffers.

(j) An extensive multi-trail and sidewalk system will be provided to connect all development areas.

(k) Low speed neighborhood streets with minimum road widths will decrease impervious areas.

(l) Street trees for shade canopy will help reduce temperature of surrounding area.

(m) Energy efficient streetlights will be installed, if available from the electric utility company in the future.

(n) Bicycle parking facilities will be provided in commercial, office and park areas.

(o) Multiple street connections will reduce travel miles.

(p) Irrigation systems will use reuse water to the extent available, with stormwater used to make up any deficiency.

(q) Irrigation systems will be zoned to minimize water waste.

(r) Native plants will be used for at least 50% of landscape plantings.

(s) Neighborhood and community parks will be located near residential areas.

16.2 For energy conservation, all residential construction within Ormond Crossings shall utilize energy saving techniques consistent with the Energy Star standard for new homes. Non-public and public common facilities, such as community clubhouse buildings, shall follow the elements of sustainable development standards established by appropriate organizations, such as Leadership in Energy and Environmental Design or Florida Green Building Coalition. Commercial and Industrial buildings are encouraged to follow these standards to the maximum extent feasible. Additionally, the development shall utilize "dark skies" measures to reduce light pollution, subject to the City's review and approval as based on the latest standards for safety and security.

16.3 Best practices to achieve GREEN development objectives will be encouraged in connection with building construction.

17.0 Design Standards.

17.1 The Design Standards for Ormond Crossings are attached as **Exhibit "G"** hereto (the "Design Standards"). The Design Standards includes Architectural Design Standards and Guidelines and Landscape Design Standards and Guidelines which supersede and entirely replace the City's architectural and landscape requirements.

17.2 Modifications to the Design Standards, other than those which are considered to be a minor modifications by the City's Planning Director, shall require the approval of the City Commission based upon a recommendation of the City's Planning Director. Public notification procedures for rezoning shall not be required for modifications of the Design Standards, provided that any modification requiring approval of the City Commission shall be considered at a public hearing that has been advertised in a newspaper of general distribution in

the City. Minor modifications to the Design Standards may be approved by the City's Planning Director.

18.0 Land Development Code Applicability.

18.1 The City's LDC applies to Ormond Crossings and development within it, unless expressly otherwise provided in this section or elsewhere in this MDP.

18.2 Ormond Crossings was previously reviewed as a Development of Regional Impact ("DRI Review") pursuant to an Application for Development Approval that was submitted to the City in August 2005 and Sufficiency Responses providing additional information that were submitted to the City in December 2005 and June 2006. Ormond Crossings is also subject to the provisions of the adopted comprehensive plan and the terms and conditions of the Development Agreement. In addition, an extensive drainage study was completed for Ormond Crossings in June 2009 ("Drainage Study"), followed by a FEMA floodplain study that was completed in June 2009 ("FEMA Study"). As a result of the DRI Review, further reviews in connection with the Development Agreement, the Drainage Study and the FEMA Study, various studies, reports, surveys and assessments that are required by the City's LDC have been completed and are not necessary in connection with the future planning, platting, site plan review, permitting and development at Ormond Crossings. Also, certain provisions of the City's LDC are incompatible with the Conceptual Plan and not necessary for the protection of the public health, safety and welfare of the citizens of the City. Therefore, for purposes of Ormond Crossings and development within it, the following provisions apply and supersede any conflicting provisions contained in the City's LDC or other ordinances of the City:

(a) In connection with platting, site plan approvals or building permits at Ormond Crossings, the City may ask for copies of any of the following that Developer

previously submitted to the City: traffic study; environmental assessment report; historical, archaeological and paleontological resources survey, fiscal and economic impact assessment and utility impact assessment. However, the City shall not require a new or updated traffic study, environmental assessment report, historical, archeological and paleontological resources survey, fiscal and economic impact assessment or utility impact assessment unless there is a material change of the Land Use Plan.

(b) Stormwater system design shall be based upon St. Johns River Water Management District standards. Wet detention ponds smaller than two (2) acres shall be aerated. Stormwater retention/detention ponds and lakes shall maintain a fifty (50) foot upland buffer adjacent to wetlands provided that the design engineer of record demonstrates to the satisfaction of the City that the ponds/lakes will not degrade the quality of adjacent wetlands. Existing drainageways and ponds, including drainageways and ponds that are adjacent to or within wetlands, may remain "as is" regardless of whether control elevations are higher or lower than the surrounding wetlands and any other wetlands located within three hundred (300) feet.

(c) For purposes of compliance with any provision of the City's LDC, Groover Branch shall terminate at Durrance Lane. The existing drainage system, future stormwater management system and other ponds and waterways north of Durrance Lane shall not be deemed part of Groover Branch for any purpose.

(d) To the extent available, mitigation for permitted wetland impacts shall consist of onsite mitigation or credits from Lake Swamp Mitigation Bank which is located near Ormond Crossings in Flagler County.

(e) Clearing of vegetation within wetland buffer areas shall be permitted for construction of stormwater outfalls.

(f) Existing drainageways may be regraded to provide 4:1 side slopes without providing additional upland buffers.

(g) The minimum building floor elevation shall be one (1) foot above the 100-year storm elevation or eighteen (18) inches above the street grade, whichever is greater, unless otherwise approved by the City Engineer.

(h) Compensating storage for filling within the flood plain shall be provided at a ratio of 1:1.

(i) Because all development areas will require a minimum of 2 to 3 feet of fill, tree surveys shall not be required. However, prior to removal of any historic or specimen hardwood trees, the Developer shall notify the City and the City may require replacement trees.

(j) As shown on the Conceptual Plan and the Land Use Plan, Ormond Crossings will utilize wetland areas and lakes as buffers between most differing land uses. Where those buffers are not available, an alternative buffer shall be provided in accordance with the Landscape Design Standards.

(k) Landscaping, signage, sidewalks and bikepaths, lighting, berms, utilities, fencing and walls and street furniture may be installed or constructed within the mixed use easements.

(l) Bars, lounges, nightclubs and stores that sell alcoholic beverages may be located anywhere in the Town Center/Business Park Area regardless of proximity to parks, recreational areas and the community center.

(m) Projects shall have at least two (2) separate and remote entrances unless easements are provided for emergency ingress/egress that will not adversely affect the overall street system. This provision shall not apply to Tracts 22 and 24 in the Business Park Area,

residential development on the western portion of Tract 14 in the Town Center Business Park Area or residential development on the eastern portion of Tract 7 in the Residential-Medium Density Area because, in those areas, a second entrance or emergency ingress/egress is constrained by wetlands or existing water bodies.

(n) Title to any tract may be transferred in its entirety without platting. However, no infrastructure improvements, with the exception of stormwater and utility improvements and site fill, may be made on any tract until preliminary plat approval is received for the area to be improved. The final plat must be recorded prior to issuance of a certificate of occupancy or conveyance of any portion of the property that is included in the plat.

As tracts are fully developed and built out, the method of conveying stormwater to stormwater retention areas may be altered from time to time. In the meantime, stormwater may be conveyed to stormwater retention areas on a temporary basis through a variety of methods, including open swales. Temporary easements will be granted to the City and any property owners' association or community development district that is responsible for maintenance over all areas that contain temporary drainage facilities, and when the stormwater facilities are permanently located, those temporary easements will be released in exchange for a grant of permanent easements over the location of the permanent drainage facilities.

(o) Subject to the administrative approval of the City's Planning Director, any previously platted lot, tract or parcel may be further divided without replatting ("Split Lot") for the purpose, whether immediate or future, of any kind of transfer of ownership or right of possession or for any building development, provided each portion thereof, as divided, will have frontage on a public street or approved private street, or an easement having a width of no less than twenty-five (25) feet is dedicated to provide access to the Split Lot. Each Split Lot will

conform to the development standards as set forth in Section 11.0 above, and as previously stated, will be subject to an administrative subdivision exemption by the City's Planning Director.

(p) All parking for non-residential uses in the Town Core (Tract 12) shall be shared parking and available to the public generally. Shared parking, including parking along public roads and streets, shall be taken into consideration for purposes of meeting the parking requirements. When Developer conveys title to a portion of the Town Core for a non-residential building site, Developer shall record a restrictive covenant describing and quantifying the shared parking that is allocated to that site for purposes of meeting the parking requirements. The same shared parking spaces shall not be credited for purposes of meeting the parking requirements of more than one site, except the same shared parking may meet the parking requirements of both institutional uses with off-peak event oriented parking requirements and retail commercial, non-retail commercial and office uses that have no, or limited, off-peak parking requirements, subject to approval, on a case by case basis, by the City's Planning Director.

(q) Road rights-of-way may be dedicated to the City on plats or by right-of-way deed. Dedications by right-of-way deed will be accepted by the City when the construction plans or preliminary plat of the road is approved by the City. If not previously recorded, plats of all roads will be recorded following completion of road construction. The City will join in plats if the road being platted is located in a right-of-way that was dedicated to the City by right-of-way deed before the plat is recorded.

(r) To avoid damage to roads, disruption of activities at Ormond Crossings and because of the location of fill sources, it will be necessary to fill most or all of the development areas at Ormond Crossings before specific site development plans are available for

the areas. All areas that are shown on the Land Use Plan, except Uplands (outside Zoning Areas), Wetlands and Lake will require clearing and filling. Therefore, clearing of trees, filling, excavation and dredging may be performed at Ormond Crossings consistent with permits issued from time-to-time by St. Johns River Water Management District and clearing and grading permits issued by the City that may require seeding and mulching of all cleared and filled areas.

(s) Multiple private or public boat docks shall be permitted within parks and other common areas.

(t) No wall, hedge or other landscape planting shall be required along the Trail System.

(u) No architectural or landscape regulations shall apply, other than compliance with the Design Standards.

(v) The sign regulations contained in the City's LDC shall apply to signage within Ormond Crossings, subject to the following exceptions:

(i) With the exception of the icon signs provided for in (v) below, which may be pole signs, pole signs shall be prohibited within Ormond Crossings.

(ii) Monument signs shall not exceed a maximum height of eight (8) feet with a maximum signage area of ninety-six (96) square feet.

(iii) Wayfinding signs shall be allowed within the public rights-of-way or any mixed-use easement.

(iv) Interstate visibility signs shall be allowed only on Tracts 12, 13, 14, 18, 20 and 21.

(v) Three (3) main project icon type signs, not to exceed fifty (50) feet in height, identifying Ormond Crossings Business Park, Ormond Crossings Town Center and

Ormond Crossings Residential shall be allowed, but only on one or up to any three of Tracts 12, 13, 14, 17, 18, 20, 21 and 23.

(vi) Main project entrance features may be located onsite or offsite at the US-1 entrances and I-95 overpass, subject to design approval by the SPRC.

(w) The permitted uses and structures within Ormond Crossings will be as set forth in the table at Section 9.0 above.

(x) The development standards within Ormond Crossings will be as set forth in the tables at Section 11.0 above.

(y) Roads, streets and alleys within Ormond Crossings will be designed and built as set forth in the table at Section 12.0 above.

(z) The time limits for commencing and completing development activities within Ormond Crossings will be as set forth in the Development Agreement.

#### 19.0 Maintenance.

19.1 The maintenance and upkeep of privately owned property shall be the responsibility of the property owner and shall be enforced by a property owners' association for the Business Park Area and Town Center/Business Park Area and one or more homeowners' associations for the Residential Areas, or by one or more community development districts for all areas.

19.2 The maintenance and upkeep of common areas that are not owned by the public and improvements within public rights-of-way, including but not necessarily limited to landscaping, irrigation, lighting, way-finding signage and trails, shall be the responsibility of one or more property owners' associations for the Business Park Area and Town Center/Business

Park Area and one or more homeowners' associations for the Residential Areas, or by one or more community development districts for all areas.

20.0 Affordable Housing.

Based on data that was produced during the DRI Review, it has been determined that 113 units of affordable housing will be needed at Ormond Crossings for persons who are considered to be within the low and moderate income levels. To provide for affordable housing, a minimum of 113 residential units shall be allocated to be built on the western portion of Tract 14 and covenants and restrictions shall be recorded to assure the continued affordability of the units that are built on that site.

21.0 General Provisions.

21.1 Venue and Enforcement.

This MDP shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue for purposes of litigation shall be Volusia County, Florida.

21.2 Notice.

Any and all notices required or allowed to be given in accordance with this MDP shall be mailed or delivered as follows:

<b>To the Developer:</b>	<b>Tomoka Holdings, LLC</b> 145 City Place, Suite 300 Palm Coast, Florida 32164  Attention: President/Manager Telephone: (386) 446-6226
<b>To the City:</b>	<b>City of Ormond Beach</b> P.O. Box 277 Ormond Beach, Florida 32175-0277  Attention: City Manager Telephone: (386) 677-0311

21.3 Severability.

In the event any provision of this MDP shall be declared invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall in no manner affect the other provisions of this MDP which shall remain in full force and effect as if the provision declared invalid, illegal or unconstitutional was not originally a part hereof, provided, however, that if the result of the severance of the provision results in harm to the public health, safety or welfare, results in a public harm, or substantially negates a public benefit or imposes a public burden, then the provisions of this MDP shall be deemed not severable and this MDP shall be reformulated and reconstituted to avoid that consequence.

21.4 Cooperation in the Event of Legal Challenge.

In the event of any legal action instituted by a third party or a governmental entity other than the City challenging the validity of any provisions of this MDP, the parties hereby agree to cooperate in defending such action.

21.5 Joint Preparation.

Preparation of this MDP has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

21.6 Exhibits.

All Exhibits attached hereto contain additional binding terms of this MDP and are incorporated herein by reference.

21.7 Caption or Section Headings.

Captions and section headings contained in this MDP are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this MDP, nor the intent of any provision hereof.

21.8 Further Assurances.

Each of the parties hereto shall execute, acknowledge and deliver, or cause to be executed, acknowledge and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this MDP and give effect hereto to the extent allowed and in a manner permitted by law. Without any manner limiting the specific rights and obligations set forth in this MDP or legally limiting or infringing upon the governmental authority of the City, the parties hereby declare their intention to cooperate with each other in effecting the terms of this MDP and to coordinate the performance of their respective obligations under the terms of this MDP.

21.9 Disclaimer of Third Party Beneficiary.

This MDP is solely for the benefit of the parties hereto and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this MDP, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy or claim under or by reason of this MDP or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

21.10 Successors and Assigns.

This MDP and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and Developer and their respective successors-in-interest. The

terms and conditions of this MDP similarly shall be binding upon the property and shall run with the land and the title to the same.

21.11 Terms; Effective Date.

This MDP shall be effective upon approval by the City Commission and execution of this MDP by all parties and shall expire upon rezoning of Ormond Crossings to other than PMUD.

21.12 Recordation.

Upon approval by the City Commission and execution of this MDP by all parties, this MDP and any and all amendments hereto shall be recorded by the City with the Clerk of the Circuit Court of Volusia County within fourteen (14) days after its execution by the City and this MDP shall run with the land. The Developer shall pay the costs to record this MDP.

21.13 Amending this MDP.

Specific amendments to this MDP are provided for in Sections 4.1(2) and 17.2 above. Other amendments to this MDP shall be adopted in accordance with the provisions of Chapter 1, Article II of the City's LDC. Public notification procedures required for rezonings will not be required for modifications of this MDP, except as required by Section 166.041(3)(a), *Florida Statutes*.

**WHEREFORE**, the parties hereto have caused these presents to be signed all as of the date and year first above written.

ATTEST:

**CITY OF ORMOND BEACH**

\_\_\_\_\_  
\_\_\_\_\_  
City Manager

\_\_\_\_\_  
\_\_\_\_\_  
Mayor

STATE OF FLORIDA )  
COUNTY OF VOLUSIA )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_ and \_\_\_\_\_, the Mayor and City Manager respectively, for and on behalf of the City of Ormond Beach, Florida, who are personally known to me and who did not take an oath.

WITNESS my hand and official seal this \_\_\_ day of \_\_\_\_\_, 2013.

(Seal)

\_\_\_\_\_  
Notary signature

\_\_\_\_\_  
Printed name

WITNESSES:

**TOMOKA HOLDINGS, LLC**, a Florida  
Limited liability company

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
William I. Livingston  
President/Manager

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA )  
COUNTY OF VOLUSIA )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2013, by **William I. Livingston**, the President/Manager, for and on behalf of the Tomoka Holdings, LLC, who is personally known to me and who did not take an oath.

WITNESS my hand and official seal this \_\_\_ day of \_\_\_\_\_, 2013.

(Seal)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

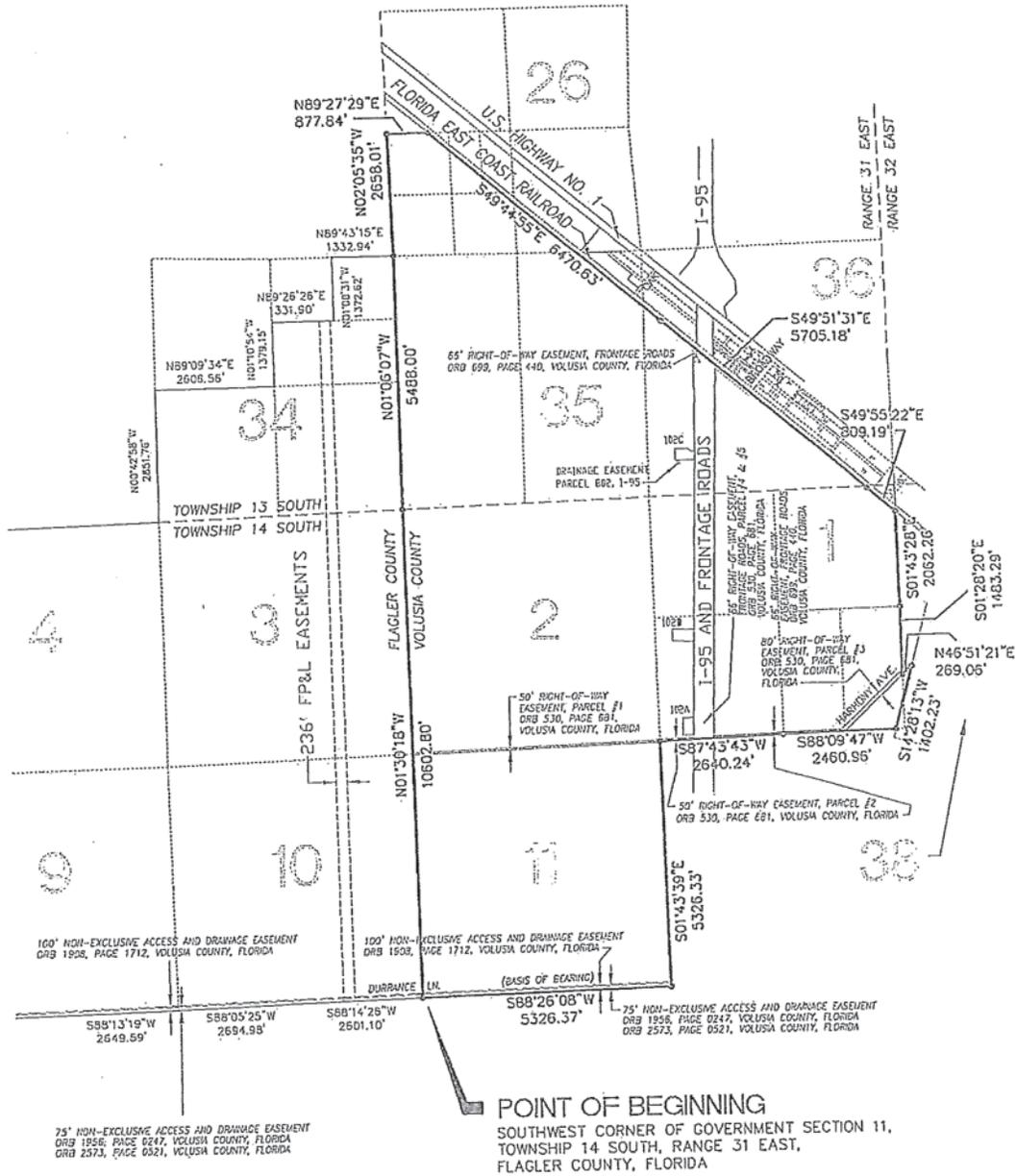


NORTH ARROW

RESERVED FOR RECORDING INFORMATION



SCALE 1" = 3,000'



\\land projects\T2132\FCLCI\Map\2132-SL6B.dwg 12/12/2006 7:24:04 AM EST

SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS.



**TOMOKA ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
DAYTONA BEACH FLAGLER/PALM COAST  
Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
Phones: 386-257-1600 Fax: 386-257-1601  
email: tomoka@tomoka-eng.com website: www.tomoka-eng.com

SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T2132FCLCI
DRAWING REFERENCE NO.	2132-SL6B
DATE:	05/05/2005
SHEET NO.	1 OF 2

LB #2232

SKETCH AND DESCRIPTION

RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A PARCEL OF LAND located in GOVERNMENT SECTIONS 26, 35 AND 36, TOWNSHIP 13' SOUTH, RANGE 31 EAST, GOVERNMENT SECTIONS 1, 2 AND 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND GOVERNMENT SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N01°30'18"W, A DISTANCE OF 10,602.80 FEET; THENCE N01°06'07"E, A DISTANCE OF 5,488.00 FEET; THENCE N02°05'35"W, A DISTANCE OF 2,658.01 FEET; THENCE N89°27'29"E, A DISTANCE OF 877.84 FEET; THENCE S49°44'55"E, A DISTANCE OF 6,470.63 FEET; THENCE S49°51'31"E, A DISTANCE OF 5,705.18 FEET; THENCE S49°55'22"E, A DISTANCE OF 809.19 FEET; THENCE S01°43'28"E, A DISTANCE OF 2,062.26 FEET; THENCE S01°28'20"E, A DISTANCE OF 1,483.29 FEET; THENCE N46°51'21"E, A DISTANCE OF 269.06 FEET; THENCE S14°28'13"W, A DISTANCE OF 1,402.23 FEET; THENCE S88°09'47"W, A DISTANCE OF 2,460.96 FEET; THENCE S87°43'43"W, A DISTANCE OF 2,640.24 FEET; THENCE S01°43'39"E, A DISTANCE OF 5,326.33 FEET; THENCE S88°26'08"W, A DISTANCE OF 5,326.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,937.53 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF of harmony road (50' and 80') lying east of interstate highway I-95, further described in or book 530, pages 681 through 683 inclusive, of the public records of volusia county, florida, containing 283,918 sq. ft. or 6.52 acres more or less;

less and except florida department of transportation drainage areas 102a, 102b, 102c, further described in or book 4989, pages 2218 through 2220 inclusive, of the public records of volusia county, florida; containing 301,957 sq. ft. or 6.93 acres more or less;

THE AGGREGATE contains 2,924.08 acres more or less.

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12/12/00

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTHERLY LINE OF GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING S88°26'08"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR / MAPPER.

SIGNED:   
 KENNETH J. KUHAR  
 FLA. PROFESSIONAL SURVEYOR/MAPPER # 6105

ABBREVIATIONS

C=CURVE	S/SECT=SECTION	PCP=PERMANENT CONTROL POINT	PRM=PERMANENT REFERENCE MONUMENT
D=DELTA	R/RNG=RANGE	PC=POINT OF CURVE	PLS=PROFESSIONAL LAND SURVEYOR
R=RADIUS	T/TWP=TOWNSHIP	PT=POINT OF TANGENCY	PE=PROFESSIONAL ENGINEER
L=LENGTH	ID=IDENTIFICATION	PI=POINT OF INTERSECTION	ORB=OFFICIAL RECORD BOOK
CH=CHORD	CONC=CONCRETE	PB=PLAT BOOK	FFE=FINISH FLOOR ELEVATION
TB=TANGENT BEARING	(R)=RECORD	PG=PAGE	(NR)=NON-RADIAL
CB=CHORD BEARING	(F)=FIELD MEASURED	POB=POINT OF BEGINNING	(RAD)=RADIAL
R/W=RIGHT OF WAY	U.E.=UTILITY EASEMENT	POC=POINT OF COMMENCEMENT	A/C=AIR CONDITIONER UNIT
☉=CENTER LINE		MB=MAP BOOK	



**TOMOKA ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
 DAYTONA BEACH FLA GLA/PALM COAST  
 Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114  
 Phone: 386-257-1600 Fax: 386-257-1601  
 email: tomoka@tomoka-eng.com website: www.tomoka-eng.com

**SKETCH  
 AND  
 DESCRIPTION**

PROJECT NO.	T2132FLC1
DRAWING REFERENCE NO.	2132-SL.6
DATE:	05/05/2005
SHEET NO.	2 OF 2

**DEVELOPER COMMITMENTS**

Development Agreement Section	Commitment	Start / Complete
Part II, Section 3	Submit Application to rezone Ormond Crossings to Planned Mixed-Use Development.	August 16, 2010. (Submitted on August 16, 2010).
Part II, Section 6	Provide the City with a written accurate status report, which shall include all information necessary for the City to conduct its 12 month review.	August 16, 2011 and annually thereafter.
Part III, Section 1	<p>Necessary extensions, upgrades and improvements to the City's utilities, to wit:</p> <ul style="list-style-type: none"> <li>• Build 1,000,000 gallon water storage tank and pump station.</li> <li>• Construct 16" potable water main extension along Tymber Creek Road from Southern Pines PUD to Durrance Lane.</li> <li>• Construct 16" potable water main along Tymber Creek Road from Durrance Lane to Ormond Crossings.</li> <li>• Construct 12" sewage force main along US-1 from Airport Road to Ormond Crossings.</li> <li>• Construct appropriately sized reclaimed water transmission line along US-1 to Ormond Crossings.</li> <li>• Install the internal water, sewer and reclaimed water utility systems.</li> </ul>	<p>Concurrently with the first phase of construction.</p> <p>As required when west side is developed. Currently estimated in 2017.</p> <p>As required when west side is developed. Currently estimated in 2017.</p> <p>Concurrent with the first phase of construction.</p> <p>To be constructed when appreciable amount of effluent is available. Estimated in 2019.</p> <p>As needed to serve utility customers.</p>
Part III, Section 2	<p>Mitigate offsite transportation impacts for Ormond Crossings equal to 4,551 external peak hour trips, to wit:</p> <ul style="list-style-type: none"> <li>• Pay the FDOT \$500,000 as funding for a PD&amp;E study for general consideration of SR-40 improvements from Tymber Creek Road to I-95.</li> </ul>	July 31, 2013

Development Agreement Section	Commitment	Start / Complete
	<ul style="list-style-type: none"> <li>• Upgrade the approximately 4.15 miles segment of Tymber Creek Road from Airport Road to the I-95 underpass. *</li> <li>• Design, permit and construct the segment of Crossings Boulevard from US-1, including a railroad fly-over to a roundabout as shown on the Phase A plat of Ormond Crossings (Segment 1) and loan the CRA authority sufficient funds to construct Segment 1.</li> <li>• Design, permit and construct the segment of Crossings Boulevard from Segment 1, including an I-95 fly-over, to connect to an internal roadway within Ormond Crossings, west of I-95 (Segment 2).</li> <li>• Construct an internal roadway system that provides a connection from the point of terminus of Segment 2 to US-1, northwest of its interchange with I-95.</li> <li>• Construct a road segment from the point of terminus of Segment 1 northward to connect to Tymber Creek Road via an I-95 underpass.</li> <li>• Install a traffic signal at US-1 and Broadway Avenue and turn lane improvements.</li> <li>• Install a traffic signal and additional turn lanes at US-1 and Hull Road.</li> </ul>	<p>Unless sooner constructed by Volusia County, start within 1 year of the 1<sup>st</sup> subdivision or site plan approval for the portion of Ormond Crossings that is located west of I-95 and complete in 1 year.</p> <p>Start within 5 years after the plat of Ormond Crossings Phase A is recorded and complete prior to Ormond Crossings exceeding 2,017 net external peak hour trips.</p> <p>Start at such time as the CRA Authority provides written notice that it can reasonably foresee having the ability, within 2 years, to repay the loan for construction of Segment 1 and complete prior to Ormond Crossings exceeding 4,000 net external peak hour trips.</p> <p>Prior to buildout of 1,000 residential units at Ormond Crossings, regardless of whether or not Segment 2 has been constructed by that time.</p> <p>Start within 6 months following commencement of construction of Segment 1 by the CRA Authority and complete within 1 year following commencement or when Segment 1 is completed, whichever is later.</p> <p>Construct turn lanes prior to the east bound (Broadway Avenue) approach traffic exceeding 53 vehicles during the 8 highest hours of an average weekday and install the traffic signal 1 year after the east bound (Broadway Avenue) approach meets traffic signal warrants based on FDOT's study procedures.</p> <p>Complete by December 31, 2012, provided that if the traffic signal is not warranted or if there has been no certificates of occupancy issued within Ormond Crossings, then within 1 year following the date the traffic signal is warranted or the 1<sup>st</sup> certificate of occupancy has been issued, whichever is later.</p>

\* Eligible for County transportation impact fee credits if constructed by the Developer.

Development Agreement Section	Commitment	Start / Complete
	<ul style="list-style-type: none"> <li>• Install traffic signals at the entrances to Ormond Crossings from US-1 north and south of the I-95 interchange and install communication cable or wireless devices connecting those traffic signals and the traffic signal on US-1 at Broadway Avenue.</li> <li>• Provide the City and Volusia County with a timing study for the traffic signals on US-1 from the northern entrance of Ormond Crossings on US-1 to the southern entrance on US-1 at Crossings Boulevard/Pine Tree Road.</li> <li>• To the I-95 south bound ramps, add a second south bound I-95 to south bound US-1 left turn lane, convert the existing inside left turn lane to a shared through/left turn lane and extend the south bound I-95 to north bound US-1 right turn lane to 550 feet.</li> <li>• To the I-95 north bound ramps, add a second I-95 north bound to US-1 south bound left turn lane and extend the north bound I-95 to north bound US-1 right turn lane to 550 feet.</li> <li>• Make adjustments to existing traffic signals if necessary in connection with the improvements to the I-95 south bound and north bound interchange ramps.</li> <li>• Construct new roadways and improvements to portions of Pineland Trail and Harmony Avenue that are within or bordering Ormond Crossings. **</li> <li>• Adhere to transient oriented development design, principles and concepts within an area appropriate for future transit.</li> <li>• Enter into an agreement with the City and Voltran which addresses roadway and transit capital, operations and maintenance funding.</li> </ul>	<p>When traffic meets traffic signal warrants based on FDOT's study procedures.</p> <p>Complete within 6 months following a request from the City or County but not later than December 31, 2020.</p> <p>Complete prior to Ormond Crossings exceeding 2,275 net external peak hour trips.</p> <p>Prior to Ormond Crossings exceeding 2,275 net external peak hour trips.</p> <p>Following completion of the interchange improvements.</p> <p>In conjunction with the construction of subdivision improvements required for the adjacent land in Ormond Crossings.</p> <p>Ongoing.</p> <p>Prior to the issuance of the 1<sup>st</sup> certificate of occupancy at Ormond Crossings and then meet annually with the City and Voltran to decide on appropriate multi-modal transportation strategies and operations for the following year.</p>

\*\* May qualify for City transportation impact fee credits.

Development Agreement Section	Commitment	Start / Complete
	<ul style="list-style-type: none"> <li>• Install left and right turn deceleration lanes at all entrances to Ormond Crossings on collector and arterial roadways as determined by the appropriate maintaining agency.</li> <li>• Provide the following bicycle and pedestrian systems: connect onsite bicycle systems to any adjacent external bicycle systems existing at the time of construction; design covered walkways into non-residential structures to the extent practicable; install appropriate signage identifying bike routes; provide connections for bicyclists and pedestrians between residential neighborhoods, employment centers and commercial areas to the maximum extent practical; provide bicycle support facilities (e.g., parking and lockers) at commercial areas and all work areas.</li> <li>• Take the following transit related actions: construct bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays where necessary to augment and facilitate the operations of transit services to Ormond Crossings as determined by the City in consultation with Votran; construct transit pull out bays and transit shelters as required by the City in consultation with Votran; provide a site for multiple future transit stops to accommodate buses at a location determined by the City in consultation with Votran; at the City's request, enter into an agreement with the City in consultation with Votran in order to determine the appropriate number and location of pull out bays, transit shelters, covered walkways and their location on the site, the size of a future transit super stop if determined by the City to be appropriate for the estimated ridership, and the viability of a community development district operated internal tram system to provide transportation to destinations and transit stops within Ormond Crossings; and when studies are conducted to implement bus service,</li> </ul>	<p>In conjunction with the construction or improvements to entrance roads.</p> <p>Ongoing.</p> <p>Ongoing.</p>

Development Agreement Section	Commitment	Start / Complete
	<p>cooperate fully with the City and donate necessary right-of-way that may be necessary for the route, transit stations, park-and-ride facilities and other accoutrements deemed warranted by Votran, in consultation with the City.</p> <ul style="list-style-type: none"> <li>◦ Promote and encourage variable work hours and flexible participation by onsite employers, including making known to tenants and residents that Ormond Crossings has access to an existing ride sharing program operated by Votran and permanently displaying transit and current ride sharing information in all public gathering areas, employment centers and other areas as suggested by Votran and the City.</li> <li>◦ Coordinate with the City, Votran, the community development district and any property owners' association to assure the provision of park-and-ride space is onsite and construct an area for use as a rider-share lot to lessen the overall impacts on regional roadways.</li> </ul>	<p>Ongoing.</p> <p>At the time of site development.</p>
Part III, Section 3	<p>Deed to the City title to the 17 acre park site.</p> <p>Deed to the City up to 5 sites containing a total of 45 acres of uplands to serve as park sites.</p> <p>Provide the following recreational facilities: 1 community center, consisting of 6,000 sq. ft. of space which shall be owned and operated by the City; a trail system, including a minimum of .75 miles of hard surface walkways; a picnic shelter with restrooms; 1 soccer/football field; 1 baseball/softball field; 2 outside basketball courts with lights; 2 shuffleboard courts; 1 bocce ball court; 1 tennis court; and 1 racquetball court. ***</p>	<p>Within 90 days following the effective date of the comp plan amendment. (deeded on July 29, 2010).</p> <p>Prior to buildout of 2,000 residential units.</p> <p>Prior to buildout of 1,000 residential units at Ormond Crossings.</p>

\*\*\* Eligible for City recreation impact fee credits.

Development Agreement Section	Commitment	Start / Complete
	<p>Provide the following additional recreational facilities: 1 or more community centers consisting of an aggregate of 4,000 sq. ft. of space which shall be owned and operated by the City, the community development district or one or more property owners' associations; a trail system, including a minimum of .525 miles of hard surface walkways; passive park area of 36.5 acres; an off-lease dog park; a covered playground area; 1 baseball/softball field; 2 outside basketball courts with lights; 2 shuffleboard courts; 1 bocce ball court; 2 tennis court; and 1 racquetball court. ***</p> <p>Deed to the Volusia County School Board title to an elementary school site at a location acceptable to the City and the School Board containing a minimum of 20 contiguous reasonably compact useable acres.</p>	<p>Prior to buildout of 2,000 residential units at Ormond Crossings.</p> <p>Prior to the issuance of residential building permits at Ormond Crossings.</p>
Part III, Section 5	<p>Provide a fire station site containing a minimum of 3 upland acres.</p> <p>Design and construct a fire station at Ormond Crossings and purchase a Class "A" pumper vehicle and a ladder truck. ****</p>	<p>Within 90 days following a request from the City at anytime after platting Phase A.</p> <p>Bob Mandarino predicts a need for the fire station by 2021 when the projected population of the City of Ormond Beach will be 4,536.</p>

\*\*\* Eligible for City recreation impact fee credits.

\*\*\*\* Eligible for City fire and rescue impact fee credits if the City enacts impact fees to pay for public safety facilities.

# Ormond Crossings

CONCEPTUAL PLAN

EXHIBIT C

Date: 5/10/12



**ORMOND BEACH  
MUNICIPAL AIRPORT**

**SAI** SINGHOFEN & ASSOCIATES INCORPORATED

ROBERT D. LONDEREE LAND PLANNER

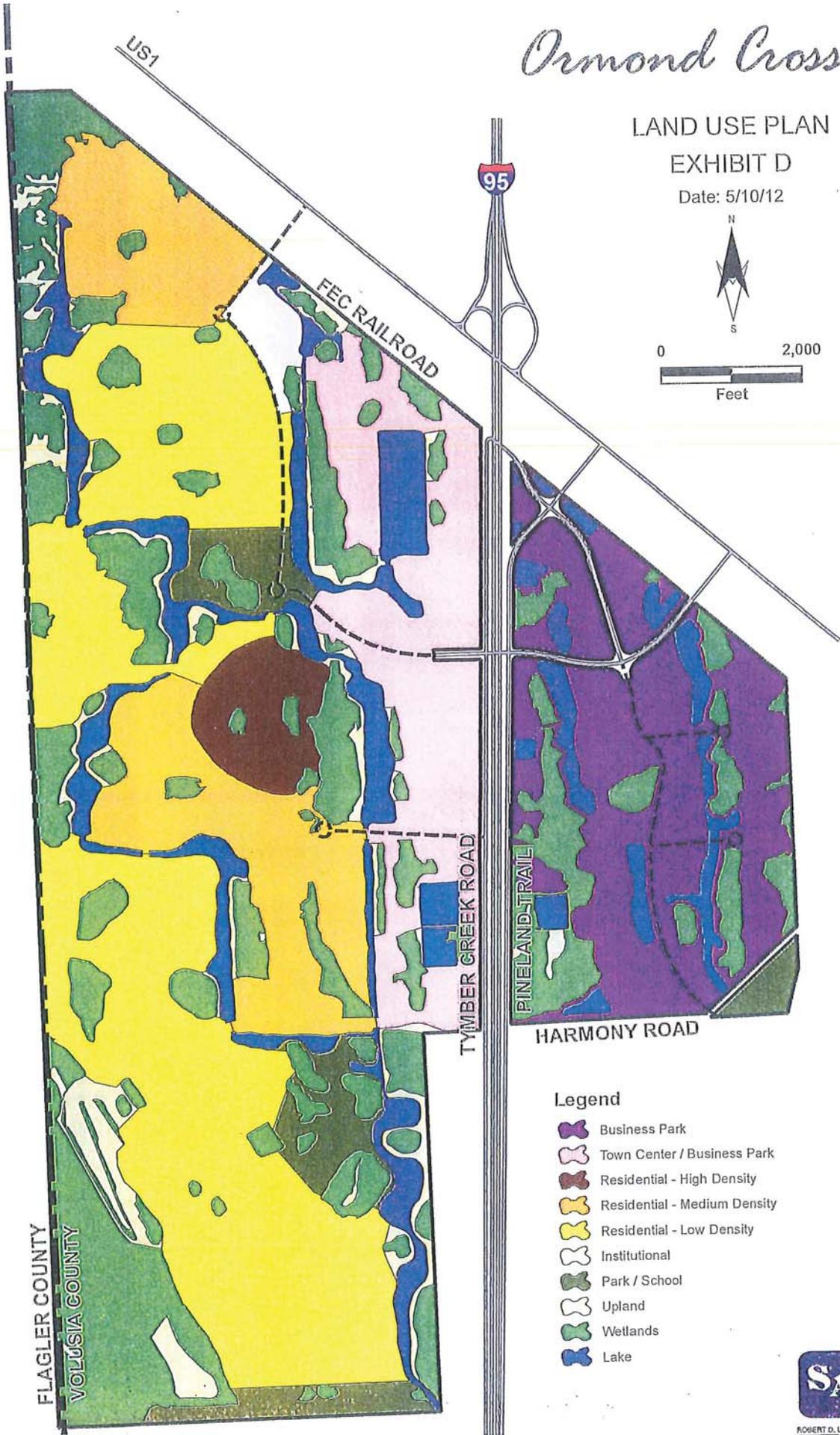
**roll**  
BOX 1077, WINDERMERE, FL 34726, (407) 876-4514  
PLANNING AND DESIGN

# Ormond Crossings

LAND USE PLAN

EXHIBIT D

Date: 5/10/12



### Legend

- Business Park
- Town Center / Business Park
- Residential - High Density
- Residential - Medium Density
- Residential - Low Density
- Institutional
- Park / School
- Upland
- Wetlands
- Lake



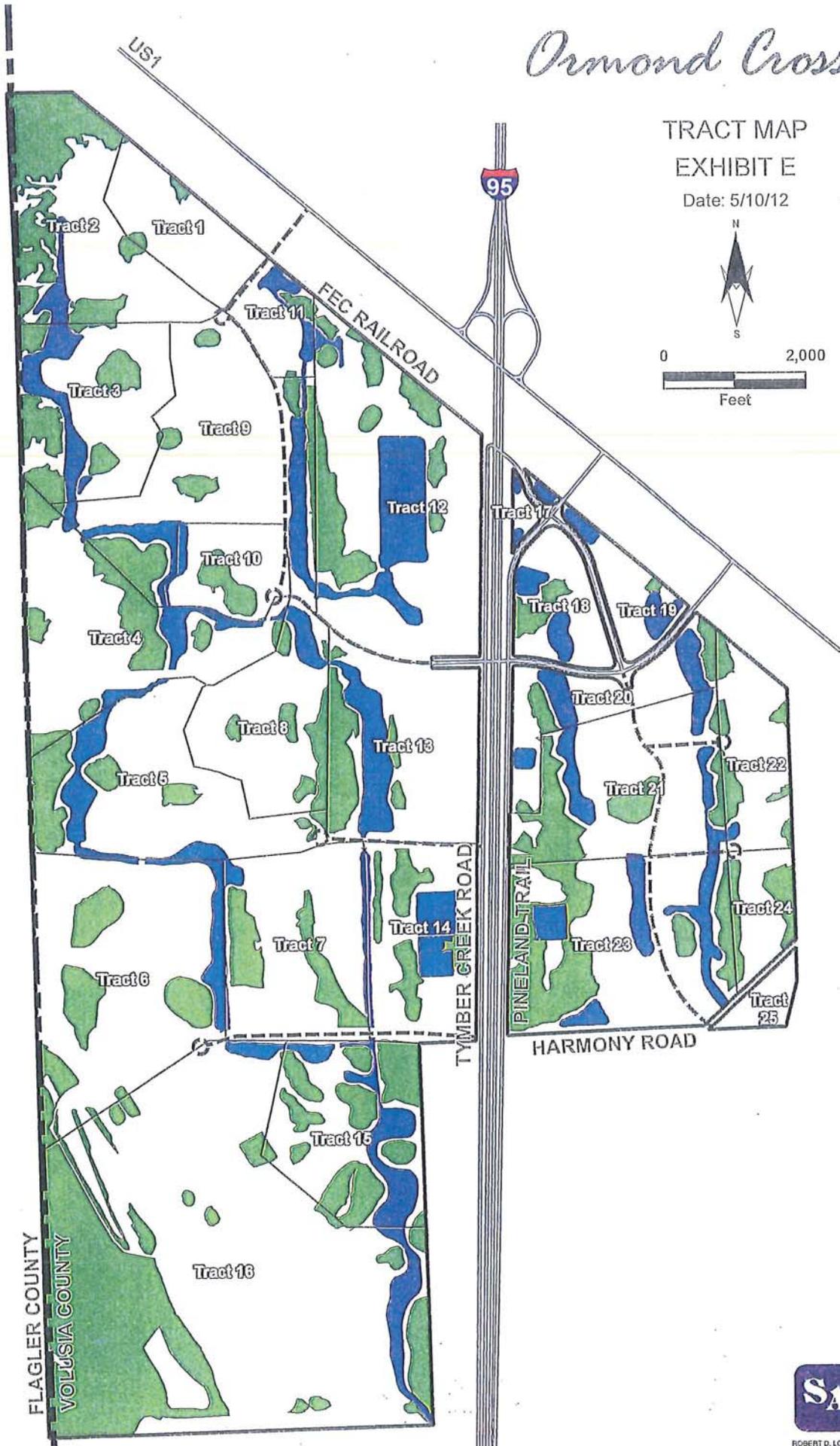
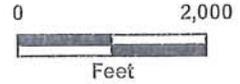
ROBERT D. LOCKEREE LAND PLANNER

**TCD**  
 BOX 1077, WYDERVERE, FL 34783, (407) 878-4944  
 PLANNING AND DESIGN

# Ormond Crossings

TRACT MAP  
EXHIBIT E

Date: 5/10/12



FLAGLER COUNTY  
VOLUSIA COUNTY



ROBERT D. LONDEREE LAND PLANNER

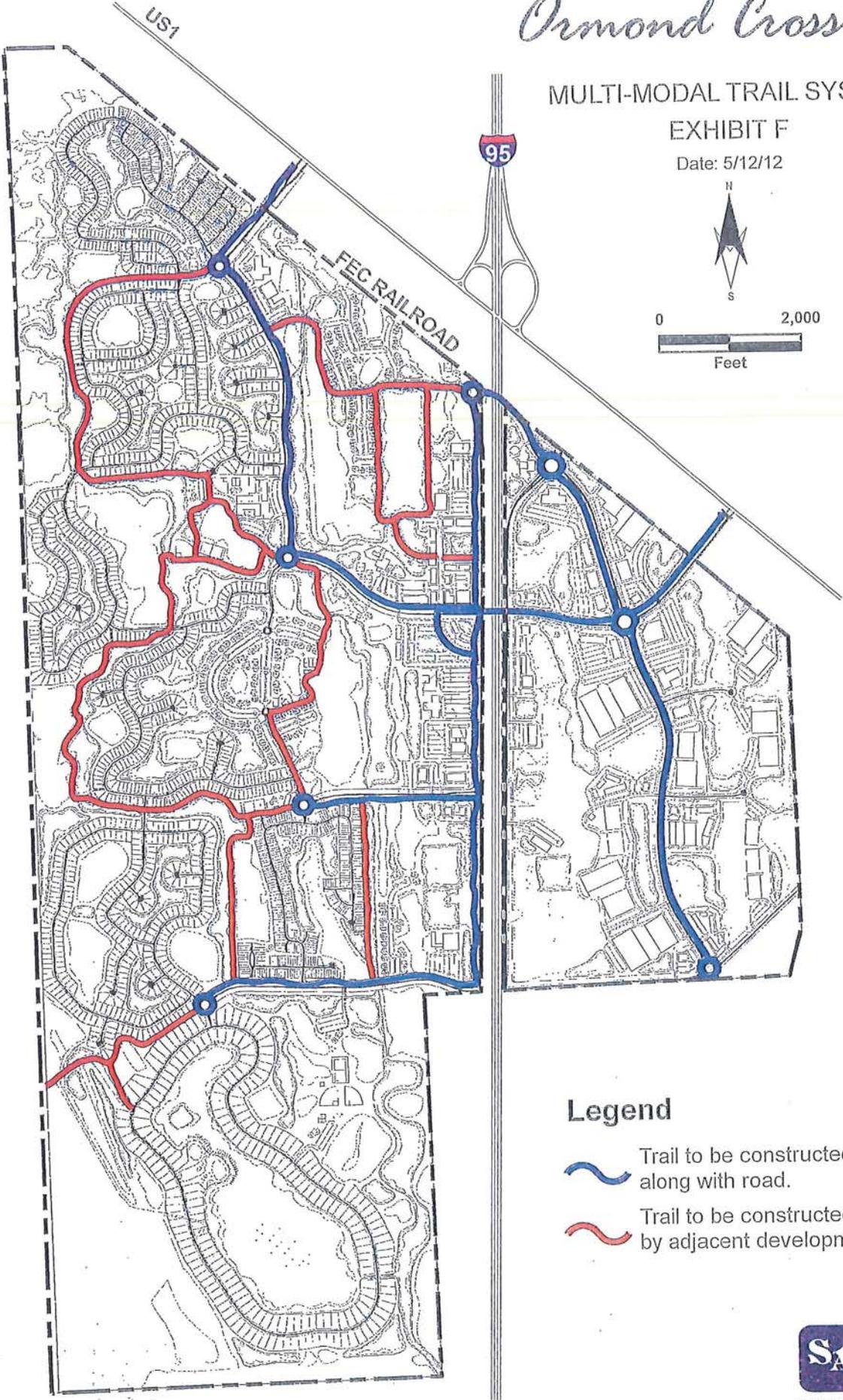
**ROLL**  
BOX 1077, WINDERMERE, FL 34786, (407) 876-4544  
PLANNING AND DESIGN

# Ormond Crossings

## MULTI-MODAL TRAIL SYSTEM

### EXHIBIT F

Date: 5/12/12



### Legend

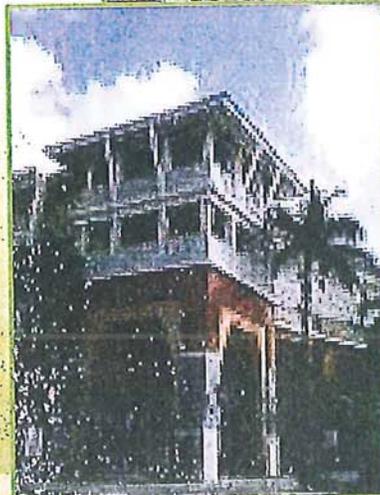
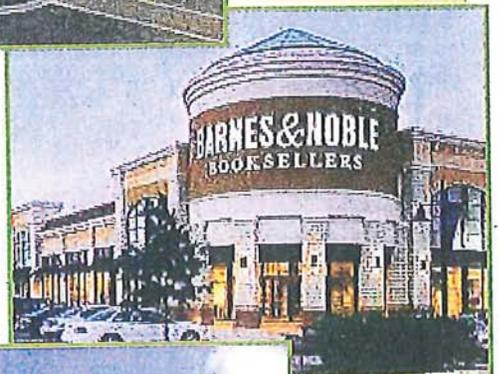
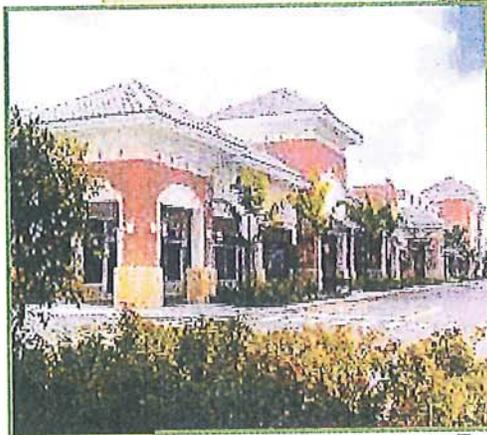
-  Trail to be constructed along with road.
-  Trail to be constructed by adjacent development.



ROBERT D. LONDREE LAND PLANNER  
**roll**  
BOX 1077, WINDERMERE, FL 34706, (407) 876-4644  
PLANNING AND DESIGN

# Ormond Crossings

## DESIGN STANDARDS



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## GENERAL

## A. GENERAL

### 1.0 Project Introduction

#### 1.1 Ormond Crossings Overview

Ormond Crossings is a 2,924 acre planned development located at the southeast quadrant and southwest quadrant of the intersection of I-95 and US-1 in the City of Ormond Beach, Florida (the "City"). The Ormond Crossings site is adjacent to the City airport and is bordered on the east by the Florida East Coast Railroad which has existing sidings adjacent to the site. Because of its proximity to these major transportation links (I-95, US-1, airport and rail), Ormond Crossings is an ideal location for all types of business and industrial development, supported by a broad mixture of residential opportunities. Ormond Crossings will be developed as a mixed-use project that incorporates areas for extensive business and light industrial development, commercial uses and a variety of appropriate residential types.

#### 1.2 Ormond Crossings Master Development Plan

The Ormond Crossings Master Development Plan (to which these Design Standards are attached as Exhibit G) ("Master Development Plan") sets the framework for development of the project. Exhibit C to the Master Development Plan shows the three primary development areas (Business Park, Business Park/Town Center and Residential) and also identifies the other areas within the project site (Agriculture/Recreation/Upland, Park, Lake and Wetlands) and the major roadways within the project (Crossings Boulevard Segment 1, Crossings Boulevard Segment 2 and the general location of internal connector roads).

#### 1.3 Land Use Areas

Ormond Crossings will be made up of the following land use areas as shown on the Master Development Plan:

(a) Business Park - The "Business Park" will include sites for a combination of mixed-uses, including the following: office; business/flex-space (light industrial); industrial; storage; warehouse/distribution; public/institutional uses; and support retail/commercial.

(b) Business Park/Town Center - The "Business Park/Town Center" will consist of an urban downtown type area with convenient automobile access but a strong pedestrian orientation. The Business Park/Town Center will include sites for a combination of mixed-uses, including the following: retail/commercial; office; multi-family residential; and elderly housing, such as independent living, assisted living and congregate care; and possibly also public/institutional uses.

(c) Residential Areas - The "Residential Areas" will include sites for various housing types including the following: apartment units; condominium units; townhomes; patio homes; single-family detached homes.

## **2.0 Design Review**

### **2.1 Description -**

The Design Standards consist of the requirements that will be used to regulate land development at Ormond Crossings to promote design treatments that enhance the visual appearance of development, ensure compatibility of buildings and build a strong community image and protect the community aesthetics. All developers, contractors, architects, engineers and property owners shall adhere to the Design Standards that are set forth in Sections B and C below.

The Design Guidelines that are set forth in Sections B. 2.0 and C. 2.0 below further explain the Design Standards, including providing specifications, photographs and illustrations.

### **2.2 Review Process and Required Submittals -**

All developers and contractors shall submit drawings and specifications and other information to the SPRC in accordance with Chapter 3, Article VI, Section 3-67C of the City's LDC. No construction or structural improvement, clearing, filling, landscaping, or other site improvements, or installation of signs and no alteration or addition to any existing structure, site improvement, landscaping or signage shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials and location of proposed buildings and other improvements shall have received final approval by the SPRC ("Final Approval").

## **3.0 Construction Regulations**

### **3.1 Conduct -**

All applicants shall be held responsible for the acts of their employees, subcontractors, suppliers and other persons and parties involved in construction of their projects. All applicants shall be responsible for the following:

(a) Ensuring that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion onsite. One or more dumpsters shall be required onsite and construction debris shall be placed in a dumpster on a daily basis. The applicant shall ensure that all dumpsters are emptied as needed throughout the construction process.

(b) Forbidding the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site or affect the quality of workmanship.

(c) Assuring that all those for whom the applicant is responsible are properly insured.

(d) Prohibiting construction personnel from having children or pets on the construction site.

(e) Maintaining portable toilets at the construction site.

(f) Prohibiting the playing of loud music or other loud noises not relating to construction activities.

(g) Prohibiting use of adjacent property for access or staging of materials or equipment without written consent of the owner of the adjacent property.

(h) Prohibiting employees, subcontractors and suppliers from non-construction related activities at or surrounding the construction site, including hunting and fishing.

(i) Prohibiting the use of any firearm within the project.

(j) Requiring employees, subcontractors and suppliers to use only designated construction access roads.

The City shall have the right to limit working hours for construction personnel from time to time for public safety or to prevent a public or private nuisance from occurring.

### 3.2 Environmental Protection -

All applicants shall be responsible for adherence to the following requirements:

(a) No site clearings shall occur prior to SPRC approval of the site plan.

(b) All structures and pavements shall be located in a manner which will preserve the majority of existing specimen vegetation on the site.

(c) Temporary barrier fencing shall occur around the areas to be preserved.

(d) Construction machinery shall not be driven and materials shall not be stockpiled within designated preservation or conservation areas. Grading, trenching and other methods of soil compaction are prohibited in preserved areas and within the drip line of preserved specimen or historic trees.

#### **4.0 Violations and Enforcement**

##### **4.1 Remedies and Enforcement**

If a violation of the Design Standards is not cured within thirty days after written notice of the violation, or if the violation cannot be cured within thirty days and the violator is not diligently attempting to cure the violation, then the City shall have the right and obligation to take all actions as are necessary and appropriate to remedy the violation, including, but not necessarily limited to, the following: entering upon the premises upon which the violation exists and taking remedial action, and any such entry shall not be deemed a trespass; suspending or revoking the Final Approval; or commencing proceedings at law or equity to enforce the Design Standards by court order. For purposes hereof, Design Standards shall include the Construction Regulations, that are set forth in Section 3.0 above.

##### **4.2 No Waiver**

Failure of the City to enforce any provision of the Design Standards or to remedy any violation thereof, at anytime, from time to time, shall not constitute a waiver of those or other provisions of the Design Standards.

##### **4.3 Attorneys' Fees**

In the event of any dispute regarding the Design Standards or any action for interpretation or enforcement thereof, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal, legal assistant fees, costs and expenses and any other professional fees, costs and expenses.

# **ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES**

## B. ARCHITECTURAL DESIGN

### 1.0 Architectural Design Standards -

#### 1.1 Purpose -

##### (a) Purpose

The purpose of this section is to provide architectural standards that encourage flexible and innovative design resulting in quality architecture throughout Ormond Crossings.

##### (b) Intent

The intent of this section is to entirely replace the City's architectural design requirements.

##### (c) Applicability

The provisions of this section apply to new development and construction, redevelopment, renovations and alterations. Development, construction and installation shall be prohibited prior to Final Approval by the ARB.

#### 1.2 General Requirements -

The following architectural design standards shall apply to all new development and construction, redevelopment, renovations and alterations to existing structures within Ormond Crossings. Alterations shall include any change, addition, or modification including, but not limited to, repainting, that affects any of the elements governed by these architectural design standards.

##### (a) Architectural Styles

There are several recognized architectural styles for the design of buildings within Ormond Crossings. One of the following styles shall be used in the design of buildings: Spanish Mission; Mediterranean; Italianate; Colonial; Neoclassical; Greek Revival; Modern; Craftsman; Florida Vernacular.

##### (b) Green Building

Green building principles related to energy efficiency, resource protection, and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, Florida Water Star, Energy Star, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council and similar agencies are encouraged where practicable.

(c) Garages

Garages that are detached from the principal structure shall be designed and constructed so that the roof and exterior walls of the garage are of similar architecture, materials, and colors as the exterior of the principal structure.

(d) Accessory Structures

The roof, exterior walls, and exterior colors of accessory structures, excluding prefabricated sheds, shall be compatible with the design of the principal structure.

(e) Individual and Clustered Mail Boxes

Mail boxes shall be uniform or compatible with the design of the principal structure or neighborhood architectural theme.

(f) Exterior Colors

Colors of walls, roofing, and accents such as trim and doors, shall be coordinated to achieve a visually and aesthetically positive effect consistent with sound and generally accepted land development principles and practices. While varieties of natural and painted colors are permitted, certain color principles shall be followed. The range of roofing materials and colors allowed for residential and non-residential uses shall be as described in this section.

(1) Measurement of Color

The appropriateness of proposed building colors shall be determined using the Munsell color system or an equivalent methodology. The Munsell color system allows precise documentation of colors using an alphanumeric code to describe the color attributes of hue (pigmentation), value (lightness/darkness), and chroma (color intensity).

(i) Light Pastel Colors and White

Acceptable light pastel colors and white shall have a Munsell lightness value of eighty or greater.

(ii) Earth Tones

Earth tones include shades of brown, taupe, beige, and gray. Acceptable earth tone shades shall have a Munsell lightness value of thirty, or greater.

(iii) Fluorescent Colors Prohibited

Fluorescent colors shall be prohibited on all exterior surfaces. Neon lighting is not included within the term "fluorescent." Colors that are deemed loud or garish shall be prohibited.

(iv) Colors Without a Munsell Value

If the Munsell lightness value of a color sample is not available, the ARB shall compare the color sample to a color chip with a known Munsell lightness value and determine whether the sample is lighter, darker, or equivalent.

(2) Building Color Combination

Each building is allowed to have a maximum of three colors, excluding unpainted natural stone, brick, and roof materials or natural appearing substitutes:

(i) Wall Colors

One color shall be selected for the main surface of the building.

(ii) Accent Colors

Accent colors shall offer some contrast and can therefore be darker, lighter, brighter, or richer than wall colors. However, the main consideration in choosing accent colors shall be compatibility with the wall color. Two accent colors shall be allowed per building. One color for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color for details, such as window trims, windows, door frames, window sills, cornices, and banding. Accent colors shall complement the building's wall color.

(iii) Roof Color

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes.

(iv) Faux Building Features

It is prohibited to paint faux features or elements of a structure such as, but not limited to, windows, doors, shutters, or flower boxes.

(v) Repainting

When repairs are being made to the building's exterior wall surface, the wall may be repainted in the same color or another approved

color. When repainting any portion of the building's exterior, the structure shall be painted in the same color or a color approved by the ARB.

(g) Exterior Material/Finishes

(1) Exterior Walls

Exterior wall finish materials shall include stucco, stone, natural brick, finished concrete, split-faced block, wood, other material including, but not limited to, synthetic materials similar in appearance and durability to those previously named. Finishes of exposed concrete block or corrugated metal are prohibited. Finished metal may also be used but only on manufacturing, storage, industrial or warehouse buildings built on Tracts 22 and 24 and only on building faces that do not front a public street.

(2) Roofs

Roof material visible from the ground shall consist of concrete, slate, or clay tiles, asphalt fiberglass shingles, or metal standing seam. To allow for the introduction of new roofing materials of similar quality and appearance, the ARB may maintain a supplementary list of acceptable roofing materials.

1.3 Single-Family and Duplex Residential Architectural Design Standards

This section shall apply to all single-family and duplex residential dwelling units.

(a) Architectural Styles

Duplex residential dwelling units shall have the same architectural design, materials, and colors for both sides.

Within residential developments, an identical house can only repeat every four lots when fronting the same right-of-way including both sides of the street. However, non-identical houses of the same style may be built adjacent to each other.

(b) Roofs

Roofs that are visible from the public right-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural. The following requirements shall apply:

(1) Pitched Roofs

(i) All single-family and duplex buildings shall have a pitched roof covering a minimum of sixty-five percent of the overall floor area under the roof.

(ii) Pitched roofs shall have a minimum slope of 5:12 (five inches vertical rise for every twelve inches horizontal run) and shall have an overhang beyond the building wall; however, the overhang shall not encroach into an easement.

(iii) Flat roofed areas including, but not limited to, porches are permissible in the remaining thirty-five percent of floor area under roof.

(2) Flat Roofs

(i) Porches or screened rooms may have flat roofs.

(ii) Flat roofs shall be reviewed by the ARB for architectural and aesthetic design and impact on the surrounding area.

(iii) Flat roofs shall be located at the rear of the building out of view from the public right-of-way.

(c) Facade Design

(1) Massing Requirement

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one massing treatment, in addition to the articulation requirement, shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

(2) Articulation

Facade articulation is required to add interest to a building. The following features shall be acceptable techniques of exterior articulation:

(i) A base course or plinth course; banding, moldings, or stringcourses; quoins; oriels; cornices; arches; balconies; brackets; shutters; keystones; dormers; louvers as part of the exterior wall construction.

(ii) Quoins and banding shall wrap around the corners of the structure for at least two feet.

(iii) Banding placed around the windows and doors visible from the right-of-way, golf course, lakes, or other similar highly visible areas. Window shutters may substitute for banding.

(iv) Horizontal banding continuing the length of the wall that faces a street, golf course, or other similar highly visible areas.

(3) Fenestration.

(i) Windowless exterior walls, excluding garage doors that face a public right-of-way, golf course, lake, or other similar highly visible areas are prohibited.

(ii) Windows shall be in harmony with and proportionate to the rest of the structure.

(iii) The use of reflective glass on residential structures is prohibited. Reflective glass is defined as glass having a visible light reflectance rating of fifteen percent or greater.

(4) Shutters.

Shutters function as an accent to windows as well as weather protection.

(i) Accent Shutters

Accent shutters are designed as a visual detail for windows.

Accent shutters shall be a contrasting color to the wall color.

Shutters shall match the height of the window.

Acceptable types of accent shutters include traditional horizontal slat or panel type shutters. Professional scoring or etching of a stucco wall to give the appearance of shutters is also acceptable.

ii) Weather Protection Shutters

Professionally installed Bahaman, Accordion, and Roll Down shutters, as well as clear-guard panels, used as weather protection shall maintain the architectural character when residences are boarded up. Plywood shall not be considered a weather shutter. Duct tape shall not be an acceptable method of

shutter fastening. Storm shutters can be used one month prior to the hurricane season through one month after the hurricane season.

(5) Awnings

If used, awnings shall complement the architectural style and colors of the residence. Awnings may be placed above windows and doors. Placing any awning on residential garage doors is prohibited. Permitted awnings shall be constructed from canvas, matte finish vinyl, copper, or a material that the ARB deems appropriate with regard to the architectural style.

(i) Prohibited materials

Plastic, shiny vinyl, Plexiglas, or materials resembling plastic are prohibited.

(ii) Illumination

Backlit awnings are prohibited.

(d) Mechanical Equipment

Mechanical equipment such as, but not limited to, air conditioning units, pool pumps, generators, and gas tanks shall be screened from view of the public right-of-way and access easements with landscaping and/or fencing in compliance these design standards.

1.4 Multi-Family and Non-residential Architectural Design Standards

The requirements contained in this section apply to all multi-family and non-residential development.

(a) Corporate Trademark Design

Exceptions to the requirements contained within this section shall not be made for corporate franchises.

(b) Building Architecture

Building enhancements are required and shall be achieved through the use of the following:

(1) Building Massing

Massing refers to the two-dimensional shape or three-dimensional volume of a building. Attention to massing is especially important for

large buildings whose bulk can be out of scale with their surroundings; or whose walls or roof lines may be uninterrupted, excessively long or high, or monotonous. Multi-family residential and non-residential developments shall provide building massing and articulation as follows:

(i) Massing Requirements

Building massing shall be implemented by use of techniques that reduce the appearance of high building density or bulk. At least one massing treatment, in addition to the articulation requirement, shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

(ii) Massing Techniques

The use of the following building features, when more than three feet in depth or height, shall qualify as techniques that improve building massing. Other massing techniques may be used, as approved by the ARB:

Balconies	Arcades
Building wall offsets	Porticos
Colonnades	Projections and recessed sections
Cupolas	Clock or bell towers
Towers	Variations in the height of the roof line
Pavilions	Verandas
	Overhangs

(iii) Multi-family Buildings

Large multi-family and townhome building volumes shall be broken into smaller parts to avoid a massive appearance and allow for ventilation and vistas. In addition to the massing requirement noted above, facades of multi-family developments shall not extend for more than one hundred horizontal feet without a major volume shift or a substantial break in volume.

(2) Exterior Articulation

Articulation of exterior walls facing public streets is required to add interest and a distinctive sense of place to a building. The following features qualify as techniques of building articulation:

(i) Articulation Requirements

All facades facing public streets shall include, in addition to the massing requirement, at least one articulation from the list below on each facade. Facades extending for more than fifty horizontal or vertical feet shall provide at least two exterior treatments.

(ii) Prohibited Articulation Techniques

Professional scoring or etching of a stucco wall to give the appearance of shutters, doors, or windows shall be prohibited.

(iii) Articulation Techniques

The use of the following elements shall qualify as articulation techniques:

Base course or plinth course	Cornice
Portals	Piers
Windows	Arches
Transoms	Bays
Show cases	Balconies
Bay windows and oriels	Brackets
Lintels	Wings
String courses and moldings	Porches
Fascia	Stoops

(3) Fenestration

(i) Windowless exterior walls that face a public right-of-way are prohibited.

(ii) For multistory commercial uses, fifty percent of the wall façade on the first floor story shall have windows. The windows shall be placed between three feet and seven feet from the ground.

(iii) For office and multi-family uses, fifteen percent of the wall façade per story shall have windows.

(iv) Windows shall be in harmony with and proportionate to the rest of the structure.

(v) The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Reflective glass is defined as glass having a visible light reflectance rating of fifteen percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five or less. The use of low-emissivity (Low-E) glass is encouraged, but must demonstrate that the reflectance and transmittance requirements are met. All plans submitted to the ARB shall include the glass manufacturer's visible light reflectance, visible light transmittance ratings and Low-E glass specifications for evaluation. Privacy can be achieved through the use of blinds and curtains.

(vi) Movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses, and similar uses are exempt from the fenestration requirements. The building facades facing public streets shall provide additional architectural elements in lieu of windows.

(c) Roofs

The following types of roofs are permitted:

(1) Pitched Roofs

(i) A pitched roof shall have a minimum slope of 5:12 (5" vertical rise for every 12" horizontal run) and shall have a minimum overhang of two feet beyond the building wall.

(ii) Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers and similar elements. Enhancements shall be consistent with the main elements of the building.

(2) Mansard Style Roof

False mansards are prohibited.

(3) Flat Roofs

Flat roofs shall be hidden from public view by a parapet and decorated by a cornice.

(i) Parapet

The highest point of a parapet shall not at any point exceed fifteen percent of the height of the supporting wall.

(ii) Cornice

Cornices may be simple or mixed (straight and curved moldings), but should not exceed twenty-four inches in depth. Cornices shall have a minimum of twelve inches in height, and a minimum of three vertical (not diagonal) changes in plane, and a variety of thicknesses in relief ranging from the greatest at the top to the least at the bottom.

(4) Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks are exempt from the pitched roof requirements.

(d) Building Entrances

All buildings are subject to the following regulations:

(1) Entrance Placement

The main building entrance shall face the public right-of-way unless it is determined by the ARB that such configuration is not practicable. When parking is located on the side or rear of the building, the placement of a suitably large building entrance that faces the parking area shall complement, but not displace, the main building entrance.

(2) Entrance Articulation

Main building entrances shall be articulated in a manner consistent with the architectural style of the building. All buildings shall have a minimum of one of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels; pediments; pilasters; columns; porticos; porches; overhangs; railings; balustrades; features consistent with the building style.

(e) Awnings

Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors and are subject to the following requirements:

(1) Height

A minimum clearance of eight feet shall be maintained between the sidewalk and the lowest part of the awning.

(2) Prohibited Materials

Plastic (or materials resembling plastic), shiny vinyl, and Plexiglas are prohibited.

(3) Illumination

Backlit awnings are prohibited.

(f) Outdoor Lighting

Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.

LED or other energy efficient lighting shall be encouraged. Outdoor lighting is subject to the following requirements:

(1) Site lighting shall be provided along all streets, sidewalks, parking lots, steps/ramps, plazas and other areas of high pedestrian use.

(2) Light fixtures shall be spaced in a manner to provide soft and uniform illumination for a given area or corridor.

(3) Light fixtures shall be consistent with the style, materials, scale, proportion, color and location and be consistent with adjacent architecture and surrounding site elements.

(4) Building lighting shall consist of light fixtures mounted on or near the building.

(5) Areas to be lit shall have a system of hierarchy or priority to establish which elements or areas will have the most emphasis in regard to lighting intensity and color. High design areas such as building facades, entries and walkways shall receive the highest priority.

(6) Landscape lighting shall be of low-level illumination with tones and colors that enhance the look of the plant material. Fixtures and light source shall be concealed.

(7) Light pole maximum heights: parking lots and access drives – thirty feet; pedestrian walkways, terraces, plazas – twenty feet.

(8) Illumination shall be limited to the site and shall not cause glare or visual disturbance to adjacent properties.

(9) Flood lighting is not permitted without written authorization from the ARB.

(g) Mechanical Equipment, Utilities, and Storage Areas

(1) Mechanical Equipment

When visible or audible from adjacent property or from the public right-of-way, mechanical equipment shall be screened by walls, fencing, roof elements, or landscaping. Screening shall be extended at least one foot above the equipment being screened. Ground-mounted mechanical equipment shall be located within twenty feet of the principal structure, except transformers.

(2) Service, Utility, Display, and Storage Areas

(i) Outdoor storage, waste disposal, mechanical equipment, and other service support equipment shall be located behind the building line or shall be screened from the view of adjacent properties both at ground and rooftop levels by walls made of masonry, brick, or durable man-made materials.

(ii) Utility boxes shall be totally screened from view of streets, as well as pedestrian areas and walkways. Backflow preventers shall be landscaped.

(iii) Areas for outdoor storage, trash collection, and loading shall be of comparable quality and appearance as that of the primary building.

(iv) Shopping cart storage shall be located inside the building. Cart corrals used by patrons shall be screened by a solid landscaping hedge or wall consistent with the building architecture and materials.

## **2.0 Architectural Design Guidelines**

### **2.1 Introduction**

#### **(a) Purpose**

The purpose of these guidelines is to further explain the Architectural Design Standards.

#### **(b) Intent**

Architectural Design Standards are intended to create and maintain a positive community image and identity by requiring architectural treatments that enhance the visual appearance and character of Ormond Crossings. The information presented in this section will help to ensure implementation of specific design standards that result in quality architecture, which emphasizes pedestrian scale and recognizes local character.

## 2.2 General Architecture Guidelines

The following Architectural Design Guidelines shall apply to all new development and construction, redevelopment, and alterations to existing structures within Ormond Crossings.

### (a) Architecture Styles

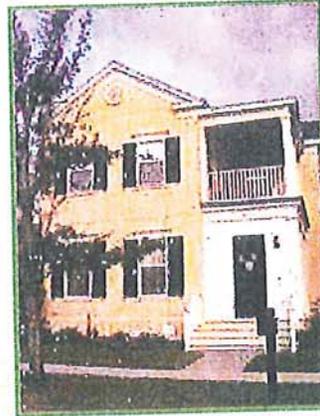
As provided for above in the Architectural Design Standards, buildings are required to adopt one of the following architectural styles. Most of the examples are intended to be only representations and should be used as models of the particular styles.

**LIST OF ACCEPTABLE STYLES**  
Colonial • Craftsman • Florida Vernacular  
Greek Revival • Italianate • Mediterranean  
Mission • Modern • Neoclassical

### COLONIAL

American Colonial (1600-1850) architecture was influenced by the English Georgian Style, which in turn drew its inspiration from Italian Renaissance and Roman and Greek antiquity.

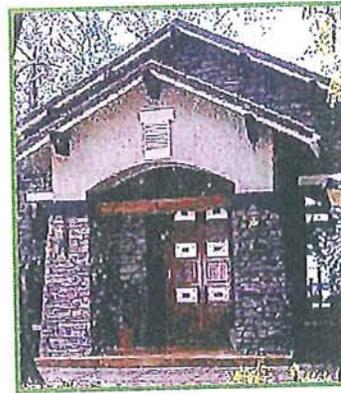
Architectural elements include, symmetrical pediment shaped facades, porches, classical cornices, entablatures, parapets, large porticos, walls made of white clapboard or red Flemish brick and Palladian windows.



### CRAFTSMAN

The Craftsman Style was popular between 1905 and the 1920s. The style originated in California but was quickly spread throughout the country by pattern books and popular magazines.

Characteristics of this style include front gable roofs, tapered front porch columns, and exposed wood beams.



### FLORIDA VERNACULAR

Vernacular architecture refers to a regional or "folk" architecture. While some Vernacular buildings in Florida exhibit a Caribbean influence; others are more utilitarian or rural in nature. The Florida Vernacular includes the Cracker Style and the Key West Style.

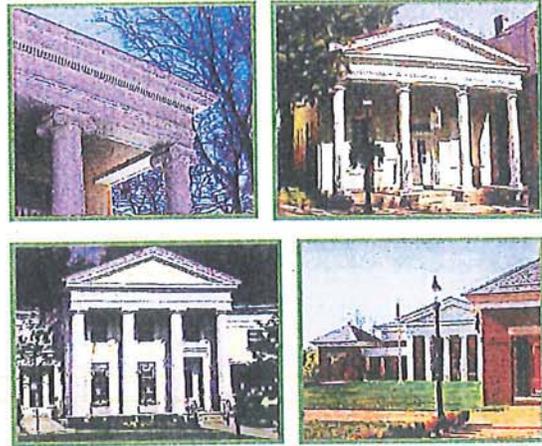
Typical features of this style are metal roofs, pastel colors and wood frame construction.



### GREEK REVIVAL

The Greek Revival style is derived from ancient Greek temples.

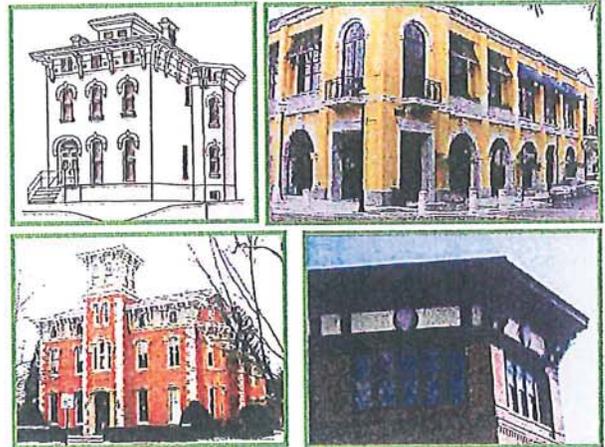
Signature features include an even number of columns, typically four or six, which support an entablature and a triangular pediment. The columns typically flank the front of the building but sometimes encircled it.



### ITALIANATE

Italianate became popular in the mid-1800 as an alternative style of architecture. It drew heavily from the Italian Renaissance but also combined elements of the Greek and Roman styles.

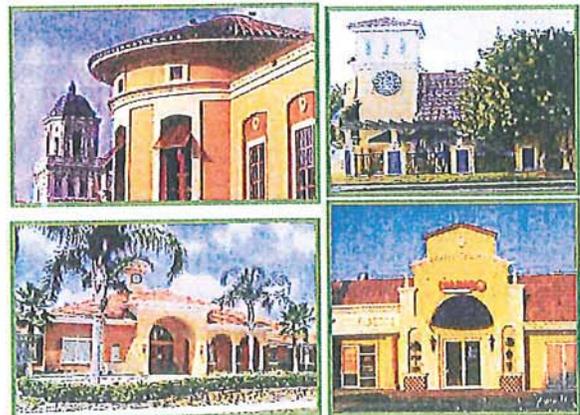
Typical features include square or rectangular floor plans, low pitch or flat roof, towers or cupolas, formal window crowns, paired or group sashed windows, double doors, and cornice moldings. Italianate typically have horizontal belt courses and corner quoins.



### MEDITERRANEAN

This style was common in California, Florida, and Texas during the 1920s. The style has also been referred to as Spanish Colonial Revival and Spanish Eclectic.

Characteristics include low-pitched roofs, usually with little or no overhang, parapets, red tile roofs, arches, stucco, and asymmetrical façades.



### MISSION

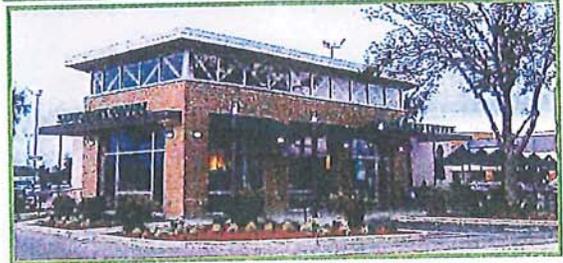
Although not as common as the classical styles, scattered examples were built in the early 20th century throughout the country. The Mission style was usually associated with a wide variety of buildings including churches, train stations, government buildings, and some private residences. Typical features of the style include red barrel clay tile, arches, earth tones; stucco; and asymmetrical façades.



### MODERN

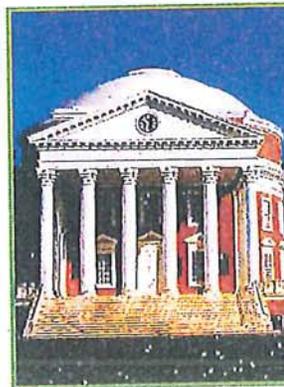
Modern architecture can be generally defined as being a design that abandons the ornamentation of the past and omits traditional detailing. Form follows function, while using local materials to reference the vernacular.

Proportion, massing, scale, fenestration, color, etc., should be included in the design as well as human relativity and compatibility with surrounding architecture.

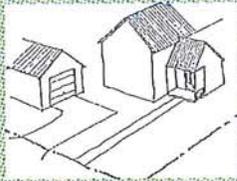


### NEOCLASSICAL

This style, popular again in the XXI century for commercial development, is based on the Greek and Roman architectural orders. It is distinguished by symmetrically arranged buildings finished with a smooth or polished stone surface. Pedimented porticos may highlight the façade, sometimes flanked by columns. Parapets are common.

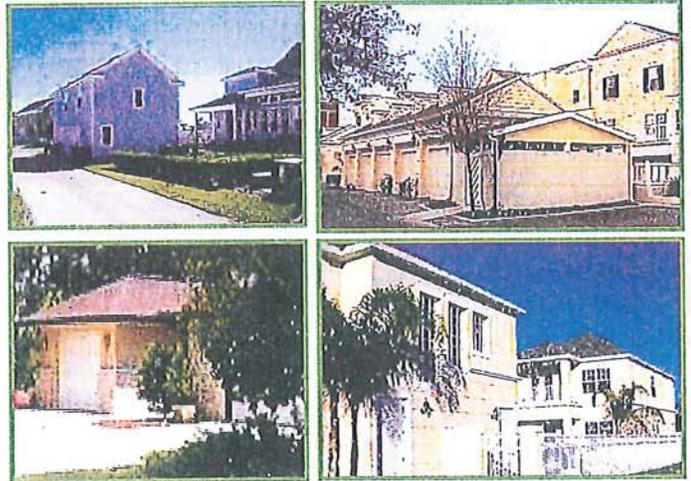


(b) Garages and Accessory Structures



Detached garages and other accessory structures should be designed to relate to the principal building. Accessory structures, including detached garages, shall be designed and constructed so that the roof and exterior walls of the garage are of similar architecture, materials, and colors as the exterior of the principal structure.

Examples of Accessory Structures



Examples of Accessory Structures



Not Allowed: Incompatible Styles



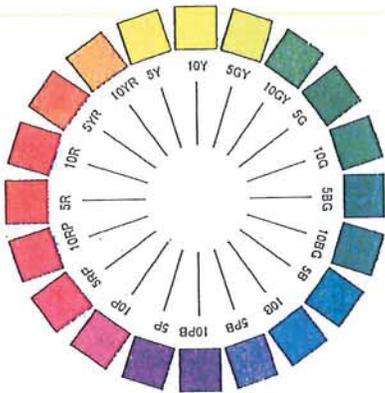
Allowed: Styles Compatible

(c) Exterior Colors

Highlighting architectural elements with the use of color creates a pleasing aesthetic. Colors of walls, roofing, and accents such as trim and doors, shall be coordinated to achieve a visually positive effect. While varieties of natural and painted colors are permitted, certain color principles shall be followed. The range of roofing materials and colors allowed for residential and non-residential uses are derived from the Munsell Color Chart.

**Munsell Color System**

The Munsell color system allows precise documentation of colors using an alphanumeric code to describe the color attributes of hue (pigmentation), value (lightness/darkness), and chroma (color intensity) selected for the main surface of the building.



**Permitted values:**

- COLOR**
- Light Pastel Colors and White
- Earth Tones
- Fluorescent Colors

**LIGHTNESS VALUE**

- ≥80
- 30
- PROHIBITED

**Building Color Combination**

Each building is allowed to have a maximum of three colors, excluding unpainted natural stone, brick, roof materials, or natural appearing substitutes, selected from allowable Munsell color codes described above. One color shall be selected for the main surface of the building. Two accent colors shall be allowed per building. One for architectural elements such as doors, shutters, keystones, quoins, and awnings, and another color shall be used for details, such as window trims, windows, doorframes, windowsills, cornices, and banding.



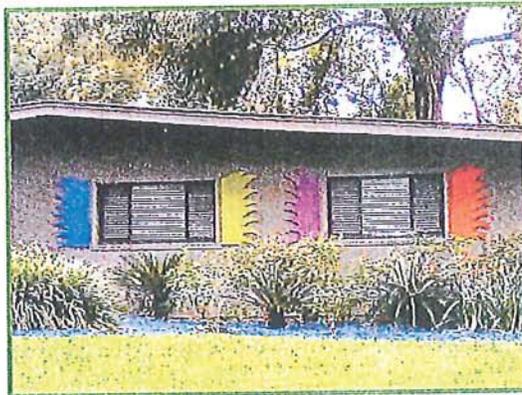
## Comparative Examples of Exterior Color



Not Allowed: Architectural Elements & Details Improperly Painted



Allowed: Architectural Elements & Detail Properly Painted



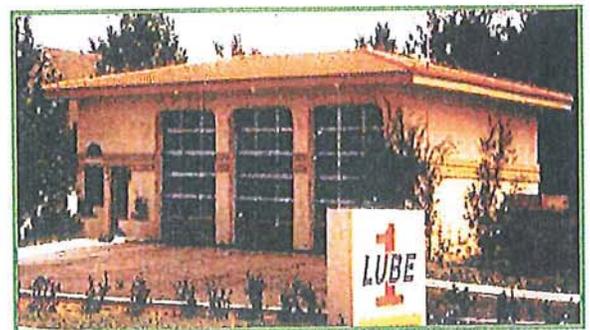
Not Allowed: Five Colors Used



Allowed: Complementary Colors



Not Allowed: Fluorescent Colors



Allowed: Complementary Colors

### Roof Color

Roof color shall be compatible with the selected wall color. Roofs may be in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color. Lighter colored roof materials, such as white or galvanized raised seam metal, are strongly recommended for energy efficiency purposes.

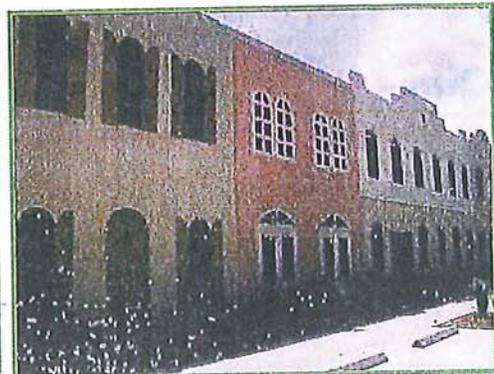
Example of Compatible Roof Color



Examples of Prohibited Painted Faux Features

### Faux Building Features

Painted faux features or elements such as, but not limited to, windows, doors, shutters, or flower boxes are prohibited.



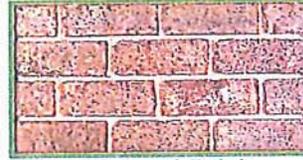
 *Not Allowed: Painted Windows, Doors, Shutters & Flower Boxes*

(d) Exterior Materials and Finishes

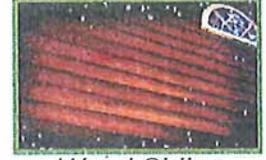
**Building Materials**

Building materials have one of the strongest visual effects of all elements of building design. Therefore, they should be selected based on compatibility with the building style and neighborhood character. The scale of the building materials used should respond to the scale of the proposed building. Synthetic materials similar in appearance and durability are also allowed. Exposed concrete block and corrugated metal are prohibited.

**Permitted Materials for Exterior Walls**



Natural Brick



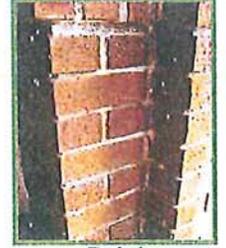
Wood Siding



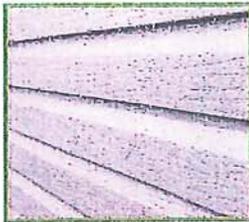
Stucco



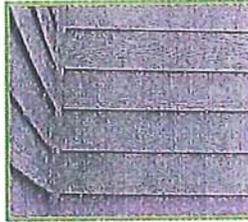
Finished Concrete



Brick



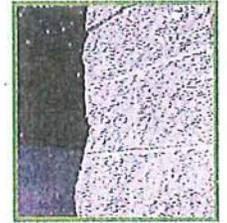
Finished Metal



Cementitious Siding



Stone



Split-Face Block

**Permitted Materials for Roofs**



Clay Tile



Slate or clay



Metal Seam

**Roof Materials**

Other materials allowed include concrete tiles, asphalt fiberglass shingles, and metal standing seam.



Not Allowed: Inappropriate Materials



Allowed: Appropriate Materials

## 2.3 Single Family and Duplex Standards

### (a) Architectural Styles

Residential structures are not subject to the style regulations that non-residential and multi-family structures are. However, the following standards apply to residential and duplex buildings.

- Duplex residential units shall have the same architectural design, materials, and colors on both sides.
- Within residential developments, an identical house can only repeat every four lots fronting the same rights-of-way, including both sides of street. Non-identical houses of the same style may be built adjacent to each other.

Duplex units with same style, materials, and colors on both sides

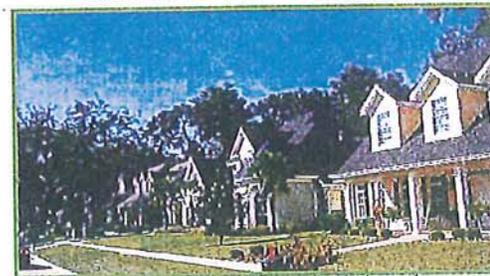


Single Family Development

Single Family Developments



Not Allowed: Identical houses less than 4 lots of each other



Allowed: Variety of styles (non-identical houses)



Not Allowed: Identical houses less than 4 lots of each other



Allowed: Variety of styles – Non-identical houses of same style adjacent to each other

Acceptable methods to determine homes not identical include: 1) flipped house plan; 2) tile roof vs. shingle roof; 3) articulation change on the façade (use banding on one and shutters on the other, etc.); 4) Façade design change, i.e. different massing.

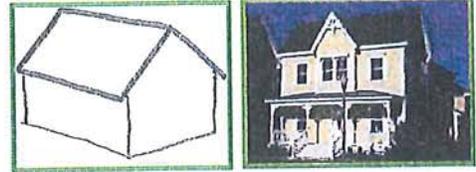
(b) Roofs

Roofs that are visible from the public rights-of-way shall be of shed, hip, gambrel, mansard, or gable styles. Roof height, bulk, and mass must appear structural even when the design is nonstructural.

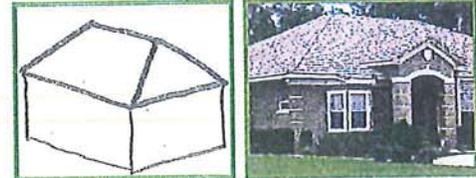
- All single family and two family buildings shall have a pitched roof covering a minimum of sixty-five percent of the overall floor area under the roof.
- Flat roofed areas, including porches, are permissible in the remaining thirty-five percent of floor area under roof, where allowed.

Examples of Acceptable Roofs

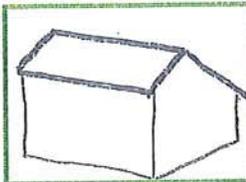
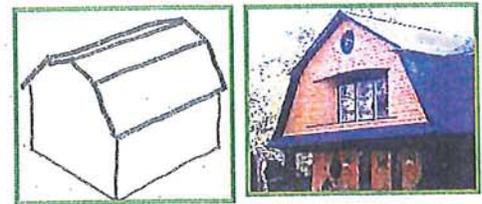
Gable



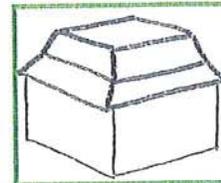
Hip



Gambrel



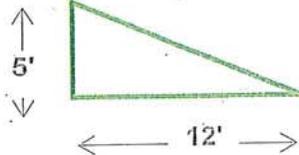
Shed



Mansard



Pitched roofs shall have a minimum slope of 5:12 and shall have a minimum overhang of two feet beyond the building wall. Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers, and similar elements.



Comparative Examples



Not Allowed: Sloped Roof Less than 65%.

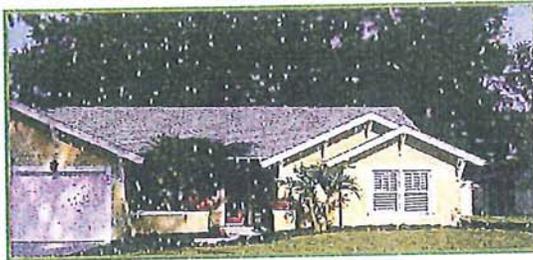


Allowed: Sloped Roof More than 65%.

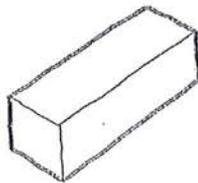
(c) Massing

Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrians and motorists. Buildings shall include substantial variation in massing such as changes in height and horizontal plane. Massing shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

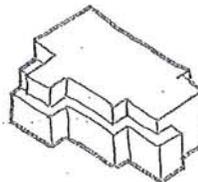
Examples of Massing



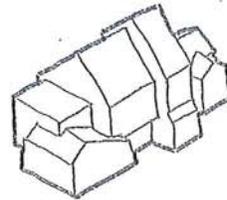
Progression of Massing



*Undesirable Architectural Treatment*

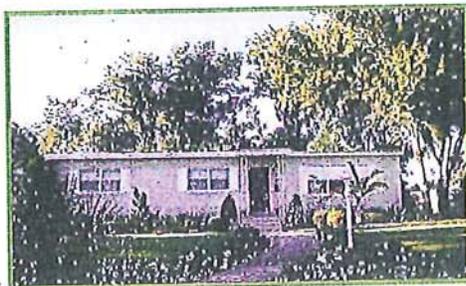


*Vertical and Horizontal Massing Added*



*Multi-Planed Roofs and Awnings Add Desirable Massing*

Comparative Examples



*Not Allowed: Minimal Massing*



*Allowed: The Use of Massing*

(d) Articulation



Molding



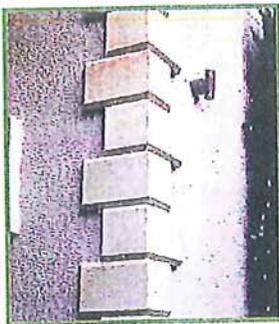
Dormer



Louvers



Banding



Quoins



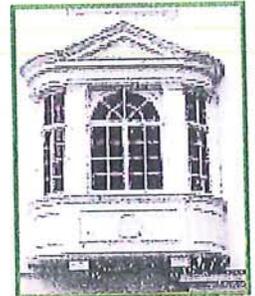
Plinth Course

Articulation creates interest by adding decorative elements and delineating parts of the house into human scale to which people can relate. As a result, buildings appear more inviting and friendly. Examples of articulation are:

- Plinth Course
- Cornices
- Arches
- Balconies
- Bracket
- Shutters
- Keystones
- Louvers
- Banding
- Moldings
- Stringcourse
- Quoins
- Oriels
- Dormers

Banding can be placed around the windows and doors. Window shutters may substitute for banding. Horizontal banding that continues the length of the facade, facing the street, golf course, recreational water bodies, or other similar highly visible areas creates a picturesque view.

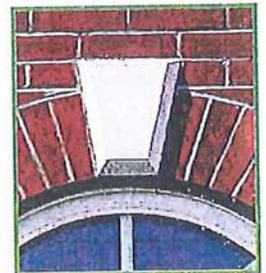
Articulation shall be included for each fifty linear feet of wall that exceeds fifty feet in length.



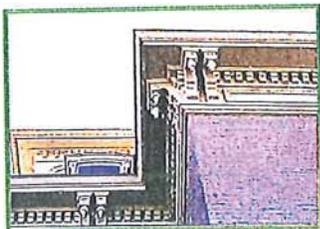
Oriels



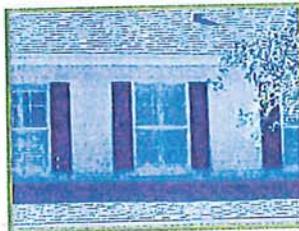
Balcony



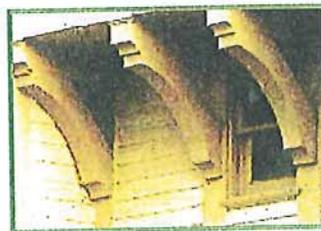
Keystone



Cornice



Shutters



Brackets



Arches & Moldings

(e) Fenestration

Windows shall be in harmony with and proportionate to the rest of the structure.

Windowless exterior walls that face a public right-of-way are prohibited.

Fifteen percent of each wall shall have windows.

Maximum reflectance permitted: 15

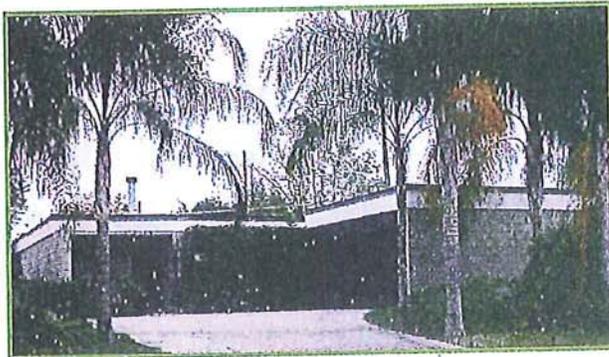
Minimum transmittance required: 35

Privacy may be achieved through the use of curtains and blinds

Examples of Fenestration



Comparative Examples



Not Allowed: Minimal Fenestration



Allowed: Fenestration is proportionate, consistent, & representative of interior

(f) Shutters

Shutters function as an accent to windows as well as weather protection.

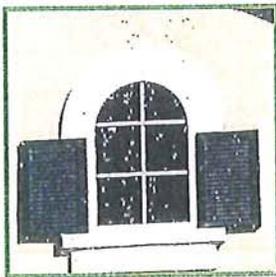
- Accent shutters shall have a contrasting color to the wall color.
- Shall match the height of the window.
- Should look operable/ authentic.
- Types of shutters allowed
  - Panels
  - Slats

Types of Shutters Allowed



French Shutters

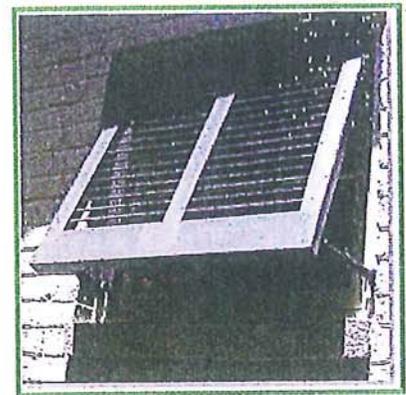
Comparative Examples of Shutters



Not Allowed: Out of proportion.



Allowed: Correct positioning, shape & proportion

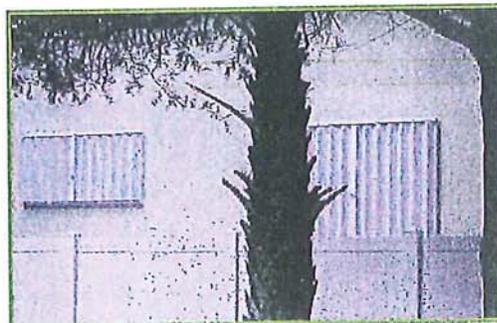


Bahamian Shutters

Permissible Storm Shutters



Roll-Up Storm Shutters



Accordion Storm Shutters



Clear Guard Shutters

(g) Awnings

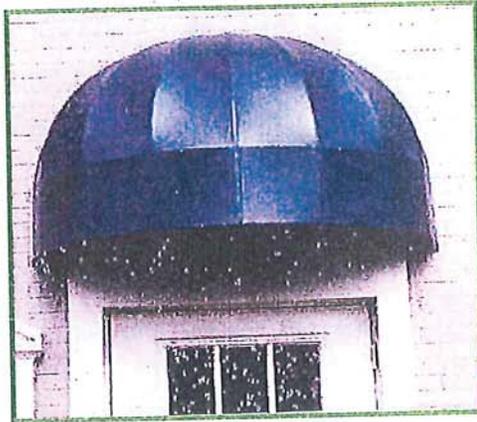
Awnings should complement the architectural style and colors of the house.

- Awnings may be placed above windows and doors.
- Awnings above garage doors are prohibited.
- Permitted materials: canvas, matte vinyl, and copper.
- Prohibited materials: Plastic, shiny vinyl, Plexiglas, and similar looking materials.
- Backlit awnings are prohibited in residential areas.

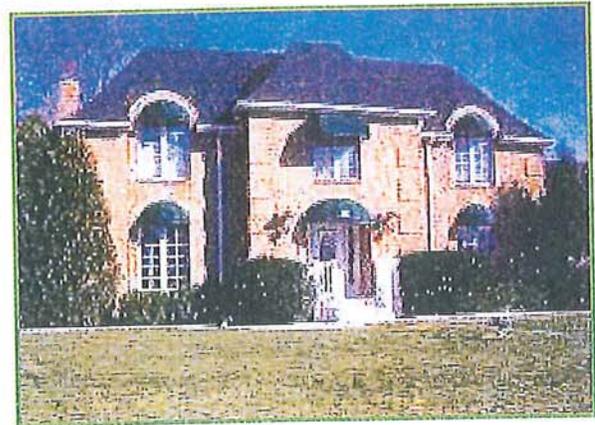
Examples of Acceptable Awnings



Comparative Examples



*Not Allowed: Inappropriate colors and materials*

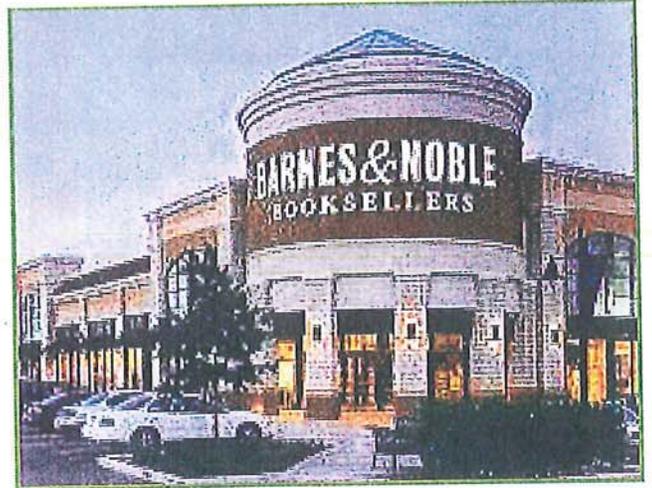


*Allowed: Complementary colors and materials*

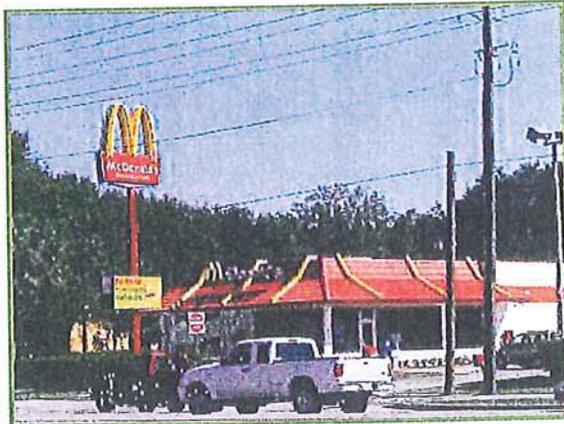
2.4 Non-Residential and Multi-Family Standards  
(a) Corporate Trademark Designs

Examples of Acceptable Corporate Architectural Designs

Since it is not in the best interest of the Omond Crossings property owners to allow corporate franchises to create visual clutter and allow the architecture and colors of their buildings to act as signage, franchises and chains will be required to meet basic quality architectural standards.



Comparative Examples



Not Allowed: Corporate Brand Design, Architecture as Signage



Allowed: Adherence to Quality Architectural Standards

(b) Massing

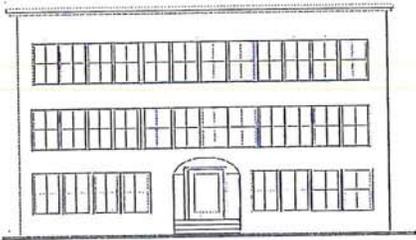
Buildings shall include substantial variation in massing such as changes in height and horizontal plane to minimize the bulk of the volume and achieve pedestrian scale. Massing shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

Horizontal masses should not exceed a height to width ratio of 1:3 without providing a substantial architectural element that projects up, such as a tower or bay or other architectural feature, and/or recesses into the building.

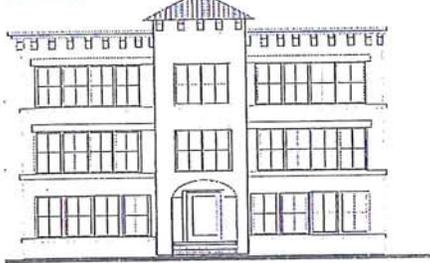
Recommended massing techniques:

- Balconies
- Building wall offsets
- Colonnades
- Cupolas
- Towers
- Pavilions
- Arcades
- Porticos
- Projections and recessed sections
- Clock or bell towers
- Variations in the height of the roof line
- Verandas
- Overhangs

Comparative Examples of Massing

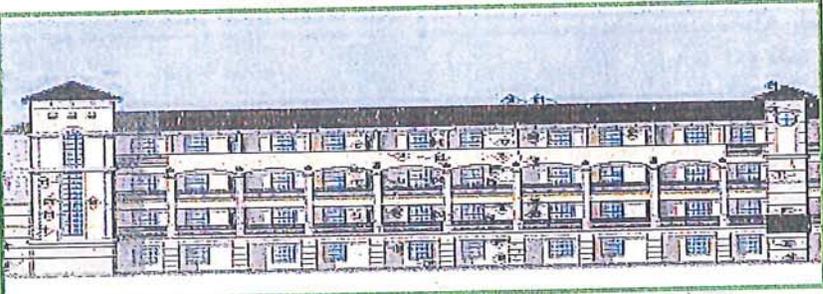


Not Allowed: Not enough massing



Allowed: Appropriate massing (tower, variation in roof height)

Comparative Examples of Massing



Not enough massing to avoid horizontality



Appropriate massing

## Example of How Architectural Elements Can Achieve Massing



✓ Balconies, Colonnades, Clock Tower, Cupola



✓ Volume Projections



✓ Arcades, Balconies

## Examples of Massing

Building volumes shall be broken into smaller parts to avoid a massive appearance and to allow for ventilation and vistas. In addition to the massing requirement, facades shall not extend for more than one hundred horizontal feet without a major volume shift or a substantial break in volume.



✓ Appropriate massing achieved with variety of volumes

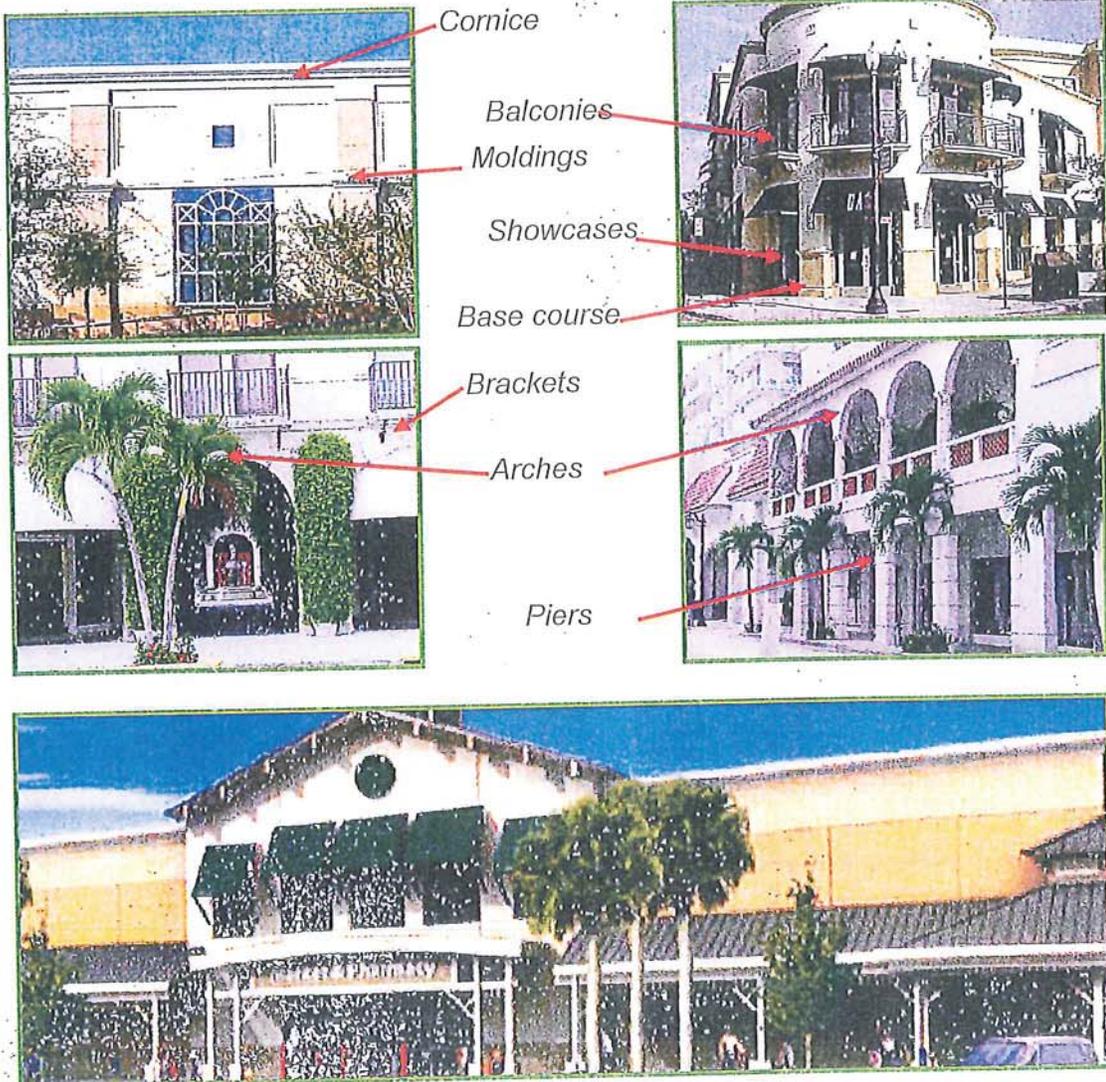
(c) Exterior Articulation Techniques

All building facades shall be enhanced by the use of vertical and horizontal elements. The following elements qualify as articulation techniques:

- Base course or plinth course
- Portals
- Windows
- Transoms
- Show cases
- Bay windows and oriels
- Lintels
- String courses and moldings
- Fascia
- Cornice
- Piers
- Arches
- Bays
- Balconies
- Brackets
- Wings
- Porches
- Stoops

Articulation shall be included for each fifty linear feet of wall that exceeds fifty feet in length.

Examples of Articulation Techniques



### Examples of Principal Facade Articulation

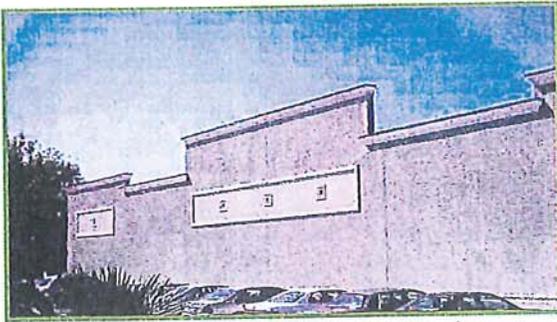


Not Allowed: Not enough articulation



Allowed: Adequate articulation

### Examples of Secondary Facade Articulation



Not Allowed: Not enough articulation



Allowed: Adequate articulation

### Examples of Adequate Secondary Facade Articulation



(d) Fenestration

Examples of Appropriate Fenestration

The arrangement of windows and doors should be consistent with the architectural style of the building. Windowless facades facing the public right-of-way are prohibited.



- Multi-story commercial uses shall have at least fifty percent transparency on the first floor. Windows shall be placed between 3 and 7 feet from the ground.
- Office and multi-family uses shall provide a minimum of fifteen percent transparency per story.

Comparable Examples of Fenestration



Not enough fenestration



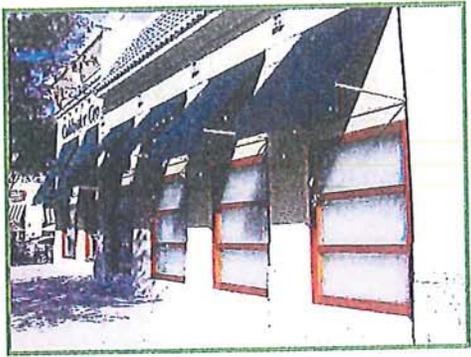
No fenestration



Adequate fenestration

The use of darkly tinted or reflective glass on the first floor of commercial structures is prohibited. Light transmittance rating shall be at least thirty-five percent; reflectance shall not exceed fifteen percent. Views into the interior of retail storefronts and restaurants are encouraged for pedestrian activity, safety, and to create a community window-shopping environment.

**Comparative Examples of Glass Transmittance and Reflectance**



Not Allowed: Minimal transmittance



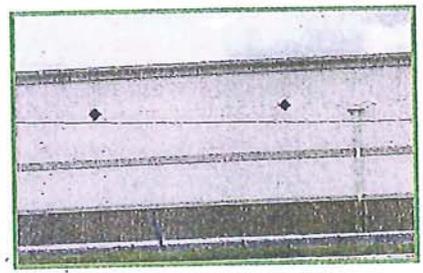
Allowed: Adequate transmittance and reflectance factors

Movie theaters, bowling alleys, skating rinks, industrial facilities, warehouses, and similar uses are exempt from fenestration requirements. However, the façade facing public streets shall provide additional architectural elements in lieu of windows.

**Ornamental Elements In Lieu of Windows**



Not enough elements in lieu of fenestration



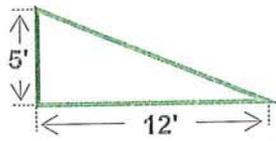
Allowed: Facade comprised of ornamental elements in lieu of windows.

(e) Roofs

Buildings shall have a recognizable top consisting of, but not limited to, cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials.

(1) Pitched Roofs

Pitched roofs shall have a minimum slope of 5:12 and shall have a minimum overhang of two (2) feet beyond the building wall. Pitched roofs shall be enhanced by the addition of dormers, belvederes, chimneys, cupolas, clock towers, and similar elements.

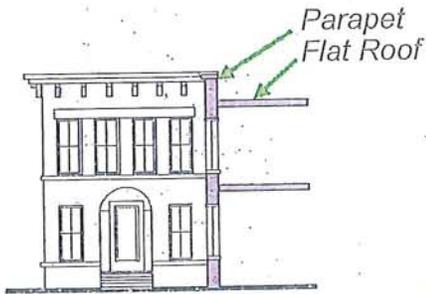


Example of Pitched Roofs



(2) Flat Roofs

Flat roofs shall be hidden from public view by a parapet. The parapet silhouettes may be straight, in circular segments, or in a combination of straight and circular segments.



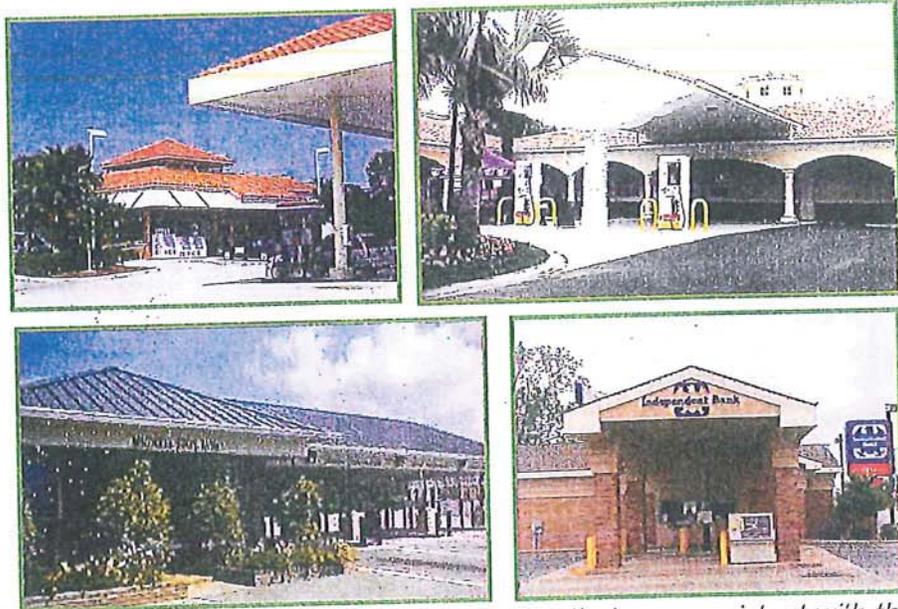
Examples of Flat Roofs



### (3) Canopy Roofs

Canopy roofs for gas stations, drive-through restaurants, and banks are exempt from the pitched roof requirements. However, they are encouraged, especially if consistent with the style of the principal building.

#### Examples of Pitched Canopy Roofs

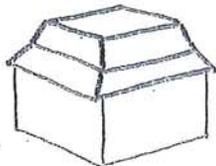


All these examples show canopies that are consistent with the architecture and roof of the principal building

### (4) Mansard Roofs

#### Examples of Prohibited False Mansard Roofs

False mansard roofs are prohibited. A mansard roof is defined as a roof having two slopes on all sides with the lower slope steeper than the upper one.



(f) Building Entrances

The main pedestrian entrance to all buildings shall face the primary street and shall be clearly defined and highly visible.

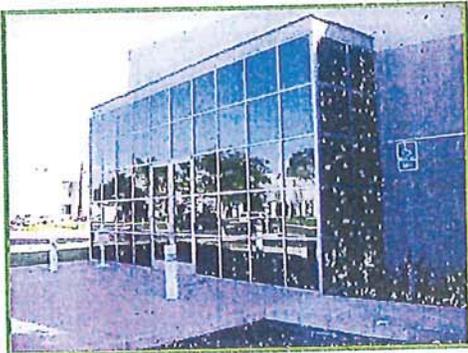
Additional entrances are encouraged facing local streets, parking lots, plazas, waterfronts, and adjacent buildings. However, these additional entrances shall complement, but not displace the main building entrance.

All buildings shall have a minimum of one of the following architectural treatments, separate from the massing and articulation requirements, for each main building entrance: lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades and features consistent with the building style.

Example of Well-Defined Entrances



Comparative Examples



Not Allowed: No distinguishable entry



Allowed: Massing accentuates entry

(g) Awnings

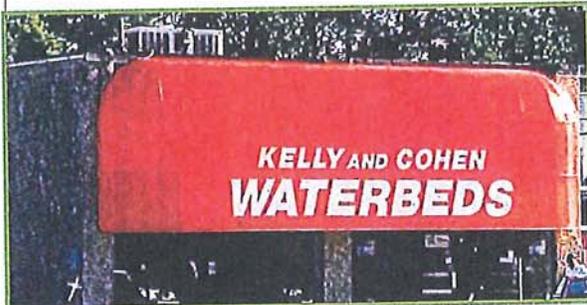
Awnings shall complement the architectural style and colors of the building. Awnings may be placed above windows and doors. Awnings should be made of fabric. High-gloss or fabrics that resemble plastic are not permitted. Backlit awnings used as mansard or canopy roofs are prohibited.

Awnings should be sized to match the corresponding window openings. Their shapes, materials, proportions, design, color, lettering, and hardware also need to be in character with the architecture.

Example of Awnings



Comparative Examples



Not Allowed due to materials and illumination

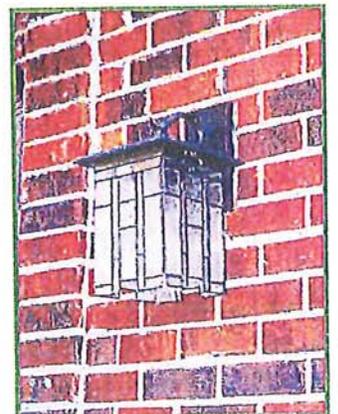
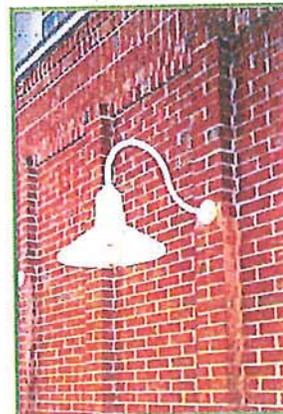
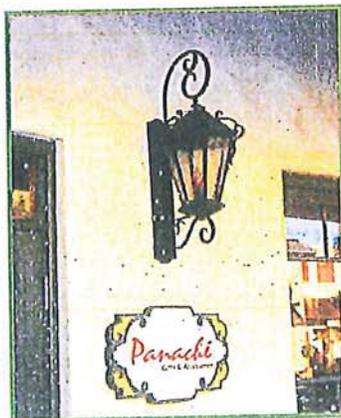
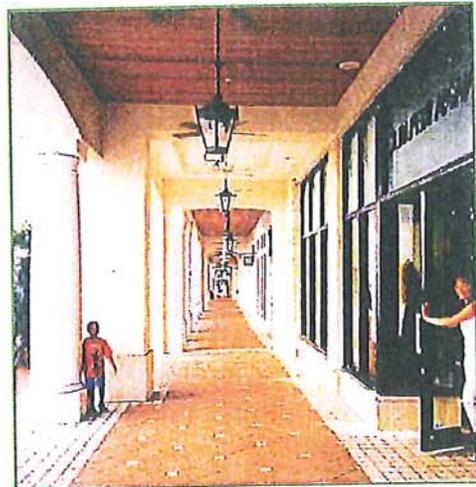
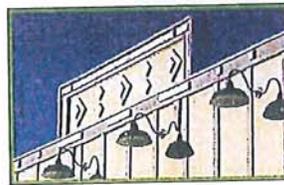
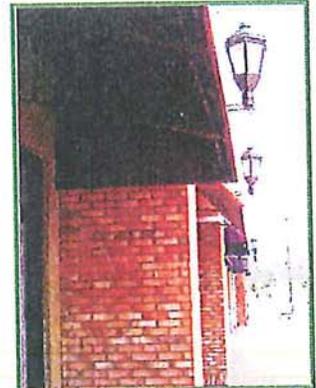


Allowed: Proper material. Complements architecture

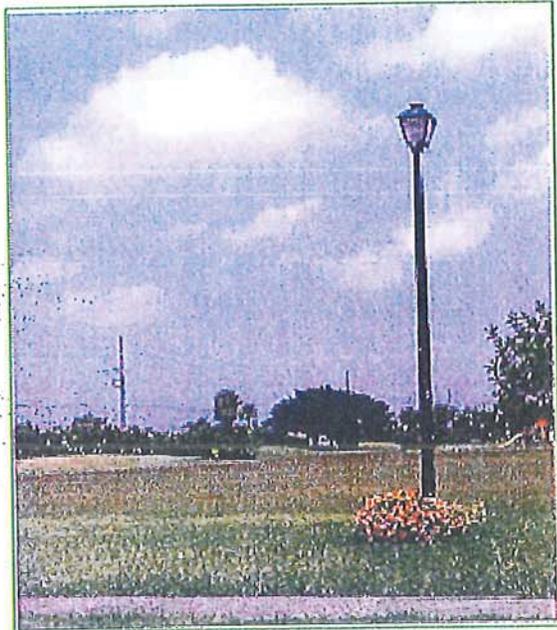
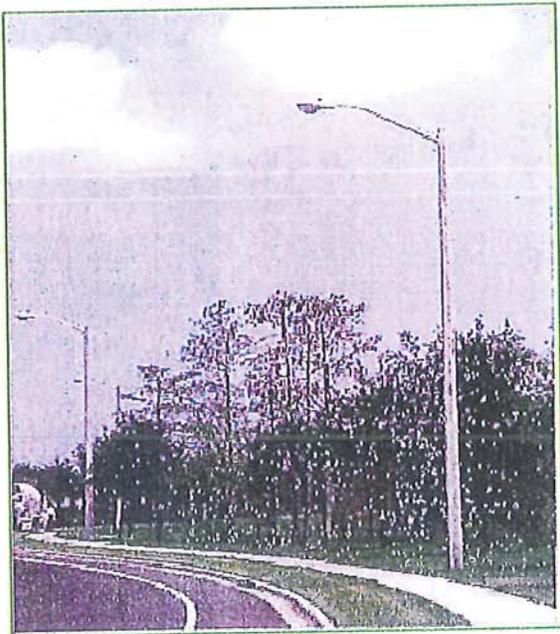
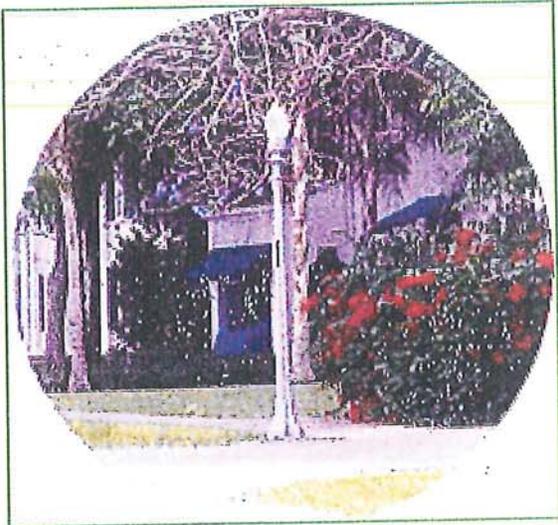
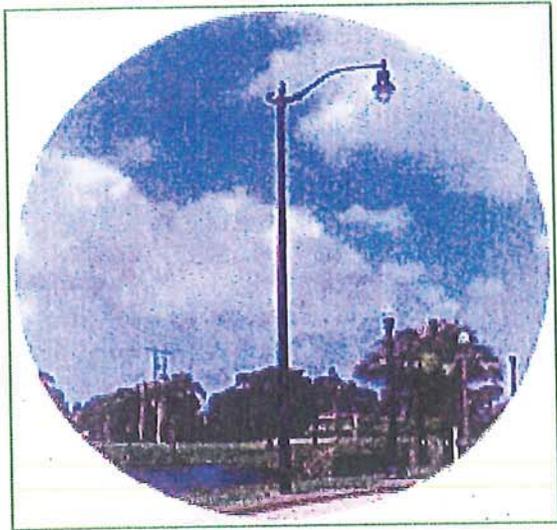
(h) Outdoor Lighting

Example of Allowed Light Fixtures

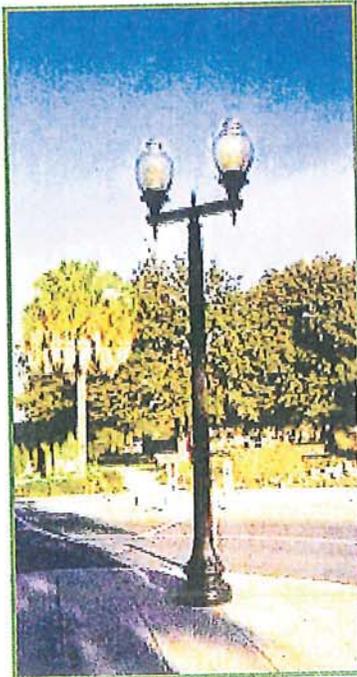
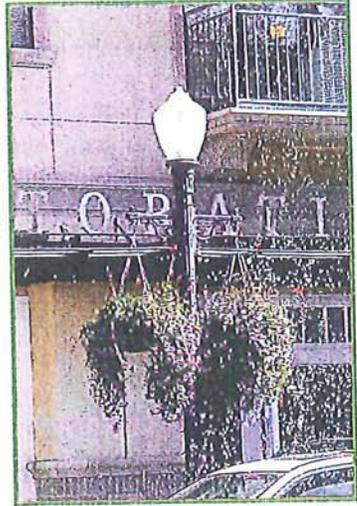
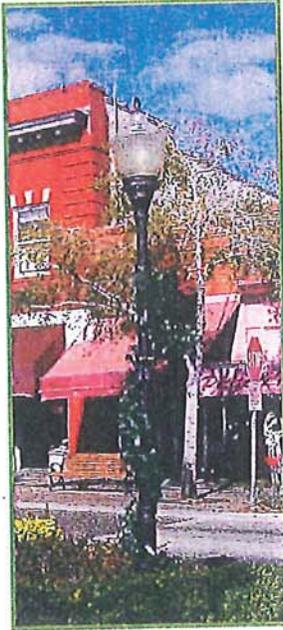
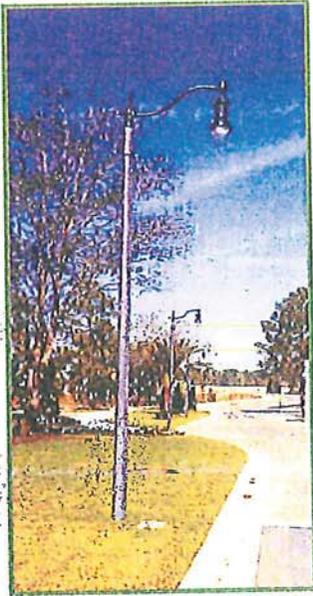
Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.



Outdoor lighting poles and fixtures shall be those available from Florida Power & Light or other suppliers.



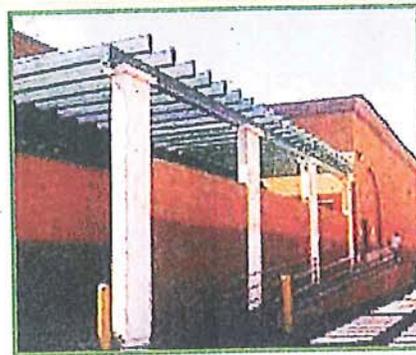
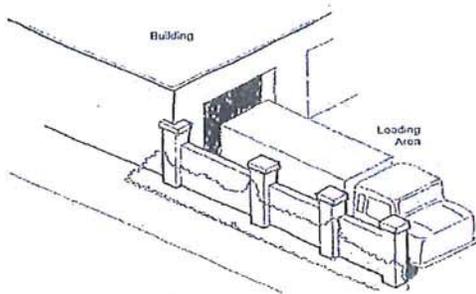
Examples of allowed light fixtures.



(i) Utility Areas

Loading areas or docks, outdoor storage, and waste disposal shall be incorporated into the primary building design. Screening materials used shall be of comparable quality and appearance as that of the primary building. Mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

(1) Loading Areas/Docks



(2) Rooftop Mechanical Equipment

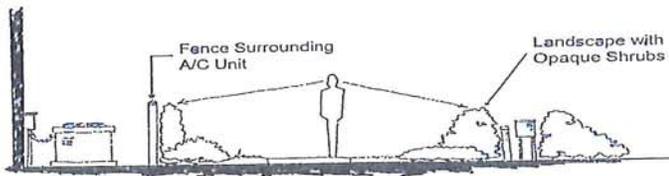


Not Allowed: Rooftop units visible



Allowed: Rooftop units are screened

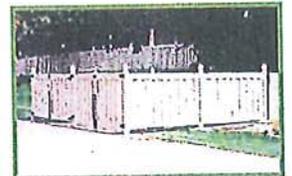
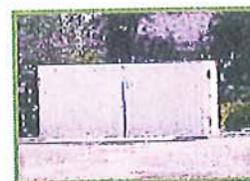
(3) Ground Level Mechanical Equipment



(4) Waste Disposal



Not Allowed: Visual Eyesore

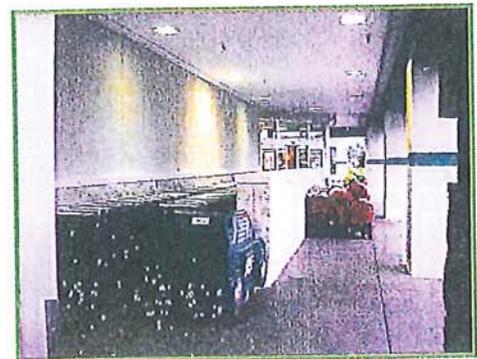


Allowed: Dumpsters Completely Screened

(5) Shopping Carts



Not Allowed: Shopping Charts Stored in Full View



Allowed: Shopping Charts Stored Behind Visual Screen

# LANDSCAPE DESIGN STANDARDS AND GUIDELINES

C. LANDSCAPE DESIGN

1.0 Landscape Design Standards

1.1 General Provisions

(a) Purpose

The purpose of this section is to provide landscape and irrigation design standards that will result in creative solutions and provide alternative means to achieve an environmentally friendly community and ensure a quality landscape appearance for Ormond Crossings.

(b) Intent

The intent of this section is to entirely replace the City's landscape and irrigation regulations.

(c) Applicability

The installation of trees, vegetation, and other landscaping elements within Ormond Crossings shall be prohibited prior to Final Approval by the ARB. These design standards apply to both new development and any alteration or modification to existing landscaping.

(d) Measurement of Trees

For the purposes of this section, the size of existing trees shall be calculated by the measurement of the diameter of the trunk in caliper inches, taken at breast height. The size of new landscape trees shall be calculated by measurement of the diameter of the trunk at 6 inches above the top of the roof ball, up to and including trees 4 1/2 inches in diameter. The size of trees over 4 1/2 inches in diameter shall be calculated by measurement of the diameter of the trunk at 12 inches above the top of the roof ball.

(e) Classification of Developments

(1) Class 1: Business Park Area, Town Center/Business Park Area, Institutional Area, Residential Medium Density Area, Residential High Density Area and Park/School Area;

(2) Class 2: Residential Low Density Area; and

## 1.2 Tree Preservation, Protection, and Replacement

### (a) New Development

(1) As provided for in subsection 18.2(i) of the Master Development Plan, because all development areas will be mass cleared and filled, tree surveys shall not be required.

(2) As provided for in subsection 18.2(r) of the Master Development Plan, to avoid damage to roads, disruption of activities and because of the location of fill sources, it will be necessary to fill most or all of the development areas at Ormond Crossings before specific site development plans are available for the areas. Therefore, clearing of trees, filling, excavation and dredging may be performed at Ormond Crossings consistent with permits issued from time to time by St. Johns River Water Management District and clearing and grading permits issued by the City that will require seeding and mulching of all cleared and filled areas. Tree preservation shall not be required, nor shall tree replacement be required, except as provided by subsection (a) (1) above and in connection with any alteration of existing development.

### (b) Applicability of the City's Land Development Code

In the case of any activity involving tree removal or damage to a tree or trees that does not require ARB approval, the provisions of the City's Land Development Code shall apply.

## 1.3 Landscaping and Irrigation Requirements

### (a) General Landscaping Requirements

#### (1) Tree Density Requirements

All developments shall be required to provide one tree for every 1,500 sq. ft. of impervious area, including trees within the mixed-use easement, street trees not in a public right-of-way, trees within parking areas and trees that are part of perimeter plantings. The use of shade trees, understory trees, accent plants, shrubs, and groundcovers is required to partially or totally satisfy the planting requirements of these Design Standards. Class 1 and 2 developments may use existing pine trees, 6 inches diameter at breast height and over to meet the minimum tree requirements; however, no more than 50% of the pine trees may be credited. The SPRC may approve alternate plantings if the purpose and intent of this section are met and a nuisance or environmental hazard is not created.

#### (2) Native Vegetation

Class 1 and Class 2 developments are required to plant at least fifty percent of the pervious area of the site with native plants or plants and sod that conserve water, adapt to local conditions, and are drought tolerant.

(3) Tree Replacement

In the event any hardwood tree having a caliper of 24" or more is removed, it shall be replaced with hardwood trees having a minimum caliper of 4½", which together have an aggregate caliper equal to the caliper of the tree that was removed.

(4) Planting Bed Requirements

Bed lines, where practicable, shall be curvilinear and wrap the corners of the structure with shrubbery plantings no closer than 2 feet from the building. On sites located along collector or arterial roads, an average minimum foundation planting bed width of 8 feet shall be planted. In this area, a minimum of 2 different heights of plant material shall be used along with understory trees at the rate of 1 tree per 50 lineal feet of building wall length.

(5) Freestanding Sign Landscaping

All monument signs shall have shrubbery or flowers planted around the perimeter of the sign that complement the design with shrubs, groundcover and appropriate ornamental trees. Signs shall be located to provide adequate visibility from public rights-of-way and preserve trees. In the event trees must be removed for sign construction, or site distance visibility, replacement trees shall be planted in accordance with **Table 1.3-1** on page 64.

(6) Retention and Detention Ponds

Stormwater retention/detention ponds shall be naturally shaped (without geometric straight sides) and shall meet the following requirements:

(i) All wet detention ponds shall incorporate a combination of aquatic and non-aquatic native plants around portions of the perimeter to filter runoff of fertilizers, herbicides, and pesticides.

(ii) Wet detention ponds shall incorporate, at a minimum, a littoral zone or a littoral zone alternative per **Chapter 40C-42, Florida Administrative Code**.

(7) Screening plantings

Structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, lift stations, utility cabinets, electrical panels, or cable television equipment shall be fully screened with planting beds in areas that are visible from the public rights-of-way. Height of screening plants shall be a minimum of 30 inches at the time of installation.

(8) Plan Submittal Requirements

Landscape and irrigation plans shall be submitted to the SPRC for all Class 1 site plans and shall be prepared by a Florida registered landscape architect or other licensed professional authorized by state law to prepare such plans. Class 3 development landscape and irrigation plans shall also be required, but do not need to be prepared by a landscape architect.

(9) Street Trees and Median Planting

(i) In all subdivisions and any other developments involving the creation of new streets, street trees shall be planted in the rights-of-way, mixed-use easement or a median, unless the SPRC that a conflict exists between trees and utilities located in the rights-of-way or that site distances or recovery zones are not in compliance with sound and generally accepted engineering practices and principles. In such cases, the street trees shall be planted outside of the rights-of-way.

(ii) If street trees are to be located outside of the rights-of-way, trees shall be planted no farther than 5 feet outside of the right-of-way line or within the mixed use easement, and shall be perpetually maintained. All property owners' association covenants and restrictions shall include this requirement, and all property owners shall comply with this subsection.

(iii) Street trees and median plantings must be shade trees, and shall be planted at a rate of 1 tree for every 50 feet of site/lot frontage along the right-of-way or every fifty feet on center in medians. If planted medians and/or cul-de-sac islands are provided with trees, street trees along the outside of the roadway are not required. If the SPRC determines that the use of understory trees would be more practical because of overhead utility lines or other infrastructure conflicts, understory trees may be planted in lieu of shade trees at a rate of 1 tree for every 25 feet of site/lot frontage along the right-of-way.

(iv) Street trees may be included to satisfy the minimum requirements for tree density if located within the property and not within the right-of-way.

(10) Utility Lines

All trees will be installed per FP&L "Right Tree Right Place" if overhead power lines are present, except for lines that are temporary during construction. Underground power lines, cable TV, and phone line clearance to trees shall be as specified by the utility providers. Water mains shall be separated a minimum distance of 10 feet from shade trees. Distances less than 10 feet may be allowed but shall be reviewed and approved by the utility provider. Understory trees that do not attain, or can be maintained by pruning to a height of no more than 14 feet, may be planted under utility lines provided they comply with the requirements of the utility provider.

(11) Retaining Walls

Any retaining wall 3 feet tall or higher shall have shrubbery installed along its length. Shrub species shall be selected such that the mature height shall be proportionate to the height of the wall with 50% of the wall height being covered as determined by the SPRC.

(12) Double-Frontage Lots

A uniform landscape berm, wall or fence, as approved by the SPRC, shall be required to buffer double-frontage residential lots from collector and arterial streets.

(b) Specific Landscaping Requirements for Class 1 & 2 Developments

(1) Class 1 Developments

(i) Planting beds with a minimum width of 4 feet shall surround a minimum of 80 percent of the building facade or elevation. This percentage may be reduced or eliminated for Industrial or Warehouse/Storage uses upon a finding of adequate landscaping by the SPRC. Planting beds shall be placed in the most visible areas to the public. The following may be used in order to provide some alternatives:

(ii) Foundation planting requirements for multi-family and non-residential buildings may be reduced by the SPRC when it is determined that building façade massing techniques provide the same benefit as foundation plantings.

(iii) Alternative foundation planting may be permitted (e.g., architectural planter, pots, etc.) by the ARB and applied as a credit towards meeting the foundation planting requirement if demonstrated and determined that the methodology is of equal benefit and appropriate automatic irrigation facilities are provided.

(2) Class 2 Developments

(i) 1 tree for every 1,500 sq. ft. of impervious area shall be required in common areas within subdivisions including, but not limited to, entrance ways, recreation areas, gateways, and street islands. The sizes of trees are shown in **Table 1.3-1** below. Provisions for maintenance of common areas and conservation/wetland areas shall be made through covenants and restrictions or other means.

(ii) A landscaped mixed-use buffer easement shall be required on lots or tracts that front an arterial or collector road.

(iii) Temporary sales trailers shall be adequately landscaped around all sides to screen the undersides of the trailers and temporary irrigation shall be provided.

(iv) A minimum of 1 required tree shall be located in the front yard and 1 in the rear yard of which one shall be a shade tree. Street trees may be included to satisfy the minimum requirement if located within the property and not in the right-of-way. Shade trees shall comprise at least 50% of the tree requirements on a lot.

(v) The following provisions shall apply with respect to foundation plantings:

- Residential lots shall provide foundation plantings along the front of the house to achieve 60% opacity within 2 years.

- Foundation shrubbery plantings are also required for side street house exposures and for the rear of houses and accessory structures facing freshwater canals, lakes, ponds, golf courses and public rights-of-way.

- Foundation plantings are not required if fences are installed providing adequate screening of the house foundation area.

- The corners of the house shall be wrapped with shrubbery. Shrubbery shall be selected using varying heights to accent and soften walls. Exclusive use of groundcovers shall not be permitted. Size of shrubs and groundcovers shall comply with **Table 1.3-1** below.

(vi) Screening for fences along rear or side lot lines abutting a right-of-way, golf course, lake or pond shall be facilitated by setting the fence back a minimum of 3 feet from the property line and installing shrubs or vines on the outside of the fence for softening and enhancement. This requirement also applies to any fence facing the front or side corner of the property. This requirement applies to all types of fencing.

(vii) For alternate types of landscaping where sod is not used as the primary groundcover (i.e. Florida-friendly landscaping) there shall be a minimum planted area (or preserved existing native vegetation) of 60% of the pervious area. The remainder of the pervious area may be gravel, stone, or other mulches. All swales in rights-of-way shall be sodded.

(c) Tree and Plant Types, Sizes, and Quality

(1) Trees, Shrubs, and Groundcovers

(i) All trees, shrubs, and groundcovers shall meet or exceed the standards of a Florida No. 1 or better quality as set forth in the latest

edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture. The planting requirements at time of installation are listed in the following table:

**Table 1.3-1: Tree and Plant Size and Spacing Requirements at Installation**

Type of Development	Shade Trees	Understory Trees	Shrubs and Groundcovers	Accent Plants
Class-1 and Class-2	Caliper: 2 ½" Height: 10' 3 palm trees at 8' clear trunk or 16' overall are required for 1 shade tree credit	Caliper: 2½" Height: 8'	Shrubs: 3 gallon Groundcover: 1 gallon Screen planting: 5' ht. and 60% opacity Visual buffer: 2' ht. (and maximum 3' on center spacing.	3-gallon

Note: All proposed trees must fall within Florida #1 tree matrix for caliper, height, spread and minimum root ball sizes.

(ii) For Class 1 and Class 2 developments, where palm trees are used in lieu of shade trees for credit, no more than 25% of the requirements may be met with palm trees.

(2) Turf

Grass areas shall be planted with sod in a species normally grown as permanent lawns in East Central Florida. Newly installed Bahia sod shall be healthy and may have no more than 20% weeds or unlike grass species. Newly installed St. Augustine, Seashore Paspallum, Bermuda, and Zoysia sod may have no more than 5% weeds or unlike grass species. For newly installed turf where irrigation is not provided, grass species shall be Bahia grass (or Bermuda grass upon approval of the SPRC). All areas of a disturbed site not otherwise landscaped or not left in natural native vegetation shall be grassed or mulched at a minimum.

(d) Street Mixed-Use Easement (MUE)

(1) All minor arterial and major collector streets shall have a 25' wide MUE over the adjacent lots, tracts and common areas parallel to the right-of-way.

(2) Within the right-of-way and MUE, landscaping shall include a minimum of 4 trees, 40 shrubs and 40 ground cover plants per 100 linear feet. Plant material may be installed in groupings. On divided streets, some of the required plant material may be installed in the median.

(3) Trees shall be installed when streets are constructed but shrubs and ground cover may be installed when the adjacent site is developed.

(4) Landscaping, signage, sidewalks, bike paths, lighting, berms, utilities, fencing, walls and street furniture may be installed or constructed within the MUE.

(e) Parking Lot Landscaping Requirements

(1) Visual Screening

Visual screening from the right-of-way in the form of shrubbery or a wall is required for off-street parking areas in accordance with the following:

(i) A minimum plant height of 24 inches measured from the adjacent parking surface level, at time of planting. If the screen is planted on a berm, the height of the plants can be less as long as the cumulative height is at least 24 inches.

(ii) The maximum plant spacing shall be 3 feet on center. If the proposed plants are larger than the minimum specified, wider spacing may be allowed at the discretion of the SPRC.

(iii) Plant material must be evergreen to provide nondeciduous for full year around visual screening.

(iv) Walls must be a minimum 4' in height and compatible in color and material to the adjacent building.

(2) Internal Parking Lot Landscaping

Internal parking lot landscaping shall comprise a minimum of 10% of the impervious vehicular use area. The vehicular use area is the total area of all parking stalls, drive aisles, and access ways within the limits of the property being developed. The following provisions shall apply to internal parking lot landscaping:

(i) A qualifying island or planting area shall contain 1 shade tree for every 250 square feet of island area. A single island which is 5 hundred square feet or greater is equal to 2 island credits. Shade trees shall not be planted in islands less than 12 ½' in width.

(ii) A minimum of 75% of all required landscape islands shall be a minimum of 250 square feet in area, with the remainder a minimum size of 150 square feet with 1 understory tree or a grouping of 3 palms.

(iii) All parking rows shall be terminated by a landscape island. No more than 5 consecutive parallel parking spaces may be constructed without separation by a vehicular use area landscape island, and no more than 10 consecutive parking spaces may be constructed without separation by a landscape island, except as specified below:

- Where shade trees are planted at a minimum of 50 feet on center, the length of a center island with a minimum planting width of 8 feet as measured from inside of curbs.

- Where sufficient width is provided, along the outside edge of the parking lot adjacent to the parking spaces with shade trees planted at a minimum of every 50 feet on center.

- If stabilized grass parking is approved, the parking spaces shall be delineated with parking stops and the required landscape islands with trees and shrubs installed to break up rows of 10 consecutive parking spaces.

(iv) Light poles and flagpoles shall not be placed in landscape islands that contain shade trees unless approved by the SPRC.

(v) Curbing shall be installed around the perimeter of all landscape islands that abut paved parking or drive aisles.

(vi) The placement of utility transformers, fire hydrants, and utility lines in parking lot islands is prohibited, unless approved by the SPRC. In this case, the requirements for clearances elsewhere in these Landscape Design Standards shall apply, as well as the requirement that utility transformers shall be separated a minimum distance of 8 feet between the front of the unit and any trees or shrubs, and a minimum distance of 3 feet between the side of the unit and any trees or shrubs.

(vii) Understory and palm trees may be used in landscape islands less than 250 square feet in area.

(viii) In lieu of providing minimum area in landscape islands, the SPRC may approve one or more of the following practices:

- Structural soils;
- Structural bridging under sub base and pavement areas; or
- Soil trenches/root paths that allow roots to access larger soil areas.

(ix) The SPRC may permit the use of architectural planters to provide partial credit for landscape island/area requirements if found to be of equivalent public benefit.

(x) The SPRC may permit more than 10 contiguous parking spaces without an island on an as needed basis only.

(xi) The SPRC may reduce the minimum area for parking lot islands if it is determined that adequate tree rooting area is provided below the pavement area and if special pavement provisions are provided.

(f) Lot Perimeter Landscape Requirements

(1) Land Use Compactibility

As shown on its Conceptual Plan and its Land Use Plan, Ormond Crossings was designed to utilize wetland areas and water bodies as buffers between differing land uses. In limited circumstances where those designed buffer areas do not exist, the lot perimeter planting areas as shown in **Table 1.3-2** below shall apply.

(2) Planting Area Determination

Determining perimeter planting area requirements for a site consists of a 2-step process:

(i) Determine the intensity of the proposed development based on the scale shown in **Table 1.3-2** below.

(ii) Use **Table 1.3-3** below to determine the type of buffer required.

**Table 1.3-2: Land Use Density/Intensity Scale**

Ormond Crossings Land Uses	Density/Intensity Scale
Residential Low Density, Residential Medium Density, Park	Low
Residential High Density, Institutional, School	Medium
Commercial, Office, Industrial, Warehouse Distribution, Business Flex Space, Storage	High

(3) Planting Area Requirements

(i) The following table shows the lot perimeter planting requirements based on the intensity of the proposed and adjacent uses. For example, perimeter planting Type B, as shown in **Table 1.3-4** above, is required for a High scale proposed development abutting a Medium scale area based on zoning or existing development.

**Table 1.3-3: Lot Perimeter Planting Requirements (Type)**

Adjacent Scale or Abutting Use	Scale of Proposed Development		
	Low	Medium	High
Low	None	A	C
Medium	None	None	B
High	None	B	A

(ii) For non-residential uses, a perimeter planting area will not be required between 2 or more newly created adjoining lot lines when subdividing a parcel of land that has an existing development or an approved site plan, provided the existing or approved project and planned future development have approval for a unified or master site plan that incorporates shared facilities including but not limited to access, parking, stormwater facilities and connectivity.

(iii) The required lot perimeter planting shall meet the following landscape standards.

**Table 1.3-4: Lot Perimeter Planting Standards**

Type	Width	Shade Trees per Linear ft.	Understory Trees per linear ft.	Shrubs (B) Screen (S)	Ground Cover per lineal ft.	Dec. Wall
A	10'	1/50'	1/100'	(B) 3'-4' o.c.	N/A	N/A
B	15'	1/50'	2/100'	(B) 3'-4' o.c.	50/100'	N/A
C	20'	1/40'	3/100'	(B) 3'-4' o.c. (S) 6' o.c.	50/100'	Optional

Lot perimeter planting is not required along wetlands, lakes or ponds.

(g) Perimeter Planting Area Requirements

(1) Plantings shall not be located in any portion of a public or private right-of-way or drainage easement, unless permitted by a landscape easement.

(2) When calculating the required number of trees and shrubs within a lot perimeter planting area, the width of access ways or easements shall be subtracted from the property length.

(3) Understory trees may be used in lieu of shade trees where noted in **Table 1.3-4** above as "Optional"; however, no more than 50% of the required trees may be understory trees.

(4) Uses within lot perimeter planting areas may include the following:

(i) Mechanical equipment or structures, signs, backflow preventers, and lights subject to approval by the SPRC.

(ii) Stormwater retention/detention provided that regardless of the planting width, no more than 20% of a required landscape area may be used for stormwater retention/detention, unless approved by the SPRC.

(5) Decorative walls, when required, shall be 6 feet in height and comply with the material and design requirements (see Architectural Design Standards for material and design requirements for walls).

(h) Miscellaneous Planting Requirements

(1) Vehicle Display Areas

For automotive, recreational vehicles, motorcycles, motorized watercrafts, and other similar displays, as determined by the SPRC, a maximum of 20% of the frontage landscape plantings may be allowed to be reduced to a height of 12 inches at time of planting.

(2) Fleet Rental Parking Planting

Fleet rental parking spaces shall be located to the side or rear of the building and screened with a planting that is a minimum of 5 feet in height and opacity of 60% at time of planting.

(3) Utility Structures

Individual structures such as dumpster enclosures, mechanical equipment, backflow preventers, wells, pumps, tanks, buffer walls, HVAC units, transformers, storage sheds, lift stations, utility cabinets, electrical panels, or cable television equipment shall be screened by the utility company or property owner with planting, when visible from rights-of-way, parking areas, or adjacent properties. In lieu of planting, solid decorative fencing or walls may be installed to screen from public view. Plants used shall be native or shall be vegetation that conserves water, is adaptable to local conditions, and is drought tolerant.

(i) Irrigation Requirements

(1) Requirements by Type of Development

Irrigation systems are required for all landscaped areas and must be designed in accordance with Volusia County Waterwise Standards.

(2) Design Standards

All irrigation systems shall meet the following design standards:

(i) Irrigation systems shall be designed in such a way as to minimize runoff or spraying of irrigation water onto roadways, driveways, and adjacent properties that are not under the control of the owner. The irrigation systems shall be designed to correlate plants into water use zones.

(ii) Non-potable water use demands shall be met using water of the lowest quality supply that is both available and acceptable for the intended application. Water reuse or water reclamation programs, if available, shall be used to reduce groundwater or surface water withdrawals for water use applications which do not require potable water. The following are the water source priorities of Ormond Crossings from highest preference to lowest preference:

- Reclaimed water.
- Stormwater, lake, or canal.
- Groundwater (well).
- Potable water.

(iii) All landscape installations shall make necessary provisions for watering to establish and guarantee plant survival. For an example, see the University of Florida Extension publication ENH856 – Tree Specifications for Planting and Shrubs in the Southeastern United States. Specifications shall be included to provide one of the following:

- Automatic irrigation;
- Hand watering via hose bib or other water source;
- Water truck hand watering; or
- Automated water bags.

(iv) The irrigation system, unless temporary, shall have mainlines and lateral lines buried underground and designed to provide adequate irrigation to all landscaped areas except for areas of existing native vegetation or planting areas comprised of vegetation that conserves water, is adaptable to local conditions, and is drought tolerant.

(v) Irrigation systems connected to a potable water source shall have a backflow prevention assembly installed as required and approved by the SPRC. Permitted wells shall have a serviceable double-check valve as required and approved by the SPRC.

(vi) All irrigation systems shall have an operational moisture-sensing device with buried soil probes located in each water use zone or a smart irrigation controller.

(vii) All irrigation equipment (sprinklers, rotors and micro-irrigation devices) within a given zone shall have the same precipitation rate (i.e. - rotors cannot be on the same zone as spray heads).

(viii) All irrigation heads shall be no closer to building structures than 12 inches per the Florida Building Code.

(ix) Minimum pipe cover over mainlines shall be 18 inches and 12 inches for lateral lines. Drip irrigation lines, at a minimum, shall be covered with mulch and secured to the soil as to not work to the top of the mulch.

(x) Wells, pumps, electrical control devices, and other items relating to irrigation systems, unless specifically authorized by the SPRC, shall not be permitted in the public rights-of-way.

(xi) Irrigation system shall be designed to avoid spraying onto sidewalks that are constructed for or used by the public. Watering onto impervious surfaces shall be minimized.

(xii) All valves and wire splices shall be in valve boxes at the proper grade and the wire connections water proofed.

(xiii) All spray heads shall be equipped with in-stem pressure regulation in order to conserve water and improve distribution uniformity. Heads shall have identification from the top.

(xiv) Irrigation controller shall be programmable by the minute and be equipped with battery back-up or non-volatile memory (ability to maintain program without power). A card shall be placed in the controller noting whether each zone is a rotor zone or spray zone, the area of the site that zone covers and the recommended run time.

(xv) Except for backflow preventers, all exposed piping or risers shall be painted black or dark green to blend in with plantings.

All above ground piping shall be galvanized, brass, or Schedule 40 PVC. If PVC pipe is used, it shall be painted black or dark green or enclosed so as to protect it from sunlight. All pumps shall be required to be bolted to a concrete slab and enclosed.

(xvi) In required public parking areas, drip irrigation is encouraged. Irrigation heads, if used, in parking lot islands shall be of the underground pop-up type with height determined by the height of the specific plant material around it. Any shrub risers along the end of a parking lot stall shall be set back a minimum of 24 inches from the face of the curb or parking stop. Risers shall be staked if they are not able to be vertical with the ground when operating.

If drip irrigation is used, a filter and pressure regulation device shall be installed in a valve box on the system and flush plugs at the end of each line installed and placed in a valve box for location and servicing.

(xvii) Head-to-head coverage shall be delineated on the plans. Irrigation plans shall include gallon per minute discharge rates per zone. A nozzle chart shall be included in the plans indicating the gallons per minute discharge for each type of nozzle.

(xviii) Reclaimed or Reuse water is the preferred irrigation source, if available. Where re-use water is available, it shall be utilized in lieu of any other water source. If re-use water is used or planned to be used at some future date, all irrigation mainline piping, control valve box covers, risers and irrigation heads shall be colored purple. Additionally, signs shall be posted in conspicuous locations on the site stating "Re-use water – Do not drink".

(xix) Any proposed tree planting in which the tree is 3½" caliper or larger shall have an irrigation bubbler installed within the watering ring at time of planting or a mist head at the top of the tree.

(xx) Irrigation shall only occur during those times permitted by the City, Volusia County and the St. Johns River Water Management District. The most restrictive regulations shall apply.

(j) Predevelopment Meeting

Prior to any site development, the general contractor shall schedule a predevelopment meeting with the SPRC to review specific criteria for construction. Any subcontractors that will be involved in site development shall also attend the meeting.

(k) Site Clearing and Grading

For erosion control purposes the disturbed on-site and off-site areas shall, at a minimum, be seeded with grass and mulching material, planted with shrubs, or mulched within 30 days of disturbance, except that if runoff causing significant erosion occurs the owner shall be required to sod the area immediately. All areas with the potential to cause significant erosion shall be sodded.

**1.4 Prohibited Plant Materials.** Certain plant materials are prohibited because of excessive or otherwise serious insect or disease problems, extremely poisonous qualities, allergenic effects, ecological considerations, or other reasons for the good of the public. All Category 1 species, as published by the Florida Exotic Pest Plant Council are prohibited.

Synthetic plants or artificial material in the form of trees, shrubs, ground covers or vines shall not be used in lieu of plant requirements in the Design Standards.

## 2.0 Landscape Design Guidelines

### 2.1 Introduction

#### (a) Purpose

The purpose of the Landscape Design Guidelines is to supplement the Landscape Design Standards with photographic examples of good and bad landscaping.

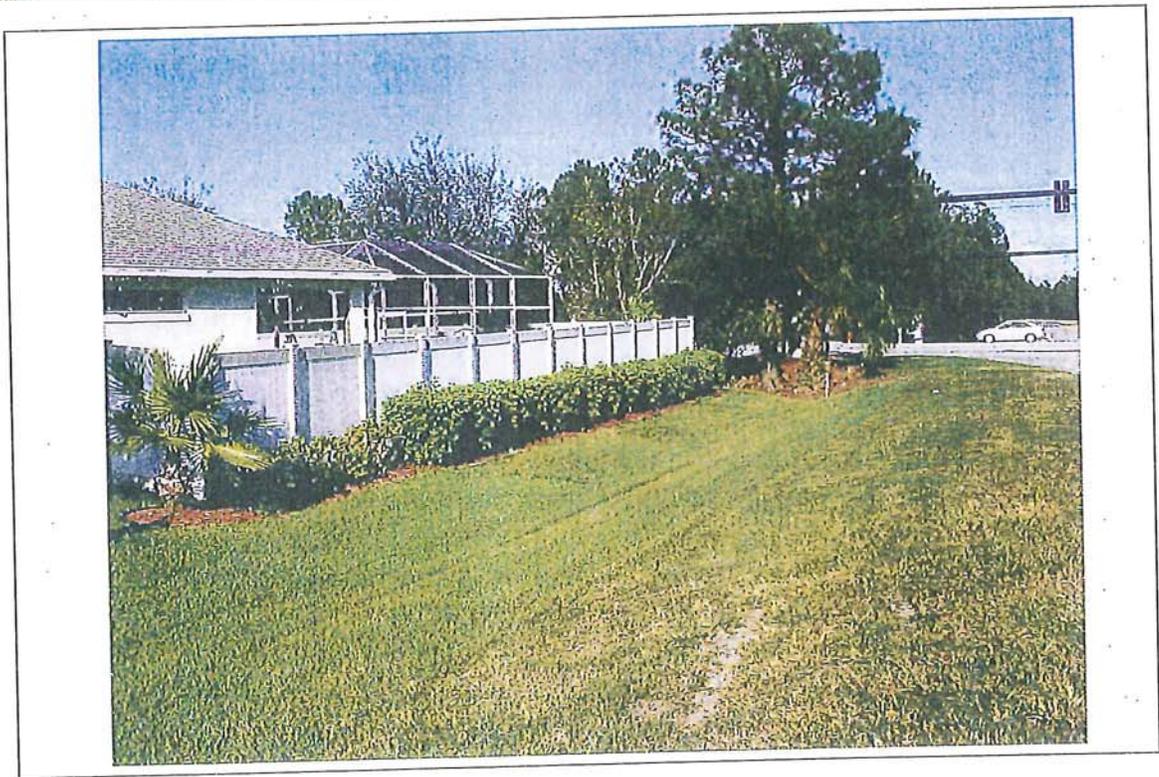
(b) Intent

It is the intent of the SPRC that the information presented in these Landscape Design Guidelines help to ensure implementation of specific standards established to protect, install and maintain trees, vegetation, and other landscaping elements in order to achieve an environmentally friendly community.

2.2 Landscape Examples

Following are photographic examples of good and bad landscaping.

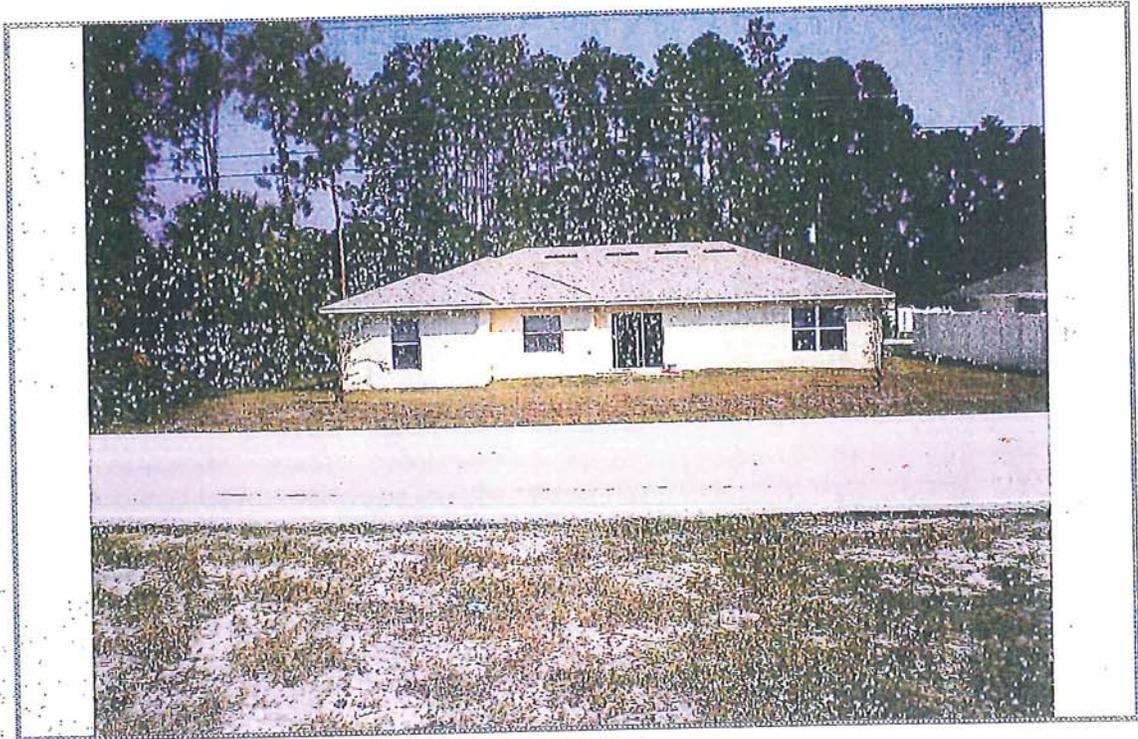
Good example of fence planting requirement where rear yard is adjacent to arterial or collector roadway.



Good example of fence and landscape screen for rear yard adjacent to arterial and collector roadway



Example of unacceptable rear yard screening adjacent to arterial or collector roadway



Good example of roadway landscape screening of adjacent fenced parcel.



Good example of street trees planted along collector roadway.



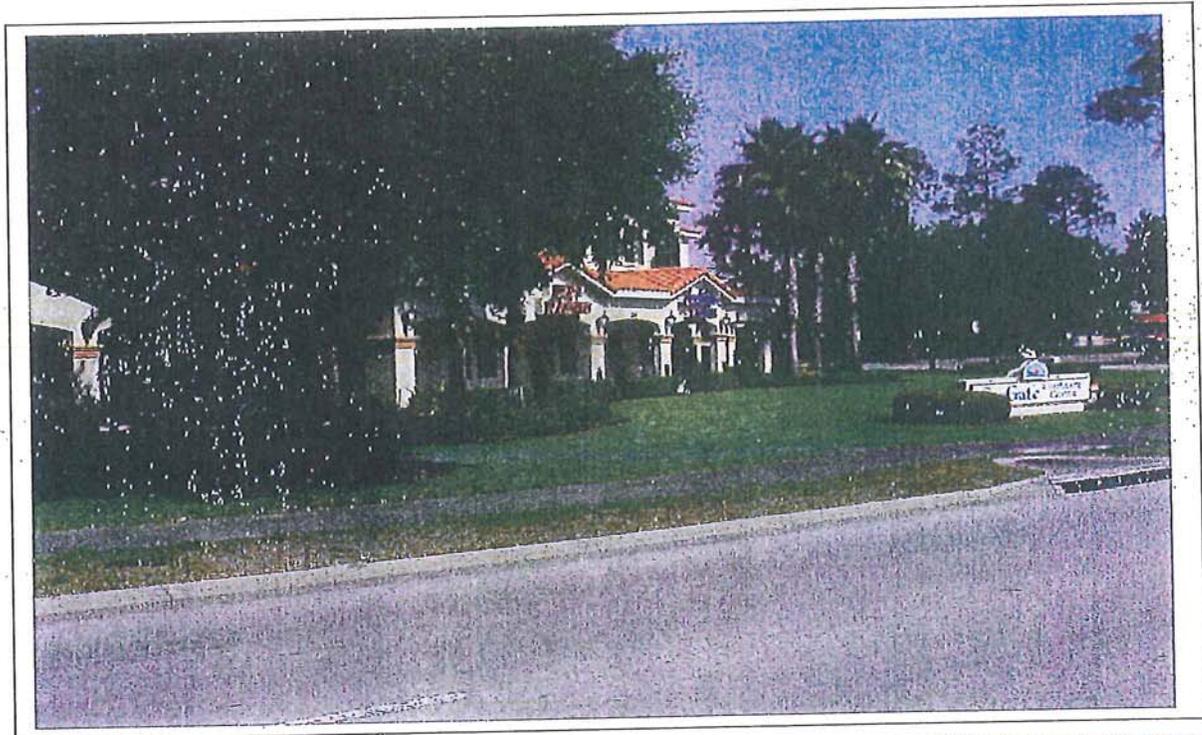
Good example of median planting along major collector road.



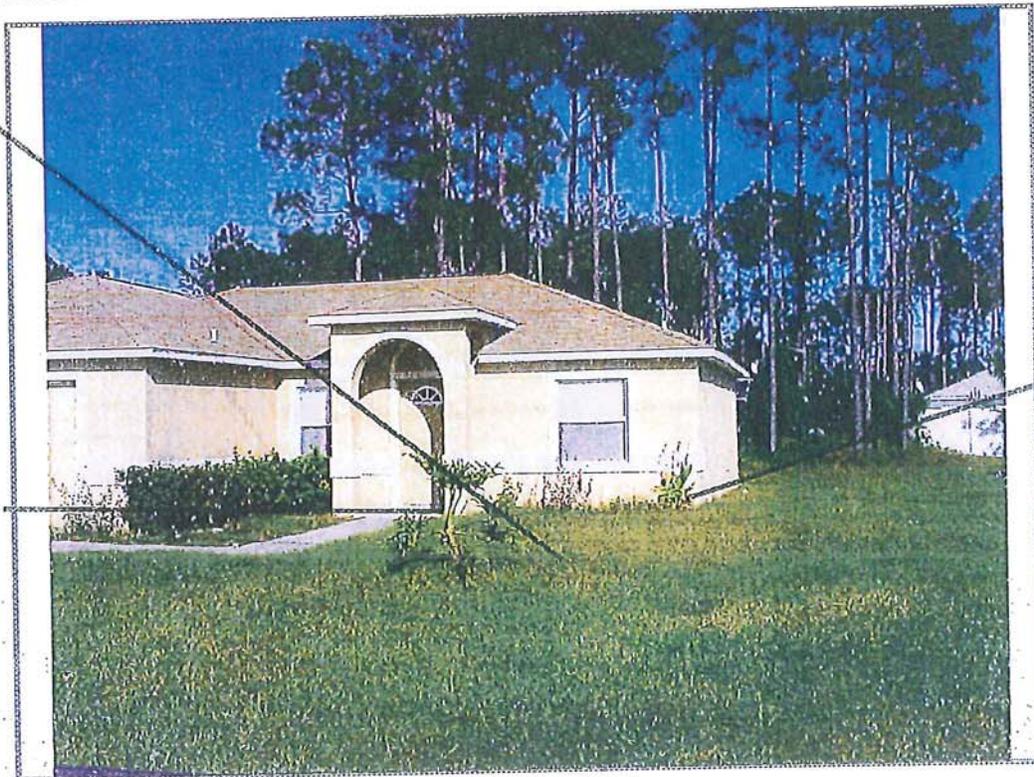
Good example of foundation plantings showing plants and trees of varying heights to accent and soften building architecture.



Good example of front plantings showing good use of accent palms, taller foundation planting on columns and monument sign landscaping.



Bad example of landscape foundation planting.

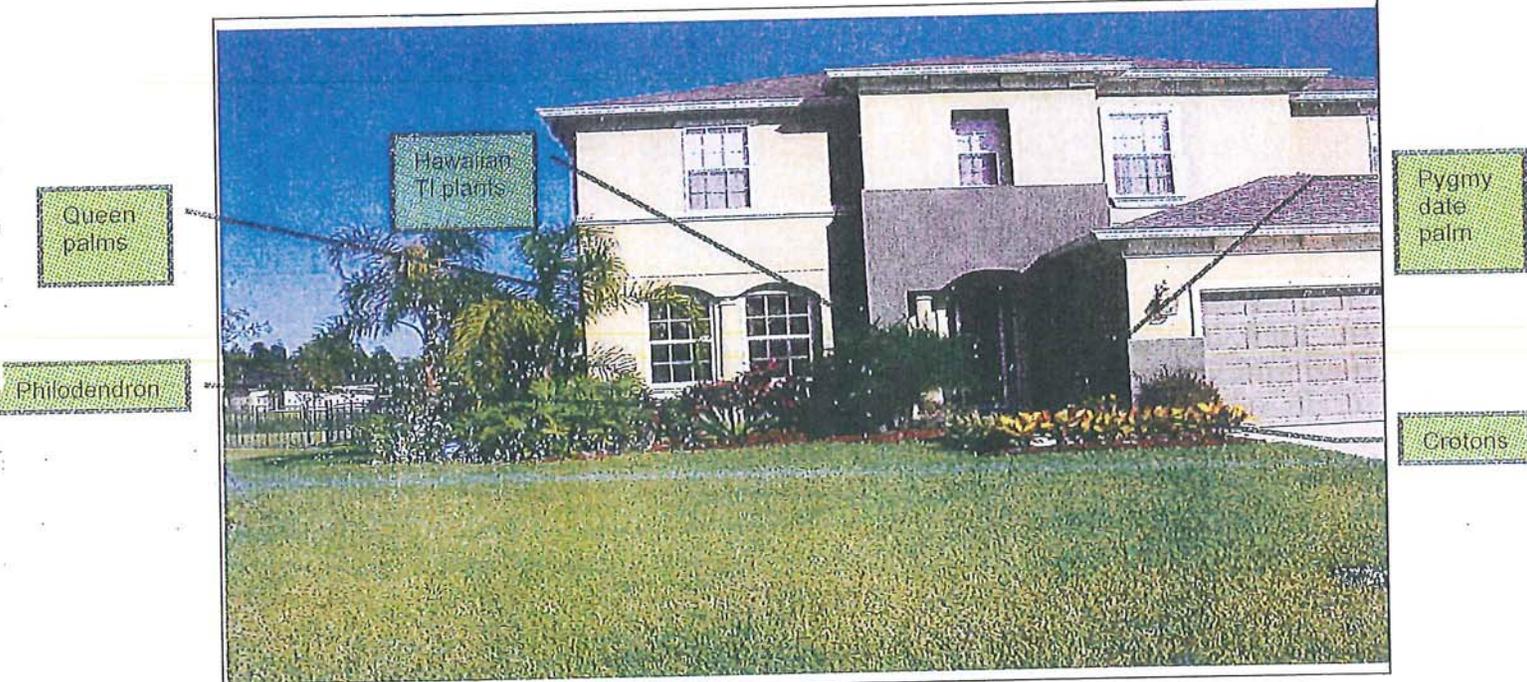


Existing plants dead (froze due to not being cold hardy)

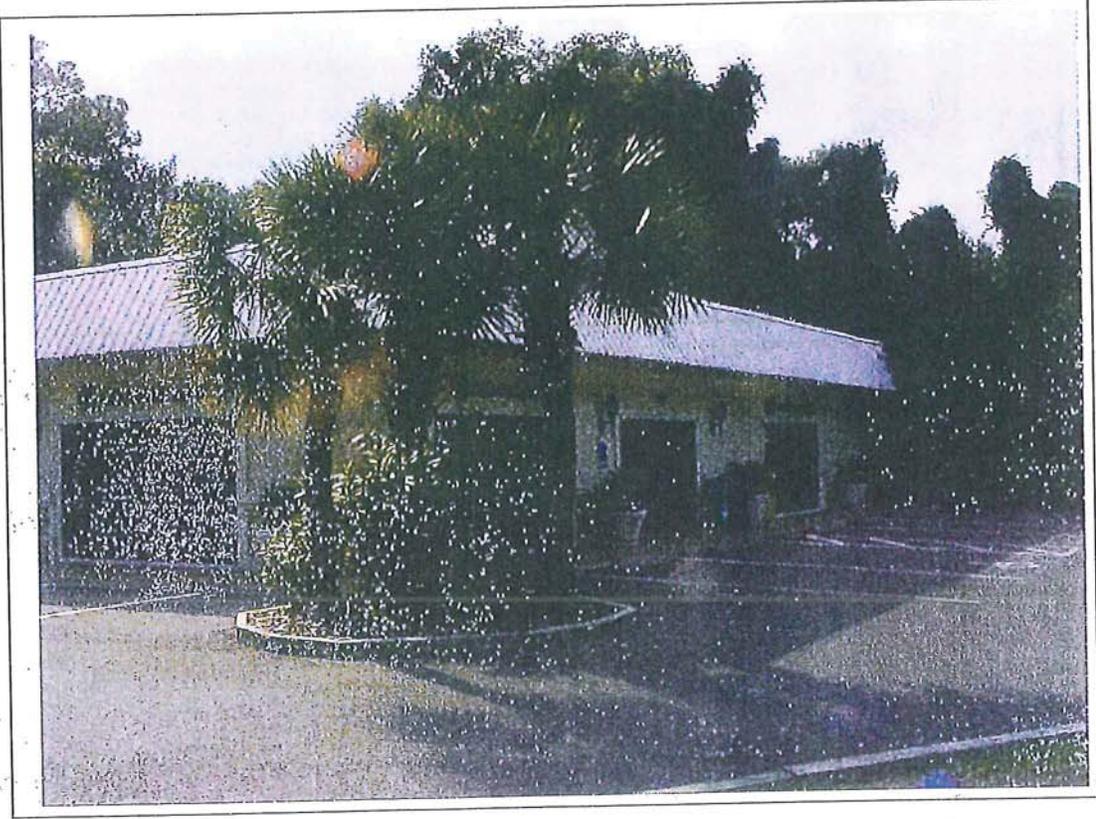
No trees in front yard that qualify as a protected tree.

Corner not wrapped with shrubs.

Bad example of foundation plantings for – Most all shrubs and palms are not cold hardy and are unacceptable.



Good example of 3 palms in a vehicle use area (VUA) island to allow visibility to building signage.



Good example of landscaping under electrical power lines. Note reduced height of landscape material.



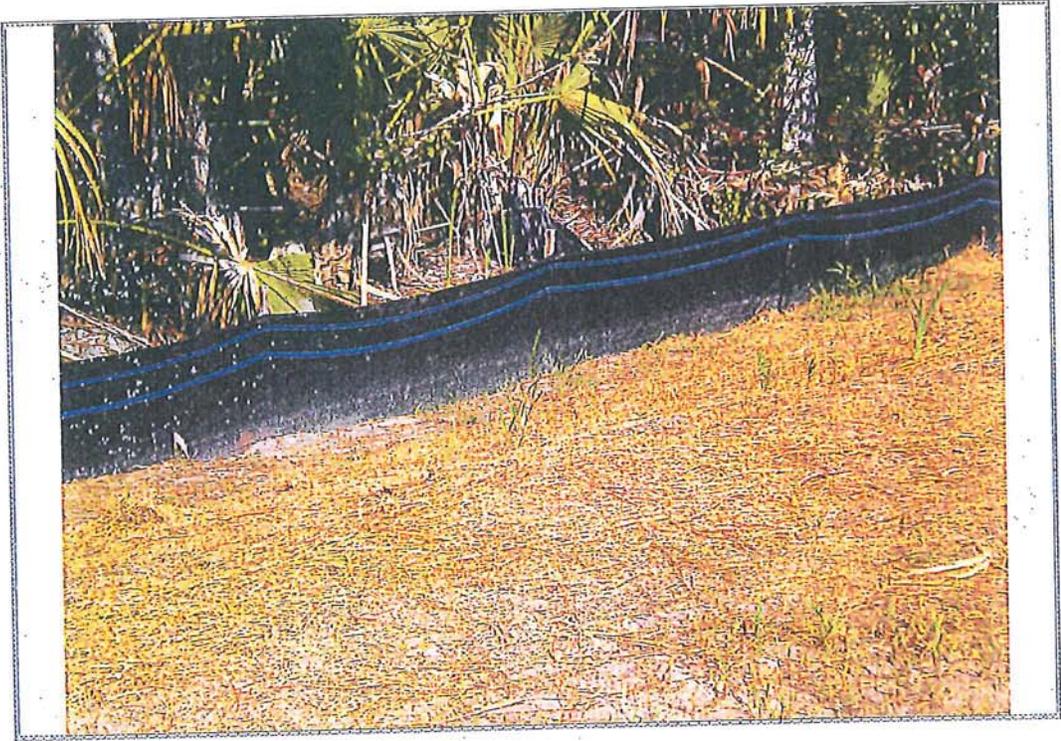
Good example of filled lot with proper seed & much stabilization.



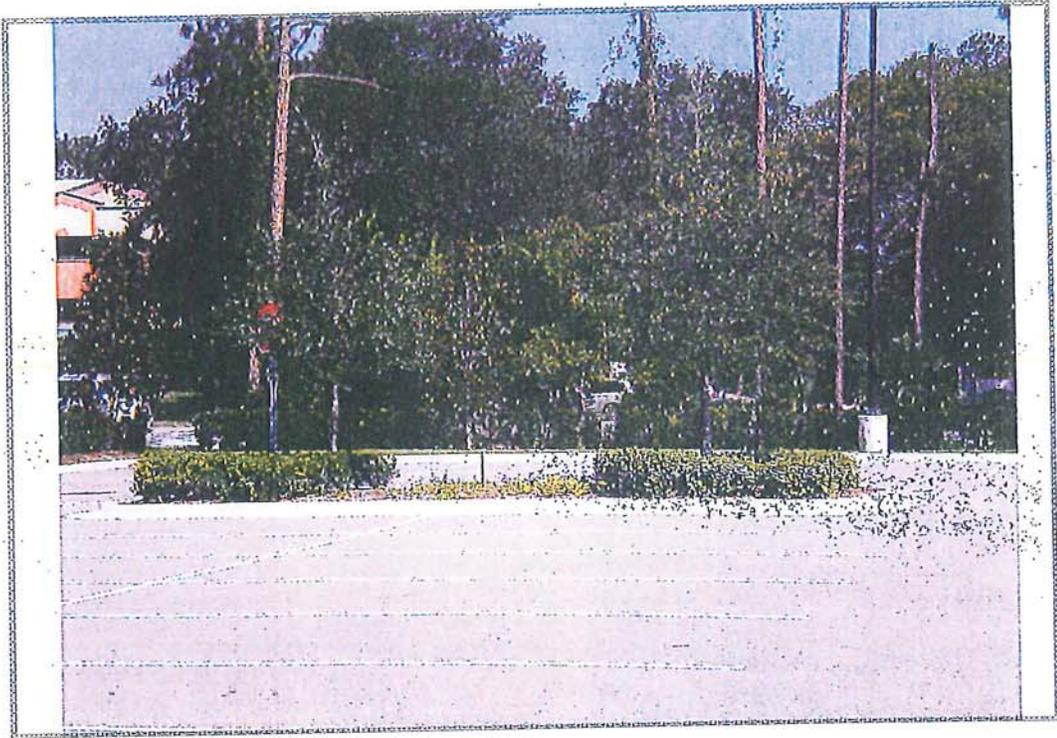
Good example of proper stabilization of recently filled lot.



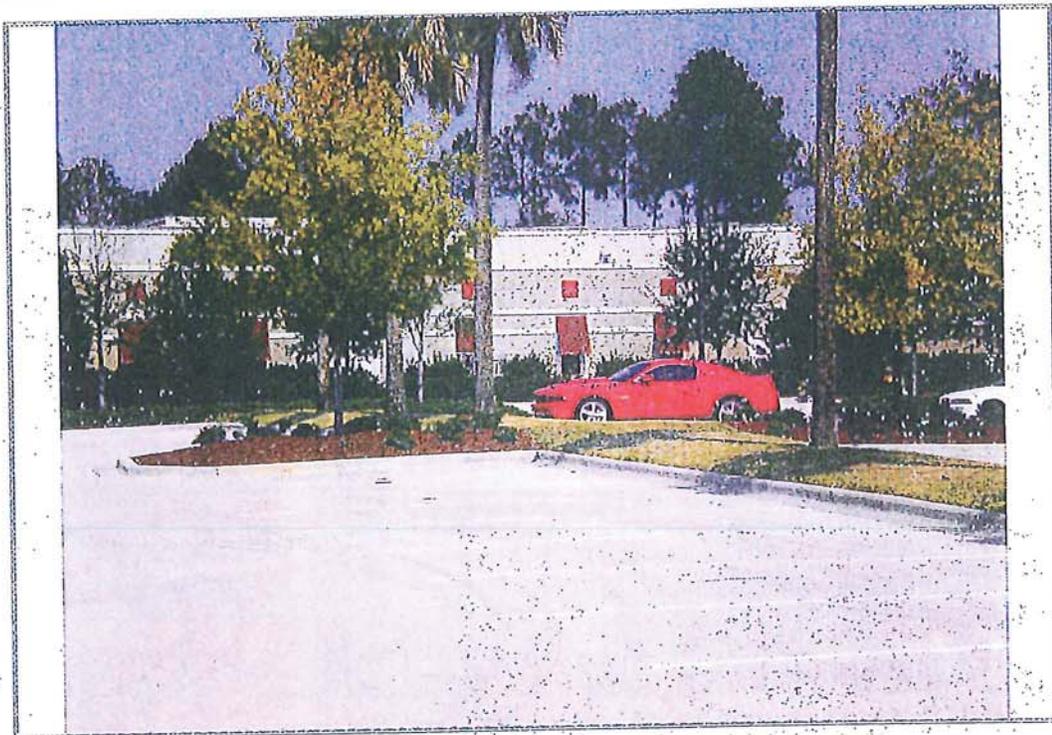
Good example of silt fence installation during construction.



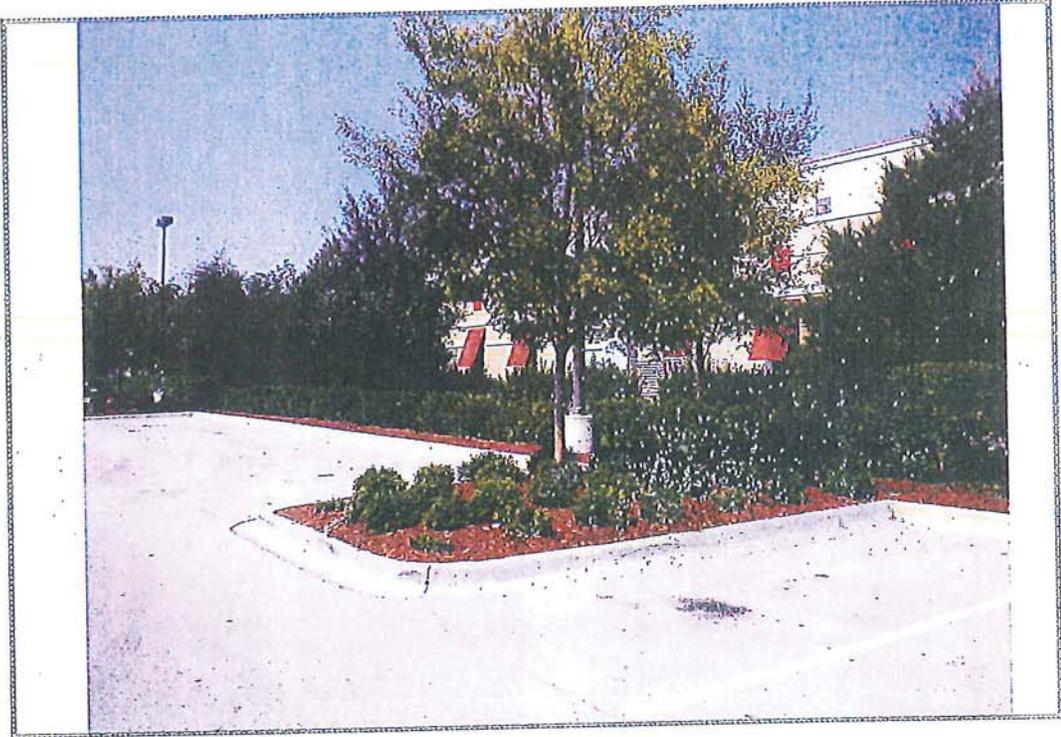
Good example of properly landscaped parking lot island.



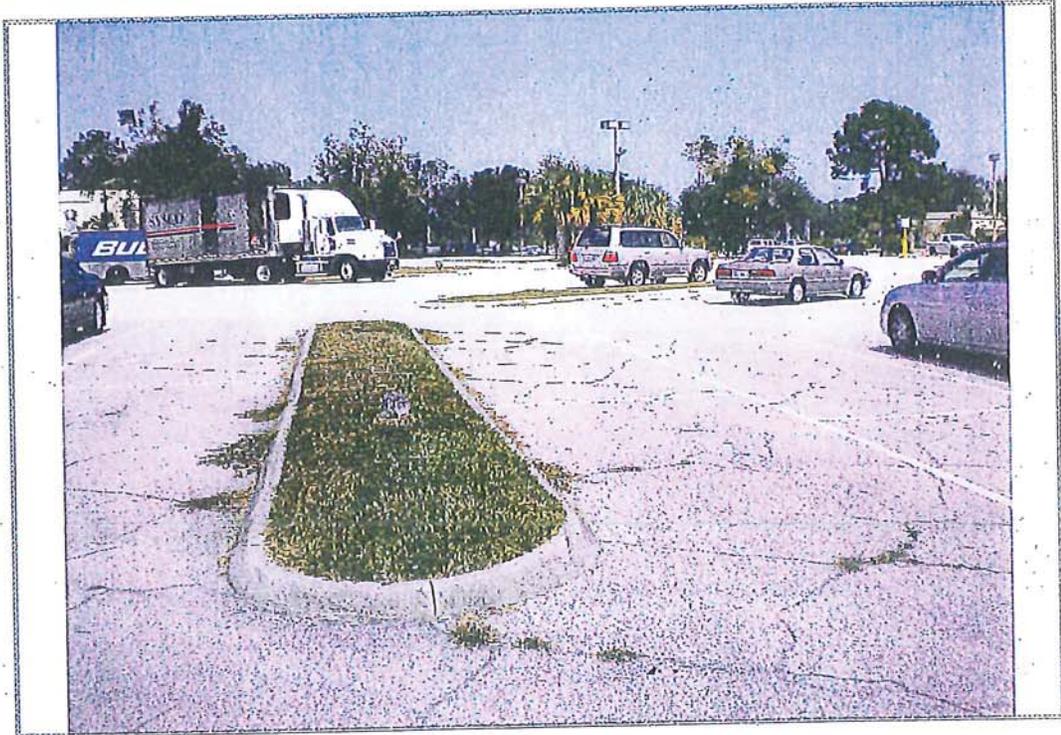
Good example of parking lot landscape island with landscaped divider strip.



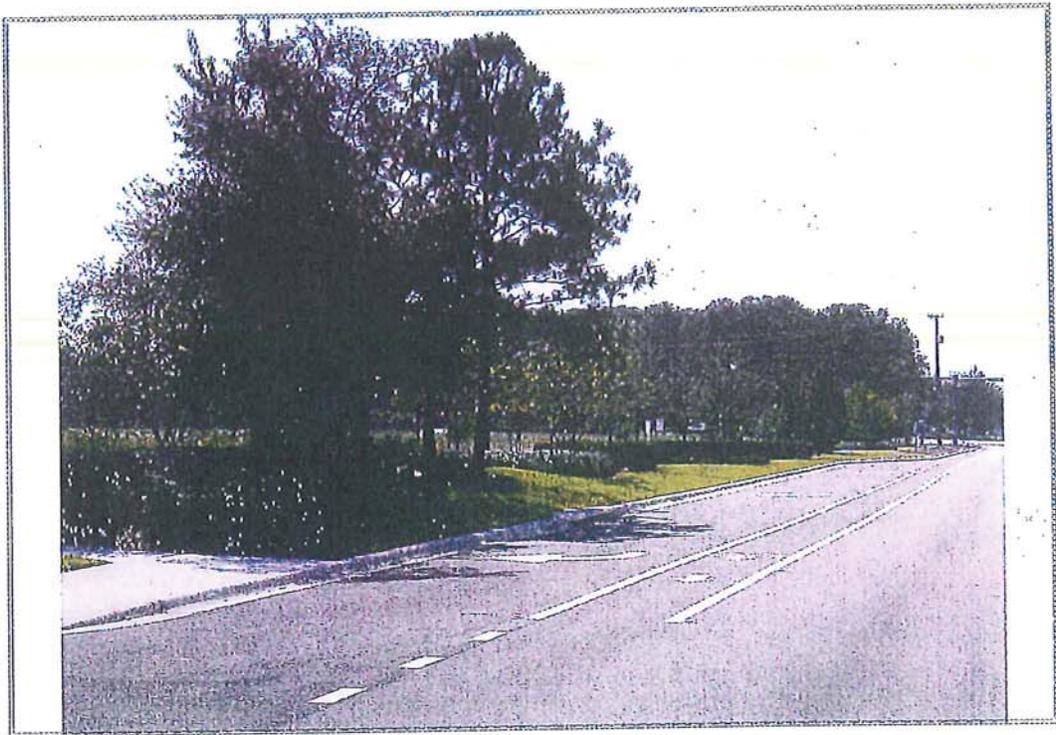
Good example of landscaped parking lot island with effective screening.



Bad example of landscaped island in parking lot.



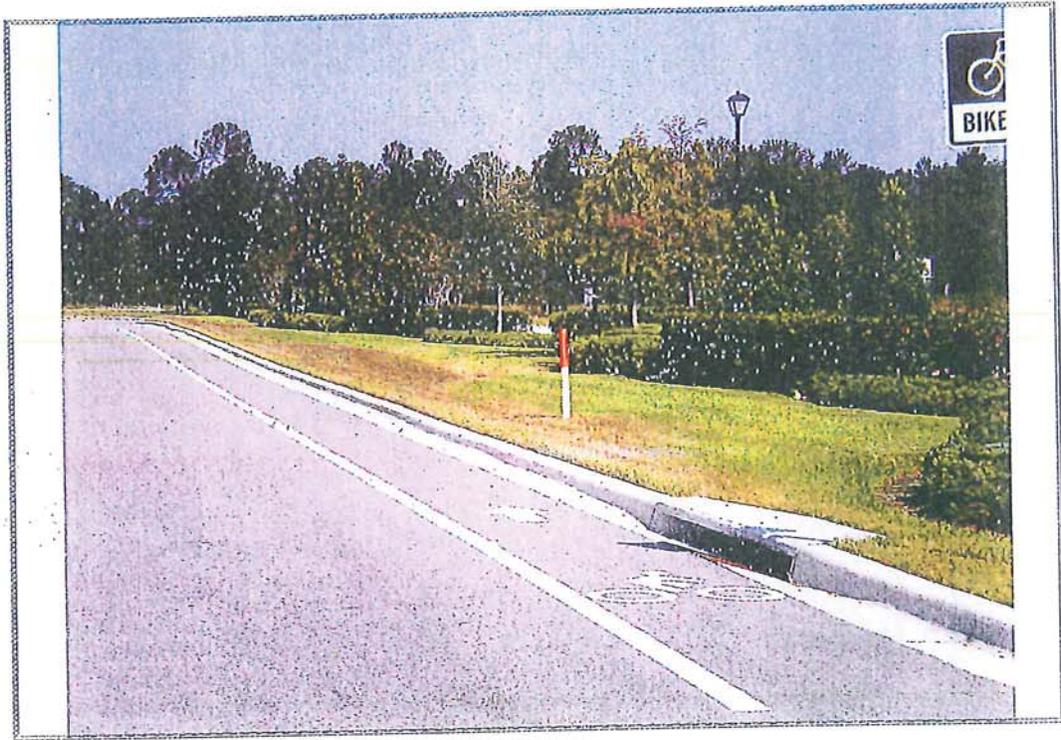
Good example of perimeter landscape area .



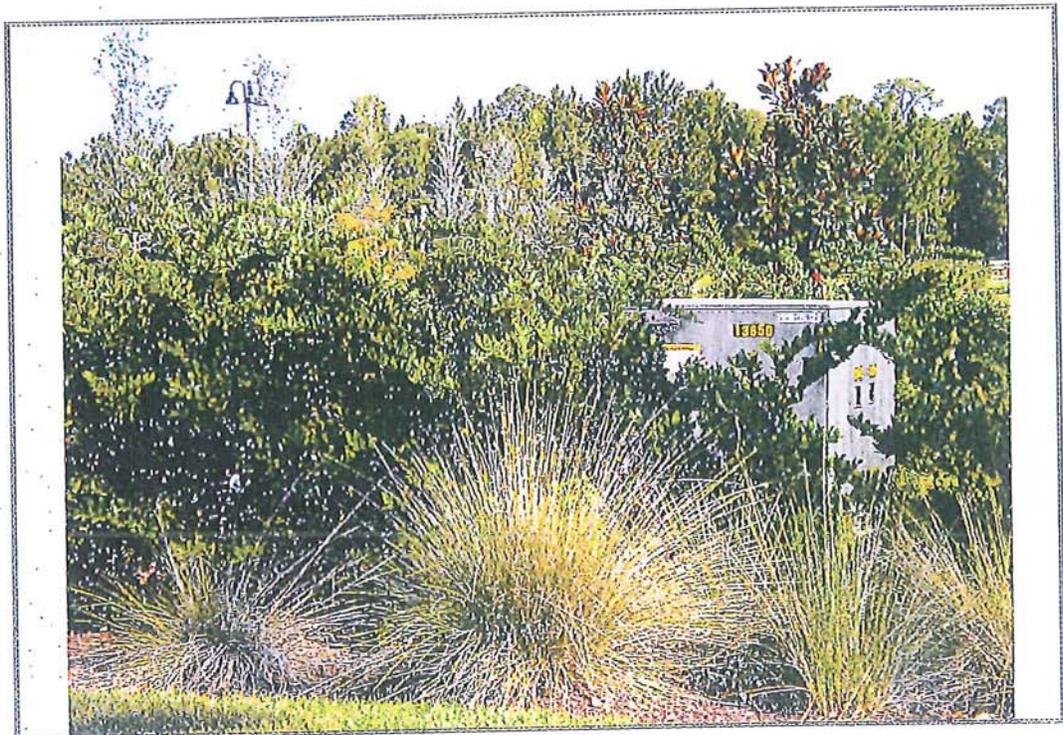
Good example of perimeter plantings in Mixed-Use Easement adjacent to collector road.



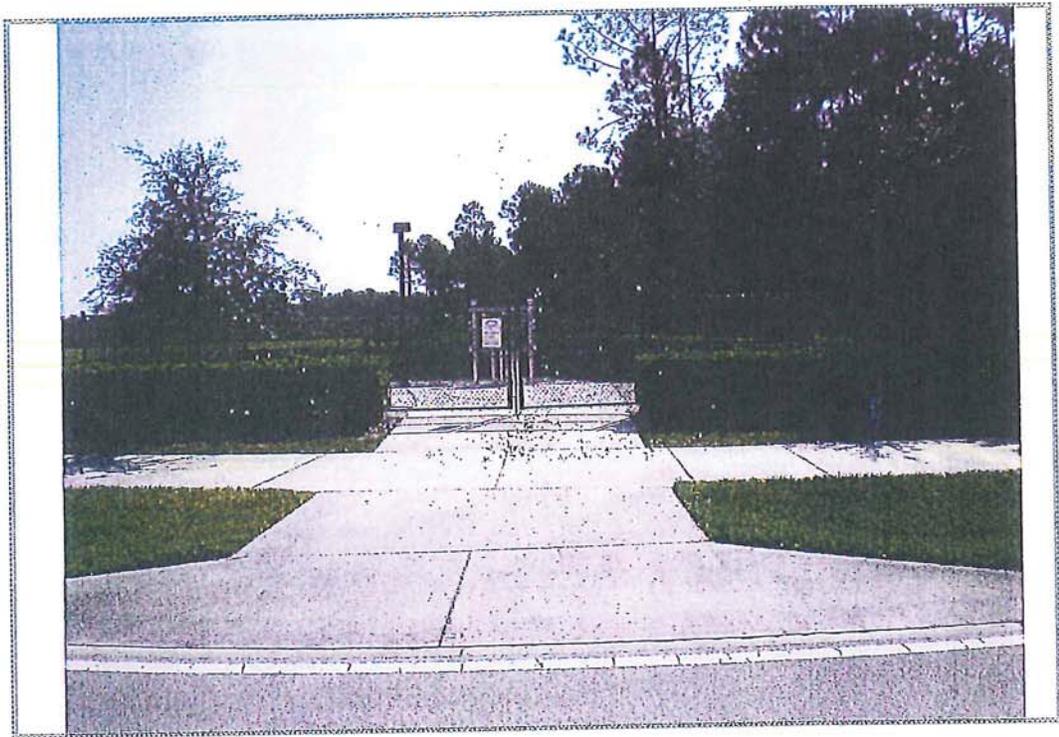
Good example of perimeter landscaped area.



Good example of utility box screening.



Good example of sewer lift station landscape screening.



Bad example of landscape screening around sewer lift station site.



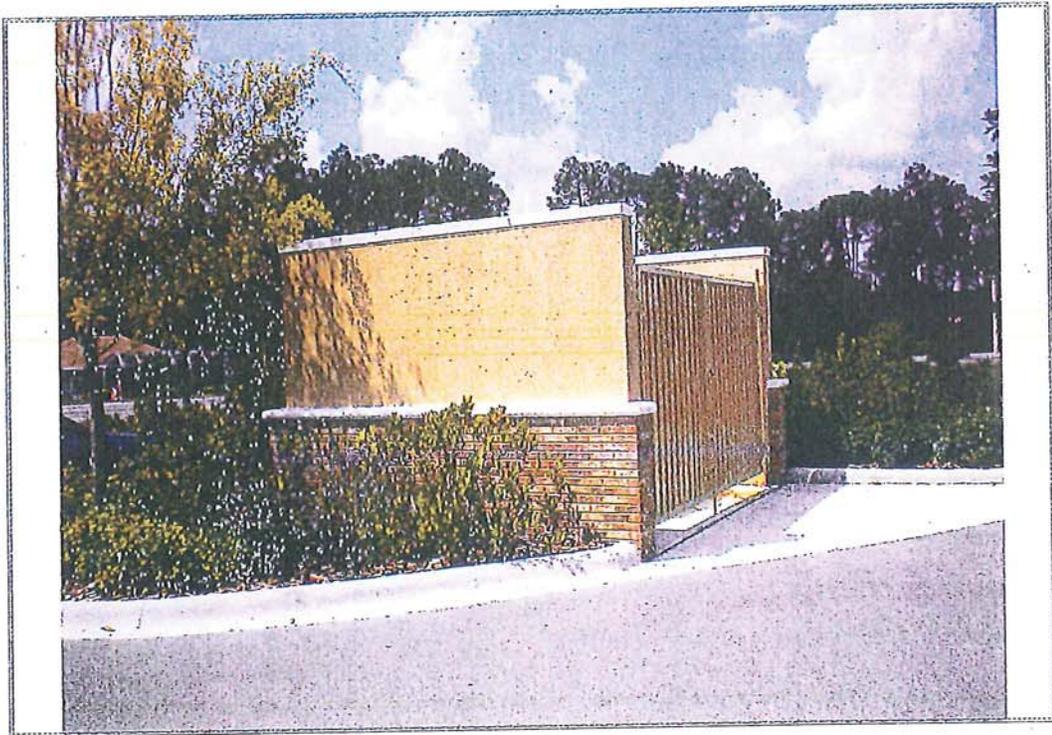
Bad example of landscape screening around utility box installation.



Bad example of landscape screening around utility box installation.



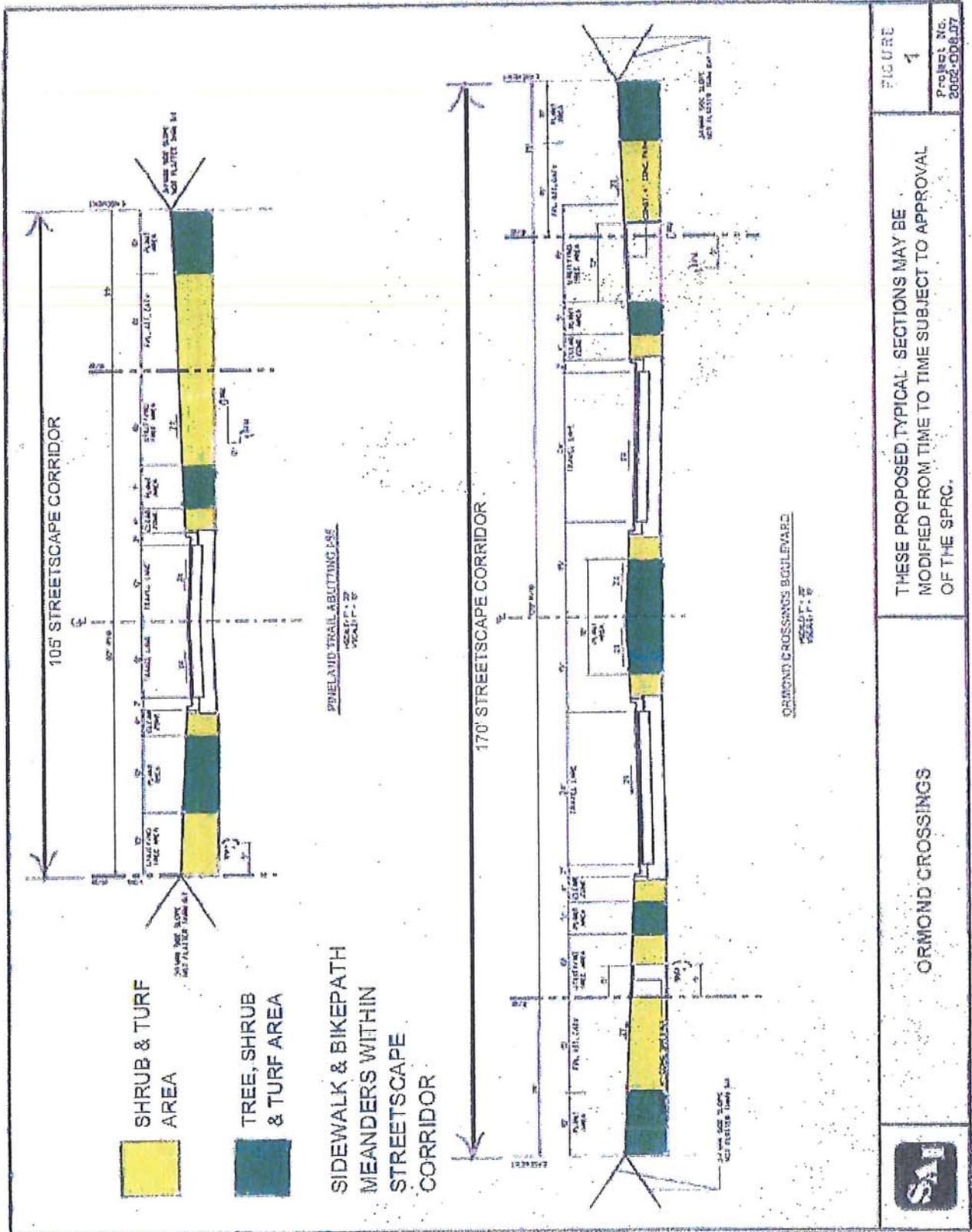
Good example of dumpster enclosure with proper screening.



Good example of littoral zone plantings in detention pond.



2.3 Streetscape Corridor Typical Sections.



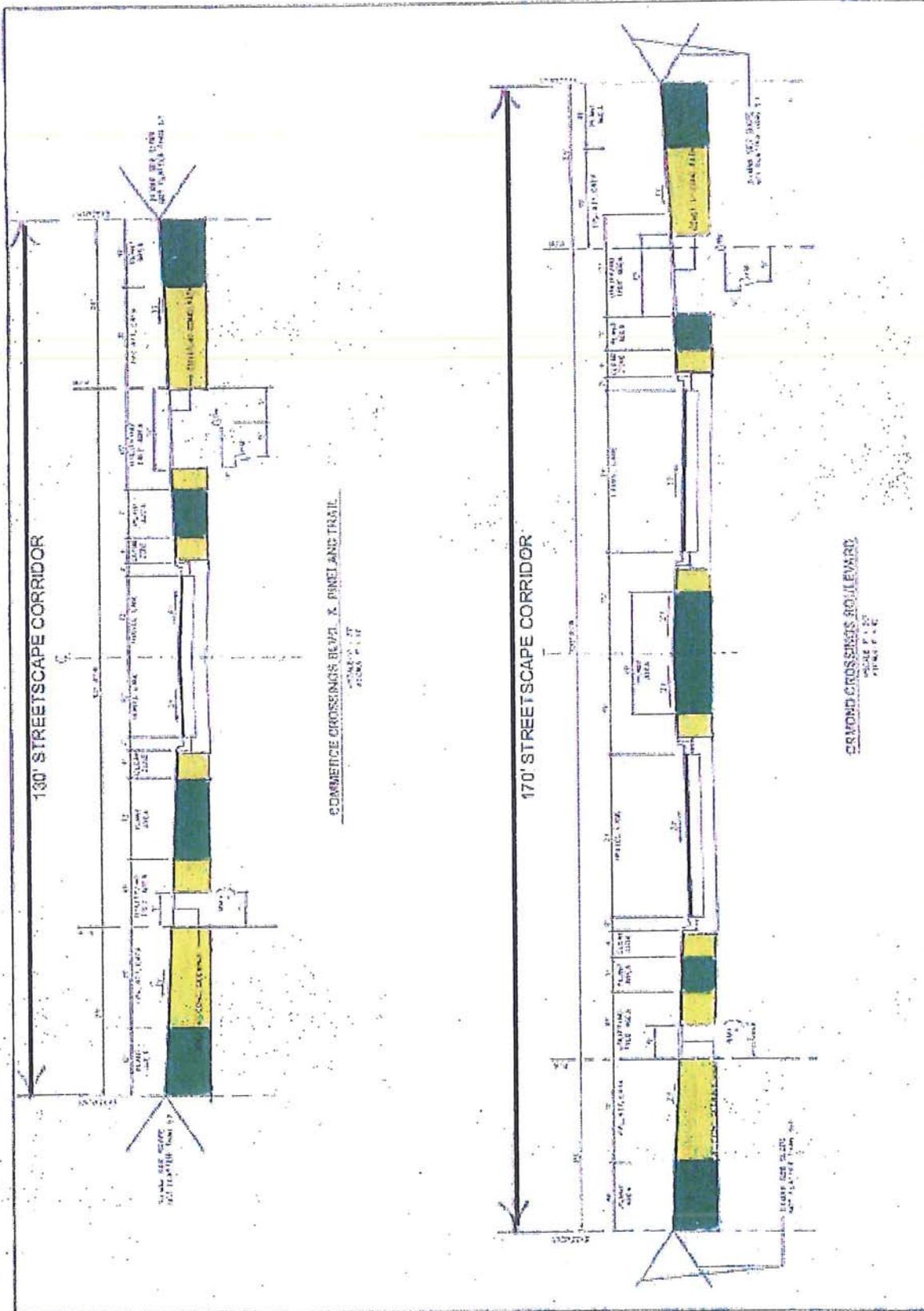


FIGURE  
2  
Project No  
2002-038.07

THESE PROPOSED TYPICAL SECTIONS MAY BE  
MODIFIED FROM TIME TO TIME SUBJECT TO APPROVAL  
OF THE SPRC.

ORMOND CROSSINGS



