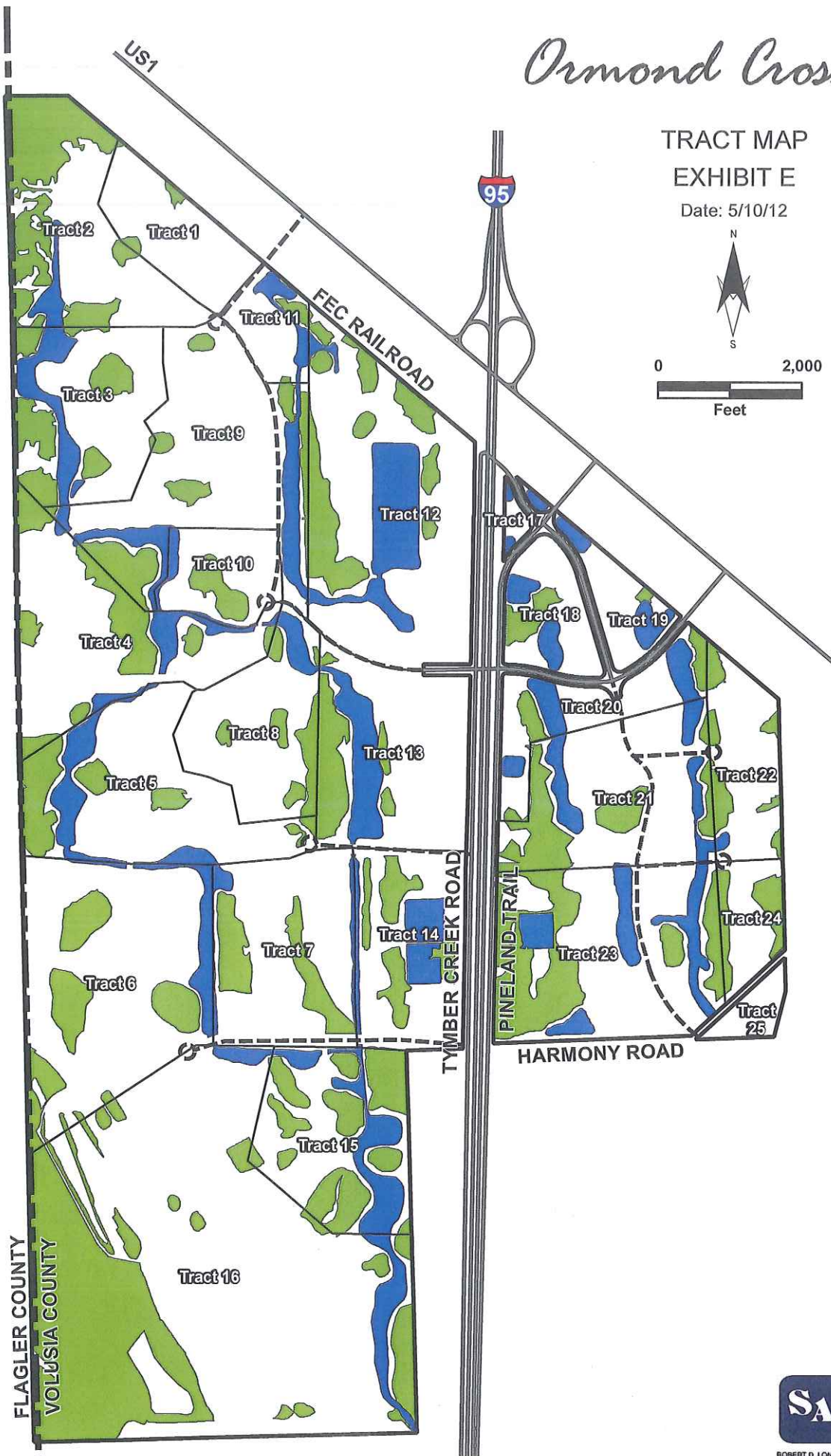
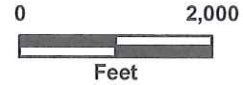


# Ormond Crossings

## TRACT MAP EXHIBIT E

Date: 5/10/12



FLAGLER COUNTY  
VOLUSIA COUNTY



ROBERT D. LONDEREE LAND PLANNER



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, if, in the opinion of the City's Planning Director, the change could increase total off-site traffic impacts from Ormond Crossings (over 4,551 External Peak Hour Trips), the City's Planning Director may require the Developer to provide a traffic analysis, and if the traffic analysis reveals an increase in traffic impacts as a result of the proposed change, as a condition of the change of land use, the Developer shall be required to mitigate those additional impacts by increasing mitigation that is provided for in Section 2 of Part III of the Development Agreement to the satisfaction of the City's Planning Director.

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"). The following table identifies the Zoning Area for each tract.

| Tract | Zoning Area                |
|-------|----------------------------|
| 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 |

| <b>Tract</b> | <b>Zoning Area</b>        |
|--------------|---------------------------|
| 8            | Residential-High Density  |
| 9            | Residential-Low Density   |
| 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, as determined by the City's Planning Director, shall be provided as a condition of preliminary site plan approval: